Lehi City Council Meeting
Agenda
May 12, 2020

5:30 PM - This will be an online electronic meeting and can be viewed at www.lehi-ut.gov. Comments can be submitted online at www.lehi-ut.gov/government/public-meetings

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Fraud Risk Assessment Recommendations- Dean Lundell, Finance Director

   2.2. COVID-19 Update and Discussion- Jason Walker, City Administrator

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Consent Agenda

2.1. Approve the April 28, 2020 City Council Meeting Minutes
042820 CC2.pdf

2.2. Approve Purchase Orders
PO Index.pdf
Codale PO.pdf

Regular Agenda

3. Community Development Block Grant (CDBG) Annual Action Plan for FY2020, and Consolidated Plan for 2020-2024

a. Public Hearing

b. Consideration of approval for the proposed Community Development Block Grant (CDBG) Annual Action Plan for FY2020, and Consolidated Plan for 2020-2024.

Petitioner: Lehi City and Mountainland Association of Governments

Lehi 2020 Con Plan draft 5.4.20.pdf

4. Public Hearing for the Lehi City Fiscal Year 2021 Budget and Consolidated Fee Schedule.

Petitioner: Lehi City

FY 2020-2021 TENTATIVE BUDGET.pdf
2021 FeeSchedule.pdf

5. Consideration of Ordinance #26-2020, a zone change for Lehi Block, changing the zoning from Industrial to Commercial on 30-acres located at approximately 2303 North 1200 West.

Petitioner: Boyer and Gardner Companies

CC Staff Report Lehi Block Zone Change 05.12.20.docx
Lehi Block Industrial Zone Change DRC 4.15.2020.docx
Ord 26-2020.docx
Project Narrative.pdf
Lehi Block Map.pdf
Aerial.pdf
General Plan.pdf
Zoning.pdf

6. Consideration of Ordinance #27-2020, a zone change for the New Star Commercial Development, changing the zoning from C (Commercial) to C-H (Heavy Commercial) on 3-acres of property located at approximately 333 Millpond Drive.

Petitioner: Aki Miyagi

CC Staff Report New Star Commercial Development Zone Change 05.12.20.docx
New Star Commercial Zone Change DRC 04.08.2020.docx
Ord 27-2020.docx
New Star Commercial Development Zone Change 04.08.20 narrative, maps, plat.pdf

aerial.pdf
GP.pdf
zoning.pdf

7. Consideration of a Plat Amendment to Quail View, located at 2774 North 900 East, amending lots 4,5 & 6.

Petitioner: Jason Yates

CC Staff Report Quail View Plat Amendment 05.12.20.docx
Quail View Plat Amendment DRC 04.29.2020.docx
narrative.pdf
Quail View Plat Amendment Plat.pdf
Quail View Amendment Aerial Map.pdf
Quail View Amendment General Plan Map.pdf
Quail View Amendment Zoning Map.pdf

8. Consideration of revisions to the Cold Spring Ranch HD1 preliminary plat, amending the building sizes, number of units, and walkways.

Petitioner: DR Horton

CC Staff Report Cold Spring Ranch HD1 Preliminary Subdivision Plat Amendment 5.12.20.docx
Cold Spring Ranch HD1 revisions - narrative.pdf
Cold Spring Ranch HD1 revisions - plans.pdf
Cold Spring Ranch HDI Revisions DRC 04.08.2020.docx

9. Consideration of Ordinance #28-2020, a Development Code amendment for Section 06.140, changing the residential building material requirements in Planned Communities.

Petitioner: Fieldstone Homes

CC Staff Report Chapter 6 Development Code Amendment 5.12.20.docx
Ord 28-2020.docx
Chapter 6 Development Code Amendment - text.pdf
Chapter 6 Code Amendment DRC 4.08.2020.docx

10. Consideration of Concept approval for the Timp Point, a 200-lot residential development located at approximately 2400 West Hardman Way.

Petitioner: Edge Homes

CC Staff Report Timp Point Concept Plan 5.12.20.docx
Exchange North Condo Concept -narrative.pdf
Timp Point Concept - plans.pdf
Timp Point Condo Concept DRC 03.25.20.docx
2015 Gardner Plumb Recorded Agreement.pdf
Plumb Gardner Amended Agreement Recorded Copy.pdf
Edge Condos - elevations.jpeg
Timp Point Concept Map - General Plan.pdf
Timp Point Concept Map - Zoning.pdf
Timp Point Concept Map - Aerial.pdf
IMG_4074.jpg
IMG_4075.jpg
IMG_4073.jpg

11. Consideration of Concept approval for the Willow Point, a 420-lot residential development located at approximately 4100 West Hardman Way.

Petitioner: Edge Homes

CC Staff Report Willow Point Concept 5.12.20.docx
Willow Point Concept - plans.pdf
The Exchange North Townhome Concept (Parcel A) - narrative.pdf
Willow Point Townhomes Concept DRC 03.25.20.docx
2015 Gardner Plumb Recorded Agreement.pdf
Plumb Gardner Amended Agreement Recorded Copy.pdf
Exchange North Townhome Elevations.pdf
Willow Point Concept Map - General Plan.pdf
Willow Point Concept Map - Zoning.pdf
Willow Point Concept Map - Aerial.pdf
IMG_4071.jpg
IMG_4072.jpg
IMG_4070.jpg

12. Consideration of Ordinance #29-2020, a Development Code amendment to the Connectivity Standards in Chapter 37.

Petitioner: Lehi City

Ch37 Development Code Amendment - Draft 04.16.20.pdf
Ord 29-2020.docx
Chapter 37 Development Code Amendment DRC 04.08.2020.docx
Chapter 37.pdf

13. Consideration of Ordinance #25-2020, repealing Section 2-1-12 of the Lehi City Municipal Code, requiring a security deposit for utility accounts.

Petitioner: Lehi City

Ord 25-2020.docx

14. Adjournment

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

City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section:

Subject:
Fraud Risk Assessment Recommendations- Dean Lundell, Finance Director

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section:

Subject:
COVID-19 Update and Discussion- Jason Walker, City Administrator

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve the April 28, 2020 City Council Meeting Minutes

Suggested Action:

Attachments:
042820 CC2.pdf

LEHI CITY

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **April 28, 2020,** online at www.lehi-ut.gov.

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

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Shaye Ruitenbeek, Management Analyst; Melanie Hansen, Events Coordinator; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Welcome and Prayer

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Koivisto offered the prayer.

2. Presentations and Reports

2.1 Wellbeing Survey Results- Courtney Flint, Utah State University

Professor Courtney Flint, with Utah State University, reported on the results of the wellbeing survey. This was a follow up survey to the one conducted last year. This time they hoped to reach more people online and they were successful by receiving 295 completed surveys. The average length of residency in Lehi was 13.6 years. Personal wellbeing in Lehi was rated at 4.09 (scale of 1-5), and they rated the overall wellbeing of the community at 3.62, suggesting that their wellbeing is better than others in the City. She said that they are finding a relation between the overall wellbeing and connection to community question, so those that score high on wellbeing also score high on having a community connection in Lehi. Local environmental quality surveyed high for importance to people but was not rated very high. They also found that landscape features have a positive impact on wellbeing. Most feel that the City is growing too fast. Professor Flint stated that it's important to note that this was surveyed pre COVID-19 pandemic. The survey was available through social media and other online outlets.

2.2 Update on the COVID-19 Virus- Jason Walker, City Administrator

Jason Walker gave an update on the current pandemic. He stated that the State is shifting from the red to orange zone. He emphasized the importance of everyone wearing masks even if they are cloth. He said the first responders are using M95 masks and that the masks are important to reduce transmission of the disease. Mr. Walker said that the State is creating a program to provide masks to as many people as possible. He stated that many mandates will remain the same even though they are moving to the orange zone. The State is still recommending that

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public meetings be held remotely and they don't have any recommendations now for holding public events, but they did say that mass gathering will be the last thing allowed to return as they transition back to normalcy. There was discussion about moving the celebration week to August along with the rodeo. Mr. Walker stated that it's still hard to know if they will be able to move forward with these events even in August, but that is the plan for now. Councilor Southwick stated that the Rodeo Committee was able to secure a weekend in August with all the vendors, so they are hopeful that this will work, but if not, then they will plan for June of 2021. Mr. Walker stated that there is still a concern with PPE and cleaning supplies if they were to open the facilities. He stated that some rec facilities are opening, but he recommended that the Legacy Center remain closed for the time being but reevaluate in a few weeks. He said they are planning to open the Library for curbside service and said that playground equipment should still be off limits.

Dean Lundell, Finance Director, stated that Lehi is in a good position financially. He said they have a good rainy-day fund and have been conservative with revenue projection. Other options they have if necessary, would be to delay projects or delay wage increases. It's possible to react to changing conditions by incrementing budget spending throughout the year. He also noted that utility funds are not as vulnerable in an economic downturn. Mr. Lundell also stated that they could use the CDBG funds to assist small businesses with their utility bills.

3. Agenda Questions

None.

4. Administrative Report

None.

5. Mayor and Council Reports

Mayor Johnson stated that they have made progress with the recycling data because the cleanliness has increased. He also said that they are close to completing the agreement for the long-term Willow Park lease from Utah County.

Councilor Southwick stated that they are accepting applications to recognize people for the city's Heritage Days Celebration.

Councilor Koivisto stated that TSSD is considering options to make Utah Lake cleaner. There's been a high demand for cleanup, but it would cost TSSD millions of dollars.

The meeting recessed at approximately 6:50 p.m.
The meeting reconvened at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

2. Consent Agenda

2.1. Approve Minutes from the April 14, 2020 Council Meeting.

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2.2 Approve Purchase Orders

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

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

3. Consideration of Final subdivision approval for Sunset Farms Phase 2, a 9-lot residential development located at 1900 South Bridle Path Loop.

Mitch McCuistion was representing the applicant.

Motion: Councilor Southwick moved to grant Final subdivision approval for Sunset Farms Phase 2, a 9-lot residential development located at 1900 South Bridle Path Loop; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

4. Consideration of Final subdivision approval for Summers Subdivision, a 3-lot residential development located at 590 North 200 West.

Stephanie Summers was representing the applicant.

Motion: Councilor Albrecht moved to grant Final subdivision approval for Summers Subdivision, a 3-lot residential development located at 590 North 200 West; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

5. Consideration of Final subdivision approval for the Parkview Cottages, a 66-lot residential subdivision located at 300 West 3200 North in an R-2.5 zone.

Brad Mackey with Ivory Development was representing the applicant. The Council needed to decide if they would prefer 3 parallel parking stalls or 5 standard parking stalls near one of the entrances. There were safety concerns with both options. The Council determined that they would prefer more parking stalls.

Motion: Councilor Albrecht moved to grant Final subdivision approval for the Parkview Cottages, a 66-lot residential subdivision located at 300 West 3200 North in an R-2.5 zone, with the 5 standard parking stalls, and subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

6. **Consideration of Final subdivision approval for the Northridge Plat H, a 4-lot residential subdivision located at approximately 2300 West Eagle Crest Drive.**
Julie Smith was representing the applicant.

Motion: Councilor Southwick moved to grant Final subdivision approval for the Northridge Plat H, a 4-lot residential subdivision located at approximately 2300 West Eagle Crest Drive; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

7. **Consideration of Resolution #2020-28, approving an agreement between All Star Striping and Lehi City for paint striping on city streets.**

Motion: Councilor Condie moved to approve Resolution #2020-28, approving an agreement between All Star Striping and Lehi City for paint striping on city streets. Councilor Southwick seconded the motion.

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

8. **Consideration of Resolution #2020-29, approving a Marketing Agreement between Service Line Warranties of America and Lehi City.**
There was discussion regarding how this would be implemented. Cameron Boyle stated that the City will work closely with this company and approve all marketing materials before it's sent to residents.

Motion: Councilor Condie moved to approve Resolution #2020-29, approving a Marketing Agreement between Service Line Warranties of America and Lehi City. Councilor Southwick seconded the motion.

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

9. **Consideration of Resolution #2020-30, approving an Extension of the Declaration of Local State of Emergency.**

Motion: Councilor Southwick moved to approve Resolution #2020-30, approving an Extension of the Declaration of Local State of Emergency. Councilor Condie seconded the motion.

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

10. Adjournment

With no further business to come before the City Council at this time, Councilor Albrecht moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:45 p.m.

Approved: May 12, 2020 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

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City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:
PO Index.pdf

Codale PO.pdf

LEHI CITY
CITY COUNCIL AGENDA
May 12, 2020

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Codale Electric Supply	Switch Gear	$217,203.00	Inventory

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE # 6555

LEHI CITY

6625
ISSUED TO: CODALE ELECTRIC SUPPLY INC.
P.O. BOX 740525

LOS ANGELES CA 90074-0525

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

DEPARTMENT:

PURCHASE ORDER DATE: 04/30/2020

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	PME-9 & PME-11 PME 10 PME 12 SWITCH GEAR	217,203.00	217,203.00	53-1415

TOTAL 217,203.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

6555

Lehi City Purchase Requisition Request

Supplier	Name	Codale Electric Supply		Vender #	6625
	Street	362 south Commerce Loop		Date	4/15/2020
	City	Orem	State	Utah	
	Zip	84058	Phone	801-724-3000	

Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
9		S&C 65152R1 (PME-9) 15KV DEADFRONT	$13,078.00	$117,702.00
		AIR INSULATED PAD MOUNTED SWITCH GEAR		
		WITH (2) 600 AMP SWITCHED WAYS AND		
		(2) 200 AMP FUSED WAYS FOR SME-20 FUSING		
6		S&C 65162R1 (PME-11) 15KV DEADFRONT	$14,196.00	$85,176.00
		AIR INSULATED PAD MOUNTED SWITCH GEAR		
		WITH (3) 600 AMP SWITCHED WAYS AND		
		(1) 200 AMP FUSED WAYS FOR SME-20 FUSING		
15		CONCAST FC74-76-20-6264 FIBERCRETE	$955.00	$14,325.00
		BOX PAD 74-X 76-X-20-IN DEEP FOR PME-9		
		PME-11 PME-10 PME-12		
				$217,203.00

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

Inventory on Hand

LEHI CITY
POWER DEPARTMENT

4/15/2020

To: Jason Walker
Cc: Dean Lundell
From: Joel Eves
Re: PME-9 & PME-11,PME-10 PME-12 Switch Gear

We have an immediate need for the PME-9 & PME-11& PME-10 & PME-12 Dead Front (S & C #65152R1 and S & C #65162R1 S & C #65242R1 S & C #65172R1) Switch gears for work on Commercial & Residential projects currently underway in the city.

We would like to continue purchasing these switch gears from Codale based on the following reasons:

- Currently they are the only vendor that carries these switches in stock.
- The fuse holders needed for these switches are already stocked in our warehouse.
- We have put the switches out to bid in the past and Codale has always been awarded the bid.
- 70-80% of switches on our system are S & C.
- To keep our system standardized.
- Ensure safety of lineman working on switches.
- Our Lineman stock only this type of fuse holder on our service trucks.

While there may be other companies who could possibly provide these switches. At the present time Codale is the only company we can purchase these switches from and receive them in a timely manner.

Sincerely,

Joel Eves
Lehi City Corporation
Power Department Director

CODALE
A Sonepar Company

** Quotation **

Send P/C To:
Codale Electric Supply, Inc.
5225 WEST 2400 SOUTH
SALT LAKE CITY, UT 84120-1264
Phone # : 801-975-7300

Bid #: S7042768
Page #: 1

Bid To:
LEHI CITY POWER
153 NORTH 100 EAST
ATTN:PENNY JENSEN
LEHI, UT 84043
Phone # : 801-768-7100

Ship To:
LEHI CITY POWER/ SHOPS
560 WEST GLENN CARTER DRIVE
LEHI, UT 84043

JOB: PME'S & BASES

Bid-Date	Expr-Date	Writer	Salesman	Ship Via
04/15/20	05/15/20	John Grace	Greg McPhie	UTILITY SPECIAL

Qty	Description	Net Prc	Ext Prc
9	S&C 65152R1 (PME-9) 15KV DEADFRONT 15KV AIR INSULATED PAD MOUNTED SWITCHGEAR WITH (2) 600AMP SWITCHED WAYS AND (2) 200AMP FUSED WAYS FOR SME-20 FUSING Pn: 3308120	13078.000EA	117702.00
6	S&C 65162R1 (PME-11) 15KV DEAD FRONT AIR INSULATED PAD MOUNTED SWITCHGEAR WITH (3) 600AMP SWITCHED WAYS AND (1) 200AMP FUSED WAY FOR SME-20 FUSING Pn: 3343426	14196.000EA	85176.00
15	CONCAST FC74-76-20-6264 FIBERCRETE BOX PAD 74-X-76-X-20-IN DEEP FOR PME-9, 10, 11, 12 Pn: 2318205	955.000ea	14325.00

Bid Total	217203.00
Bid Amount	217203.00

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All Sales subject to Codale's Terms and Conditions (T&C's) available at www.codale.com/terms. Price listed on this quotation are subject to change without notice beyond expiration date. Sales Tax is not included in any Bid. Payment terms are subject to approved credit. Prices are exclusive of applicable taxes unless noted.

City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Community Development Block Grant (CDBG) Annual Action Plan for FY2020, and Consolidated Plan for 2020-2024
a. Public Hearing
b. Consideration of approval for the proposed Community Development Block Grant (CDBG) Annual Action Plan for FY2020, and Consolidated Plan for 2020-2024.
Petitioner: Lehi City and Mountainland Association of Governments

Suggested Action:

Attachments:
Lehi 2020 Con Plan draft 5.4.20.pdf

LEHI CITY

DRAFT Community Development Block Grant

2020-2024 Consolidated Plan

2020 Annual Action Plan



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

MAG
Expert Resources. Enriching Lives.

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Lehi City, in partnership with the U.S. Department of Housing and Urban Development (HUD), is required to prepare a Five-Year Consolidated Plan in order to receive funding for the Community Development Block Grant Program (CDBG). The Consolidated Plan comprises the planning and application requirements for the CDBG program.

Lehi City's CDBG program year runs from July 1 through June 30. CDBG staff used the online IDIS Consolidated Plan Tool, CPD Maps and CPS maps data, other HUD planning resources, and consultation with a variety of community partners and agencies to prepare this plan in accordance with HUD regulations. The plan includes the 5-Year Strategic Plan for Program Years 2020 - 2024 and the Annual Action Plan for 2020.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview.

The City has identified five priority goals:

- Public Infrastructure and neighborhood improvement: The City will work towards this goal through projects that may include, but are not limited to, transportation, infrastructure, community amenities, crime prevention, and water and sewer system improvements.
- Economic Development: The City will work towards this goal through projects that may include, but are not limited to, façade improvements, a small business loan program, and other facilities, activities, and services that will increase the overall productivity of the local economy and local businesses and that will maintain and create jobs for low- and moderate-income (LMI) residents.
- Public Services for low- and moderate-income residents: The City will work towards this goal through projects that may include, but are not limited to, services to the elderly or disabled, mental illness or substance abuse treatment, services to victims of domestic violence, abuse, or neglect, health care services and any services that bring families out of poverty.
- Affordable Housing: The City will work towards this goal through projects may include, but are not limited to, rental assistance, affordable rental housing for LMI residents, housing rehabilitation, and decent housing for homeless individuals and families. The City will continue to look for ways to partner with local organizations working to address the affordable housing shortage in the region.

- Covid-19 prevention, preparation, and response: The City will undertake projects that are necessitated by the health and economic impacts of the Covid-19 pandemic. These projects may include, but are not limited to, utility and other assistance to businesses and residents.

  Due to the quickly changing conditions caused by the pandemic, Lehi City anticipates that needs and priorities may change in the coming months and years, as the full health and economic impacts are realized.

3. Evaluation of past performance

Lehi City, along with Mountainland Association of Governments (MAG), has worked to develop a strong CDBG program through its commitment to building solid partnerships. MAG staff have worked to cultivate a collaborative relationship between HUD, City staff, adjacent local government representatives, and non-profit organizations in order to provide quality services and programs to low- and moderate-income residents.

At the end of each program year, the City evaluates progress in meeting program objectives. This information is presented to citizens in the form of a Consolidated Annual Performance and Evaluation Report (CAPER). CAPERs for past program years can be found at www.mountainland.org/lehicdbg.

4. Summary of citizen participation process and consultation process

Section PR-10 provides a detailed summary of the citizen participation and consultation process used to develop the Consolidated Plan. Lehi City sought input from local citizens, impacted populations, service providers, local government officials and staff, and nonprofit and for-profit organizations involved in housing and community development activities. A public hearing and key stakeholder meetings were held to gather input, and a needs survey was distributed throughout the City and region to residents, elected officials, service providers, and business and civic leaders. A draft plan was made available for public comments.

5. Summary of public comments

6. Summary of comments or views not accepted and the reasons for not accepting them

None.

7. Summary

Community partners and residents gave valuable input in the development of the Consolidated Plan, and the City is committed to improving the living environment and expanding economic opportunities for low- and moderate-income residents.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Lehi City	
CDBG Administrator	MAG	Community and Economic Development

Table 1– Responsible Agencies

Narrative

MAG is the administering agency for the Lehi City CDBG program. MAG CDBG staff are responsible for preparation of the Consolidated Plan and for administration of the grant program.

Consolidated Plan Public Contact Information

Jessica DeLora
Community and Economic Development Program Manager, MAG
586 E 800 N
Orem, UT 84097
jdelora@mountainland.org
801-229-3831

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

CDBG staff representing Lehi City, Provo City, Orem City, and Utah County engaged in a collaborative effort to consult with representatives of low-income neighborhoods, non-profit and for-profit housing developers, service providers, public service agencies, homeless service providers, faith-based organizations, supportive housing and service providers, community stakeholders, community partners, business leaders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the Consolidated Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

A ConPlan discussion was carried out in the City of Orem Council chambers in January of 2020. A needs survey was distributed throughout the region, and input was received from over 638 respondents. The survey was made available electronically and published to entitlement recipients' websites and social media. Additionally, the survey was emailed to current service and housing partner agencies who were asked to answer the survey, as well as make it available to clients. Collaboration with service providers and other government agencies provided data used in technical analysis for the ConPlan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The vision of the Mountainland Region Continuum of Care (CoC) is to provide decent, safe, and affordable housing and effective support services to homeless families and individuals including initial stabilization, transitional housing, permanent housing, access to mainstream resources, and independence from governmental assistance. United Way of Utah County (United Way) leads the CoC, of which Lehi City is a member, represented by MAG. The CoC is an organized body of local jurisdictions, government agencies, local nonprofit organizations, faith-based service and housing organizations, and other agencies and partners seeking to maximize resources and avoid duplication of services while providing consistent and unified planning in Utah County.

The CoC lead the annual efforts for the point in time count, in which volunteers participated in an outreach to find homeless individuals. The CoC developed a coordinated intake and assessment system to coordinate services and support individual agencies in reaching project goals and HUD

and CoC established performance goals. The CoC centralizes resources, leveraging partnerships amongst CoC members.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 below shows key participants with whom consultations were held in preparing the Consolidated Plan.

1	**Agency/Group/Organization**	**Rocky Mountain University Foundation**
	Agency/Group/Organization Type	Health Agency
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
2	**Agency/Group/Organization**	**Fresh Start Ventures**
	Agency/Group/Organization Type	Services-Housing Services-Homeless
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
3	**Agency/Group/Organization**	**Center for Women & Children in Crisis**

	Agency/Group/Organization Type	Housing Services – Housing Services – Children Services – Victims of Domestic Violence Services – Homeless Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
4	**Agency/Group/Organization**	**Community Action Services & Food Bank**
	Agency/Group/Organization Type	Services – Housing Services – Children Services - Homeless Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
5	**Agency/Group/Organization**	**Community Health Connect**
	Agency/Group/Organization Type	Services – Health
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes	The organization responded to the survey and participated in the ConPlan

	of the consultation or areas for improved coordination?	Discussion. Continue to make available financial support to provide services.
6	**Agency/Group/Organization**	**Family Support & Treatment Center**
	Agency/Group/Organization Type	Services – Children Services – Education Services – Victims
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
7	**Agency/Group/Organization**	**Food & Care Coalition**
	Agency/Group/Organization Type	Services – Housing Services – Persons with Disabilities Services – Health Services – Homeless Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
8	**Agency/Group/Organization**	**Friends of UT County Children's Justice Ctr.**
	Agency/Group/Organization Type	Services – Children Services – Victims
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs

		Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
9	**Agency/Group/Organization**	**Mountainland Head Start**
	Agency/Group/Organization Type	Services – Children Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
10	**Agency/Group/Organization**	**Centro Hispano**
	Agency/Group/Organization Type	Services – Health Services – Education Services – Employment
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
11	**Agency/Group/Organization**	**Housing Authority of Utah County**
	Agency/Group/Organization Type	PHA
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs

		Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
12	**Agency/Group/Organization**	**NeighborWorks Provo**
	Agency/Group/Organization Type	Housing Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
13	**Agency/Group/Organization**	**Mountainlands Community Health Center**
	Agency/Group/Organization Type	Health Agency
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
14	**Agency/Group/Organization**	**Mountainland Continuum Of Care**
	Agency/Group/Organization Type	Services – Homeless
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
15	**Agency/Group/Organization**	**Project Read**
	Agency/Group/Organization Type	Services – Elderly Persons Services – Education Services – Employment
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
16	**Agency/Group/Organization**	**Provo City Housing Authority**
	Agency/Group/Organization Type	PHA
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
17	**Agency/Group/Organization**	**Rural Housing Development Corporation**
	Agency/Group/Organization Type	Housing
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes	The organization responded to the survey and participated in the ConPlan

	of the consultation or areas for improved coordination?	Discussion. Continue to make available financial support to provide services.
18	**Agency/Group/Organization**	**Wasatch Mental Health**
	Agency/Group/Organization Type	Other Government: State Services – Persons with Disabilities
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.

Table 2– Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All relevant organizations and agencies were either consulted or invited to participate in the Plan process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Five Year Consolidated Plan	Utah County	Consortium Member. This plan is written in collaboration with all other consortium members.
Five Year Consolidated Plan	Orem City	Consortium Member. This plan is written in collaboration with all other consortium members.
Five Year Consolidated Plan	Provo City	Consortium Member. This plan is written in collaboration with all other consortium members.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Lehi City is part of the Utah Valley HOME Consortium and coordinates efforts with other members of the Consortium. Lehi City is also part of the Utah County Council of Governments. The City participates in regional economic development efforts, regional housing programs, and supports the Utah County Housing Authority, which serves Lehi City. MAG is a metropolitan planning organization and participates in many regional planning efforts that include cooperation and coordination with neighboring units of local government and state entities.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Residents of Lehi City were given the opportunity to participate in developing the plan in various ways. Meetings were held with key stakeholders to gather input into community needs and existing services. CDBG staff also advertised the availability of a survey to gauge resident interest in various CDBG eligible activity categories. Citizens could provide input into needs within Lehi City in this survey. Lehi City also held a public hearing to gather input into needs and the plan on May 12, 2020 during a City Council meeting. The draft plan was published during a 30-day review period, during which residents could provide written feedback on CDBG projects and needs within Lehi City. All the resident and community feedback was used to create the Five-Year Plan and Annual Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Key informant interviews	Service Providers	Meetings were held with public service and homeless providers, City department staff, and housing agencies to gather input, data, and feedback while developing the plan.	Comments were received related to the needs of low- and moderate-income residents and residents with special needs.	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	31 surveys were collected from Lehi residents.	Survey responses varied, and no priority needs ranked significantly higher than others.	NA	
3	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community	A public hearing was held on May 12, 2020 to gather public input.			https://www.utah.gov/pmn/index.html

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community	The draft plan was available online and in hard copy for citizen comments.			www.mountainland.org/lehicdbg

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment identifies community development need priorities and forms the basis for the Strategic Plan section and the programs and projects to be administered. Needs were primarily assessed through the consultation process described in section PR-10 of this plan. Additionally, Civicus Consulting prepared a Needs Assessment, Housing Market Analysis, and an Analysis of Impediments to Fair Housing Choice to assist with the planning processes. This needs assessment is part of a larger consortium assessment, which can be found at https://www.provo.org/Home/ShowDocument?id=18320. Improvements to public facilities and infrastructure continues to be a need in Lehi, along with facilities and services for special needs populations, economic development activities, and affordable housing.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Generally, Lehi City public facilities such as community centers, senior centers, police and fire stations, and recreation centers are all in good condition. Lehi continues to experience significant growth, and as the population continues to increase, new facilities and facility expansions will need to be provided. Lehi has been transforming from an agricultural service community into an urban community with many large employers. The expanded jobs base has also created many low wage service jobs working in retail, lodging, and food and beverage. With the increased population, regional community service organizations are seeing increases in demand for supportive services such as affordable housing, domestic violence sheltering, elderly services, support for individuals with mental and physical challenges, homeless and homeless prevention assistance and other human services. Nearly all of the service providers which provide supportive services to Lehi residents are located outside of Lehi. Most service providers have their facilities in Provo, which is a 17-mile car ride from Lehi. As service demands increase, Lehi City may see the need to provide support for opening public facilities to serve Lehi residents.

During consultation, the Utah County Children's Justice Center identified the need to develop a satellite office in North Utah County to provide therapy services to children. During interviews with elected officials and city staff, a center for individuals with disabilities was also identified as a public facility need. Residents identified Youth Centers, Fire Stations/Equipment, and Parks and Recreation as top public facilities needs.

How were these needs determined?

As part of the Consultation Process, numerous City Officials and service providers were interviewed. Additionally, MAG conducted consultation and public participation outreach efforts to identify community needs.

Describe the jurisdiction's need for Public Improvements:

Improvements to city infrastructure, such as pressurized irrigation and fire hydrant water lines, storm drainage, water and sewer service connections and mains, and street paving are needed predominately in the downtown area. In some cases, these areas do not include such transportation basics as sidewalks, bike lanes, and paved roads nor improvements such as storm drainage and curb and gutter. CDBG funds have been programmed to address these needs and will continue to be considered for future funding. Residents identified street improvements and sidewalks as top public infrastructure needs.

How were these needs determined?

Lehi City Public Works and Engineering staff maintain a list of potential projects based on identified needs and conditions. Additionally, the Consultation Process yielded information from elected officials, service providers and residents on the need for public improvement activities.

Describe the jurisdiction's need for Public Services:

Consultations conducted for this Consolidated Plan indicate that service demands coming from low-income populations are increasing. Because the anticipated CDBG award allocation is limited, the City has chosen to address priority public infrastructure needs in low-income Census tracts in past funding cycles. As need for public services increases, CDBG staff are looking for opportunities to provide more support for public services delivered to residents within the jurisdiction by partnering with service providers in the region. Residents identified mental health services, youth services, and crime awareness and prevention as top public service priorities.

How were these needs determined?

The Consultation Process yielded information from elected officials, service providers and residents on the need for public service activities.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Lehi City is a fast-growing community, and growth is expected into the foreseeable future as employers move to the area or add employees. In reaction to this growth in jobs and population, builders have constructed a large number of single-family and multi-family units in the past decade. The cost of housing has also risen during this time period, making it difficult for low- and moderate-income households to afford living in Lehi City. Many must travel to lower-cost communities in order to find an affordable place to live, which can lead to longer commute times.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with data developed by the Census Bureau based on the 2011-2015 American Community Survey (ACS).

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	197	142	1	1	0
Arts, Entertainment, Accommodations	2,039	1,667	10	9	-1
Construction	2,029	3,719	10	20	10
Education and Health Care Services	3,029	1,204	15	6	-9
Finance, Insurance, and Real Estate	1,506	676	8	4	-4
Information	1,298	2,857	7	15	8
Manufacturing	1,934	713	10	4	-6
Other Services	594	294	3	2	-1
Professional, Scientific, Management Services	2,491	3,102	13	17	4
Public Administration	0	0	0	0	0
Retail Trade	2,898	3,110	15	17	2
Transportation and Warehousing	584	558	3	3	0
Wholesale Trade	951	576	5	3	-2
Total	19,550	18,618	--	--	--

Table 5 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	22,077
Civilian Employed Population 16 years and over	21,135
Unemployment Rate	4.25
Unemployment Rate for Ages 16-24	11.66
Unemployment Rate for Ages 25-65	2.40

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	6,990
Farming, fisheries and forestry occupations	919
Service	1,985
Sales and office	5,265
Construction, extraction, maintenance and repair	1,470
Production, transportation and material moving	915

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,575	65%

Travel Time	Number	Percentage
30-59 Minutes	5,805	30%
60 or More Minutes	890	5%
Total	***19,270***	***100%***

Table 8 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	525	35	150
High school graduate (includes equivalency)	2,635	135	990
Some college or Associate's degree	6,555	170	2,630
Bachelor's degree or higher	7,320	225	1,915

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	15	79	58	80	34
9th to 12th grade, no diploma	630	220	125	158	95
High school graduate, GED, or alternative	1,030	1,155	1,155	1,460	700
Some college, no degree	1,765	2,300	1,850	1,985	935
Associate's degree	340	1,200	1,100	950	190
Bachelor's degree	365	3,245	2,475	1,355	615

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	0	660	1,050	740	340

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	67,912
High school graduate (includes equivalency)	62,500
Some college or Associate's degree	73,481
Bachelor's degree	114,614
Graduate or professional degree	159,570

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Lehi City are construction; information; professional, scientific, management services; and retail trade.

Describe the workforce and infrastructure needs of the business community:

Based on consultation with Lehi Economic Development staff, skilled and experienced information technology workers are a high need for businesses in Lehi. Many businesses have specific competency requirements that limit the pool of potential hires. Entry- and mid-level workforce needs are being adequately met, though conditions may change due to economic and health impacts of the Covid-19 pandemic.

Lehi is situated on the border between Salt Lake and Utah Counties and is near a geographic transportation bottleneck. Additional transit is needed to alleviate traffic congestion, commute times, and air quality for Lehi residents traveling outside of the City to work and for workers traveling into Lehi from outside of the City.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Utah Valley is developing at a fast rate, and future infrastructure projects will affect job and business growth opportunities. As a metropolitan planning organization, MAG prepares transportation plans for the region that include improvements in some of the most congested areas in the County, with several projects planned in Lehi and surrounding cities. Affordable housing is also an issue that comes with rapid growth, and regional housing authorities, public agencies, and developers are working toward solutions.

Lehi City Economic Development staff are working on several initiatives that may affect job and business growth opportunities. These initiatives include expansion of existing trails systems and development of new trails to draw tourism to the City; revitalization efforts related to multi-family housing development near transit stations; downtown revitalization; and expansion of city amenities and assets to fulfill the needs of current and future residents.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Trade programs at Mountainland Technical College and bachelor and advance degrees at nearby universities create a skilled and desirable workforce in Lehi City. As discussed above, information technology positions have been more difficult to fill than most other positions. Due to its position between employment hubs in Salt Lake County and the Provo/Orem area, Lehi businesses are able to draw from workforce pools in both counties. On the other hand, businesses in both of those hubs draw Lehi residents outside of the City for employment.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Lehi City currently does not directly participate in any workforce training initiatives. These are provided through the Utah Department of Workforce Services and Mountainland Technical College. Participants in these existing programs gain skills that are valuable in the Lehi City

workforce.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Lehi is a part of the Mountainland Economic Development District, and the region has a strong track record of economic stability and growth and a history of supporting entrepreneurship and local businesses. Lehi City is exploring potential CDBG-eligible economic development activities that align with opportunities identified in the CEDS and priorities of this plan.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There are concentrations of extremely low-income, low-income, and moderate-income households with one or more of the four severe housing problems in Lehi City. See appendix for the geographic distribution of these concentrations. In tracts in southwest, west, northeast, and central Lehi along I-15, over 86% of extremely low-income households experience any of four severe housing problems (lack of complete kitchen facilities, lack of plumbing facilities, severely crowded, or severely cost-burdened occupants). In one tract in northeast Lehi, over 80% of low-income households experience any of four severe housing problems. In tracts in northern and central Lehi, over 67% of moderate-income households experience any of four severe housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

In Utah County, the largest minority group is individuals of Hispanic descent. The County's rate of Hispanic homeowners is 7%, and the rate of Hispanic renters is 14%. Lehi's Hispanic homeowner rate is only 4.8% and its rate of Hispanic renters is 13.4%. Geographically, there is a concentration of Hispanic renters in a number of census tracts in Lehi City. Rates of Hispanic renters in ranges from 14.1-51% and 21.1-57% are considered "concentrations." See appendix for these areas of concentration.

What are the characteristics of the market in these areas/neighborhoods?

The median home values in these tracts are between $181,000 and $502,000, and home prices in Utah County have increased every year since 2011. Most of these areas have owner-occupancy rates over 80%. Renter occupied housing units increased by 1.9% between 2010 and 2017, slightly lower than Utah County as a whole at 2.2% change. The median rent in these areas ranges from $622 to over $1,654 per month. Change in median rent is over 50% in most of these areas.

Are there any community assets in these areas/neighborhoods?

Most of these neighborhoods have schools, parks, and churches, and a few have regional shopping centers, clusters of large office space, trails, and other recreational facilities.

Are there other strategic opportunities in any of these areas?

Some of these census tracts border or include I15 and are near the Thanksgiving Point Front Runner (transit) station. These transportation options provide access to amenities and services in surrounding

areas. Some areas in the western part of Lehi were less developed a few years ago but are now close to amenities in Lehi and surrounding cities such as Saratoga Springs. Trails expansion would connect Lehi trails to neighboring Draper's system, increasing tourism in the area and attracting outdoor recreation events and races. Many large employers in these areas are planning future expansion in Lehi, bringing more jobs to the area. Lehi has many opportunities ahead, and the City will continue to promote the strategic use of CDBG funds to maximize the benefit to low- and moderate-income and other populations in need of community services and amenities.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In Utah County, broadband use is more common than not. About 85.2% of households in Utah County have a computer and broadband subscription. Only about 10.8% of households have a computer but no internet subscription. Lehi's rate of households with broadband subscription is even higher at almost 92%. In August 2019, Comcast announced that Utah County would be included in the Internet Essentials program, which started in 2011. Now, anyone in Utah County who receives any form of government assistance is eligible for broadband connectivity for less than $10 per month.

With high-tech corporations and startups playing a significant role in Utah County's economy, particularly in Lehi, the commitment for widespread broadband connectivity appears to be strong. There is one area in downtown Lehi with a broadband subscription rate below 71%.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There is high broadband provider competition in Lehi, with over 20 internet providers available to residents.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Natural disasters and increased risks such as wildfires, increased air pollution, decreased snowpack (resulting in low water levels), and poor personal health are attributed, to one degree or another, to climate change in Utah County.

The impacts of climate change on earthquake activity are difficult to predict and assess, but the Wasatch fault, running directly through Utah County, is among the most active faults in Utah. As recently as March 2020 a 5.7 magnitude earthquake struck 15 miles west of Salt Lake City and was felt in Utah County.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

No risks specific to housing occupied by low- and moderate-incomes households were identified during the planning process. However, low- and moderate-income individuals and families are likely to suffer greater impacts from climate change and natural hazards due to fewer resources and less influential support systems.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Lehi is committed to addressing the most pressing needs in the community. The City has focused CDBG funding in an LMI census tract that has suffered from inadequate public investment for some time. By creating a phased project plan, the City has been able to address the most pressing need during the term of the previous Consolidated Plan and will continue to work on these needs during this next Plan cycle. Lehi has identified additional priority needs and will continue to address them by participating in regional structures that have shared resources to impact those needs. The City will continue to evaluate community needs and, as CDBG resources are freed up from the public infrastructure projects, provide more funding and support for city-sponsored projects and agencies which provide important public services.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

In the previous ConPlan cycle, the Downtown Historic Lehi area, defined as 200 North from 100 West to 400 West, was identified as a geographic priority area for CDBG investment for secondary water lines, curb and gutter upgrades, street upgrades and some storm drains. It is proposed that CDBG funding be used in this area during the FY20 program, but the City anticipates allocating more resources outside of this area in coming years as other priorities develop and the need for improvement in this area decreases with the completion of final phases of work. Thus, no geographic areas have been target for allocation priority during this 5-year Consolidated Plan period.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	**Priority Need Name**	Non-Housing Community Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children veterans Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure Improvements Economic Development
	Description	Several neighborhoods in Lehi have old and insufficient infrastructure systems and community amenities. Community development projects that specifically benefit low- and moderate-income individuals and families are a high priority for the Lehi CDBG program. Non-housing community development projects may include, but are not limited to, neighborhood improvement, transportation, infrastructure, community amenities, water and sewer system improvements, economic development activities, and Covid-19 response projects.

	Basis for Relative Priority	Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, specifically in the needs assessment and market analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs.
2	**Priority Need Name**	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Services

	Description	Based on the community needs survey and consultation with service providers, city staff, and elected officials, Lehi City has identified public services projects as a high priority. These projects may include, but are not limited to, services to the elderly or disabled, mental illness or substance abuse treatment, services to victims of domestic violence, and any service that bring families out of poverty.
	Basis for Relative Priority	Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, specifically in the needs assessment and market analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs.
3	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	
	Associated Goals	Affordable Housing
	Description	Affordable housing is a high priority need in Lehi and may include, but is not limited to, rental assistance, unit rehabilitation, unit or land acquisition, public housing, and lead paint mitigation.
	Basis for Relative Priority	Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, specifically in the needs assessment and market analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs.

Narrative (Optional)

While each need identified in this plan is considered a high priority, limited funding will curb the progress that can be made from year to year. CDBG and City staff will continuously pursue projects and partnerships that align with these needs, and will work to leverage CDBG funds to the greatest extent possible. Many facets of these needs are met through regional resources and delivery structures. Lehi City will coordinate through the Utah Valley HOME Consortium and the Continuum of Care to make progress on many of these priority needs.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Based on past allocations Lehi City expects to receive $260,000 annually in CDBG funding, for a five-year total of approximately $1,300,000.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	267,000	0	0	267,000	1,068,000	Lehi City will receive an FY20 allocation of $267,000. Future year expected funding is based upon this annual allocation.

Table 14 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leverage will come from additional City resources for any City projects. With non-city projects, such as grants awarded to sub-recipients, the City expects grant sub-recipients to leverage additional fund contributions from both private and public organizations when possible. The ability to leverage funds is considered during the review and ranking process.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

At this time, there is no plan to use publicly owned land or property within Lehi City to address needs identified in the plan.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Mountainland Association of Governments	Government	Non-homeless special needs Planning	Region
Lehi City	Government	Planning neighborhood improvements	Jurisdiction

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system is comprised of City departments, private industry, non-profit organizations, and other public institutions. City departments and non-profit organizations receive funding each year based on community need and the department or organization's capacity to complete projects that align with CDBG program goals. This flexibility allows Lehi City to align available resources with community needs through the 5-year plan period. Although there is some uncertainty as to who will carry out the consolidated plan goals from year to year, Lehi City administration and MAG CDBG staff maintain close relationships with city departments and service providers to ensure that community needs and CDBG program goals are met.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Mountainland Continuum of Care coordinates services and referrals among Continuum members and meets monthly to discuss regional issues and priorities and to identify and correct weaknesses in service provision and coordination. Volunteers and Continuum members perform a yearly point-in-time count to identify homeless individuals and families in the region. These data guide service providers in determining best outreach efforts to targeted populations. The Continuum also distributes a resource guide annually detailing the public service resources available to homeless persons, specifically chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. This guide is disbursed throughout the community as a whole and specifically to service providers who provide target and mainstream services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As discussed above, the Continuum of Care provides an on-going forum for service providers to coordinate efforts and identify and correct any gaps in the service delivery system. Any gaps in the system are addressed within the Continuum setting, in continuum subcommittees, and among service providers.

The service delivery system is structured as a regional system. While this model provides Lehi residents with access to many critical services, in most cases they have to travel to service provider agencies in surrounding towns, mostly Provo, to receive assistance. Lehi City government will work regionally and

also plan for future expansion of the physical facilities needed to address the needs of a growing population within the boundaries of Lehi.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Because of the paucity of resources, Lehi residents have to rely on a regional approach to service delivery. There are gaps in the service delivery system because the transportation options are limited. In most cases, individuals needing services and housing assistance have to travel by car to Provo. Some service agencies have satellite offices in American Fork, Lehi's neighboring city. Services will become more accessible as more providers open satellite offices in north Utah County and as the regional transportation network continues to improve.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure Improvements	2020	2024	Non-Housing Community Development		Non-Housing Community Development	CDBG: $667,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 480 Persons Assisted
2	Public Services	2020	2024	Non-Homeless Special Needs		Public Services	CDBG: $5,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
3	Affordable Housing	2022	2024	Affordable Housing		Affordable Housing		Homeowner Households Assisted: 10 Households
4	Economic Development	2021	2024	Non-Housing Community Development		Non-Housing Community Development		Jobs created/retained: 5 Jobs Businesses assisted: 5 Businesses Assisted
5	Covid-19 Prevention, Preparation, and Response	2020	2024	Non-Housing Community Development		Non-Housing Community Development		

Table 17 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Facilities and Infrastructure Improvements
	Goal Description	Lehi City will continue improving infrastructure in low- and moderate-income neighborhoods and will pursue other projects in this category as well, such as building public facilities for individuals with special needs and additional city amenities and service facilities that benefit low- and moderate-income individuals and families.
2	**Goal Name**	Public Services
	Goal Description	As CDBG funds are available, Lehi City will assess the need for investment in public services to Lehi residents. These funds will likely be awarded to sub-recipients to carry out program goals.
3	**Goal Name**	Affordable Housing
	Goal Description	Lehi City will pursue projects that increase the supply, availability, condition, and viability of affordable housing.
4	**Goal Name**	Economic Development
	Goal Description	Lehi will promote economic development by pursuing and funding projects that create, attract, and retain jobs and increase economic activity and opportunity to low- and moderate-income individuals.
5	**Goal Name**	Covid-19 Prevention, Preparation, and Response
	Goal Description	Lehi City will undertake projects that are necessitated by the health and economic impacts of the Covid-19 pandemic.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

As a regional participant in the Utah Valley HOME Consortium, Lehi will continue to support the provision of affordable housing. Based on prior year activities, an anticipated 10 down payment assistance loans will be made in Lehi City.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In the Mountainland Region, lead-based paint testing is available through the Utah Valley Consortium of Cities and County. Equipment for lead-based paint testing was purchased with CDBG Small Cities funding, and the Consortium works closely with the Housing Authority of Utah County.

Mountainland Association of Governments has recently taken over responsibility for weatherization and repair services to pre-1978 units occupied by low- and moderate-income residents, and lead-based paint testing is completed as a precaution.

The Utah County Health and Justice Center sells a crayon for $2.00 that when rubbed on the paint will indicate if lead is present. The crayon can be purchased at the Environmental Health Department, Suite 2600 151 S. University Avenue, Provo, Utah 84601. In the event of a positive result, the county will provide instruction about where one can go to receive more information and assistance. Utah County does not currently offer removal or rehabilitation services.

Another lead-based paint resource is the Utah Department of Environmental Quality. They provide information about Utah's Lead-Based Paint Program, access to information about prevention of lead-based paint poisoning, and contact information for agencies and contractors that are certified in safe removal or rehabilitation of lead-based paint.

Any future grantees receiving CDBG funds to purchase and renovate properties are responsible for testing and mitigating lead hazards within the property.

How are the actions listed above related to the extent of lead poisoning and hazards?:

Lehi City does not currently fund any home rehab programs. It is highly unlikely that during the undertaking of any CDBG-funded program lead-based paint would be disturbed or that disturbance would affect vulnerable residents such as children under the age of six. Lehi's plan of action will not be impacted by lead hazards.

How are the actions listed above integrated into housing policies and procedures?

Agencies that operate these programs throughout Utah County and within Lehi City have incorporated Lead-Safe policies into their internal policies and procedures. Lehi City does not operate any housing programs that require Lead-Safe policies and procedures.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The limited incomes of many residents within the Utah Valley Consortium cities have left them with insufficient means to meet an adequate standard of living. In a strategic effort to reduce the number of households living in poverty and to prevent at-risk households from moving into poverty, it is necessary to support the most vulnerable populations, including the chronically homeless, homeless families, food-insecure families and individuals, the disabled, victims of domestic violence, and the low-income elderly.

The Consortium's anti-poverty strategy is the unifying thread that ties the housing, homeless, public housing and non-housing community development strategies together as one comprehensive plan for reducing the number of families that fall below the poverty level. The strategic plan, goals, and objectives promote self-sufficiency and empowerment.

Provo City, as Lead Entity, will coordinate efforts among Consortium members and partner organizations to collaborate in combining available resources to assist families and individuals overcoming poverty. These partners include neighborhood residents, representatives of social service agencies, business, churches, nonprofit agencies and developers, and other for-profit entities.

Key Goals of the Anti-Poverty Strategy, and Five-Year Strategic Goals:

- Provision of adequate and affordable housing
- Neighborhood stabilization
- Elimination of substandard housing
- Availability of special needs housing

Through these goals the aim is to close the gap in a number of socioeconomic indicators, such as improving housing affordability, school readiness of young children, employment skills of at-risk adults, and access to transportation for low-income households.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The social service delivery strategy provides focus on programs that support education, counseling, prevention programs, case management and other capacity building functions. Consortium members seek to reduce the number of poverty-level families by supporting social service development programs that facilitate the creation or retention of job opportunities.

The continued funding of housing rehabilitation, construction, and down payment assistance for affordable housing provides families and individuals in poverty an opportunity to obtain a safe, decent, and affordable place to live.

In addition to undertaking infrastructure projects to maintain the viability and stability of the housing stock in low- and moderate-income neighborhoods, Lehi City is pursuing additional avenues for improving the economic status of residents through programs that create and retain jobs and provide public services that support vulnerable populations.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To meet HUD requirements, CDBG staff will conduct both on-site monitoring visits and "desk-top" monitorings, whereby the subrecipient is not visited, and their grant is monitored only by review of the information in project files. A desk-audit is completed each time a subrecipient submits a draw, which is typically on a monthly or quarterly basis. This includes assuring that performance goals and objectives of the Consolidated Plan are being achieved through the sub-recipients' projects and programs, reviewing the subrecipient's contract, comparing the scheduled timeframe and budget to draw down requests, ensuring that invoices match drawdown requests, and if necessary, taking appropriate actions to address performance problems.

In addition to monitoring sub-recipients, the City monitors its own performance to ensure the CDBG program is meeting the goals and objectives outlined in this Consolidated Plan. This begins with CDBG staff providing technical assistance to department staff from their first point of contact at the pre-application state, where they are encouraged to ask questions about the grant and the application process. Once applications are submitted, they are reviewed and evaluated for compliance with the Consolidated Plan's goals and objectives by staff. Local residents have the opportunity to review the Annual Action Plan prior to the city council approving the Annual Action Plan. The Plan is then submitted to HUD for their review. Once approved, the City prepares contracts for each sub-recipient, providing for an additional check to ensure that the approved projects and programs funded meet the goals and objectives of the plan. Throughout the life of the grant, staff meets with and provides technical assistance to sub-recipients to ensure that they continue to meet program requirements. As each sub-recipient submits drawdown requests and the required reports, CDBG staff has the opportunity to review the project implementation to ensure each sub-grantee is utilizing funds in a timely manner. In addition, CDBG staff review and update IDIS periodically to ensure a high level of performance and compliance is met.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Based on past allocations Lehi City expects to receive $260,000 annual in CDBG funding, for a five-year total of approximately $1,300,000.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	267,000	0	0	267,000	1,068,000	Lehi City will receive an FY20 allocation of $267,000. Future year expected funding is based upon this annual allocation.

Table 18 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leverage will come from additional City resources for any City projects. With non-city projects, such as grants awarded to sub-recipients, the City expects grant sub-recipients to leverage additional fund contributions from both private and public organizations when possible. The ability to leverage funds is considered during the review and ranking process.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, there is no plan to use publicly owned land or property within Lehi City to address needs identified in the plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure Improvements	2020	2024	Non-Housing Community Development		Non-Housing Community Development	CDBG: $222,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 480 Persons Assisted
2	Public Services	2020	2024	Non-Homeless Special Needs		Public Services	CDBG: $5,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted

Table 19 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Facilities and Infrastructure Improvements
	Goal Description	An infrastructure improvement project will be undertaken in a low- and moderate-income neighborhood in downtown. See SP-45 for a detailed description of this goal.
2	**Goal Name**	Public Services
	Goal Description	Funds will be awarded to the Utah County Children's Justice Center to provide mental health services to victims of abuse and their families. See SP-45 for a detailed description of this goal.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the projects proposed to be funded in the FY20 program year.

#	Project Name
1	Historic Downtown Lehi Infrastructure Improvement Project
2	Utah County Children's Justice Center
3	Administration

Table 20 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

These allocation priorities were based on project readiness, need, availability of resources, and capacity. Shortage of funding is an ongoing obstacle to addressing underserved needs.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Historic Downtown Lehi Infrastructure Improvement Project
	Target Area	
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $222,000
	Description	Street improvements on 300 North from 100 West to 300 West, including installation of curb and gutter, sidewalk, ADA ramps, and pavement along the south side of 300 North. Replacement of existing undersized and dilapidated pressure irrigation piping on 300 West from 200 North to 300 North. This project will be combined with FY19 CDBG funds for the same project area described here.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 480 individuals will benefit from the project. About 60% of beneficiaries are low- or moderate-income.
	Location Description	300 North from 100 West to 300 West and 300 West from 200 North to 300 North, Lehi, UT
	Planned Activities	Replace an old, dilapidated, and undersized pressure irrigation pipe, including service lines and water meters. Add curb and gutter, ADA ramps, and paving.
2	**Project Name**	Utah County Children's Justice Center
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services

	Funding	CDBG: $5,000
	Description	Mental health care services to child victims of abuse and their families.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 individuals will benefit from this project. One hundred percent of beneficiaries are low- or moderate-income.
	Location Description	Services will be provided at the Children's Justice Center in Provo. Lehi City CDBG funds will only be used for treatment provided to Lehi residents.
	Planned Activities	Provide specialized, age-appropriate, and evidence-based mental health treatment access for child abuse victims in their families.
3	**Project Name**	Administration
	Target Area	
	Goals Supported	Public Facilities and Infrastructure Improvements Public Services
	Needs Addressed	Non-Housing Community Development Public Services
	Funding	CDBG: $40,000
	Description	Administration of the CDBG Program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Staff are located in Orem, UT
	Planned Activities	Administration of the CDBG Program.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Infrastructure improvements will be undertaken in downtown Lehi, in a residential neighborhood in Census block group 1, tract 1.03. Mental health services will be provided at the Children's Justice Center in Provo, UT. Lehi CDBG funds will only be used for services provided to Lehi residents.

Geographic Distribution

Target Area	Percentage of Funds

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As described in SP-10, in the previous ConPlan cycle, the Downtown Historic Lehi area, defined as 200 North from 100 West to 400 West, was identified as a geographic priority area for CDBG investment for secondary water lines, curb and gutter upgrades, street upgrades and some storm drains. It is proposed that CDBG funding be used in this area during the FY20 program, but the City anticipates allocating more resources outside of this area in the coming years as other priorities develop and the need for improvement in this area decreases with the completion of final phases of work. Thus, no geographic areas have been targeted for allocation priority during this 5-year Consolidated Plan period.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section will identify other actions to be taken in the FY2020 CDBG Program

Actions planned to address obstacles to meeting underserved needs

Lehi City has been an active participant in many regional service delivery organizations. The City will continue to support and participate in organizations that provide services to Lehi City residents in need. Lehi City, through its regional participation and contributions to regional service agencies, will engage with critical needs service providers to assist them in extending their level of involvement in providing services in Lehi City.

Actions planned to foster and maintain affordable housing

As the community continues to grow and diversify its economy, Lehi City is working to increase the supply of affordable workforce housing to support the growing number of retail and service jobs that support the higher wage technical jobs that Lehi City is attracting from international employers. Lehi is a participant in the Utah Valley HOME consortium which provides funding to the Utah County Housing Authority to support its homeowner rehabilitation loan program which is available to homeowners in Lehi. Additionally, funding for infrastructure improvements in residential areas will help preserve a lower-income neighborhood.

Actions planned to reduce lead-based paint hazards

In the Mountainland Region, lead-based paint testing is available through the Utah Valley Consortium of Cities and County. Equipment for lead-based paint testing was purchased with CDBG Small Cities funding, and the Consortium works closely with the Housing Authority of Utah County.

Mountainland Association of Governments has recently taken over responsibility for weatherization and repair services to pre-1978 units occupied by low- and moderate-income residents, and lead-based paint testing is completed as a precaution.

The Utah County Health and Justice Center sells a crayon for $2.00 that when rubbed on the paint will indicate if lead is present. The crayon can be purchased at the Environmental Health Department, Suite 2600 151 S. University Avenue, Provo, Utah 84601. In the event of a positive result, the county will provide instruction about where one can go to receive more information and assistance. Utah County does not currently offer removal or rehabilitation services.

Another lead-based paint resource is the Utah Department of Environmental Quality. They provide information about Utah's Lead-Based Paint Program, access to information about prevention of lead-based paint poisoning, and contact information for agencies and contractors that are certified in safe removal or rehabilitation of lead-based paint.

Any future grantees receiving CDBG funds to purchase and renovate properties are responsible for testing and mitigating lead hazards within the property.

Actions planned to reduce the number of poverty-level families

The City embraces an overall strategic objective of raising the living standards of Lehi City residents who want to work, by offering good-paying jobs in a variety of sectors. This strategic approach has paid off with many new jobs that pay more than minimum wages. The higher-paying jobs have spun off many service employment opportunities that have been filled by Lehi City residents. Currently this approach to poverty eradication has resulted in creating opportunities for both long term Lehi City residents and new community members being able to achieve a living standard that is hard to match in other communities. Not every Lehi City resident has the education and qualifications to fill a high-tech job but the high-tech jobs also produce new business opportunities that many less-educated Lehi City residents are able to fill. Additionally, Lehi City is pursuing additional avenues for improving the economic status of residents through programs that create and retain jobs and provide public services that support vulnerable populations.

Actions planned to develop institutional structure

The consultation process employed in the Consolidated Plan has resulted in opening the dialogue with service and housing providers to promote a more Lehi centered approach to providing LMI households with more local options for obtaining services. As the community continues to grow and its entitlement allotment of CDBG funds increases, there will be new opportunities to support a more locally based service delivery system for Lehi City residents.

Actions planned to enhance coordination between public and private housing and social service agencies

Lehi City will continue to participate in regional service delivery configurations. That participation will include an effort to engage developers and affordable housing providers in identifying opportunities for affordable housing development. The Utah County communities have established several innovative approaches to working regionally. The HOME Consortium is administered by the Provo Redevelopment Authority, and while the Redevelopment Authority is a Provo City agency, Provo has been willing to support the regional approach by allowing Provo City resources to support the Valley HOME Consortium. United Way of Utah County provides administrative support and oversight for the Continuum of Care. Again, while the United Way Agency was originally formed to serve Provo, it has shared its administrative capacity to provide the institutional support for the Mountainland Continuum

of Care.

Discussion

Lehi City and CDBG staff continue engagement with service agencies and other HUD entitlements to establish a spectrum of services that serve the neediest populations.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The Lehi City program is committed to using at least 70% of funds to benefit persons of low- and moderate-income. For FY20, 100% of funds will be used to benefit low- and moderate-income persons.

Appendix

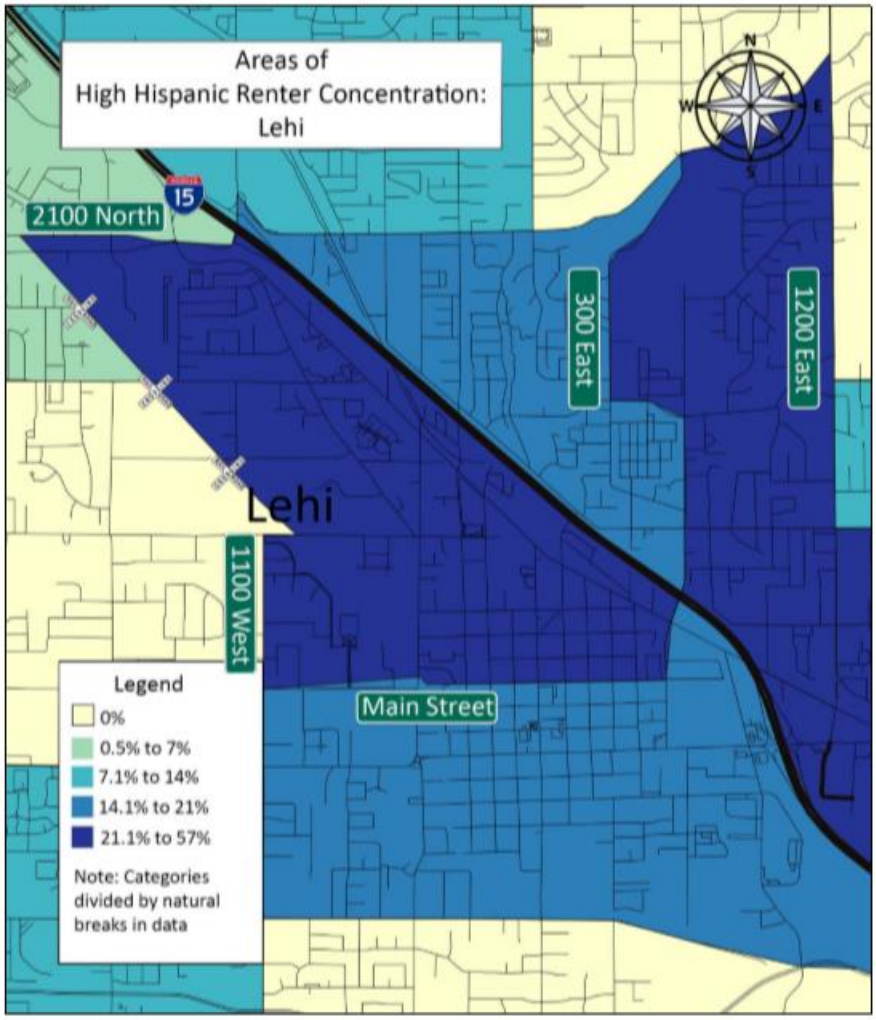
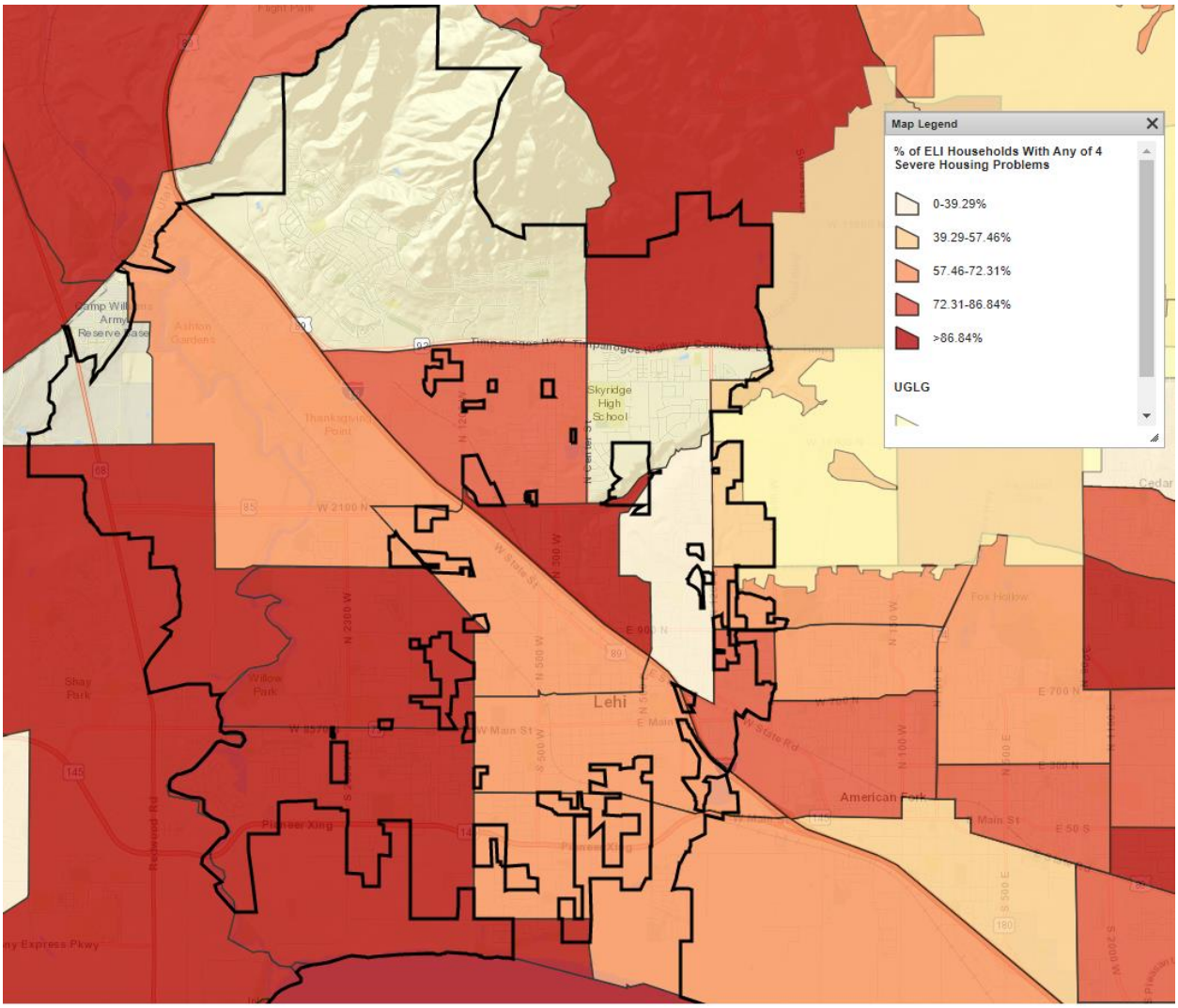
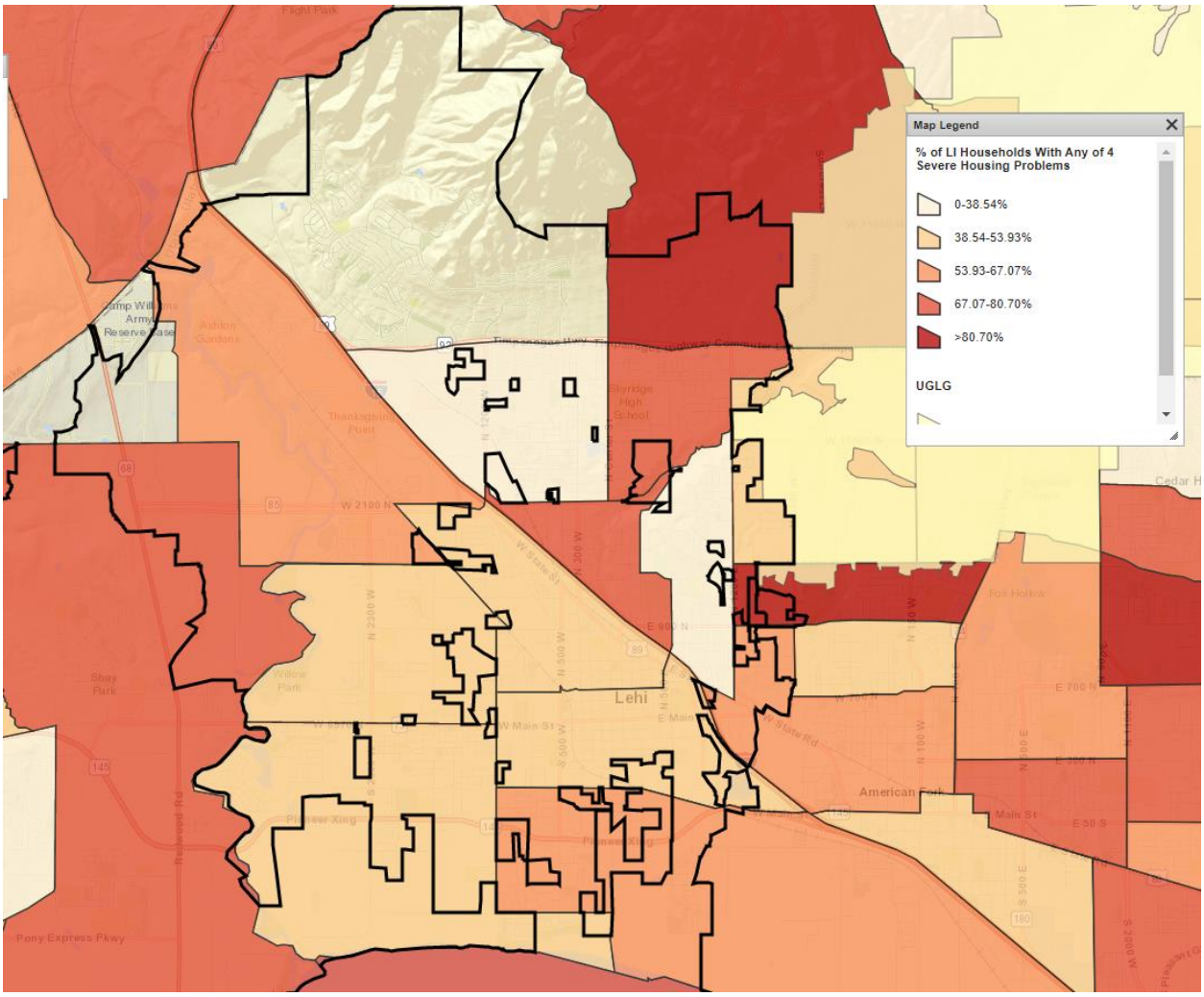
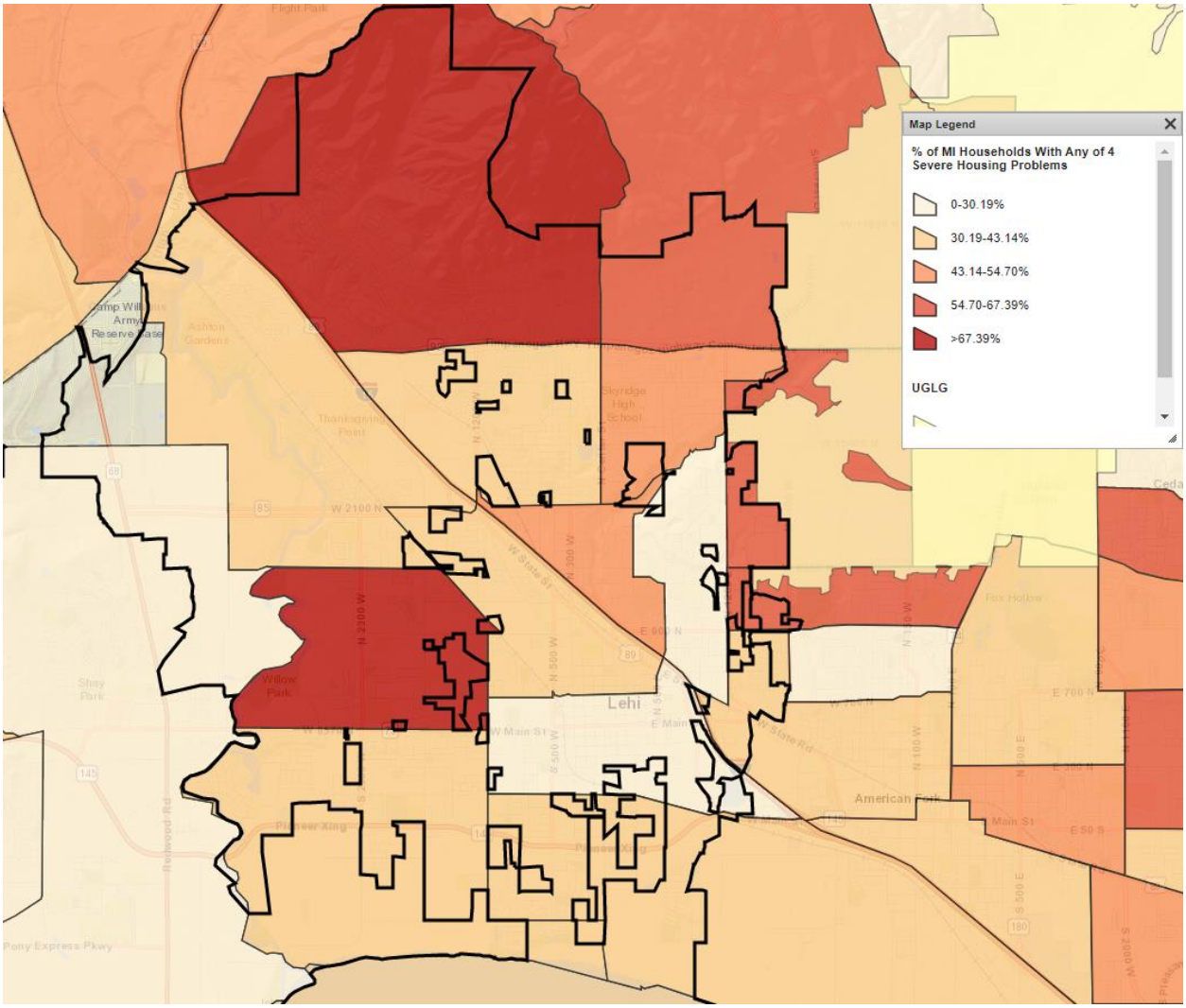


Figure 28: Areas of High Hispanic Renter Concentration: Lehi; Source: U.S. Census Bureau, ACS 2017, Table S2502


Map Legend
% of ELI Households With Any of 4 Severe Housing Problems
0-39.29%
39.29-57.46%
57.46-72.31%
72.31-86.84%
>86.84%
UGLG
Lehi
American Fork
Skyridge High School


Map Legend
% of LI Households With Any of 4 Severe Housing Problems
0-38.54%
38.54-53.93%
53.93-67.07%
67.07-80.70%
>80.70%
UGLG
Lehi
American Fork
Pony Express Pkwy


Map Legend
% of MI Households With Any of 4 Severe Housing Problems
0-30.19%
30.19-43.14%
43.14-54.70%
54.70-67.39%
>67.39%
UGLG
Lehi

City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Public Hearing
Agenda Section:

Subject:
Public Hearing for the Lehi City Fiscal Year 2021 Budget and Consolidated Fee Schedule.
Petitioner: Lehi City

Suggested Action:

Attachments:
FY 2020-2021 TENTATIVE BUDGET.pdf

2021 FeeSchedule.pdf

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2021



LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2021

TABLE OF CONTENTS

	Page
Mayor's Letter to Council	1-2
Financial Policies	3-6
General Fund Revenues	7-9
General Fund Department Expenditures	10
Human Resources	11
Justice Court	12
City Recorder	13
Administration	14
Treasury	15
Finance	16
Mayor & City Council	17
Legal Services	18
Emergency Management	19
Information Center	20
Code Enforcement	21
Police	22
Fire	23
Planning & Zoning	24
Animal Control	25
Development Services (Building Inspection)	26
Economic Development	27
Streets	28
Public Works Administration	29
Engineering	30
Parks	31
Community Events	32
Senior Citizen	33
Library	34

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2021

TABLE OF CONTENTS-CONTINUED

	Page
Literacy Center	35
Cemetery	36
Museum	37
Non-departmental	38
Class "C" Roads Summary	39
Liquor Fund Summary	40
Legacy Center Summary	41
Legacy Center Expenses	42-43
Outdoor Pool Summary	44
Capital Projects Summary	45-46
Debt Service	47
Community Development Block Grant	48
Fire Impact Fees Summary	49
Park Impact Fees Summary	50
Police Impact Fees Summary	51
Road Impact Fees Summary	52
Culinary Water Summary	53
Culinary Water Expenses	54-55
Culinary Water Impact Fees	56
Sewer Summary	57
Sewer Expenses	58-59
Sewer Impact Fees	60
Electric Summary	61
Electric Expenses	62-63
Electric Impact Fees	64
Garbage Summary	65
Pressurized Irrigation Summary	66
Pressurized Irrigation Expenses	67-68
Pressurized Impact Fees	69

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2021

TABLE OF CONTENTS- CONTINUED

	Page
Drainage Summary	70
Drainage Expenses	71
Drainage Impact Fees	72
Payment in Lieu	73
IT Summary	74
IT Expenses	75
Fleet Summary	76
Fleet Expenses	77
Risk Management Summary	78
Risk Management Expenses	79
Buildings/Grounds Summary	80
Buildings/Grounds Expenses	81
Budget Requests	82-85
RDA Budget Title Page	86
RDA Mill Pond	87
RDA IM Flash	88
CDA Xactware	89
EDA Thanksgiving Park	90
EDA Adobe	91
CDA Outlets at Traverse Mountain	92

April 14, 2020

Dear City Council members,

I present to you a proposed budget for the upcoming 2020-21 fiscal year. This budget is the culmination of many hours of work which began with the City budget retreat in February. The budget is presented based on priorities identified by the City Council and proposals presented by City staff. The Budget Committee carefully weighed all requests and allocated funding based on need and the City's forecasted revenue growth. Careful consideration was made to maintain growth at a conservative level in order to keep expenditure growth consistent with a growing community.

Lehi continues to be on a path of rapid growth and development. This growth is reflected in both tax revenues and development revenues. Tax revenues have grown at an average of 7.18% over the past five years and total general fund revenues have grown by an average of 8.81% over the same period. In a concerted effort to grow conservatively, general fund expenditures have grown at an average of 4.70% over that time.

At the time this budget is presented, the City, State, and Country are at a time of unprecedented uncertainty. The potential human toll of the COVID-19 virus can be felt everywhere. Year to date (through January 2020) sales tax revenues are well ahead of budget. A period of recession is certainly anticipated, but the duration is anyone's guess. This budget is intended to maintain a high level of service, take care of the City's employees, while remaining able to respond to economic realities. Care taken in previous years to build up healthy reserves could be called upon depending on the length and severity of difficult economic times.

In evaluating the overall city budget, expenditures in all funds for the fiscal year 2021 total $181,197,237. This amount is 1.16% higher than previous year expenditures and represents expenditures for both operating and capital purposes. My goal, in association with the budget committee, was to balance conservative revenue forecasts with ongoing and real city needs as a result of our consistent, rapid development. No increase to taxes is proposed in this budget.

This year's budget includes several infrastructure projects which will improve the quality of life for Lehi residents. Construction continues on Dry Creek Reservoir. This facility will add storage capacity for the City's pressurized irrigation system as well as increased distribution capacity will improve delivery in much of the city. Additionally, several other water storage and distribution projects are continuing. These projects were funded through bonds issued in 2019. $2.68 million is budgeted for park construction and improvements. The largest budgeted project is $1.1 million for Monument Park. Family Park and Mellor Rhodes Park properties are continuing in the planning phase as funding options are considered.

In consistency with a growing city, this budget increases the city staff by 10 full-time positions. Two gardener position to maintain parks and one custodian to care for the City's increasing facilities were added. Additionally, the budget proposes three new police officer positions. Our current part-time emergency manager is budgeted to move to full-time status. To increase

productivity of our current streets and engineering departments, we have added a traffic engineer position. One additional position in water is proposed and finally, an administrative position was added to assist in functions of purchasing, human resources, and communication.

The City is forward thinking in operating and planning city utilities. Keeping these funds financially sound by investing in infrastructure and maintaining high bond ratings is a high priority. In order to focus on long-term needs, the city has recently evaluated rates for culinary water, pressurized irrigation and storm drain. In accordance with these studies and as previously adopted, the culinary and pressurized irrigation fees will each increase three percent over the previous year and the storm drain fee will increase from $4.50 to $4.75 per household. All other utility fees will be held constant.

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

Respectfully

Mayor Mark Johnson

Guiding Financial Principles

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

Budgeting

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

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

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

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

Taxation

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

Debt

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

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

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

Reserves

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

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

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

Capital Expenditures

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

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

Proprietary Funds

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

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

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

Financial Planning

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

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

GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Taxes							
Current property taxes	$ 9,967,314	$ 9,850,000	$ 10,800,000	$ 10,800,000	25%	$ 950,000	10%
911 Tax (pass through)	-	325,000	325,000	325,000	1%	-	0%
General sales tax	11,860,272	12,371,812	13,121,812	13,121,812	31%	750,000	6%
Franchise taxes	4,702,259	4,550,000	4,900,000	4,900,000	12%	350,000	8%
Cell phone taxes	583,383	550,000	550,000	550,000	1%	-	0%
Innkeeper taxes	225,171	180,000	180,000	180,000	0%	-	0%
Total Taxes	**$ 27,338,400**	**$ 27,826,812**	**$ 29,876,812**	**$ 29,876,812**			
License and Permits							
Business licenses	$ 95,509	$ 115,000	$ 115,000	$ 115,000	0%	-	0%
Building permits	3,404,832	2,905,000	2,905,000	2,905,000	7%	-	0%
Accessory Dwelling Unit	45,200	-	-	-	0%	-	0%
Plan reviews	1,823,516	1,625,000	1,625,000	1,625,000	4%	-	0%
Micron plan review & inspection	75,000	75,000	75,000	75,000	0%	-	0%
Inspection fees	637,503	700,000	700,000	700,000	2%	-	0%
State 1% building permit fees	34,131	20,000	20,000	20,000	0%	-	0%
Total License and Permits	**$ 6,115,691**	**$ 5,440,000**	**$ 5,440,000**	**$ 5,440,000**			
Intergovernmental Revenue							
Library grant	$ 13,800	$ -	$ -	$ -	0%	-	0%
Fire department grants	43,541	268,568	268,568	268,568	1%	-	0%
County recreation grants	18,436	30,000	32,000	32,000	0%	2,000	7%
State grants	24,377	75,000	75,000	75,000	0%	-	0%
Grants	6,500	71,000	70,000	70,000	0%	(1,000)	-1%
Sr citizen building rental income	2,785	5,000	5,000	5,000	0%	-	0%
Senior citizen income	56,347	50,000	50,000	50,000	0%	-	0%

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Intergovernmental Revenue- Continued							
Alpine District / Police reimbursement	68,000	100,000	103,000	103,000	0%	3,000	3%
County fire allocation	8,002	15,000	15,000	15,000	0%	-	0%
Total Intergovernmental	**$ 241,788**	**$ 614,568**	**$ 618,568**	**$ 618,568**			
Charges For Service							
Library receipts	$ 52,636	$ 70,000	$ 70,000	$ 70,000	0%	-	0%
Library video rental fees	22,054	25,000	25,000	25,000	0%	-	0%
Special police revenue	110,085	50,000	50,000	50,000	0%	-	0%
Sale of cemetery lots	191,050	130,000	130,000	130,000	0%	-	0%
Headstone setting fee	4,550	4,500	4,500	4,500	0%	-	0%
Cemetery burial fees	61,350	52,000	52,000	52,000	0%	-	0%
Fire fees	367,189	195,600	195,600	195,600	0%	-	0%
Ambulance fees	1,419,829	1,224,000	1,224,000	1,224,000	3%	-	0%
Passports	96,440	10,000	100,000	100,000	0%	90,000	0%
Total Charges for Service	**$ 2,325,182**	**$ 1,761,100**	**$ 1,851,100**	**$ 1,851,100**			
Fines and Forfeitures							
Court fines & forfeitures	$ 841,894	$ 650,000	$ 732,500	$ 732,500	2%	82,500	13%
Enforcement fees	2,395	5,000	5,000	5,000	0%	-	0%
Total Fines and Forfeitures	**$ 844,289**	**$ 655,000**	**$ 737,500**	**$ 737,500**			
Miscellaneous Revenues							
Interest earnings	$ 476,609	$ 60,000	$ 100,000	$ 100,000	0%	40,000	67%
Traffic school	47,775	33,000	33,000	33,000	0%	-	0%

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Miscellaneous Revenues - continued							
Park rental	32,657	42,000	42,000	42,000	0%	-	0%
Portable stage rental	-	5,500	5,500	5,500	0%	-	0%
Cellular one tower/park fee	46,406	65,000	65,000	65,000	0%	-	0%
Sale of fixed assets	239,306	10,000	10,000	10,000	0%	-	0%
Sale of city property	148,756	-	-	-	0%	-	0%
Sale of materials	57	500	500	500	0%	-	0%
Sale of history books	28	500	500	500	0%	-	0%
Frances Comer trust donations	-	2,750	2,750	2,750	0%	-	0%
Literacy center revenue	100	3,250	3,250	3,250	0%	-	0%
Miss Lehi revenue	12,793	21,000	21,000	21,000	0%	-	0%
Lehi roundup revenue	32,291	64,500	64,500	64,500	0%	-	0%
Misc revenue contractors	60,666	50,000	50,000	50,000	0%	-	0%
Family Week	-	-	-	-	0%	-	0%
Alpine School District Rec Fee	16,924	15,000	15,000	15,000	0%	-	0%
Office building rental fee	63,309	40,000	40,000	40,000	0%	-	0%
Miscellaneous revenue	291,390	80,000	80,000	80,000	0%	-	0%
Total Miscellaneous Revenues	**$ 1,469,066**	**$ 493,000**	**$ 533,000**	**$ 533,000**			
Contributions, Transfers & Admin							
Allocation from water & sewer	$ 465,000	$ 540,500	$ 540,500	$ 590,500	1%	50,000	9%
Allocation from electric	265,920	441,000	441,000	541,000	1%	100,000	23%
Administrative charges RDA	1,242,294	1,500,000	1,500,000	1,600,000	4%	100,000	7%
Fund balance reappropriation	-	1,260,916	-	750,314	2%	(510,602)	-40%
Total Contributions & Transfers	**$ 1,973,214**	**$ 3,742,416**	**$ 2,481,500**	**$ 3,481,814**			
Total General Fund Revenues	**$ 40,307,631**	**$ 40,532,896**	**$ 41,538,480**	**$ 42,538,794**	**100%**	**$ 2,005,898**	**5%**

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Justice court	$ 546,424	$ 574,859	$ 565,830	$ 590,830	1%	$ 15,971	3%
City recorder	150,828	283,871	188,562	188,562	0%	(95,309)	-34%
Administration	1,111,406	1,225,433	1,224,323	1,224,921	3%	(512)	0%
Human resources	252,716	275,781	399,742	304,157	1%	28,376	10%
Treasury	462,011	469,532	504,216	504,216	1%	34,684	7%
Finance	616,834	580,061	701,559	602,857	1%	22,796	4%
Mayor & City Council	298,802	357,949	372,522	372,522	1%	14,573	4%
Legal services	550,681	647,051	715,319	673,556	2%	26,505	4%
Emergency management	62,294	86,700	160,079	153,479	0%	66,779	77%
Information Center	53,829	467,706	527,207	527,207	1%	59,501	13%
Code enforcement	140,952	280,186	304,745	304,745	1%	24,559	9%
Police	7,412,956	8,284,656	9,047,656	8,827,711	21%	543,055	7%
Fire	6,016,868	7,581,943	7,972,228	7,782,253	18%	200,310	3%
Planning & zoning	736,683	911,362	957,016	957,016	2%	45,654	5%
Animal control	192,196	209,722	353,058	219,926	1%	10,204	5%
Development Services (Building Dept)	1,098,166	1,366,221	1,378,525	1,375,859	3%	9,638	1%
Economic development	172,830	206,823	222,952	222,952	1%	16,129	8%
Streets & public improvements	1,567,673	1,943,556	2,782,162	1,939,012	5%	(4,544)	0%
Public works admin	155,923	95,547	99,078	99,078	0%	3,531	4%
Engineering	733,461	769,055	791,698	788,198	2%	19,143	2%
Parks	2,383,259	2,682,353	3,618,760	3,119,525	7%	437,172	16%
Community events	385,013	491,700	508,700	490,700	1%	(1,000)	0%
Senior citizen	241,389	333,653	361,358	374,858	1%	41,205	12%
Library	1,325,685	1,367,876	1,477,484	1,420,419	3%	52,543	4%
Literacy center	335,108	360,686	388,649	387,149	1%	26,463	7%
Cemetery	403,065	510,387	546,272	536,472	1%	26,085	5%
Museum	285,231	299,750	299,750	299,750	1%	-	0%
Non-departmental	13,203,800	7,868,477	7,172,042	8,250,865	19%	382,388	5%
Total General Fund Expenditures	**$ 40,896,082**	**$ 40,532,896**	**$ 43,641,491**	**$ 42,538,794**	**100%**	**$ 2,005,898**	**5%**
Surplus/(Deficit)	**$ (588,451)**	**$ -**	**$ (2,103,011)**	**$ (0)**			

HUMAN RESOURCES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	3	3	4	3		0	
Salaries & Wages	$ 147,514	$ 163,451	$ 241,700	$ 183,950	60%	20,499	13%
Employee Benefits	67,048	72,530	115,242	78,407	26%	5,877	8%
Books, Subscriptions, Memberships	1,281	1,500	1,500	1,500	0%	-	0%
Travel & Training	1,858	3,000	6,000	5,000	2%	2,000	67%
Office Supplies	2,430	2,750	2,750	2,750	1%	-	0%
IT Fund Charges	14,004	14,000	14,000	14,000	5%	-	0%
Utilities	-	750	750	750	0%	-	0%
Equipment Maintenance	-	800	800	800	0%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	16,893	15,000	15,000	15,000	5%	-	0%
Miscellaneous	691	1,000	1,000	1,000	0%	-	0%
Total HR Expenditures	**$ 252,716**	**$ 275,781**	**$ 399,742**	**$ 304,157**	**100%**	**$ 28,376**	**87%**

JUSTICE COURT

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	4.3	5.5	5.5	5.5		0	
Salaries & Wages	$ 276,486	$ 300,209	$ 318,046	$ 318,046	54%	$ 17,837	6%
Overtime	22	750	750	750	0%	-	0%
Employee Benefits	138,772	152,240	160,374	160,374	27%	8,134	5%
Books, Subscriptions, Memberships	717	1,000	1,000	1,000	0%	-	0%
Travel & Training	11,033	13,100	13,100	13,100	2%	-	0%
Office Supplies	8,473	11,000	11,000	11,000	2%	-	0%
Building & Grounds	-	-	-	25,000	4%	25,000	0%
IT Fund Charges	20,004	20,000	20,000	20,000	3%	-	0%
Utilities	19,453	6,000	6,000	6,000	1%	-	0%
Equipment Maintenance	603	1,800	1,800	1,800	0%	-	0%
Risk Mgmt Fund Charges	1,186	1,000	1,000	1,000	0%	-	0%
Electricity - Lehi City Power	6,364	5,000	5,000	5,000	1%	-	0%
Professional & Technical	57,944	54,760	19,760	19,760	3%	(35,000)	-64%
Witness & Jury Fees	56	4,000	4,000	4,000	1%	-	0%
Miscellaneous	5,312	4,000	4,000	4,000	1%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Justice Court Expenditures	**$ 546,424**	**$ 574,859**	**$ 565,830**	**$ 590,830**	**100%**	**$ 15,971**	**3%**

CITY RECORDER

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1	1	1	1		0	
Salaries & Wages	$ 79,062	$ 76,596	$ 76,410	$ 76,410	41%	$ (186)	0%
Employee Benefits	38,659	42,625	43,502	43,502	23%	877	2%
Books, Subscriptions, Memberships	1,713	5,000	5,000	5,000	3%	-	0%
Public Notices	1,946	7,500	7,500	7,500	4%	-	0%
Travel & Training	1,839	4,000	4,000	4,000	2%	-	0%
Office Supplies	1,122	2,500	2,500	2,500	1%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	2%	-	0%
Utilities	-	750	750	750	0%	-	0%
Equipment Maintenance	15,535	20,800	20,800	20,800	11%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	1%	-	0%
Professional & Technical	5,808	12,100	12,100	12,100	6%	-	0%
Miscellaneous	152	-	11,000	11,000	6%	11,000	0%
Election Expense	-	107,000	-	-	0%	(107,000)	-100%
Capital Outlay	-	-	-	-	0%	-	0%
Total City Recorder Expenditures	**$ 150,828**	**$ 283,871**	**$ 188,562**	**$ 188,562**	**100%**	**$ (95,309)**	**-34%**

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	8	8	9	8		0	
Salaries & Wages	$ 638,597	$ 679,912	$ 651,900	$ 662,900	54%	$ (17,012)	-3%
Overtime	286	-	-	-	0%	-	0%
Employee Benefits	271,621	295,459	300,862	306,960	25%	11,501	4%
Books, Subcriptions, Memberships	8,348	6,500	6,500	6,500	1%	-	0%
Public Notices	-	1,000	1,000	1,000	0%	-	0%
Travel & Training	31,854	27,000	27,000	27,000	2%	-	0%
Office Supplies	9,934	17,500	19,000	17,500	1%	-	0%
Fleet Fund Charges	2,004	19,162	19,162	19,162	2%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	1%	-	0%
Utilities	1,996	12,000	12,000	12,000	1%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Electricity - Lehi City Power	-	10,000	10,000	10,000	1%	-	0%
Professional & Technical	118,793	40,000	40,000	40,000	3%	-	0%
Public Defender	-	100,000	100,000	100,000	8%	-	0%
Miscellaneous	17,966	6,900	26,900	11,900	1%	5,000	72%
Captial	-	-	-	-	0%	-	0%
Total Administration Expenditures	**$ 1,111,406**	**$ 1,225,433**	**$ 1,224,323**	**$ 1,224,921**	**100%**	**$ (512)**	**0%**

TREASURY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	5	4	5	5		0	
Salaries & Wages	$ 254,529	$ 266,746	$ 279,659	$ 279,659	55%	$ 12,913	5%
Employee Benefits	153,807	165,086	177,857	177,857	35%	12,771	8%
Books, Subscriptions, Memberships	150	1,000	1,000	1,000	0%	-	0%
Travel & Training	2,333	4,000	4,000	4,000	1%	-	0%
Office Supplies	4,278	3,200	3,200	3,200	1%	-	0%
IT Fund Charges	15,996	16,000	16,000	16,000	3%	-	0%
Utilities	-	1,000	1,000	1,000	0%	-	0%
Equipment Maintenance	-	500	500	500	0%	-	0%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	2%	-	0%
Professional & Technical	19,320	1,000	10,000	10,000	2%	9,000	900%
Miscellaneous	1,601	1,000	1,000	1,000	0%	-	0%
Total Treasury Expenditures	**$ 462,011**	**$ 469,532**	**$ 504,216**	**$ 504,216**	**100%**	**$ 34,684**	**7%**

FINANCE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	4	4	5	4		0	
Salaries & Wages	$ 356,662	$ 323,972	$ 398,331	$ 337,331	56%	$ 13,359	4%
Employee Benefits	186,106	169,293	214,031	176,329	29%	7,036	4%
Books, Subscriptions, Memberships	1,288	2,246	2,246	2,246	0%	-	0%
Travel & Training	4,219	6,500	7,700	7,700	1%	1,200	18%
Office Supplies	3,074	10,000	11,200	11,200	2%	1,200	12%
IT Fund Charges	9,996	10,000	10,000	10,000	2%	-	0%
Utilities	-	500	500	500	0%	-	0%
Equipment Maintenance	-	1,500	1,500	1,500	0%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	4,891	5,000	5,000	5,000	1%	-	0%
Yearly audit	48,300	46,000	46,000	46,000	8%	-	0%
Budget award	-	550	550	550	0%	-	0%
Miscellaneous	1,301	3,500	3,500	3,500	1%	-	0%
Total Finance Expenditures	**$ 616,834**	**$ 580,061**	**$ 701,559**	**$ 602,857**	**100%**	**$ 22,796**	**4%**

MAYOR & CITY COUNCIL

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	6	6	6	6		0	
Salaries & Wages	$ 116,306	$ 120,328	$ 124,481	$ 124,481	33%	$ 4,153	3%
Employee Benefits	112,943	130,621	141,041	141,041	38%	10,420	8%
Books, Subscriptions, Memberships	39,634	35,000	35,000	35,000	9%	-	0%
Travel & Training	4,339	15,000	15,000	15,000	4%	-	0%
Office Supplies	70	3,000	3,000	3,000	1%	-	0%
Reimb. Expenses	-	5,000	5,000	5,000	1%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	1%	-	0%
IT Fund Charges	5,004	5,000	5,000	5,000	1%	-	0%
Professional & Technical	9,000	25,000	25,000	25,000	7%	-	0%
Miscellaneous	9,502	17,000	17,000	17,000	5%	-	0%
Total City Council Expenditures	**$ 298,802**	**$ 357,949**	**$ 372,522**	**$ 372,522**	**100%**	**$ 14,573**	**4%**

LEGAL SERVICES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	5.25	5.75	6.25	5.75		0	
Salaries & Wages	$ 356,041	$ 397,250	428,518	415,582	62%	$ 18,332	5%
Employee Benefits	132,724	144,801	179,800	150,973	22%	6,172	4%
Books, Subscriptions, Memberships	7,032	6,500	8,500	8,500	1%	2,000	31%
Travel & Training	1,401	5,500	5,500	5,500	1%	-	0%
Office Supplies	1,282	10,000	10,000	10,000	1%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	1%	-	0%
Utilities	957	500	500	500	0%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Professional & Technical	11,126	40,000	40,000	40,000	6%	-	0%
Prosecutor Outside Counsel	28,940	30,000	30,000	30,000	4%	-	0%
Miscellaneous	1,170	2,500	2,500	2,500	0%	-	0%
Total Legal Services Expenditures	**$ 550,681**	**$ 647,051**	**$ 715,319**	**$ 673,556**	**100%**	**$ 26,505**	**4%**

EMERGENCY MANAGEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	0.5	0.5	1	1		0.5	
Salaries & Wages	$ 15,670	$ 30,500	$ 61,061	$ 61,061	40%	$ 30,561	0%
Employee Benefits	1,200	1,500	37,718	37,718	25%	36,218	0%
Books, Subscriptions & Memberships	3,175	-	-	-	0%	-	0%
Travel & Training	657	3,500	3,500	3,500	2%	-	0%
Office Supplies	-	500	500	500	0%	-	0%
Professional & Technical	-	10,000	10,000	10,000	7%	-	0%
Miscellaneous	26,074	21,700	28,300	21,700	14%	-	0%
Cert Program	15,518	12,500	12,500	12,500	8%	-	0%
Rehab Program	-	6,500	6,500	6,500	4%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Emergency Mgmt Expenditures	**$ 62,294**	**$ 86,700**	**$ 160,079**	**$ 153,479**	**100%**	**$ 66,779**	**77%**

INFORMATION CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1.5	7	7	7		0	
Salaries & Wages	$ 34,149	$ 305,697	$ 319,621	$ 319,621	0%	$ 13,924	5%
Overtime	-	-	-	-	0%	-	0%
Employee Benefits	19,085	141,409	181,986	181,986	0%	40,577	29%
Books, Subscriptions, Memberships	-	-	1,000	1,000	0%	1,000	0%
Travel & Training	595	3,000	3,000	3,000	0%	-	0%
Office Supplies	-	5,600	5,600	5,600	0%	-	0%
IT Fund Charges	-	3,000	3,000	3,000	0%	-	0%
Professional & Technical	-	-	4,000	4,000	0%	4,000	0%
Miscellaneous	-	9,000	9,000	9,000	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Information Center Expenditures	**$ 53,829**	**$ 467,706**	**$ 527,207**	**$ 527,207**	**0%**	**$ 59,501**	**13%**

CODE ENFORCEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1	2	2	2		0	
Salaries & Wages	$ 68,283	$ 147,990	163,947	163,947	54%	$ 15,957	11%
Overtime	8,064	3,000	3,000	3,000	1%	-	0%
Employee Benefits	47,613	106,902	115,504	115,504	38%	8,602	8%
Office Supplies	-	-	-	-	0%	-	0%
Fleet Fund Charges	12,000	12,000	12,000	12,000	4%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	-	5,000	5,000	5,000	2%	-	0%
Miscellaneous	-	294	294	294	0%	-	0%
Total Code Enforcement Expenditures	**$ 140,952**	**$ 280,186**	**$ 304,745**	**$ 304,745**	**100%**	**$ 24,559**	**9%**

POLICE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	60	62	66.5	65		3	
Salaries & Wages	$ 3,838,144	$ 4,351,639	$ 4,680,051	$ 4,542,877	51%	$ 191,238	4%
Overtime	474,665	277,000	277,000	277,000	3%	-	0%
Employee Benefits	2,234,237	2,701,329	2,906,895	2,829,299	32%	127,970	5%
Uniforms	73,005	61,000	57,400	57,400	1%	(3,600)	-6%
Tactical Equipment	11,338	16,000	28,000	24,500	0%	8,500	53%
Books, Subscriptions, Memberships	4,317	4,338	4,338	4,338	0%	-	0%
Travel & Training	64,759	59,250	57,550	57,550	1%	(1,700)	-3%
Office Supplies	25,719	29,000	33,000	31,000	0%	2,000	7%
Fleet Fund Charges	249,996	280,802	276,802	439,102	5%	158,300	56%
Buildings & Grounds O&M	5,004	5,000	5,000	65,000	1%	60,000	1200%
Utilities	40,680	79,134	77,756	77,756	1%	(1,378)	-2%
Equipment Maintenance	74,771	58,074	80,374	74,799	1%	16,725	29%
Miscellaneous Supplies	19,209	38,890	23,890	23,890	0%	(15,000)	-39%
Electricity - Lehi City Power	14,713	20,000	20,000	20,000	0%	-	0%
Professional & Technical	72,503	63,000	63,000	63,000	1%	-	0%
IT Fund Charges	126,204	126,200	126,200	126,200	1%	-	0%
Risk Mgmt Fund Charges	23,004	23,000	23,000	23,000	0%	-	0%
K9 Supplies	10,023	12,000	12,000	12,000	0%	-	0%
Firearms & Supplies	20,505	44,000	44,000	44,000	0%	-	0%
Miscellaneous	25,455	25,000	25,000	25,000	0%	-	0%
Capital Outlay	-	-	216,400	-	0%	-	0%
Youth Court Expenses	715	2,000	2,000	2,000	0%	-	0%
NOVA Expenses	3,990	6,000	6,000	6,000	0%	-	0%
RAD Kids Expenses	-	2,000	2,000	2,000	0%	-	0%
Total Police Expenditures	**$ 7,412,956**	**$ 8,284,656**	**$ 9,047,656**	**$ 8,827,711**	**100%**	**$ 543,058**	**7%**

FIRE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	66.35	67.35	67.35	67.35		0	
Salaries & Wages	$ 3,343,084	$ 4,116,138	$ 4,082,054	$ 4,016,054	52%	$ (100,084)	-2%
Overtime	295,128	177,729	177,729	177,729	2%	-	0%
Employee Benefits	1,661,436	1,964,988	2,250,557	2,211,757	28%	246,769	13%
Uniforms	85,078	95,107	87,907	87,907	1%	(7,200)	-8%
Books, Subscriptions, Memberships	17,710	20,150	20,150	20,150	0%	-	0%
Travel & Training	31,742	44,462	44,462	44,462	1%	-	0%
Office Supplies	8,677	24,900	24,900	22,400	0%	(2,500)	-10%
Fleet Fund Charges	125,004	583,164	583,164	583,164	7%	-	0%
Buildings & Grounds O&M	13,578	12,675	12,675	25,000	0%	12,325	97%
Utilities	21,509	32,000	32,000	32,000	0%	-	0%
Equipment Maintenance	61,755	74,500	74,500	74,500	1%	-	0%
Electricity - Lehi City Power	49,206	19,000	50,000	50,000	1%	31,000	163%
Professional & Technical	49,158	70,200	70,200	70,200	1%	-	0%
IT Fund Charges	20,004	20,000	20,000	20,000	0%	-	0%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	0%	-	0%
Education	21,272	26,650	26,650	26,650	0%	-	0%
First Aid Supplies	107,383	102,950	122,950	122,950	2%	20,000	19%
Miscellaneous	95,150	187,330	187,330	187,330	2%	-	0%
Capital Outlay	-	-	95,000	-	0%	-	0%
Total Fire Expenditures	**$ 6,016,868**	**$ 7,581,943**	**$ 7,972,228**	**$ 7,782,253**	**100%**	**$ 200,310**	**3%**

PLANNING & ZONING

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	5.25	6.25	7.25	7.25		1	
Salaries & Wages	$ 401,847	$ 531,340	$ 585,643	$ 585,643	61%	$ 54,303	10%
Employee Benefits	178,655	241,807	262,458	262,458	27%	20,651	9%
Books, Subscriptions, Memberships	2,838	3,000	3,000	3,000	0%	-	0%
Public Notices	5,494	9,000	9,000	9,000	1%	-	0%
Travel & Training	4,737	12,000	13,300	13,300	1%	1,300	11%
Office Supplies	2,884	15,600	12,500	12,500	1%	(3,100)	-20%
Fleet Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
Buildings & Grounds O&M	-	-	-	-	0%	-	0%
Utilities	6,932	3,000	3,000	3,000	0%	-	0%
Equipment Maintenance	-	4,295	4,295	4,295	0%	-	0%
Professional & Technical	93,022	62,320	32,320	32,320	3%	(30,000)	-48%
IT Fund Charges	14,004	14,000	14,000	14,000	1%	-	0%
Risk Mgmt Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
Recording Fees	4,493	3,500	6,000	6,000	1%	2,500	71%
Standards Update	-	1,000	1,000	1,000	0%	-	0%
Miscellaneous	3,681	2,500	2,500	2,500	0%	-	0%
Capital Outlay	10,105	-	-	-	0%	-	0%
Total Planning Expenditures	**$ 736,683**	**$ 911,362**	**$ 957,016**	**$ 957,016**	**100%**	**$ 45,654**	**5%**

ANIMAL CONTROL

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1	1	2	1		0	
Salaries & Wages	$ 55,111	$ 57,280	$ 110,947	$ 63,097	29%	$ 5,817	10%
Overtime	721	4,000	4,000	4,000	2%	-	0%
Employee Benefits	42,687	46,382	87,551	49,769	23%	3,387	7%
Uniforms	1,200	1,800	1,800	1,800	1%	-	0%
Travel & Training	-	-	-	-	0%	-	0%
Fleet Fund Charges	3,996	4,000	4,000	4,000	2%	-	0%
IT Fund Charges	2,004	2,000	2,000	2,000	1%	-	0%
Equipment Maintenance	205	300	1,300	1,300	1%	1,000	333%
Professional & Technical	86,272	93,960	93,960	93,960	43%	-	0%
Capital Outlay	-	-	47,500	-	0%	-	0%
Total Animal Control Expenditures	**$ 192,196**	**$ 209,722**	**$ 353,058**	**$ 219,926**	**100%**	**$ 10,204**	**5%**

DEVELOPMENT SERVICES (BUILDING INSPECTION)

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	10	13	13	13		0	
Salaries & Wages	$ 626,979	$ 825,576	$ 840,730	$ 840,730	61%	$ 15,154	2%
Overtime	8,042	10,000	10,000	10,000	1%	-	0%
Employee Benefits	319,792	428,634	433,184	430,518	31%	1,884	0%
Uniforms	2,404	2,400	3,100	3,100	0%	700	29%
Books, Subscriptions, Memberships	3,447	9,000	9,000	9,000	1%	-	0%
Travel & Training	9,240	17,000	17,000	17,000	1%	-	0%
Office Supplies	20,149	17,100	9,000	9,000	1%	(8,100)	-47%
Fleet Fund Charges	18,000	24,601	24,601	24,601	2%	-	0%
Buildings & Grounds O&M	-	-	-	-	0%	-	0%
Utilities	4,718	2,500	2,500	2,500	0%	-	0%
Equipment Maintenance	-	2,200	2,200	2,200	0%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	64	-	-	-	0%	-	0%
State 1% Building Fees	28,967	-	-	-	0%	-	0%
IT Fund Charges	18,000	18,000	18,000	18,000	1%	-	0%
Miscellaneous	2,572	4,210	4,210	4,210	0%	-	0%
Capital Outlay	30,788	-	-	-	0%	-	0%
Total Building Inspection Expenditures	**$ 1,098,166**	**$ 1,366,221**	**$ 1,378,525**	**$ 1,375,859**	**100%**	**$ 9,638**	**1%**

ECONOMIC DEVELOPMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1	1	1	1		0	
Salaries & Wages	$ 104,882	$ 118,815	$ 120,810	$ 120,810	54%	$ 1,995	2%
Employee Benefits	48,625	51,233	55,366	55,366	25%	4,133	8%
Books, Subscriptions, Memberships	1,349	1,200	1,200	1,200	1%	-	0%
Public Notices	-	1,200	1,200	1,200	1%	-	0%
Travel & Training	12,173	7,875	7,875	7,875	4%	-	0%
Office Supplies	947	1,500	1,500	1,500	1%	-	0%
IT Fund Charges	2,004	2,000	2,000	2,000	1%	-	0%
Permits & Licenses	-	1,500	1,500	1,500	1%	-	0%
Risk Management Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	773	10,500	20,500	20,500	9%	10,000	95%
Miscellaneous	1,082	10,000	10,000	10,000	4%	-	0%
Total Economic Develop Expenditures	**$ 172,830**	**$ 206,823**	**$ 222,952**	**$ 222,952**	**100%**	**$ 16,129**	**8%**

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	16.75	17.75	19.75	17.75		0	
Salaries & Wages	$ 787,158	$ 884,212	$ 1,063,228	$ 891,428	46%	$ 7,216	1%
Overtime	68,712	50,000	50,000	50,000	3%	-	0%
Employee Benefits	499,650	587,814	577,304	544,754	28%	(43,060)	-7%
Uniforms	10,718	7,600	7,900	7,600	0%	-	0%
Books, Subscriptions, Memberships	-	200	200	200	0%	-	0%
Travel & Training	7,718	25,000	25,000	25,000	1%	-	0%
Office Supplies	2,855	5,500	18,000	5,500	0%	-	0%
Fleet Fund Charges	45,000	274,914	274,914	274,914	14%	-	0%
Buildings & Grounds	-	-	-	25,000	1%	25,000	0%
Utilities	17,086	5,000	5,000	5,000	0%	-	0%
Equipment Maintenance	14,220	25,000	25,000	25,000	1%	-	0%
Risk Mgmt Fund Charges	10,146	10,000	10,000	10,000	1%	-	0%
Electricity - Lehi City Power	24,309	4,000	4,000	4,000	0%	-	0%
Professional & Technical	45,163	25,094	25,094	25,094	1%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	0%	-	0%
Department Supplies	26,936	19,922	19,922	19,922	1%	-	0%
Capital	-	2,500	659,800	8,800	0%	6,300	0%
Landfill Closure/Postclosure	-	8,800	8,800	8,800	0%	-	0%
Total Streets Expenditures	**$ 1,567,673**	**$ 1,943,556**	**$ 2,782,162**	**$ 1,939,012**	**100%**	**$ (4,544)**	**0%**

PUBLIC WORKS ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	2	1	1	1		0	
Salaries & Wages	$ 88,772	$ 42,052	$ 44,107	$ 44,107	45%	$ 2,055	5%
Employee Benefits	52,520	33,395	34,871	34,871	35%	1,476	4%
Books, Subscrip, Memberships	-	-	-	-	0%	-	0%
Travel & Training	1,133	3,000	3,000	3,000	3%	-	0%
Office Supplies	778	2,600	2,600	2,600	3%	-	0%
Fleet Fund Charges	3,996	4,000	4,000	4,000	4%	-	0%
IT Fund Charges	6,000	6,000	6,000	6,000	6%	-	0%
Utilities	328	-	-	-	0%	-	0%
Equipment Maintenance	-	500	500	500	1%	-	0%
Risk Mgmt Fund Charges	1,852	1,500	1,500	1,500	2%	-	0%
Professional & Technical	368	2,500	2,500	2,500	3%	-	0%
Miscellaneous	178	-	-	-	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Public Works Admin Expenditures	**$ 155,923**	**$ 95,547**	**$ 99,078**	**$ 99,078**	**100%**	**$ 3,531**	**4%**

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	5	5	6	5		0	
Salaries & Wages	$ 459,730	$ 468,336	$ 478,982	$ 478,982	61%	$ 10,646	2%
Employee Benefits	207,899	224,119	231,116	231,116	29%	6,997	3%
Uniforms	513	600	600	600	0%	-	0%
Books, Subscriptions, Memberships	-	1,000	1,000	1,000	0%	-	0%
Travel & Training	5,658	9,500	9,500	9,500	1%	-	0%
Office Supplies	500	6,000	10,000	6,500	1%	500	8%
Fleet Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
IT Fund Charges	6,000	6,000	6,000	6,000	1%	-	0%
Utilities	1,658	-	-	-	0%	-	0%
Equipment Maintenance	20,529	24,000	25,000	25,000	3%	1,000	4%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Professional & Technical	19,989	23,000	23,000	23,000	3%	-	0%
Miscellaneous	136	500	500	500	0%	-	0%
Capital Outlay	4,849	-	-	-	0%	-	0%
Total Engineering Expenditures	**$ 733,461**	**$ 769,055**	**$ 791,698**	**$ 788,198**	**100%**	**$ 19,143**	**2%**

PARKS

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	31	31	35	33		2	
Salaries & Wages	$ 951,204	$ 1,073,199	$ 1,304,250	$ 1,229,370	39%	$ 156,171	15%
Overtime	51,742	35,000	50,000	50,000	2%	15,000	43%
Employee Benefits	433,477	525,717	719,583	655,217	21%	129,500	25%
Uniforms	8,648	9,030	9,030	9,030	0%	-	0%
Travel & Training	13,202	8,000	12,000	12,000	0%	4,000	50%
Office Supplies	2,160	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	24,996	81,357	81,357	81,357	3%	-	0%
Buildings & Grounds O&M	99,831	84,500	84,500	84,500	3%	-	0%
Utilities	12,509	7,500	7,500	7,500	0%	-	0%
Equipment Maintenance	42,700	40,000	40,000	40,000	1%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Electricity - Lehi City Power	55,657	48,000	48,000	48,000	2%	-	0%
Professional & Technical	272,986	369,500	419,500	419,500	13%	50,000	14%
IT Fund Charges	6,000	6,000	6,000	6,000	0%	-	0%
Tree Trimming	35,238	20,000	40,000	40,000	1%	20,000	100%
Purchase of Trees	13,446	103,000	103,000	103,000	3%	-	0%
Miscellaneous	15,676	12,850	22,850	12,850	0%	-	0%
Park Maintenance	160,256	196,700	196,700	196,700	6%	-	0%
Park Pavilion & Playground Upgrades	91,993	55,000	87,000	87,000	3%	32,000	58%
Capital Outlay	86,536	-	380,489	30,500	1%	30,500	0%
Total Parks Expenditures	**$ 2,383,259**	**$ 2,682,353**	**$ 3,618,760**	**$ 3,119,525**	**100%**	**$ 437,172**	**16%**

COMMUNITY EVENTS

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Cultural Arts Council Expense	$ 76,000	$ 78,000	$ 78,000	$ 78,000	16%	$ -	0%
Boys State Contribution	-	800	800	800	0%	-	0%
Miss Lehi Pageant	31,485	22,000	22,000	22,000	4%	-	0%
Lehi Float	-	16,000	16,000	16,000	3%	-	0%
Lehi Parade & Events Committee	143,224	102,500	102,500	102,500	21%	-	0%
Youth City Council	1,077	4,000	4,000	4,000	1%	-	0%
Family Week	756	5,000	5,000	5,000	1%	-	0%
Foam Day	14,714	13,000	13,000	13,000	3%	-	0%
Lehi Silver Band	-	2,500	2,500	2,500	1%	-	0%
Community Beautification	10,481	11,000	11,000	11,000	2%	-	0%
Historical Preservation Committee	191	-	-	-	0%	-	0%
Brochures Published	-	3,000	3,000	3,000	1%	-	0%
Santa Parade	2,751	1,500	1,500	1,500	0%	-	0%
Special Projects	16,513	90,000	90,000	90,000	18%	-	0%
Summer Splash Party	-	20,000	20,000	20,000	4%	-	0%
Teen Event	1,061	2,500	2,500	2,500	1%	-	0%
National Night Out Event	4,535	5,000	5,000	5,000	1%	-	0%
Outdoor Movies	10,424	12,200	12,200	12,200	2%	-	0%
Archives Donation	2,771	28,000	28,000	28,000	6%	-	0%
Fireworks Show	25,000	25,000	25,000	25,000	5%	-	0%
Parks & Trails Committee	-	1,700	1,700	1,700	0%	-	0%
Christmas in Lehi	-	1,000	1,000	1,000	0%	-	0%
Easter Egg Hunt	6,712	7,000	7,000	7,000	1%	-	0%
Miscellaneous special events	15,266	11,000	28,000	10,000	2%	(1,000)	-9%
Just for Kids	20,000	20,000	20,000	20,000	4%	-	0%
Volunteer Celebration	2,055	4,000	4,000	4,000	1%	-	0%
Veteran's Day Celebration	-	5,000	5,000	5,000	1%	-	0%
Total Comm Events Expenditures	**$ 385,013**	**$ 491,700**	**$ 508,700**	**$ 490,700**	**100%**	**$ (1,000)**	**0%**

SENIOR CITIZEN

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	4.5	4.5	4.5	4.5		0	
Salaries & Wages	$ 126,640	$ 164,182	$ 165,416	$ 165,416	44%	$ 1,234	1%
Overtime	234	-	-	-	0%	-	0%
Employee Benefits	45,057	56,821	58,292	58,292	16%	1,471	3%
Travel & Training	27,652	2,000	2,000	2,000	1%	-	0%
Office Supplies	4,174	4,000	4,000	4,000	1%	-	0%
Senior Citizen - Bldgs & Grounds	1,500	1,500	1,500	15,000	4%	13,500	900%
Utilities	-	2,000	2,000	2,000	1%	-	0%
IT Fund Charges	-	-	-	-	0%	-	0%
Electricity - Lehi City Power	-	6,500	6,500	6,500	2%	-	0%
Professional & Technical	-	1,650	1,650	1,650	0%	-	0%
Program Expenditures	-	63,000	63,000	63,000	17%	-	0%
Meal Management	27,005	23,000	23,000	23,000	6%	-	0%
Miscellaneous	249	9,000	9,000	9,000	2%	-	0%
Capital Outlay	8,880	-	25,000	25,000	7%	25,000	0%
Total Senior Citizen Expenditures	**$ 241,389**	**$ 333,653**	**$ 361,358**	**$ 374,858**	**100%**	**$ 41,205**	**12%**

LIBRARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	21.93	21.93	21.93	21.93		0	
Salaries & Wages	$ 649,223	$ 690,596	$ 700,330	$ 700,330	49%	$ 9,734	1%
Employee Benefits	256,925	290,873	300,683	300,683	21%	9,810	3%
Books	225,948	185,000	237,000	195,000	14%	10,000	5%
Subscriptions	15,678	10,000	10,000	10,000	1%	-	0%
Travel & Training	1,274	7,000	7,000	7,000	0%	-	0%
Office Supplies	25,904	22,000	22,000	22,000	2%	-	0%
Equipment Maintenance	46,413	51,827	51,827	51,827	4%	-	0%
Buildings & Grounds O&M	2,057	2,000	2,000	25,000	2%	23,000	1150%
Utilities	6,031	10,000	10,000	10,000	1%	-	0%
Story Hour Expense	8,267	8,250	8,250	8,250	1%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Electricity - Lehi City Power	18,378	18,000	18,000	18,000	1%	-	0%
Professional & Technical	6,927	5,000	5,000	5,000	0%	-	0%
Collections	2,181	2,000	2,000	2,000	0%	-	0%
IT Fund Charges	50,004	51,500	50,000	50,000	4%	(1,500)	-3%
Miscellaneous	5,470	8,830	10,330	10,330	1%	1,500	17%
Capital Outlay	-	-	38,065	-	0%	-	0%
Total Library Expenditures	**$ 1,325,685**	**$ 1,367,876**	**$ 1,477,484**	**$ 1,420,419**	**100%**	**$ 52,543**	**4%**

LITERACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	6.5	6.5	6.5	6.5		0	
Salaries & Wages	$ 225,237	$ 247,719	$ 250,172	$ 250,172	65%	$ 2,453	1%
Employee Benefits	63,442	84,717	87,227	87,227	23%	2,510	3%
Books, Subscriptions, Memberships	270	500	500	500	0%	-	0%
Travel & Training	-	1,000	1,000	1,000	0%	-	0%
Office Supplies	6,885	5,000	5,000	5,000	1%	-	0%
Buildings & Grounds O&M	1,535	1,500	1,500	15,000	4%	13,500	900%
Utilities	5,152	1,000	4,000	4,000	1%	3,000	300%
Equipment Maintenance	-	750	750	750	0%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	1%	-	0%
Electricity - Lehi City Power	-	-	5,000	5,000	1%	5,000	0%
Professional & Technical	10,296	2,500	2,500	2,500	1%	-	0%
IT Fund Charges	5,004	5,000	5,000	5,000	1%	-	0%
Miscellaneous	7,973	6,000	6,000	6,000	2%	-	0%
Litercay Foundation Expenses	4,309	-	-	-	0%	-	0%
Capital Outlay	-	-	15,000	-	0%	-	0%
Total Literacy Center Expenditures	**$ 335,108**	**$ 360,686**	**$ 388,649**	**$ 387,149**	**100%**	**$ 26,463**	**7%**

CEMETERY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	6	7	7	7		0	
Salaries & Wages	$ 230,080	$ 261,435	$ 273,746	$ 273,746	51%	$ 12,311	5%
Overtime	2,178	3,500	3,500	3,500	1%	-	0%
Employee Benefits	80,526	152,595	141,569	141,569	26%	(11,026)	-7%
Uniforms	1,398	1,800	1,800	1,800	0%	-	0%
Newspaper Expense	-	357	357	357	0%	-	0%
Office Supplies	687	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	9,996	15,000	15,000	15,000	3%	-	0%
Cemetery Maintenance	37,360	24,000	24,000	24,000	4%	-	0%
Utilities	4,899	6,200	6,200	6,200	1%	-	0%
Equipment Maintenance	11,278	16,000	16,000	16,000	3%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Electricity - Lehi City Power	3,212	3,000	3,000	3,000	1%	-	0%
Professional & Technical	3,954	5,000	5,000	5,000	1%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
Safety	452	-	-	-	0%	-	0%
Purchase Trees	227	8,500	8,500	8,500	2%	-	0%
Miscellaneous	5,908	5,000	9,000	9,000	2%	4,000	80%
Capital Outlay	4,911	-	30,600	20,800	4%	20,800	0%
Total Cemetery Expenditures	**$ 403,065**	**$ 510,387**	**$ 546,272**	**$ 536,472**	**100%**	**$ 26,085**	**5%**

MUSEUM

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Salaries & Wages	$ -	$ -	$ -	$ -	0%	$ -	0%
Employee Benefits	-	-	-	-	0%	-	0%
Publicity	-	-	-	-	0%	-	0%
Office Supplies	-	-	-	-	0%	-	0%
Lehi Archives Office Supplies	-	-	-	-	0%	-	0%
Vehicle Fuel/Maint/Mileage	-	-	-	-	0%	-	0%
Buildings & Grounds O&M	2,952	2,950	22,950	22,950	8%	20,000	678%
Utilities	2,730	6,800	6,800	6,800	2%	-	0%
Electricity - Lehi City Power	10,299	10,000	10,000	10,000	3%	-	0%
Professional & Technical	260,000	260,000	260,000	260,000	87%	-	0%
IT Fund Charges	-	-	-	-	0%	-	0%
Risk Mgmt Fund Charges	-	-	-	-	0%	-	0%
Miscellaneous	9,250	20,000	-	-	0%	(20,000)	-100%
Museum Contribution	-	-	-	-	0%	-	0%
Total Museum Expenditures	**$ 285,231**	**$ 299,750**	**$ 299,750**	**$ 299,750**	**100%**	**-**	**0%**

NON-DEPARTMENTAL

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Utilities	$ 258,090	$ 245,000	$ 245,000	$ 245,000	3%	$ -	0%
Credit Card & Bank Charges	12,707	20,000	20,000	20,000	0%	-	0%
Document Imaging	-	30,000	30,000	30,000	0%	-	0%
Contribution to Risk Fund	-	-	-	370,013	4%	370,013	0%
Contribution to Fleet Fund	405,996	229,800	229,800	615,435	7%	385,635	168%
Employee Appreciation	38,776	25,000	75,000	75,000	1%	50,000	200%
Contrib to Legacy Center/Outdoor Pool	1,867,296	1,789,137	1,870,842	1,870,842	23%	81,705	5%
Museum Project Thanksgiving Point	100,000	100,000	100,000	100,000	1%	-	0%
Contribution to Chamber	22,000	17,000	12,000	12,000	0%	(5,000)	-29%
Fox Hollow Golf Course	241,807	275,000	275,000	275,000	3%	-	0%
Contingency	68,873	100,000	100,000	100,000	1%	-	0%
MAG Contribution	35,062	25,000	25,000	25,000	0%	-	0%
Branding	13,092	20,000	20,000	20,000	0%	-	0%
Mayor/Council Special Projects	33,790	50,000	50,000	50,000	1%	-	0%
Contribution to IT Fund	308,496	308,500	308,500	305,500	4%	(3,000)	-1%
Contribution to Capital Projects Fund	7,200,000	1,120,140	-	300,000	4%	(820,140)	-73%
Intergovernmental Relations	55,169	50,000	50,000	50,000	1%	-	0%
Employee Wellness	10,898	60,000	177,000	177,000	2%	117,000	195%
UVSSD dispatch costs	346,870	400,908	400,908	400,908	5%	-	0%
Market Adjustment	-	-	180,000	180,000	2%	180,000	0%
Youth Council	99	5,000	5,000	5,000	0%	-	0%
Information fair	9,627	10,000	10,000	10,000	0%	-	0%
VIPS	1,445	5,000	5,000	5,000	0%	-	0%
Contribution to Bldgs/Grounds Fund	1,043,496	1,043,497	1,043,497	869,672	11%	(173,825)	0%
911 Fees Passthrough to UVDSSD	-	325,000	325,000	325,000	4%	-	0%
Contribution to Police Impact Fees	1,130,210	-	-	-	0%	-	0%
Transfer to Debt Service	-	1,614,495	1,614,495	1,814,495	22%	200,000	0%
Total Non-Departmental Expenditures	**$ 13,203,800**	**$ 7,868,477**	**$ 7,172,042**	**$ 8,250,865**	**56%**	**$ 176,213**	**5%**

CLASS "C" ROADS

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Class 'C" Road Allotment	$ 2,511,008	$ 2,200,000	$ 3,500,000	$ 3,500,000	76%	$ 1,300,000	59%
Interest Earnings	8,779	-	-	-	0%	-	0%
Re-appropriate balance	-	-	-	1,090,000	24%	1,090,000	0%
Total Revenues	$ 2,519,787	$ 2,200,000	$ 3,500,000	$ 4,590,000	**76%**	**$ 1,300,000**	**109%**
Expenditures							
Road Maintenance	$ 1,407,647	$ 1,493,000	$ 1,493,000	$ 1,493,000	33%	-	0%
Snow Removal & Salt	151,471	132,000	132,000	132,000	3%	-	0%
Striping	105,171	200,000	200,000	200,000	4%	-	0%
Equipment rental	22,670	60,000	60,000	60,000	1%	-	0%
Street signs	94,032	85,000	85,000	85,000	2%	-	0%
Traffic Control Updates	6,172	20,000	20,000	20,000	0%	-	0%
Oil Distribtutor	100,510	-	-	-	0%	-	0%
Salt Sander & Dump Body	-	56,000	-	-	0%	(56,000)	-100%
Asphalt Roller	-	45,000	-	-	0%	(45,000)	-100%
Crack Seal Machine	-	70,000	-	-	0%	(70,000)	-100%
Road Reconstruction Projects	-	-	2,600,000	2,330,000	51%	2,330,000	0%
Signal Lights & Signal Development	-	-	200,000	200,000	4%	200,000	0%
Marathon Mastic Melter	-	-	70,000	70,000	2%	70,000	0%
Reserves	-	39,000	-	-	0%	(39,000)	-100%
Total Expenditures	$ 1,887,673	$ 2,200,000	$ 4,860,000	$ 4,590,000	**65%**	**$ 2,390,000**	**109%**
Surplus(Deficit)	**$ 632,114**	**$ -**	**$ (1,360,000)**	**$ -**			

LIQUOR FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Income	$ -	$ -	$ -	$ -	0%	$ -	0%
Liquor fund allottment	58,807	60,000	60,000	60,000	100%	-	0%
Re-appropreiate fund balance	-	-	-	-	0%	-	0%
Total Revenues	$ 58,807	$ 60,000	$ 60,000	$ 60,000	100%	$ -	0%
Expenditures							
Wages > DUI enforcement	$ 44,105	$ 18,000	$ 18,000	$ 18,000	30%	$ -	0%
Benefits	14,702	6,500	6,500	6,500	11%	-	0%
Miscellaneous	-	35,500	35,500	35,500	59%	-	0%
Fund Balance	-	-	-	-	0%	-	0%
Total Expenditures	$ 58,807	$ 60,000	$ 60,000	$ 60,000	100%	$ -	100%
Surplus(Deficit)	**$ 0**	**$ -**	**$ -**	**$ -**			

LEGACY CENTER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 31,507	$ 1,000	$ 1,000	$ 1,000	0%	$ -	0%
Legacy Center Pass Sales	1,763,317	1,550,000	1,550,000	1,550,000	29%	-	0%
Charges For Service	1,267,163	1,200,000	1,200,000	1,229,200	23%	29,200	2%
Merchandise Sales	31,929	30,000	30,000	30,000	1%	-	0%
Offsite Concession Sales	55,775	60,000	60,000	60,000	1%	-	0%
Center Court Receipts	192,675	200,000	200,000	200,000	4%	-	0%
Swim Program Revenue	345,384	325,000	325,000	325,000	6%	-	0%
Contribution From General Fund	1,867,296	1,789,137	-	1,870,842	36%	81,705	5%
Total Revenues	$ 5,555,047	$ 5,155,137	$ 3,366,000	$ 5,266,042	100%	$ 110,905	2%
Operating expenses	$ 5,329,070	$ 5,155,137	$ 5,266,042	$ 5,266,042			
Surplus(Deficit)	**$ 225,977**	**$ -**	**$ (1,900,042)**	**$ 0**			

LEGACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	76.77	76.77	76.77	76.77		0	
Salaries & Wages	$ 2,358,863	$ 2,612,200	$ 2,695,091	$ 2,695,091	51%	$ 82,891	3%
Overtime	348	1,000	1,000	1,000	0%	-	0%
Employee Benefits	460,986	502,479	520,292	520,292	10%	17,813	4%
Uniforms	2,980	3,700	3,700	3,700	0%	-	0%
Fleet Fund Charges	2,004	36,000	36,000	36,000	1%	-	0%
IT Fund Charges	53,004	53,000	53,000	53,000	1%	-	0%
Risk Mgmt Fund Charges	65,004	65,000	65,000	65,000	1%	-	0%
Books, Subscriptions, Memberships	946	2,500	2,500	2,500	0%	-	0%
Recreation Public Notices	2,190	5,000	5,000	5,000	0%	-	0%
Travel & Training	13,476	14,800	18,500	18,500	0%	3,700	25%
Office Supplies	20,566	32,000	32,000	32,000	1%	-	0%
Buildings & Grounds O&M	96,022	92,000	92,000	92,000	2%	-	0%
Utilities	70,656	120,000	120,000	120,000	2%	-	0%
Offsite Concession Expenses	54,723	64,000	64,000	64,000	1%	-	0%
Center Court Expenses	145,578	169,000	165,500	165,500	3%	(3,500)	-2%
Electricity - Lehi City Power	205,257	205,000	205,000	205,000	4%	-	0%
Professional & Technical	105,095	68,100	108,100	108,100	2%	40,000	59%
Program Expenditures	124,941	188,000	148,000	148,000	3%	(40,000)	-21%
Gymnastics	44,738	76,000	76,000	76,000	1%	-	0%
Dance	10,170	11,900	11,900	11,900	0%	-	0%
Itty Bitty Ball	5,790	10,000	10,000	10,000	0%	-	0%
Birthday Parties	7,245	3,500	8,500	8,500	0%	5,000	143%
Facilities Stations	16,569	14,400	19,400	19,400	0%	5,000	35%
Pool Operation & Maintenance	141,092	140,000	140,000	140,000	3%	-	0%
Miscellaneous	5,502	23,000	23,000	23,000	0%	-	0%
Swimming Program	94,996	88,000	88,000	88,000	2%	-	0%
Tennis	642	6,000	6,000	6,000	0%	-	0%

LEGACY CENTER-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Legacy Center - Expenditures continued							
Golf	5,362	6,800	6,800	6,800	0%	-	0%
Soccer Program Expense	28,433	25,000	25,000	25,000	0%	-	0%
Volleyball Expense	6,261	10,200	10,200	10,200	0%	-	0%
Baseball Expense	53,023	66,000	66,000	66,000	1%	-	0%
Girls Softball	11,743	19,000	19,000	19,000	0%	-	0%
Basketball Expense	131,224	134,300	134,300	134,300	3%	-	0%
Flag Football Expense	6,961	8,000	8,000	8,000	0%	-	0%
Wrestling Program Expense	1,898	2,000	2,000	2,000	0%	-	0%
Debt Service	710,000	-	-	-	0%	-	0%
Contribution to Outdoor Pool	135,348	148,258	148,258	148,258	3%	-	0%
Capital Outlay	119,717	94,000	85,000	85,000	2%	(9,000)	-10%
Pool Capital Outlay	9,718	35,000	44,000	44,000	1%	9,000	26%
Total Legacy Center Expenditures	**$ 5,329,070**	**$ 5,155,137**	**$ 5,266,042**	**$ 5,266,042**	**100%**	**$ 110,905**	**2%**

OUTDOOR POOL SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Outdoor Pool Revenue	$ 238,568	$ 204,435	$ 204,435	$ 207,068	58%	$ 2,633	1%
Interest Income	9,555	-	-	-	0%	-	0%
Legacy Center Contribution	135,348	148,258	148,258	148,258	42%	-	0%
Total Revenues	$ 383,471	$ 352,693	$ 352,693	$ 355,326	100%	$ 2,633	1%
Personnel FTEs	4.28	4.28	4.28	4.28		0	
Expenditures							
Salaries & Wages	$ 134,611	$ 157,293	$ 163,493	$ 157,293	44%	$ 0	0%
Employee benefits	10,299	12,033	12,033	12,033	3%	(0)	0%
Outdoor Pool Operation & Maintenance	142,676	133,367	143,000	143,000	40%	9,633	7%
Capital Outlay	18,305	50,000	43,000	43,000	12%	(7,000)	-14%
Total Expenditures	$ 305,891	$ 352,693	$ 361,526	$ 355,326	100%	$ 2,633	1%
Surplus(Deficit)	**$ 77,580**	**$ -**	**$ (8,833)**	**$ (0)**			

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Grant Revenue	$ -	$ 260,000	$ 260,000	$ -	0%	$ (260,000)	-100%
Interest income	206,635	500	500	500	0%	-	0%
Bond Proceeds	16,470,000	-	-	-	0%	-	0%
Appropriation from fund balance	-	20,449,500	18,794,500	1,083,562	60%	(19,365,938)	-95%
Sales tax	853,369	432,500	432,500	432,500	24%	-	0%
Transfer from General Fund	7,200,000	1,120,140	-	300,000	17%	(820,140)	-73%
Sale of Assets	-	1,500,000	-	-	0%	(1,500,000)	0%
Bond Proceeds	1,932,528	-	-	-	0%	-	0%
Miscellaneous	-	-	-	-	0%	-	0%
Total Revenues	$ 26,662,532	$ 23,762,640	$ 19,487,500	$ 1,816,562	100%	$ (21,686,078)	-92%
Expenditures							
Transfer to Debt Service Fund	$ -	$ -	$ -	$ 50,873	3%	$ 50,873	0%
Debt Service - Cabelas	377,863	427,500	427,500	427,500	24%	$ -	0%
Debt Service Interest - Fire Station	243,312	-	-	-	0%	-	0%
Debt Service Principal - Fire Station	232,195	-	-	-	0%	-	0%
Bond Costs	8,250	-	-	-	0%	-	0%
City Hall Addition - Furniture	-	-	-	-	0%	-	0%
City Hall Addition	-	260,000	-	-	0%	(260,000)	-100%
Irrigation Central Control Upgrade	-	138,124	138,124	138,124	8%	-	0%
Sidewalks	214,091	300,000	300,000	300,000	17%	-	0%
Pioneer Sculpture - Legacy Park	30,000	-	-	-	0%	-	0%
Road Widening & Infrastructure	1,186,999	1,600,000	500,000	500,000	28%	(1,100,000)	-69%
Shed @ Vets Ball Park	40,260	-	-	-	0%	-	0%
Sidewalks 500 W & 1900 S	180,243	-	-	-	0%	-	0%
Safe Routes to School	25,944	320,000	260,000	-	0%	(320,000)	-100%
Infant Cemetery Road	-	41,500	-	-	0%	(41,500)	-100%
Heart Monitor	-	32,816	-	-	0%	(32,816)	-100%

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
New Flooring	-	32,000	-	-	0%	(32,000)	-100%
Irrigation Redesign & Renovation	-	30,700	-	-	0%	(30,700)	-100%
Outdoor Pool Playground Replacement	-	120,000	-	-	0%	(120,000)	-100%
Wines Park Bathroom Remodel	-	20,000	-	-	0%	(20,000)	-100%
Replace Bleachers @ Vets Park	-	35,000	-	-	0%	(35,000)	-100%
Repurpose Skate Park Playground	-	35,000	-	-	0%	(35,000)	-100%
Mobile Command Center	-	60,000	-	-	0%	(60,000)	-100%
New Public Safety Building	-	18,000,000	-	-	0%	(18,000,000)	-100%
Nuttal Drive	-	220,000	-	-	0%	(220,000)	-100%
Digital Drive	-	355,000	-	-	0%	(355,000)	-100%
Parks Building	-	1,500,000	-	-	0%	(1,500,000)	-100%
Public Safety Building Design	-	-	-	-	0%	-	0%
Public Safety Building Site Work	-	-	-	-	0%	-	0%
Main Street Property Purchase	-	235,000	-	-	0%	(235,000)	-100%
Electric Charging Station	-	40,000	-	-	0%	(40,000)	-100%
Dry Creek Lake Rescue Equipment	-	-	55,000	55,000	3%	55,000	0%
Wines Park Irrigation Renovation	-	-	35,000	35,000	2%	35,000	0%
Sub-Compact Utility Tractor	-	-	22,000	22,000	1%	22,000	0%
Nuisance Trees & Damaged Sidewalks	-	-	-	250,000	14%	250,000	100%
Library Self Check Out Kiosks	-	-	-	38,065	2%	38,065	200%
Reserves	-	-	-	-	0%	-	0%
Total Expenditures	$ 2,539,156	$ 23,802,640	$ 1,737,624	$ 1,816,562	97%	$ (22,036,951)	-92%
Surplus(Deficit)	**$ 24,123,375**	**$ (40,000)**	**$ 17,749,876**	**$ -**			

DEBT SERVICE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Transfer from Capital Projects	$ -	$ -	$ -	$ 50,873	3%	$ 50,873	0%
Transfer from General Fund	807,252	1,614,495	1,614,495	1,814,495	97%	$ 200,000	12%
Fund Balance Appropriation	-	400,000	400,000	-	0%	$ (400,000)	-100%
Total Revenues	$ 807,252	$ 2,014,495	$ 2,014,495	$ 1,865,368	100%	$ (149,127)	-7%
Expenses							
Debt Service - Interest	$ 489,054	$ 1,151,995	$ 1,151,995	$ 952,868	51%	$ (199,127)	-17%
Debt Service - Principal	-	855,000	855,000	905,000	49%	50,000	6%
Bond Costs	-	7,500	7,500	7,500	0%	-	0%
Total Expenses	$ 489,054	$ 2,014,495	$ 2,014,495	$ 1,865,368	100%	$ (149,127)	-7%
Surplus(Deficit)	**$ 318,198**	**$ -**	**$ -**	**$ -**			

CDBG

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Income	$ -	$ -	$ -	$ -	0%	$ -	0%
CDBG	369,283	160,000	160,000	160,000	100%	-	0%
Re-appropriation of Fund Balance	-	-	-	332,000	100%	332,000	0%
Total Revenues	$ 369,283	$ 160,000	$ 160,000	$ 492,000	100%	$ 332,000	208%
Expenditures							
Project improvements	$ 385,695	$ 160,000	$ 492,000	$ 492,000	100%	$ 332,000	208%
Total Expenditures	$ 385,695	$ 160,000	$ 492,000	$ 492,000	100%	$ 332,000	208%
Surplus(Deficit)	**$ (16,412)**	**$ -**	**$ (332,000)**	**$ -**			

FIRE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Income	$ 9,709	$ 1,000	$ 1,000	$ 1,000	0%	$ -	0%
Impact Fees	369,465	400,000	400,000	400,000	100%	-	0%
Fund balance appropriation	-	-	-	-	0%	-	0%
Bond proceeds	-	-	-	-	0%	-	0%
Total Revenues	$ 379,175	$ 401,000	$ 401,000	$ 401,000	100%	$ -	0%
Expenditures							
Future fire station	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
Cost of Issuance	-	-	-	-	0%	-	0%
Fire Station 83	-	-	-	-	0%	-	0%
Reserves	-	401,000	401,000	401,000	100%	-	0%
Total Expenditures	$ -	$ 401,000	$ 401,000	$ 401,000	100%	$ -	0%
Surplus(Deficit)	**$ 379,175**	**$ -**	**$ -**	**$ -**			

PARKS IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ (60,905)	$ 30,000	$ 30,000	$ 30,000	1%	$ -	0%
Park Impact Fees	3,461,738	2,050,000	2,050,000	2,050,000	77%	-	0%
Utah State Parks Grant	126,675	-	-	-	0%	-	0%
Developer Contributions	-	-	-	-	0%	-	0%
Proceeds from Sale of Land	-	500,000	-	-	0%	(500,000)	-100%
Reappropriate Fund Balance	-	115,000	-	599,180	22%	484,180	421%
Total Revenues	$ 3,527,508	$ 2,695,000	$ 2,080,000	$ 2,679,180	100%	$ (15,820)	-1%
Expenditures							
Debt Service - Principal	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
Peck Park	-	115,000	250,000	-	0%	(115,000)	-100%
Mellor Rhodes Park	-	718,740	5,718,740	718,740	27%	-	0%
Shadow Ridge	16,280	-	1,840,000	-	0%	-	0%
Monument Park	204,711	-	1,100,000	1,100,000	41%	1,100,000	0%
Storage Building @ Ivory Ridge Park	18,758	-	-	-	0%	-	0%
Sage Vista 3 Acre Park	246,000	-	-	-	0%	-	0%
Parks, Trails, & Open Space Master Plan	-	105,000	105,000	105,000	4%	-	0%
Upsizing Trails	89,862	105,000	155,000	105,000	4%	-	0%
Mountain Bike Trails	122,211	330,440	330,440	330,440	12%	-	0%
Fire83 Park	15,163	1,100,000	-	-	0%	(1,100,000)	-100%
Lights at Sports Park	-	-	220,000	220,000	8%	220,000	0%
Willow Park Upgrades	-	-	100,000	100,000	4%	100,000	0%
Capital & Impact Fee Study	-	-	-	-	0%	-	0%
Reserves	-	220,820	-	-	0%	(220,820)	-100%
Total Expenditures	$ 712,985	$ 2,695,000	$ 9,819,180	$ 2,679,180	100%	$ (15,820)	-1%
Surplus (Deficit)	**$ 2,814,522**	**$ -**	**$ (7,739,180)**	**$ -**			

POLICE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ (18,522)	$ 500	$ 500	$ 500	0%	$ -	0%
Police Impact Fees	286,956	250,000	250,000	250,000	100%	-	0%
Proceeds from Issuance of Debt	-	-	-	-	0%	-	0%
Contribution from General Fund	1,130,210	-	-	-	0%	-	0%
Reappropriate Fund Balance	-	-	-	-	0%	-	0%
Total Revenues	$ 1,398,644	$ 250,500	$ 250,500	$ 250,500	100%	$ -	0%
Expenditures							
Land Purchase	$ 300,000	$ -	$ -	$ -	0%	$ -	0%
Land Purchase	309,258	-	-	-	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
New Police Building Design	1,070,692	-	-	-	0%	-	0%
Reserves	-	250,500	250,500	250,500	100%	-	0%
Total Expenditures	$ 1,679,950	$ 250,500	$ 250,500	$ 250,500	100%	$ -	0%
Surplus(Deficit)	**$ (281,306)**	**$ -**	**$ -**	**$ -**			

ROAD IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ (9,220)	$ -	$ -	$ -	0%	$ -	0%
Road Impact Fees	1,949,661	2,000,000	2,000,000	2,000,000	11%	-	0%
Contributions from Developers	-	-	-	-	0%	-	0%
UDOT Contributions	2,583,853	100,000	100,000	100,000	1%	-	0%
County Contributions	2,816,126	16,300,000	16,300,000	16,300,000	86%	-	0%
Reappropriate Fund Balance	-	215,000	-	465,000	2%	250,000	116%
Total Revenues	$ 7,340,421	$ 18,615,000	$ 18,400,000	$ 18,865,000	100%	$ 250,000	1%
Expenditures							
Interest Expense	$ 1	$ -	$ -	$ -	0%	$ -	0%
Signals	463,447	150,000	400,000	400,000	2%	250,000	167%
Streets Widening	420,090	215,000	215,000	215,000	1%	-	0%
600 E North of Dry Creek	2,568	550,000	550,000	550,000	3%	-	0%
Jordan Willows Conn Rd	-	100,000	100,000	100,000	1%	-	0%
Center Street & SR92	-	50,000	50,000	50,000	0%	-	0%
Acecel/Decel @ SR92 & 500 West	-	20,000	20,000	20,000	0%	-	0%
Traverse Blvd TRAX Xing & Road	1,280,246	400,000	400,000	400,000	2%	-	0%
Triumph (Frontage Rd to TRAX Xing)	991,908	50,000	50,000	50,000	0%	-	0%
Main Street 2300 W to Crossroads	556,009	11,600,000	11,600,000	11,600,000	61%	-	0%
1200 West	2,503,487	1,100,000	1,100,000	1,100,000	6%	-	0%
Ashton Blvd Relocation	2,116,232	50,000	50,000	50,000	0%	-	0%
I15 & 300 W Enhancement	-	50,000	50,000	50,000	0%	-	0%
700 South Cycle Track Project	-	3,600,000	3,600,000	3,600,000	19%	-	0%
1200 East Project	-	480,000	480,000	480,000	3%	-	0%
Road Master Plan & Impact Fee	-	200,000	200,000	200,000	1%	-	0%
Reserves	-	-	-	-	0%	-	0%
Total Expenditures	$ 8,333,988	$ 18,615,000	$ 18,865,000	$ 18,865,000	100%	$ 250,000	1%
Surplus(Deficit)	**$ (993,568)**	**$ -**	**$ (465,000)**	**$ -**			

CULINARY WATER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 121,233	$ 100,000	$ 100,000	$ 100,000	1%	$ -	0%
Interest Income	262,123	-	-	-	0%	-	0%
Water service charges	5,750,068	5,906,348	5,906,348	6,326,880	54%	420,532	7%
Water hook up fees	574,325	350,000	350,000	350,000	3%	-	0%
CWP Water Revenues	5,250,596	1,000,000	1,000,000	1,000,000	9%	-	0%
Gain/Loss on Sale Fixed Assets	-	-	-	-	0%	-	0%
Contributions from developers	3,436,122	-	-	-	0%	-	0%
As Built Drawing Fees	109,453	135,000	135,000	135,000	1%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Contributions from developers	297,000	-	-	-	0%	-	0%
Reappropriation of fund balance	-	4,530,952	-	3,741,874	32%	(789,078)	-17%
Total Revenues	$ 15,800,921	$ 12,022,300	$ 7,491,348	$ 11,653,754	100%	$ (368,546)	-3%
Total Expenses	$ 10,334,746	$ 12,022,300	$ 11,671,443	$ 11,653,754			
Total Surplus/Deficit	**$ 5,466,175**	**$ -**	**$ (4,180,095)**	**$ 0**			

CULINARY WATER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	13	13	15	15		0	
Salaries	$ 654,248	$ 795,754	$ 1,058,446	$ 1,008,255	9%	$ 212,501	27%
Overtime	38,957	30,000	40,000	40,000	0%	10,000	33%
Employee Benefits	428,379	468,475	627,378	592,554	5%	124,079	26%
Uniforms	6,676	6,600	7,800	7,200	0%	600	9%
Bond Costs	39,904	-	-	-	0%	-	0%
Books, Subscriptions, Memberships	5,246	10,250	10,250	10,250	0%	-	0%
Travel & Training	20,652	27,000	31,000	29,000	0%	2,000	7%
Office Supplies	5,458	13,500	12,500	11,000	0%	(2,500)	-19%
Fleet Fund Charges	111,247	175,000	175,000	220,500	2%	45,500	26%
Buildings & Grounds O&M	62,034	55,000	55,000	55,000	0%	-	0%
Utilities	40,703	42,000	42,000	42,000	0%	-	0%
Supplies & Maintenance	14,110	83,000	83,000	83,000	1%	-	0%
Water Purchase (Share Rent)	373,541	1,217,500	1,273,000	1,273,000	11%	55,500	5%
Risk Mgmt Fund Charges	60,000	60,000	60,000	60,000	1%	-	0%
Electricity - Lehi City Power	585,193	600,000	600,000	600,000	5%	-	0%
Professional & Technical	141,286	173,000	173,000	173,000	1%	-	0%
IT Fund Charges	37,165	37,000	37,000	37,000	0%	-	0%
Bond Fees	-	6,500	6,500	6,500	0%	-	0%
Billing Expense	83,642	50,000	50,000	50,000	0%	-	0%
Bad Debt Expense	12,286	15,000	15,000	15,000	0%	-	0%
Special Department Supplies	11,503	12,000	12,000	12,000	0%	-	0%
Tools	12,652	20,000	20,000	20,000	0%	-	0%
System Maintenance	217,203	570,480	470,000	470,000	4%	(100,480)	-18%
Meter Replacement	-	100,480	125,000	125,000	1%	24,520	24%
Bond Interest Expense	80,858	-	-	-	0%	-	0%
Debt Service	-	222,549	222,549	283,975	2%	61,426	0%
Allocation to General Fund	174,504	250,000	250,000	300,000	3%	50,000	20%
CWP Water Purchase	5,446,324	1,000,000	1,000,000	1,000,000	9%	-	0%
Meter Annual Maintenance	34,954	37,000	76,825	76,825	1%	39,825	108%

CULINARY WATER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Water expenses - continued							
Capital	-	-	85,500	-	0%	-	0%
Spring Line Replace	-	300,000	300,000	300,000	3%	-	0%
600 E Tank Replacement	-	1,358,257	1,000,000	1,000,000	9%	(358,257)	-26%
Springs Rehabilitation	-	270,000	350,000	350,000	3%	80,000	30%
Sandpit Transmission Line	-	1,402,695	1,402,695	1,402,695	12%	-	0%
Sandpit Tank/Pump	-	1,800,000	1,800,000	1,800,000	15%	-	0%
2300 W Pioneer Crossing CWP Connectior	-	-	100,000	100,000	1%	100,000	0%
Public Works Facility Site Planning	-	-	50,000	50,000	0%	50,000	0%
Security Equipment	-	-	50,000	50,000	0%	50,000	0%
Subdivision Development	-	-	-	-	0%	-	0%
Depreciation & amoritization	1,636,020	-	-	-	0%	-	0%
Reserves	-	813,260	-	-	0%	(813,260)	-100%
Total Culinary Water Expenses	**$ 10,334,746**	**$ 12,022,300**	**$ 11,671,443**	**$ 11,653,754**	**100%**	**$ (368,546)**	**-3%**

CULINARY WATER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	1%	$ -	0%
Water Impact Fees	1,418,167	1,000,000	1,000,000	1,000,000	34%	-	0%
Contributions from Developers	-	2,450,000	1,500,000	1,500,000	50%	(950,000)	-39%
Reappropriate Fund Balance	-	1,753,118	-	457,000	15%	(1,296,118)	0%
Total Revenues	$ 1,418,167	$ 5,228,118	$ 2,525,000	$ 2,982,000	100%	$ (2,246,118)	-43%
Expenses							
Pipe Oversizing	$ -	$ 72,000	$ 232,000	$ 232,000	8%	$ 160,000	222%
Master plan and impact fee study	1,400	-	-	-	0%	-	0%
Interest Expense	28,033	-	-	-	0%	-	0%
Reserves	-	703,000	-	-	0%	-	0%
Holbrook Upper Tank & Pump	-	1,100,000	200,000	200,000	7%	(900,000)	0%
Traverse Source	-	1,300,000	1,300,000	1,300,000	44%	-	0%
West Side Tank	-	50,000	-	-	0%	(50,000)	0%
600 E Tank	-	1,753,118	1,000,000	1,000,000	34%	(753,118)	-43%
Sandpit Tank/Pump	-	-	-	-	0%	-	0%
TP Booster Pump Station	-	250,000	250,000	250,000	8%	-	0%
Total Expenses	$ 29,433	$ 5,228,118	$ 2,982,000	$ 2,982,000	100%	$ (1,543,118)	-43%
Surplus(Deficit)	**$ 1,388,734**	**$ -**	**$ (457,000)**	**$ -**			

SEWER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 32,976	$ 25,000	$ 25,000	$ 25,000	0%	$ -	0%
Interest Income	195,769	-	-	-	0%	-	0%
Sewer charges	9,213,563	9,025,000	9,025,000	9,769,316	91%	744,316	8%
Contributions capital funding	4,715,527	-	-	-	0%	-	0%
Gain/Loss of Fixed Assets	-	-	-	-	0%	-	0%
Reappropriation of Fund Balance	-	468,328	-	942,524	9%	474,196	101%
Total Revenues	$ 14,157,835	$ 9,518,328	$ 9,050,000	$ 10,736,840	100%	$ 1,218,512	13%
Total Expenses	$ 11,111,407	$ 9,515,328	$ 10,970,187	$ 10,736,840	100%	$ 1,221,512	13%
Surplus(Deficit)	**$ 3,046,428**	**3,000**	**$ (1,920,187)**	**$ (0)**			

SEWER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	8	8	7	7		0	
Salaries & Wages	$ 469,506	$ 476,014	$ 422,177	$ 378,477	4%	$ (97,537)	-20%
Overtime	38,963	20,000	20,000	20,000	0%	-	0%
Employee Benefits	318,786	326,617	297,626	264,479	2%	(62,138)	-19%
Uniforms	2,707	6,200	6,200	6,200	0%	-	0%
Books, Subscriptions, Memberships	150	1,400	1,400	1,400	0%	-	0%
Travel & Training	3,597	16,200	16,200	16,200	0%	-	0%
Office Supplies	414	5,500	5,500	5,500	0%	-	0%
Fleet Fund Charges	126,792	125,000	125,000	125,000	1%	-	0%
Buildings & Grounds O&M	69,885	60,000	60,000	60,000	1%	-	0%
Utilities	4,162	10,000	10,000	10,000	0%	-	0%
Supplies & Maintenance	19,601	50,000	50,000	50,000	0%	-	0%
Risk Mgmt Fund Charges	50,004	50,000	50,000	50,000	0%	-	0%
Electricity - Lehi City Power	10,571	5,000	5,000	5,000	0%	-	0%
Professional & Technical	11,595	50,000	50,000	50,000	0%	-	0%
IT Fund Charges	6,996	7,000	7,000	7,000	0%	-	0%
Timpanogos Special Service District	7,752,189	7,469,782	9,050,970	9,050,970	84%	1,581,188	21%
Billing Expense	88,072	35,000	35,000	35,000	0%	-	0%
Bad Debt Expense	11,144	30,000	30,000	30,000	0%	-	0%
Department Supplies	882	10,000	10,000	10,000	0%	-	0%
System Maintenance	95,951	98,615	98,615	98,615	1%	-	0%
Interest Expense	-	3,000	3,000	3,000	0%	-	0%
Allocation to General Fund	150,000	150,000	150,000	150,000	1%	-	0%
Amortization Expense	-	-	-	-	0%	-	0%

SEWER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2021	INCREASE DECREASE %
Sewer Expenses - continued							
Depreciation	1,879,442	-	-	-	0%	-	0%
Reserves	-	-	-	-	0%	-	0%
Manhole/Main Line Rehab	-	510,000	-	310,000	3%	(200,000)	-39%
Capital	-	-	466,500	-	0%	-	0%
Capital Improvements	-	-	-	-	0%	-	0%
Total Sewer Expenses	**$ 11,111,407**	**$ 9,515,328**	**$ 10,970,187**	**$ 10,736,840**	**100%**	**$ 1,221,512**	**13%**

SEWER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 9,607	$ 10,000	$ 10,000	$ 10,000	1%	$ -	0%
Sewer Impact Fees	1,199,951	400,000	400,000	400,000	23%	-	0%
Contributions From Developers	-	450,000	450,000	450,000	26%	-	0%
Reappropriate Fund Balance	-	345,000	-	895,000	51%	550,000	0%
Total Revenues	$ 1,209,558	$ 1,205,000	$ 860,000	$ 1,755,000	100%	$ 550,000	46%
Expenses							
Oversizing Pipe	$ -	$ 105,000	$ 105,000	$ 105,000	6%	$ -	0%
Allred River Crossing	-	450,000	50,000	50,000	3%	(400,000)	-89%
Jordan Willow Pump Station Addition	-	350,000	500,000	500,000	28%	150,000	43%
Jordan Willow Pump Line	-	300,000	600,000	600,000	34%	300,000	100%
850 E Sewer to 700 S	-	-	500,000	500,000	28%	500,000	0%
Reserves	-	-	-	-	0%	-	0%
Total Expenses	$ -	$ 1,205,000	$ 1,755,000	$ 1,755,000	100%	$ 550,000	46%
Surplus(Deficit)	**$ 1,209,558**	**$ -**	**$ (895,000)**	**$ -**			

ELECTRIC SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Electric sales taxable	$ 31,915,889	$ 30,262,837	$ 33,192,525	$ 33,192,525	82%	$ 2,929,688	10%
Electric sales tax exempt	2,898,406	3,300,000	3,014,342	3,014,342	7%	(285,658)	-9%
Electric hook up fees	475,912	275,000	275,000	275,000	1%	-	0%
Miscellaneous	297,425	175,000	175,000	175,000	0%	-	0%
Temporary power charges	62,009	75,000	75,000	75,000	0%	-	0%
Damage revenue	28,860	25,000	25,000	25,000	0%	-	0%
Salvage revenue	26,438	25,000	25,000	25,000	0%	-	0%
Contribution capital funding	1,633,940	-	-	-	0%	-	0%
Late payment penalties	121,556	185,000	185,000	185,000	0%	-	0%
Pole attachment	62,469	50,000	50,000	50,000	0%	-	0%
Subdivision reimbursement	3,129,616	3,500,000	3,500,000	3,500,000	9%	-	0%
Interest income	591,267	40,000	40,000	40,000	0%	-	0%
Gain/loss on sale of fixed assets	31,658	-	-	-	0%	-	0%
Total Revenues	$ 41,275,446	$ 37,912,837	$ 40,556,867	$ 40,556,867	100%	$ 2,644,030	7%
Total Expenses	$ 32,765,649	$ 37,912,837	$ 38,736,236	$ 40,556,867	169%	2,179,883	7%
Surplus(Deficit)	**$ 8,509,798**	**$ -**	**$ 1,820,631**	**$ (0)**			

ELECTRIC EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	35.5	35.5	35.5	35.5		0	
Salaries & Wages	$ 1,790,754	$ 2,645,599	$ 3,134,050	$ 2,745,838	7%	$ 100,239	4%
Overtime	73,068	155,047	186,887	186,887	0%	31,840	21%
Employee Benefits	1,102,083	1,401,903	1,624,048	1,391,944	3%	(9,959)	-1%
Uniforms	19,295	22,100	22,850	21,100	0%	(1,000)	-5%
Books, Subscriptions, Memberships	217	3,000	3,000	3,000	0%	-	0%
Travel & Training	32,417	62,600	60,100	60,100	0%	(2,500)	-4%
Office Supplies	31,141	25,875	31,000	21,000	0%	(4,875)	-19%
Fleet Fund Charges	455,004	897,000	1,090,000	515,000	1%	(382,000)	-43%
Buildings & Grounds O&M	203,207	150,000	155,000	155,000	0%	5,000	3%
Utilities	34,246	56,000	56,000	56,000	0%	-	0%
Supplies & Maintenance	1,728	3,500	6,500	6,500	0%	3,000	86%
Risk Mgmt Fund Charges	300,000	300,000	300,000	300,000	1%	-	0%
Electricity - Lehi City Power	56,260	50,000	55,000	55,000	0%	5,000	10%
Professional & Technical	154,274	190,850	274,654	274,654	1%	83,804	44%
IT Fund Charges	31,749	23,000	25,000	23,000	0%	-	0%
Computer Maintenance	58	5,000	5,000	5,000	0%	-	0%
Bond Fees	3,300	2,500	2,500	2,500	0%	-	0%
Tree Trimming Expense	35,606	79,000	100,000	100,000	0%	21,000	27%
Internal Generation Maintenance	-	-	10,000	10,000	0%	10,000	0%
Safety	32,455	37,150	39,150	390,150	1%	353,000	950%
Delinquent Collection Expense	(41)	22,031	22,031	22,031	0%	-	0%
Billing Expense	272,017	200,000	200,000	200,000	0%	-	0%
Bad Debt Expense	53,112	65,000	65,000	65,000	0%	-	0%
System Maintenance	530,325	20,000	507,833	507,833	1%	487,833	2439%
Miscellaneous	61,234	29,800	29,800	29,800	0%	-	0%
Resale Power Purchase	23,029,765	26,106,730	26,442,583	26,442,583	65%	335,853	1%
Supplies	75,375	61,000	61,000	61,000	0%	-	0%
Substation Maintenance	70,095	53,500	53,500	53,500	0%	-	0%
Power Locating	7,196	9,000	12,000	12,000	0%	3,000	33%

ELECTRIC EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Expenses - Continued							
Debt Service	682,532	2,056,250	2,056,250	1,253,250	3%	(803,000)	-39%
Allocation to General Fund	265,920	441,000	441,000	541,000	1%	100,000	23%
Depreciation	3,117,432	-	-	-	0%	-	0%
Amorization Cost	243,825	-	-	-	0%	-	0%
Reserves	-	1,383,402	-	3,381,697	8%	1,998,295	144%
Rocky Mtn Power Line Purchases	-	150,000	150,000	150,000	0%	-	0%
Improvements to system	-	400,000	400,000	400,000	1%	-	0%
Street Light Project	-	250,000	250,000	250,000	1%	-	0%
Subdivision Construction	-	300,000	300,000	300,000	1%	-	0%
New Equipment	-	25,000	324,500	324,500	1%	299,500	1198%
Capital outlay	-	150,000	160,000	160,000	0%	10,000	7%
Substation security	-	30,000	30,000	30,000	0%	-	0%
Designated City Projects	-	50,000	50,000	50,000	0%	-	0%
Total Electric Expenses	**$ 32,765,649**	**$ 37,912,837**	**$ 38,736,236**	**$ 40,556,867**	**169%**	**$ 2,179,883**	**7%**

ELECTRIC IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 42,205	$ 35,000	$ 35,000	$ 35,000	1%	$ -	0%
Electric Impact Fees	4,299,416	3,000,000	3,000,000	3,000,000	99%	-	0%
Reappropriate Fund Balance	-	3,988,586	-	-	0%	(3,988,586)	-100%
Total Revenues	$ 4,341,621	$ 7,023,586	$ 3,035,000	$ 3,035,000	100%	$ (3,988,586)	-57%
Expenses							
South Transmission	$ -	$ -	$ -	$ -	0%	$ -	0%
Carter Substation Upgrade	-	4,500,000	-	-	0%	(4,500,000)	-100%
River Crossing & Thanksgiving Point	-	550,000	550,000	550,000	18%	-	0%
West Side Substation	-	50,000	-	-	0%	(50,000)	-100%
1300 East Tie	-	400,000	-	-	0%	(400,000)	-100%
Ashton 6-21 & 6-22 Line Extension	-	303,586	-	-	0%	(303,586)	-100%
Interest Expense	10,403	-	-	-	0%	-	0%
Cost of Issuance	-	-	-	-	0%	-	0%
2300 W Overhead	-	50,000	-	-	0%	(50,000)	-100%
Millpond Improvements	-	530,000	-	-	0%	(530,000)	-100%
3-21 Circuit Reconductor (500W-1100W)	-	90,000	90,000	90,000	3%	-	0%
3-12 Line Extension (Public Safety Bldg)	-	250,000	-	-	0%	(250,000)	0%
Line Extensions (Circuits 9-23 & 3-31)	-	300,000	-	-	0%	(300,000)	0%
311 Line Extension Upgrade	-	-	540,000	540,000	18%	540,000	0%
822 Line Extension	-	-	325,000	325,000	11%	325,000	0%
300 N Rebuild	-	-	115,000	115,000	4%	115,000	0%
900 N Reconductor	-	-	100,000	100,000	3%	100,000	0%
Pine Meadow Blvd Reconductor	-	-	170,000	170,000	6%	170,000	0%
Reserves	-	-	-	1,145,000	38%	1,145,000	0%
Total Expenses	$ 10,403	$ 7,023,586	$ 1,890,000	$ 3,035,000	100%	$ (3,988,586)	-57%
Surplus(Deficit)	**$ 4,331,218**	**$ -**	**$ 1,145,000**	**$ -**			

GARBAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Garbage Service Fees	$ 2,625,982	$ 3,067,000	$ 3,067,000	$ 3,621,648	97%	$ 554,648	18%
Dump pass receipts	20,780	17,000	17,000	21,000	1%	4,000	24%
Appropriate fund balance	-	130,500	-	86,852	2%	(43,648)	-33%
Interest Income	8,166	500	500	500	0%	-	0%
Total Revenues	**$ 2,654,928**	**$ 3,215,000**	**$ 3,084,500**	**$ 3,730,000**	100%	$ 515,000	16%
Expenses							
Garbage Contract Payment	$ 1,815,295	$ 2,325,000	$ 2,325,000	$ 2,800,000	75%	$ 475,000	20%
Operations Exp/Tons Per Month	763,129	825,000	825,000	865,000	23%	40,000	5%
Glass recyling	1,293	10,000	10,000	10,000	0%	-	0%
Billing Expense	7,280	25,000	25,000	25,000	1%	-	0%
Bad Debt Expense	4,836	10,000	10,000	10,000	0%	-	0%
City Cleanup Expense	47,437	10,000	10,000	10,000	0%	-	0%
Reserves	-	-	-	-	0%	-	
Allocation to General Fund	9,996	10,000	10,000	10,000	0%	-	0%
Total Garbage Expenses	**$ 2,649,266**	**$ 3,215,000**	**$ 3,215,000**	**$ 3,730,000**	100%	$ 515,000	16%
Surplus(Deficit)	**$ 5,662**	**$ -**	**$ (130,500)**	**$ -**			

PRESSURIZED IRRIGATION SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 2,010	$ 35,000	$ 35,000	$ 35,000	0%	$ -	0%
Interest Income	190,458	1,500	1,500	1,500	0%	-	0%
Secondary water hook ups	430,337	350,000	350,000	350,000	2%	-	0%
Contributions from developers	14,720,626	-	-	-	0%	-	0%
Pressurized service charges	3,286,278	3,139,972	3,139,972	3,900,000	27%	760,028	24%
Gain/Loss of Fixed Assets	9,450	-	-	-	0%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Transfer from Culinary Water	-	222,549	222,549	-	0%	(222,549)	-100%
Reappropriated fund balance	-	17,387,620	-	10,147,812	70%	(7,239,808)	-42%
Total Revenues	$ 18,639,160	$ 21,136,641	$ 3,749,021	$ 14,434,312	100%	$ (6,702,329)	-32%
Total Expenses	$ 5,424,947	$ 21,136,641	$ 14,706,972	$ 14,434,312	100%	$ (6,702,329)	-32%
Surplus/(Deficit)	**$ 13,214,213**	**$ -**	**$ (10,957,951)**	**$ 0**			

PRESSURIZED IRRIGATION EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	5	5	5	5		0	
Salaries & Wages	$ 244,370	$ 274,769	$ 338,122	$ 287,931	2%	$ 13,162	5%
Overtime	11,254	15,000	15,000	15,000	0%	-	0%
Employee Benefits	157,563	179,402	204,090	169,266	1%	(10,136)	-6%
Uniforms	2,211	3,000	3,600	3,000	0%	-	0%
Books, Subscriptions, Memberships	-	500	500	500	0%	-	0%
Travel & Training	2,498	5,000	7,000	5,000	0%	-	0%
Office Supplies	1,929	7,000	7,000	7,000	0%	-	0%
Fleet Fund Charges	24,996	25,000	25,000	25,000	0%	-	0%
Buildings & Grounds O&M	20,815	20,000	20,000	20,000	0%	-	0%
Utilities	2,184	2,000	2,000	2,000	0%	-	0%
Risk Mgmt Fund Charges	50,004	50,000	50,000	50,000	0%	-	0%
Electricity - Lehi City Power	175,057	300,000	300,000	300,000	2%	-	0%
Professional & Technical	29,074	40,000	40,000	40,000	0%	-	0%
Bond Fees	-	3,000	3,000	3,000	0%	-	0%
Billing Expense	7,724	15,000	15,000	15,000	0%	-	0%
Bad Debt Expense	8,951	15,000	15,000	15,000	0%	-	0%
Supplies & Maintenance	3,298	16,000	16,000	16,000	0%	-	0%
PI Meters	893,187	647,734	-	-	0%	(647,734)	-100%
Water Share Assessments	1,038,220	1,300,000	1,300,000	1,300,000	9%	-	0%
System Maintenance	487,577	400,000	400,000	400,000	3%	-	0%
Interest Expense	249,566	-	-	-	0%	-	0%
Debt Service	-	1,235,681	1,235,681	1,050,636	7%	(185,046)	-15%
Fire Hydrant/Mainline Replace	-	300,000	300,000	300,000	2%	-	0%
SCADA Upgrades	-	20,000	20,000	20,000	0%	-	0%
Reserves	-	-	-	-	0%	-	0%

PRESSURIZED IRRIGATION EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
PI - expenses continued							
Depreciation	1,779,468	-	-	-	0%	-	0%
Brooks Reservoir Rehab	-	120,467	-	-	0%	(120,467)	-100%
North Lake Repairs	-	27,079	-	-	0%	(27,079)	-100%
Sandpit Transmission Line	-	2,573,809	-	-	0%	(2,573,809)	-100%
Future Connection	-	-	-	-	0%	-	0%
Dry Creek Reservior	-	13,286,220	10,000,000	10,000,000	69%	(3,286,220)	-25%
Seasons Reservoir Repair	-	150,000	200,000	200,000	1%	50,000	33%
Oak Hollow Well Spare Motor	-	40,000	-	-	0%	(40,000)	-100%
Low Hills Zone Pressure Relieft Vault	-	-	75,000	75,000	1%	75,000	0%
Subdivision Development	-	-	-	-	0%	-	0%
Capital	-	-	50,000	50,000	0%	50,000	0%
Cost of Issuance	170,117	-	-	-	0%	-	0%
Allocation to General Fund	64,884	64,980	64,980	64,980	0%	-	0%
Total PI Expenses	**$ 5,424,947**	**$ 21,136,641**	**$ 14,706,972**	**$ 14,434,312**	**100%**	**$ (6,702,329)**	-32%

PRESSURIZED IRRIGATION IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	0%	$ -	0%
PI Impact Fees	1,157,323	900,000	900,000	900,000	15%	-	0%
Appropriated Fund balance	-	100,000	-	935,000	16%	835,000	835%
Contributions From Developers	105,088	4,000,000	4,000,000	4,000,000	68%	-	0%
Total Revenues	$ 1,262,411	$ 5,025,000	$ 4,925,000	$ 5,860,000	100%	$ 835,000	17%
Expenses							
Interest Expense	$ 1,477	$ -	$ -	$ -	0%	$ -	0%
Master Plan & Impact Fee Study	-	-	-	-	0%	$ -	0%
Pipe Oversizing	-	85,000	285,000	85,000	1%	-	0%
Low Hills expansion & piping	-	370,000	370,000	370,000	6%	-	0%
Traverse Booster w/piping	-	200,000	60,000	60,000	1%	(140,000)	-70%
Railroad Well & Piping	-	80,000	80,000	80,000	1%	-	0%
West Side PI Sed Basin	-	300,000	-	-	0%	(300,000)	-100%
Jordan River pump station & piping	-	150,000	20,000	20,000	0%	(130,000)	-87%
Jordan River Reservoir	-	5,000	-	-	0%	(5,000)	-100%
Jordan River Reservoir Well	-	230,000	20,000	20,000	0%	(210,000)	-91%
West Side PI Reservoir	-	1,600,000	2,200,000	2,200,000	38%	600,000	38%
Allred Well w/Booster Pump	-	500,000	500,000	500,000	9%	-	0%
Flight Park Reservoir & Pipeline	-	1,000,000	1,000,000	1,000,000	17%	-	0%
Holbrook Upper PI Reservoir	-	500,000	500,000	500,000	9%	-	0%
Vialetto Reservoir & Pumps	-	-	950,000	950,000	16%	950,000	0%
Brooks Res Expansion & PS	-	-	75,000	75,000	1%	75,000	0%
Reserves	-	5,000	-	-	0%	(5,000)	0%
Total Expenses	$ 1,477	$ 5,025,000	$ 6,060,000	$ 5,860,000	100%	$ 835,000	17%
Surplus(Deficit)	**$ 1,260,934**	**$ -**	**$ (1,135,000)**	**$ -**			

DRAINAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Income	$ 80,530	$ 4,000	$ 4,000	$ 4,000	0%	$ -	0%
Contributed capital	5,340,779	-	-	-	0%	-	0%
Drainage service charges	1,263,529	1,650,000	2,230,000	2,230,000	99%	580,000	35%
Reappropriate Fund Balance	-	1,198,891	-	-	0%	(1,198,891)	-100%
Miscellaneous revenues	-	20,049	20,049	20,049	1%	-	0%
Total Revenues	$ 6,684,838	$ 2,872,940	$ 2,254,049	$ 2,254,049	100%	(618,891)	-22%
Total Expenses	$ 2,544,993	$ 2,872,940	$ 2,165,132	$ 2,254,049	100%	$ (618,891)	-22%
Surplus(Deficit)	**$ 4,139,845**	**-**	**$ 88,917**	**$ 0**			

DRAINAGE EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	**7**	**12**	**12**	**12**		**0**	
Salaries & Wages	$ 317,325	$ 706,105	$ 616,957	$ 616,957	27%	$ (89,148)	-13%
Overtime	16,996	20,000	20,000	20,000	1%	-	0%
Employee Benefits	210,330	434,922	405,261	405,261	18%	(29,661)	-7%
Uniforms	3,006	4,800	7,800	7,800	0%	3,000	63%
Books, Subscriptions, Memberships	-	2,500	3,500	3,500	0%	1,000	40%
Travel & Training	2,692	10,000	22,000	22,000	1%	12,000	120%
Office Supplies	23	800	800	800	0%	-	0%
Fleet Fund Charges	24,996	25,000	25,000	120,000	5%	95,000	380%
Buildings & Grounds	11,085	10,000	10,000	10,000	0%	-	0%
Risk Mgmt Fund Charges	15,000	15,000	15,000	15,000	1%	-	0%
Professional & Technical	75,830	50,000	55,000	55,000	2%	5,000	10%
IT Fund Charges	7,242	7,000	7,000	7,000	0%	-	0%
Bond Fees	1,500	2,750	2,750	2,750	0%	-	0%
Billing Expense	-	7,895	7,895	7,895	0%	-	0%
Bad Debt Expense	2,164	7,000	7,000	7,000	0%	-	0%
Supplies	4,165	10,000	10,000	10,000	0%	-	0%
System Maintenance	30,441	70,000	70,000	70,000	3%	-	0%
Debt Service	45,217	222,657	222,657	213,700	9%	(8,957)	-4%
Detention Basin's Maintenance	86,237	42,000	42,000	42,000	2%	-	0%
Reserves	-	-	-	2,874	0%	2,874	0%
Remedial drainage	-	233,991	233,991	233,991	10%	-	0%
Allocation to General Fund	65,616	65,520	65,520	65,520	3%	-	0%
Capital outlay	-	310,000	-	-	0%	(310,000)	0%
Depreciation	1,625,127	-	-	-	0%	-	0%
Pipe rehabilitation	-	615,000	315,000	315,000	14%	(300,000)	-49%
Total Drainage Expenses	**$ 2,544,993**	**$ 2,872,940**	**$ 2,165,132**	**$ 2,254,049**	**100%**	**$ (618,891)**	**-22%**

DRAINAGE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 5,000	$ 5,000	$ 5,000	1%	$ -	0%
Drainage Impact Fees	388,800	350,000	350,000	350,000	37%	-	0%
Contributions From Developers/Bonds	-	700,000	600,000	600,000	63%	(100,000)	-14%
UDOT Contributions	-	-	-	-	0%	-	0%
Reappropriation fund balance	-	-	-	-	0%	-	0%
Total Revenues	$ 388,800	$ 1,055,000	$ 955,000	$ 955,000	100%	$ (100,000)	-9%
Expenses							
Interest Expense	$ 6,420	$ -	$ -	$ -	0%	$ -	0%
Mainline Upsizing	-	55,000	55,000	55,000	6%	-	0%
West Side Drains	-	700,000	600,000	600,000	63%	(100,000)	-14%
Traverse Mtn Drains	-	50,000	50,000	50,000	5%	-	0%
Jordan River Drain (UDOT)	-	-	-	-	0%	-	0%
Reserves	-	250,000	250,000	250,000	26%	-	0%
Total Expenses	$ 6,420	$ 1,055,000	$ 955,000	$ 955,000	100%	$ (100,000)	-9%
Surplus(Deficit)	**$ 382,380**	**$ -**	**$ -**	**$ -**			

PAYMENT IN LIEU

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 6,811	$ -	$ -	$ -	0%	$ -	0%
Re-Appropriation of Fund Balance	-	-	320,000	320,000	76%	320,000	0%
Payment in Lieu of Detention	75,586	450,000	100,000	100,000	24%	(350,000)	-78%
Total Revenues	$ 82,397	$ 450,000	$ 420,000	420,000	100%	$ (30,000)	-7%
Expenses							
Jordan Narrow detention basin	$ -	$ 100,000	$ 100,000	$ 100,000	24%	$ -	0%
West Side Detention Facilities	-	120,000	120,000	120,000	29%	-	0%
Lambert Detention Basin	-	-	200,000	200,000	48%	200,000	0%
Contribution to fund balance	-	230,000	-	-	0%	(230,000)	0%
Total Expenses	$ -	$ 450,000	$ 420,000	$ 420,000	100%	$ (30,000)	-7%
Surplus(Deficit)	**$ 82,397**	**$ -**	**$ -**	**$ -**			

IT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 661,728	$ 666,200	$ 664,700	$ 664,700	61%	$ (1,500)	0%
Charge to Legacy Fund	53,004	53,000	53,000	53,000	5%	-	0%
Charge to Water Fund	36,996	37,000	37,000	37,000	3%	-	0%
Charge to Sewer Fund	6,996	7,000	7,000	7,000	1%	-	0%
Charge to Electric Fund	23,004	23,000	23,000	23,000	2%	-	0%
Charge to Drainage Fund	6,996	7,000	7,000	7,000	1%	-	0%
Charge to Fleet Fund	2,304	2,300	2,300	2,300	0%	-	0%
Charge to Risk Mgt Fund	4,596	4,600	4,600	4,600	0%	-	0%
Charge to Bldgs & Grounds Fund	5,748	5,750	5,750	5,750	1%	-	0%
Miscellaneous Revenue	30,127	-	-	-	0%	-	0%
Reserves	-	314,705	-	284,292	26%	(30,413)	-10%
Interest Income	21,712	7,500	7,500	7,500	1%	-	0%
Total Revenues	$ 853,210	$ 1,128,055	$ 811,850	$ 1,096,142	100%	$ (31,913)	-3%
IT Operations Expenses	$ 829,791	$ 1,128,055	$ 1,096,142	$ 1,096,142	100%	$ (31,913)	-3%
Surplus(Deficit)	**$ 23,420**	**$ -**	**$ (284,292)**	**$ (0)**			

IT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	4	4	4	4		0	
Salaries & Wages	$ 207,473	$ 270,844	$ 243,917	$ 243,917	22%	$ (26,927)	-10%
Employee Benefits	115,077	161,003	157,517	157,517	14%	(3,486)	-2%
Books, Subscriptions, Memberships	-	2,000	2,000	2,000	0%	-	0%
Travel & Training	13,467	15,000	15,000	15,000	1%	-	0%
Office Supplies	21	1,500	1,500	1,500	0%	-	0%
Fleet Fund Charges	3,000	3,000	3,000	3,000	0%	-	0%
Utilities	6,581	5,000	5,000	5,000	0%	-	0%
Supplies & Maintenance	206,389	179,983	178,483	178,483	16%	(1,500)	-1%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	16,105	15,000	15,000	15,000	1%	-	0%
Software Maintenance	43,936	45,000	45,000	45,000	4%	-	0%
Miscellaneous	17,286	43,049	43,049	43,049	4%	-	0%
Software Licensing	120,172	41,676	41,676	41,676	4%	-	0%
O & M - Hardware	12,265	200,000	200,000	200,000	18%	-	0%
Hardware Replacement	-	40,000	40,000	40,000	4%	-	0%
Reserves	-	-	-	-	0%	-	0%
Depreciation	63,014	-	-	-	0%	-	0%
Software Upgrade	-	100,000	100,000	100,000	9%	-	0%
Total IT Expenses	**$ 829,791**	**$ 1,128,055**	**$ 1,096,142**	**$ 1,096,142**	**100%**	**$ (31,913)**	**-3%**

FLEET FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 902,976	$ 1,536,800	$ 1,532,800	$ 2,080,735	53%	$ 543,935	35%
Charge to Legacy Fund	2,004	36,000	36,000	2,000	0%	(34,000)	-94%
Charge to Water Fund	111,240	175,000	175,000	220,500	6%	45,500	26%
Charge to Sewer Fund	125,004	125,000	125,000	125,000	3%	-	0%
Charge to Electric Fund	455,004	897,000	780,000	515,000	13%	(382,000)	-43%
Charge to Drainage Fund	24,996	25,000	25,000	120,000	3%	95,000	380%
Charge to IT Fund	3,000	3,000	3,000	3,000	0%	-	0%
Charge to Risk Mgt Fund	5,004	31,000	5,000	5,000	0%	(26,000)	-84%
Charge to PI Fund	24,996	25,000	25,000	25,000	1%	-	0%
Charge to Bldgs & Grounds Fund	15,000	15,000	15,000	15,000	0%	-	0%
Reserves	-	850,005	-	-	0%	(850,005)	-100%
Miscellaneous	-	-	-	-	0%	-	0%
Capital Lease	-	2,200,000	-	830,000	21%	(1,370,000)	-62%
Gain/Loss on Disposal of Fixed Assets	4,920	-	-	-	0%	-	0%
Interest Income	15,121	20,840	20,840	20,000	1%	(840)	-4%
Total Revenues	$ 1,689,265	$ 5,939,645	$ 2,742,640	$ 3,961,235	100%	$ (1,978,410)	-33%
Total Expenses	$ 2,155,837	$ 5,939,645	$ 4,216,076	$ 3,961,235	100%	$ (1,978,410)	-33%
Surplus(Deficit)	**$ (466,573)**	**$ -**	**$ (1,473,436)**	**$ (0)**			

FLEET FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	3	4	4	4		0	
Salaries & Wages	$ 199,950	$ 221,775	$ 263,142	$ 235,489	6%	$ 13,714	6%
Overtime	34,023	-	-	-	0%	-	2%
Employee Benefits	122,788	141,985	144,219	144,219	4%	2,234	2%
Books, Subscriptions, Memberships	7,428	7,500	7,500	8,190	0%	690	9%
Travel & Training	12,091	10,000	10,000	13,331	0%	3,331	33%
Office Supplies	684	1,200	1,200	1,260	0%	60.00	5%
Operating Expenses	479,607	450,000	450,000	472,500	12%	22,500	5%
Fuel	587,344	560,800	560,800	560,800	14%	-	0%
IT Fund Charges	2,304	2,300	2,300	2,300	0%	-	0%
Utilities	2,514	-	-	-	0%	-	0%
Supplies & Maintenance & Tires	6,642	100,000	100,000	75,000	2%	(25,000)	-25%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	-	-	-	-	0%	-	0%
Miscellaneous	4,599	12,296	12,296	12,911	0%	615	5%
Equipment Replacement	-	2,226,789	2,359,619	1,367,825	35%	(858,964)	-39%
Capital	-	2,200,000	300,000	830,000	21%	(1,370,000)	-62%
Reserves	-	-	-	232,410	6%	232,410	0%
Depreciation	690,858	-	-	-	0%	-	0%
Total Fleet Expenses	**$ 2,155,837**	**$ 5,939,645**	**$ 4,216,076**	**$ 3,961,235**	**100%**	**$ (1,978,410)**	**-33%**

RISK MANAGEMENT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 97,500	$ 97,500	$ 97,500	$ 464,513	42%	$ 367,013	376%
Charge to Legacy Fund	65,004	65,000	65,000	65,000	6%	-	0%
Charge to Water Fund	60,000	60,000	60,000	60,000	5%	-	0%
Charge to Sewer Fund	50,004	50,000	50,000	50,000	4%	-	0%
Charge to Electric Fund	300,000	300,000	300,000	300,000	27%	-	0%
Charge to PI Fund	50,004	50,000	50,000	50,000	4%	-	0%
Charge to Drainage Fund	15,000	15,000	15,000	15,000	1%	-	0%
Charge to IT fund	5,004	5,000	5,000	5,000	0%	-	0%
Charge to Fleet Fund	5,004	5,000	5,000	5,000	0%	-	0%
Charge to Bldgs & Grounds Fund	2,496	2,500	2,500	2,500	0%	-	0%
Appropriated Fund Balance	-	385,882	-	95,901	9%	(289,981)	-75%
Miscellaneous revenue	29,165	26,000	-	-	0%	(26,000)	-100%
Interest Income	12,618	4,099	4,099	4,099	0%	-	0%
Total Revenues	$ 691,800	$ 1,065,981	$ 654,099	$ 1,117,013	100%	$ 51,032	5%
Total Expenses	$ 916,772	$ 1,065,981	$ 1,117,013	$ 1,117,013	100%	$ 51,032	5%
Surplus (Deficit)	**$ (224,972)**	**$ -**	**$ (462,914)**	**$ 0**			

RISK MANAGEMENT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	1	1	1	1			
Salaries & Wages	$ 86,620	$ 87,810	$ 88,682	$ 88,682	8%	$ 872	1%
Employee Benefits	44,575	45,621	46,781	46,781	4%	1,160	3%
Books, Subscriptions, Memberships	2,459	2,950	2,950	2,950	0%	-	0%
Travel & Training	4,590	5,000	5,000	5,000	0%	-	0%
Office Supplies	70	500	500	500	0%	-	0%
Fleet Fund Charges	5,104	31,000	5,000	5,000	0%	(26,000)	-84%
Damage Repairs	49,791	45,000	45,000	45,000	4%	-	0%
Utilities	107	500	500	500	0%	-	0%
Safety	4,556	20,000	20,000	20,000	2%	-	0%
IT Fund Charges	4,596	4,600	4,600	4,600	0%	-	0%
Electricity - Lehi City Power	-	500	500	500	0%	-	0%
Professional & Technical	10,756	15,500	15,500	15,500	1%	-	0%
Litigation Claims Mgmt	15,010	40,000	40,000	40,000	4%	-	0%
Insurance Expense	679,919	750,000	825,000	825,000	74%	75,000	10%
Miscellaneous	8,620	17,000	17,000	17,000	2%	-	0%
Total Risk Mgmt Expenses	**$ 916,772**	**$ 1,065,981**	**$ 1,117,013**	**$ 1,117,013**	**100%**	**$ 51,032**	**5%**

BUILDING/GROUNDS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 1,153,632	$ 1,172,122	$ 1,172,122	$ 1,172,122	66%	$ -	0%
Charge to Legacy Fund	92,004	92,000	92,000	92,000	5%	-	0%
Charge to Water Fund	54,996	55,000	55,000	55,000	3%	-	0%
Charge to Sewer Fund	60,000	60,000	60,000	60,000	3%	-	0%
Charge to Electric Fund	150,000	150,000	150,000	155,000	9%	5,000	3%
Charge to PI Fund	20,004	20,000	20,000	20,000	1%	-	0%
Charge to Drainage Fund	9,996	10,000	10,000	10,000	1%	-	0%
Interest Income	15,011	-	-	-	0%	-	0%
Reserves	-	195,347	-	205,871	12%	10,524	0%
Total Revenues	$ 1,555,643	$ 1,754,469	$ 1,559,122	$ 1,769,993	100%	$ 15,524	1%
Total Expenses	$ 1,559,398	$ 1,754,469	$ 2,049,156	$ 1,769,993	99%	$ 15,524	1%
Surplus (Deficit)	**$ (3,755)**	**$ -**	**$ (490,034)**	**$ (0)**			

BUILDING/GROUNDS FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	14.5	14.5	15.5	15.5		1	
Salaries & Wages	$ 649,582	$ 760,271	$ 853,100	$ 819,820	46%	$ 59,549	8%
Overtime	27,604	5,000	15,000	15,000	0%	10,000	0%
Employee Benefits	391,428	290,888	368,853	336,670	19%	45,782	16%
Uniforms	2,711	6,000	6,000	6,000	0%	-	0%
Books, Subscriptions, Memberships	-	500	500	500	0%	-	0%
Travel & Training	4,866	2,500	2,500	2,500	0%	-	0%
Office Supplies	3,481	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	15,000	15,000	15,000	60,800	3%	45,800	305%
Repairs	246,619	221,600	221,600	221,600	13%	-	0%
Utilities	2,341	4,000	4,000	4,000	0%	-	0%
Supplies	93,863	50,000	95,000	95,000	5%	45,000	90%
IT Fund Charges	5,748	5,750	5,750	5,750	0%	-	0%
Risk Mgmt Fund Charges	2,496	2,500	2,500	2,500	0%	-	0%
Equipment Maintenance	11,174	13,000	91,700	91,700	5%	78,700	0%
Bldg Beautification Expenses	13,213	16,500	16,500	16,500	1%	-	0%
Miscellaneous	44,855	12,653	36,653	20,653	1%	8,000	63%
Capital Outlay	-	346,307	312,500	69,000	4%	(277,307)	-80%
Depreciation	-	-	-	-	0%	-	0%
Reserves	44,418	-	-	-	0%	-	0%
Total Buildings/Grounds Expenses	**$ 1,559,398**	**$ 1,754,469**	**$ 2,049,156**	**$ 1,769,993**	**99%**	**$ 15,524**	**1%**

2021 LEHI CITY BUDGET REQUESTS

4/8/2020 15:24

FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	ADMINISTRATION	1	**DIGITAL COMMUNICATIONS SPECIALIST**	83,104	83,104	
10	ADMINISTRATION	2	**COMMUNITY ENGAGEMENT TOOL**	20,000	15,000	5,000
10	ADMIN-SPEICAL EVENTS		**CULTURAL EVENT**	18,000	18,000	
10	BUILDING INSPECTION	1	**EMPLOYEE ADVANCEMENT**	13,836		13,836
10	BUILDING INSPECTION	2	**UNIFORMS**	2,800		2,800
10	CEMETERY	1	**FENCE LINE**	20,800		20,800
10	CEMETERY	2	**SPACE BUY BACK**	4,000		4,000
10	CEMETERY	3	**AERATOR**	9,800	9,800	
10	EMERGENCY MGMT	1	**FULL TIME EMERGENCY COORDINATOR**	78,779		78,779
10	EMERGENCY MGMT	2	**NEW EOC SUPPLIES**	6,600	6,600	
10	ENGINEERING		**LINE ITEM INCREASES**	2,100		2,100
10	FINANCE	1	**FINANCIAL ANALYST**	99,902		99,902
10	FIRE	1	**TRAINING CAPTAIN - ONGOING**	104,800	104,800	
10	FIRE	1	**TRAINING CAPTAIN - ONE TIME**	42,500	42,500	
10	FIRE	2	**DRY CREEK LAKE RESCUE EQUIPMENT**	55,000		55,000
10	FIRE	3	**FIRST AID SUPPLIES**	20,000		20,000
10	HUMAN RESOURCES	1	**HR ANALYST**	95,585	95,585	
10	HUMAN RESOURCES	2	**TRAVEL & TRAINING LINE ITEM INCREASE**	2,000		2,000
10	HUMAN RESOURCES	3	**NICE MOBILE BENEFITS**	117,000		117,000
10	HUMAN RESOURCES	4	**HEALTHJOY APP**	26,000	26,000	
10	JUSTICE COURT	1	**TRANSFER FUNDS TO PD FOR CAMPUS SECURITY**	-		
10	LEGAL SERVICES	1	**FULL TIME LEGAL SECRETARY (PART TIME TO FULL TIME)**	41,764	41,764	
10	LEGAL SERVICES		**LINE ITEM INCREASE**	2,000		2,000
10	LIBRARY	1	**SELF-CHECK SERVICE**	38,065		38,065
10	LIBRARY	2	**BOOK BUDGET INCREASE**	52,000	42,000	10,000
10	LITERACY CENTER	1	**BOYS RESTROOM**	15,000	15,000	
10	PARKS	1	**FULL TIME MAINTENANCE WORKER - GARDENER - ONGOING**	69,623		69,623
10	PARKS	1	**FULL TIME MAINTENANCE WORKER - GARDENER - ONE TIME**	35,000		35,000
10	PARKS	1	**FULL TIME MAINTENANCE WORKER - GARDENER - ONGOING**	69,623		69,623
10	PARKS	1	**FULL TIME MAINTENANCE WORKER - GARDENER - ONE TIME**	35,000		35,000
10	PARKS	2	**FULL TIME MAINTENANCE WORKER - SPORTS CREW - ONGOING**	69,623	69,623	
10	PARKS	2	**FULL TIME MAINTENANCE WORKER - SPORTS CREW - ONE TIME**	35,000	35,000	
10	PARKS	2	**FULL TIME MAINTENANCE WORKER - TRAILS & OPEN SPACE - ONGOING**	69,623	69,623	
10	PARKS	2	**FULL TIME MAINTENANCE WORKER - TRAILS & OPEN SPACE - ONE TIME**	35,000	35,000	
10	PARKS	3	**IRRIGATION CENTRAL CONTROL UPGRADE - ONE TIME**	138,124		138,124
10	PARKS	3	**IRRIGATION CENTRAL CONTROL UPGRADE - ONGOING**	36,660		36,660
10	PARKS	4	**WINES PARK IRRIGATION RENOVATION**	35,000		35,000
10	PARKS	5	**AUTOMATED LINE PAINTER - LEASE PAYMENT - ONGOING**	10,000		10,000
10	PARKS	6	**CHIPPER**	40,000	40,000	
10	PARKS	7	**SUB-COMPACT UTILITY TRACTOR**	22,000		22,000
10	PARKS	8	**TRACTOR**	35,144	35,144	
10	PARKS	9	**TRUCK AND TRAILER REPLACEMENT**	44,500		44,500
10	PARKS	10	**RIDE-ON AERATOR**	9,500		9,500
10	PARKS	11	**TRAILER REPLACEMENT**	16,000		16,000
10	PARKS	12	**POWER TURF RENOVATOR - TRACTOR ATTACHMENT**	13,345	13,345	
10	PARKS	13	**DRY CREEK PARK MAINTENANCE EQUIPMENT**	5,000		5,000
10	PARKS		**OVERTIME LINE ITEM INCREASE**	15,000		15,000
10	PARKS		**TRAVEL & TRAINING LINE ITEM INCREASE**	4,000		4,000

2021 LEHI CITY BUDGET REQUESTS

4/8/2020 15:24

FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	PARKS		**PROFESSIONAL & TECHNICAL LINE ITEM INCREASE**	50,000		50,000
10	PARKS		**TREE TRIMMING LINE ITEM INCREASE**	20,000		20,000
10	PARKS		**PARK PAVILION & PLAYGROUND UPGRADES**	32,000		32,000
10	PLANNING	1	**PLANNER II SERIES PROMOTION**	10,610		10,610
10	PLANNING	2	**ENVIRONMENTAL SUSTAINABLILITY & RECOVER DIRECTOR BUDGET**	2,500		2,500
10	PLANNING	3	**LINE ITEM INCREASES**	3,800		3,800
10	POLICE	1	**NEW POLICE OFFICER (PATROL) - ONGOING**	96,050		96,050
10	POLICE	1	**NEW POLICE OFFICER (PATROL) - ONE TIME**	65,175		65,175
10	POLICE	2	**NEW POLICE OFFICER (PATROL) - ONGOING**	96,050		96,050
10	POLICE	2	**NEW POLICE OFFICER (PATROL) - ONE TIME**	65,175		65,175
10	POLICE	3	**NEW POLICE OFFICER (CAMPUS SECURITY) - ONGOING**	96,050		96,050
10	POLICE	3	**NEW POLICE OFFICER (CAMPUS SECURITY) - ONE TIME**	65,175		65,175
10	POLICE	4	**NEW POLICE OFFICER (PATROL) - ONGOING**	96,050	96,050	
10	POLICE	4	**NEW POLICE OFFICER (PATROL) - ONE TIME**	65,175	65,175	
10	POLICE/ANIMAL CONTROL	5	**NEW ANIMAL CONTROL OFFICER - ONGOING**	85,632	85,632	
10	POLICE/ANIMAL CONTROL	5	**NEW ANIMAL CONTROL OFFICER - ONE TIME**	58,575	58,575	
10	POLICE/ANIMAL CONTROL		**EQUIPMENT MAINTENANCE LINE ITEM INCREASE**	700		700
10	POLICE	6	**FULL TIME RECORDS CLERK (PART TIME TO FULL TIME)**	57,672	57,672	
10	SENIOR CENTER	2	**ADDITIONAL CHAIRS**	25,000		25,000
10	STREETS	1	**NEW 10-WHEELER SNOWPLOW**	246,000	246,000	
10	STREETS	2	**TRAFFIC ENGINEER - ONGOING**	130,000		130,000
10	STREETS	2	**TRAFFIC ENGINEER - ONE TIME**	52,500		52,500
10	STREETS	3	**4-DOOR PICKUP TRUCK**	45,000	45,000	
11	CLASS C ROADS		**MARATHON MASTIC MELTER**	70,000		70,000
11	CLASS C ROADS		**SIGNAL LIGHTS & SIGNAL DEVELOPMENT**	200,000		200,000
11	CLASS C ROADS		**ROAD RECONSTRUCTION PROJECTS**	2,600,000	270,000	2,330,000
21	LEGACY CENTER	1	**TRAVEL & TRAINING LINE ITEM INCREASE**	3,700		3,700
21	LEGACY CENTER	2	**FACILITY STATIONS LINE ITEM INCREASE**	5,000		5,000
21	LEGACY CENTER		**LINE ITEM INCREASES**	3,100		3,100
22	OUTDOOR POOL	1	**POOL COVER REPLACEMENT**	43,000		43,000
22	OUTDOOR POOL	2	**SALARIES & WAGES LINE ITEM INCREASE**	6,200	6,200	
22	OUTDOOR POOL	3	**OPERATIONS & MAINTENANCE LINE ITEM INCREASE**	9,633		9,633
32	CAPITAL PROJECTS		**NUISANCE TREES & DAMAGED SIDEWALKS**	250,000		250,000
45	CDBG		**PROJECT IMPROVEMENTS**	492,000		492,000
47	PARK IMPACT FEES	1	**LIGHTS AT SPORTS PARK**	220,000		220,000
47	PARK IMPACT FEES	2	**MONUMENT PARK**	1,100,000		1,100,000
47	PARK IMPACT FEES	3	**SHADOW RIDGE PARK**	1,840,000	1,840,000	
47	PARK IMPACT FEES	4	**WILLOW PARK UPGRADES**	100,000		100,000
47	PARK IMPACT FEES	5	**MELLOR RHODES (PLUS $718,740 CARRYOVER FROM FY 2019-2020)**	5,000,000	5,000,000	
47	PARK IMPACT FEES	6	**FAMILY PARK RESTROOM**	250,000	250,000	
49	ROAD IMPACT FEES		**SIGNALS (3200 N & 1200 E)**	200,000		200,000
51	WATER	1	**2300 W PIONEER CROSSING CWP WATER CONNECTION**	100,000		100,000
51	WATER	2	**PUBLIC WORKS FACILITY SITE PLANNING**	50,000		50,000
51	WATER	3	**SECURITY EQUIPMENT**	50,000		50,000
51	WATER	4	**BACKFLOW TECHNICIAN - ONGOING**	87,614		87,614
51	WATER	4	**BACKFLOW TECHNICIAN - ONE TIME**	47,000		47,000
51	WATER	5	**SPRINGS REHAB PHASE 3**	350,000		350,000

2021 LEHI CITY BUDGET REQUESTS

4/8/2020 15:24

FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
51	WATER		**OVERTIME LINE ITEM INCREASE**	10,000		10,000
51	WATER		**WATER SHARE RENT LINE ITEM INCREASE (CWP WATER ASSESSMENT)**	55,000		55,000
51	WATER (METER)	1	**RESIDENTIAL METER REPLACEMENT PROGRAM - ONGOING**	25,000		25,000
51	WATER (METER)	2	**SENSUS CUSTOMER PORTAL - ONGOING**	20,000		20,000
51	WATER (METER)	2	**SENSUS CUSTOMER PORTAL - ONE TIME**	14,825		14,825
51	WATER (METER)	3	**BLUE STAKES PERSONNEL - ONGOING**	87,614	87,614	
51	WATER (METER)	3	**BLUE STAKES PERSONNEL - ONE TIME**	42,750	42,750	
51	WATER (METER)		**METER ANNUAL MAINTENANCE LINE ITEM INCREASE**	5,000		5,000
52	SEWER	1	**TV INSPECTION UNIT**	282,500	282,500	
52	SEWER	2	**WASTEWATER OPERATOR II**	77,700	77,700	
52	SEWER	3	**RETRO-FIT CCTV INSPECTION UNIT**	184,000	184,000	
72	SEWER IMPACT FEES	1	**850 E SEWER TO 700 S**	500,000		500,000
53	POWER	1	**OVERTIME LINE ITEM INCREASE**	31,840		31,840
53	POWER	3	**TREE TRIMMING LINE ITEM INCREASE**	21,000		21,000
53	POWER	5	**FOREMAN UTILITY TRUCK**	60,000		60,000
53	POWER	7	**AMI DEPLOYMENT - ONE TIME**	487,833		487,833
53	POWER	7	**AMI DEPLOYMENT - ONGOING**	55,154		55,154
53	POWER	10	**SCADA SYSTEM - ONE TIME**	150,000		150,000
53	POWER	10	**SCADA SYSTEM - ONGOING**	25,000		25,000
53	POWER	11	**ASHTON SUBSTATION BUILDING**	160,000		160,000
53	POWER	12	**LOAD CAPACITORS**	74,500		74,500
53	POWER	13	**NETWORK ENGINEER - ONGOING**	179,485	179,485	
53	POWER	13	**NETWORK ENGINEER - ONE TIME**	57,000	57,000	
53	POWER	14	**FULL TIME ADMIN ASSISTANT**	75,367	75,367	
53	POWER	15	**FIBER OPTIC TECHNICIAN - ONGOING**	108,375	108,375	
53	POWER	15	**FIBER OPTIC TECHNICIAN - ONE TIME**	165,000	165,000	
53	POWER	16	**FIBER OPTIC CREW (2 POISITIONS) - ONGOING**	181,724	181,724	
53	POWER	16	**FIBER OPTIC CREW (2 POISITIONS) - ONE TIME**	130,000	130,000	
53	POWER	17	**ELECTRIC CHARGING STATION (FLEET DIVISION)**	16,755	16,755	
53	POWER	18	**ELECTRIC CHARGING STATION (PUBLIC WORKS CAMPUS)**	16,755	16,755	
73	POWER IMPACT FEES	2	**3-11 LINE EXTENSION UPGRADE**	540,000		540,000
73	POWER IMPACT FEES	4	**822 LINE EXTENSION**	325,000		325,000
73	POWER IMPACT FEES	6	**300 NORTH REBUILD**	115,000		115,000
73	POWER IMPACT FEES	8	**900 NORTH RECONDUCTOR**	100,000		100,000
73	POWER IMPACT FEES	9	**PINE MEADOW BLVD RECONDUCTOR**	170,000		170,000
55	PI	1	**SEASONS RESERVOIR REPAIRS**	200,000		200,000
55	PI	2	**FULL TIME OPERATOR - ONGOING**	87,800	87,800	
55	PI	3	**LOW HILLS ZONE PRESSURE RELIEF VAULT**	75,000		75,000
55	PI	4	**PI FACILITIES SECURITY**	50,000		50,000
75	PI IMPACT FEES	1	**VIALETTO RESERVOIR & PUMPS**	950,000		950,000
75	PI IMPACT FEES	2	**BROOKS RESERVOIR EXPANSION & PUMP UPSIZE**	75,000		75,000
57	STORM DRAIN		**LINE ITEM INCREASE**	5,000		5,000
78	STORM DRAIN/DETENTION	1	**LAMBERT DETENTION BASIN UPGRADE**	200,000		200,000
60	MILLPOND RDA		**ROAD/PEDESTRIAN W/BRIDGE TO MEADOWS**	1,200,000		1,200,000
64	FLEET	1	**PART TIME OFFICE ASSISTANT**	27,653	27,653	

2021 LEHI CITY BUDGET REQUESTS

4/8/2020 15:24

FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
64	FLEET	1	**FLEET REPLACEMENT**	2,359,619	1,559,619	800,000
64	FLEET	2	**FLATBED TOW TRUCK**	114,000	114,000	
64	FLEET	5	**REFURBISH 09 TOWER**	150,000	150,000	
64	FLEET	5	**REFURBISH 09 ENGINE**	125,000	125,000	
69	BLDGS/GROUNDS	1	**POLICE STATION CLEANING STOCK AND EQUIPMENT**	38,000		38,000
69	BLDGS/GROUNDS	2	**ADDITIONAL HVAC TRUCK**	45,800		45,800
69	BLDGS/GROUNDS	3	**FULL TIME EMPLOYEE - POLICE DEPT CUSTODIAN - ONGOING**	65,463		65,463
69	BLDGS/GROUNDS	4	**INCREASE TO HVAC LINE ITEM (ONGOING FOR NEXT 5 YEARS)**	78,700		78,700
69	BLDGS/GROUNDS	5	**FULL TIME EMPLOYEE - DEEP CLEANING CUSTODIAN - ONGOING**	65,463	65,463	
69	BLDGS/GROUNDS	5	**FULL TIME EMPLOYEE - DEEP CLEANING CUSTODIAN - ONE TIME**	35,000	35,000	
69	BLDGS/GROUNDS	6	**ENERGY MANAGEMENT EQUIPMENT/SOFTWARE (ONGOING 2 YEARS)**	16,000	16,000	
69	BLDGS/GROUNDS	7	**LEGACY CENTER LOCKER ROOM WALL COATING UPDATES**	18,000		18,000
69	BLDGS/GROUNDS	8	**LEGACY CENTER MEN'S LOCKER ROOM LOCKERS**	64,000	64,000	
69	BLDGS/GROUNDS	9	**LEGACY CENTER EAST HALL FLOORING**	7,000		7,000
69	BLDGS/GROUNDS	10	**PAINTING THE POOL**	73,000	38,000	35,000
69	BLDGS/GROUNDS	11	**LIBRARY CURTAIN WALL**	80,000	80,000	
69	BLDGS/GROUNDS	12	**VETERANS BALL PARK CONCESSION EXPANSION**	9,000		9,000
69	BLDGS/GROUNDS	13	**DANCE ROOM FLOORING**	18,700	18,700	
69	BLDGS/GROUNDS		**OVERTIME LINE ITEM INCREASE**	10,000		10,000
69	BLDGS/GROUNDS		**SUPPLIES & MAINTENANCE LINE ITEM INCREASE**	7,000		7,000
69	BLDGS/GROUNDS		**MISCELLANEOUS LINE ITEM INCREASE**	8,000		8,000
				27,164,711	**12,804,452**	**14,360,259**

LEHI CITY CORPORATION

MAYOR'S RDA TENTATIVE BUDGET FY 2021



RDA MILL POND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property taxes	$ 372,366	$ 335,000	$ 335,000	$ 335,000	22%	-	0%
Miscellaneous Revenue	-	-	-	-	0%	-	0%
Reappropriation of Fund Balance	-	-	1,157,500	1,157,500	77%	1,157,500	0%
Interest Income	33,470	7,500	7,500	7,500	1%	-	0%
Total Revenues	$ 405,836	$ 342,500	$ 1,500,000	$ 1,500,000	100%	1,157,500	338%
Expenses							
Millpond RDA engineering	$ 13,500	$ -	$ -	$ -	0%	-	0%
Millpond RDA streets	-	20,000	-	-	0%	(20,000)	0%
Millpond RDA water	-	250,000	300,000	300,000	20%	50,000	20%
Road/Pedestrian w/bridge to Meadows	-	-	1,200,000	1,200,000	80%	1,200,000	0%
Reserves	-	72,500	-	-	0%	(72,500)	-100%
Total Expenses	$ 13,500	$ 342,500	$ 1,500,000	$ 1,500,000	100%	1,157,500	338%
Surplus(Deficit)	**$ 392,336**	**$ -**	**$ -**	**$ -**			

RDA IM FLASH SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property Taxes	$ 8,961,922	$ 13,590,000	$ 13,000,000	$ 13,000,000	100%	$ (590,000)	-4%
Total Revenues	$ 8,961,922	$ 13,590,000	$ 13,000,000	$ 13,000,000	100%	$ (590,000)	-4%
Expenses							
IM Flash	$ 6,273,346	$ 9,510,000	$ 9,100,000	$ 9,100,000	70%	$ (410,000)	-4%
Lehi City	1,188,351	1,803,400	1,723,800	1,723,800	13%	(79,600)	-4%
Alpine School District	1,188,351	1,803,400	1,723,800	1,723,800	13%	(79,600)	-4%
Utah County	207,020	313,900	300,300	300,300	2%	(13,600)	-4%
TSSD	104,854	159,300	152,100	152,100	1%	(7,200)	-5%
Total Expenses	$ 8,961,922	$ 13,590,000	$ 13,000,000	$ 13,000,000	100%	$ (590,000)	-4%
Surplus(Deficit)	**$ 0**	**$ -**	**$ -**	**$ -**			

CDA XACTWARE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property taxes	$ 297,745	$ 332,500	$ 325,000	$ 325,000	100%	$ (7,500)	-2%
Note proceeds	-	-	-	-	0%	-	0%
Total Revenues	$ 297,745	$ 332,500	$ 325,000	$ 325,000	100%	$ (7,500)	0%
Expenses							0%
EDA costs	$ -	$ -	$ -	$ -	0%	$ -	0%
Taxing entities	288,813	322,750	315,250	315,250	97%	(7,500)	-2%
Administration	8,932	9,750	9,750	9,750	3%	-	0%
Redevelopment expenditures	-	-	-	-	0%	-	0%
Total Expenses	$ 297,745	$ 332,500	$ 325,000	$ 325,000	100%	$ (7,500)	0%
Surplus(Deficit)	**$ 0.01**	**$ -**	**$ -**	**$ -**			

EDA THANKSGIVING PARK

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property taxes	$ 256,343	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Interest Income	-	-	-	-	0%	-	0%
Total Revenues	$ 256,343	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Expenses							
EDA Administration Charges	$ 12,817	$ 15,000	$ 15,000	$ 15,000	5%	$ -	0%
Thanksgiving Park	243,526	285,000	285,000	285,000	95%	-	0%
Total Expenses	$ 256,343	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

EDA ADOBE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property taxes	$ 482,669	$ 920,000	$ 675,000	$ 675,000	100%	$ (245,000)	-27%
Total Revenues	$ 482,669	$ 920,000	$ 675,000	$ 675,000	100%	$ (245,000)	-27%
Expenses							
EDA costs	$ -	$ -	$ -	$ -	0%	$ -	0%
Taxing entities	450,475	874,978	629,978	629,978	93%	(245,000)	-28%
Administration	32,194	45,022	45,022	45,022	7%	-	0%
Redevelopment expenditures	-	-	-	-	0%	-	0%
Total Expenses	$ 482,669	$ 920,000	$ 675,000	$ 675,000	100%	$ (245,000)	-27%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

CDA OUTLETS AT TRAVERSE MOUNTAIN

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Sales Tax	$ 442,605	$ 820,000	$ 820,000	$ 820,000	69%	$ -	0%
Property Taxes	145,246	417,500	375,000	375,000	31%	(42,500)	-10%
Total Revenues	$ 587,851	$ 1,237,500	$ 1,195,000	$ 1,195,000	100%	$ (42,500)	-3%
Expenses							
Sales tax reimbursement	$ -	$ 820,000	$ 820,000	$ 820,000	69%	$ -	0%
Property tax reimbursement	145,246	417,500	375,000	375,000	31%	-	0%
Total Expenses	$ 145,246	$ 1,237,500	$ 1,195,000	$ 1,195,000	100%	$ -	-3%
Surplus(Deficit)	**$ 442,605**	**$ -**	**$ -**	**$ -**			

Lehi City FY 2021 Fee Schedule

Development Services

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Building Permits (valuation based on 90% of the ICC Building Valuation Data - AUGUST 2019):				
Total Valuation of $1.00 - $500	$23.50	$23.50	$23.50	$23.50
+ / $100 increase ($501 - $2,000)	$3.05	$3.05	$3.05	$3.05
The first $2,000 of the Total Valuation	$69.25	$69.25	$69.25	$69.25
+ / $1,000 increase ($2,001 - $25,000)	$14	$14	$14	$14
The first $25,000 of the Total Valuation	$391.75	$391.75	$391.75	$391.75
+ / $1,000 increase ($25,001 - $50,000)	$10.10	$10.10	$10.10	$10.10
The first $50,000 of the Total Valuation	$643.75	$643.75	$643.75	$643.75
+ / $1,000 increase ($50,001 - $100,000)	$7	$7	$7	$7
The first $100,000 of the Total Valuation	$993.75	$993.75	$993.75	$993.75
+ / $1,000 increase ($100,001 - $500,000)	$5.60	$5.60	$5.60	$5.60
The first $500,000 of the Total Valuation	$3,233.75	$3,233.75	$3,233.75	$3,233.75
+ / $1,000 increase ($500,001 - $1,000,000)	$4.75	$4.75	$4.75	$4.75
The first $1,000,000 of the Total Valuation	$5,608.75	$5,608.75	$5,608.75	$5,608.75
+ / $1,000 increase (above $1,000,001)	$3.65	$3.65	$3.65	$3.65
Plan Review				
Residential (as % of permit fee)	40%	40%	40%	40%
Non-Residential (as % of permit fee)	65%	65%	65%	65%
+ State charge (as % of permit fee)	1%	1%	1%	1%
Building Inspections:				
Single-Family Residential (/ sq. ft.)				
Main Floor	$101.39	$104.54	$108.68	$109.12
Second Floor	$101.39	$104.54	$108.68	$109.12
Unfinished Basement	$25.35	$26.14	$27.17	$27.28
Semi-Finished Basement	$25.35	$26.14	$27.17	$27.28
Finished Basement	$50.70	$52.27	$54.34	$64.56
Garage - Wood Frame	$35.55	$41.33	$43.02	$43.47
Open Carports	$33.82	$34.80	$36.57	$21.74
Reinspection Fee	$100	$100	$100	$100
Temporary Power Setup	$80	$80	$80	$80

Cemetery

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Spaces				
Resident	$550	$550	$850	$850
Non-Resident	$1,100	$1,100	$1,100	$1,100
Infant (Resident or Non-Resident)	$250	$250	$250	$250
Cremains (1/2 space)	$300	$300	$300	$300
Perpetual Care (all 8-space lots sold before 1950)	$425	$425	$425	$425
Title/Certificate Transfer	$50	$50	$75	$75
Headstone Setting				
Resident	$35	$35	$50	$50
Non-Resident	$35	$35	$50	$50
Disinterment				
With a standard vault	$1,200	$1,200	$1,200	$1,200
Infant	-	$600	$800	$800
Cremains	-	$300	$300	$300
Interment				
+ on Saturdays and Holidays	$250	$250	$350	$350
Adult				
Resident	$350	$350	$350	$350
Non-Resident	$700	$700	$700	$700
Infant				
Resident	$200	$200	$200	$200
Non-Resident	$300	$300	$300	$300
Cremation				
Resident	$200	$200	$200	$200
Non-Resident	$300	$300	$300	$300

Lehi City FY 2021 Fee Schedule

Parks and Buildings

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
Pavilion Reservation:	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Allred Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Allred Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Bandwagon Park East / full day	$55	$40	$55	$40	$55	$40	$55	$40
Bandwagon Park East / half day	$40	$25	$40	$25	$40	$25	$40	$25
Bandwagon Park West / full day	$55	$40	$55	$40	$55	$40	$55	$40
Bandwagon Park West / half day	$40	$25	$40	$25	$40	$25	$40	$25
Dry Creek Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Dry Creek Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Dry Creek Park East Pavilion / full day	-	-	-	-	$80	$55	$80	$55
Dry Creek Park East Pavilion / half day	-	-	-	-	$55	$40	$55	$40
Eagle Summit Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Eagle Summit Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Olympic Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Olympic Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Osier Park / full day	-	-	-	-	$80	$55	$80	$55
Osier Park / half day	-	-	-	-	$55	$40	$55	$40
Outdoor Pool Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Outdoor Pool Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Sports Complex West / full day	$55	$40	$55	$40	$55	$40	$55	$40
Sports Complex West / half day	$40	$25	$40	$25	$40	$25	$40	$25
Wines Park #1 / full day	$80	$55	$80	$55	$80	$55	$80	$55
Wines Park #1 / half day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #2 / full day	$80	$55	$80	$55	$80	$55	$80	$55
Wines Park #2 / half day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #3 / full day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #3 / half day	$40	$25	$40	$25	$40	$25	$40	$25
Wines Park #4 / full day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #4 / half day	$40	$25	$40	$25	$40	$25	$40	$25
Special events maintenance fee (per hour)	$150	$125	$150	$125	$150	$125	$150	$125
Impact Fee:								
Residential / dwelling unit	$2,600		$2,772.98		$2,772.98		$2,772.98	
Multi-Family / dwelling unit	$2,170		$2,415.41		$2,415.41		$2,415.41	

City Recorder

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Election Registration	$35	$35	$35	$35
Audio Recording CD / meeting	$5	$5	$5	$5
GRAMA Request rates / hour:				
Department Heads	$55	$55	$55	$55
Supervisory Staff	$45	$45	$45	$45
Professional Staff	$35	$35	$35	$35
Support Staff	$25	$25	$25	$25
GRAMA Request copies:				
GIS Maps:				
24" x 36" Color	$10	$10	$10	$10
17" x 24" Color	$5	$5	$5	$5
11" x 17" Color	$3	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2	$2
Other GRAMA Copies:				
Up to 11" x 17" Color	$0.25	$0.25	$0.25	$0.25
Up to 11" x 17" Black & White	$0.10	$0.10	$0.10	$0.10

Lehi City FY 2021 Fee Schedule

Events Coordinator

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
Stage Rental (first day)	$1,000		$1,000		$1,000		$1,000	
+ Additional Day Fee (with move)	$1,000		$1,000		$1,000		$1,000	
+ Additional Day Fee (without move)	$750		$750		$750		$750	
Hourly Transportation Cost (if outside Lehi City limits)	$190		$190		$190		$190	
Parking Lot Reservation - South	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Legacy Center Overflow	$125	$100	$125	$100	$125	$100	$125	$100
Special Event Permit base	$20		$20		$20		$20	
Special Event Permit deposit (refundable)	$100		$100		$100		$100	
+ Police Service / officer (2 hour min) / hour	$50		$50		$50		$65	
+ / Sergeant / hour (any event requiring more than 3 officers must include a Sergeant)	-		-		-		$75	
+ Additional Charge - Holidays	-		-		-		25% of Police Service Fee	
+ Additional Charge - less than 72 hours notice of event	-		-		-		25% of Police Service Fee	
+ Fire & EMS / person / hour	$50		$50		$50		$50	
+ / ambulance or brush truck / event	$100		$100		$100		$100	
+ / engine or tower / event	$200		$200		$200		$200	
+ Streets Service / hour	$25		$25		$25		$25	
+ Parks Service / hour	$25		$25		$25		$25	

Fire & Emergency Medical Services

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Ambulance: (as established by the Utah Bureau of Emergency Medical Services)				
Basic Ground Ambulance / transport	$746	$746	$746	$746
Intermediate Ground Ambulance / transport	$984	$984	$984	$984
Paramedic Ground Ambulance / transport	$1,440	$1,440	$1,440	$1,440
Standard Mileage Rate / mile	$31.65	$31.65	$31.65	$31.65
+ Off-Road / mile (if >10 mi. traveled)	$1.50	$1.50	$1.50	$1.50
Fuel Fluctuation / mile (if > $4.25 / gal.)	$0.25	$0.25	$0.25	$0.25
AOS Assessment / treatment without transport	$225	$225	$225	$225
Waiting time (per quarter hour)	$22.05	$22.05	$22.05	$22.05
False Alarm:				
Fire/Smoke/CO2 (if>3 / yr. at bus.) / alarm	$150	$150	$150	$150
Fire/Smoke/CO2 (if>3 / yr. at res.) / alarm	$50	$50	$50	$50
Impact Fee:				
Per ERU	$198	$198	$198	$198
Annual Operational Permits:				
Single Use Permit:				
Agricultural Burn Permit	$10	$10	$10	$10
Fireworks Display (ground)	$125	$125	$125	$125
Aerial Fireworks Display:				
< 250 devices	$140	$140	$140	$140
> 250 devices	$215	$215	$215	$215
Pyrotechnics (other)	$110	$110	$110	$110
Candles and open flames	$60	$60	$60	$60
Carnivals:				
< 10 attractions	$60	$60	$60	$60
> 10 attractions	$100	$100	$100	$100
Tent:				
200 - 2000 sq. ft.	$60	$60	$60	$60
> 2000 sq. ft.	$100	$100	$100	$100
Canopy:				
400 - 2000 sq. ft.	$60	$60	$60	$60
> 2000 sq. ft.	$100	$100	$100	$100
Air Supported Structure	$100	$100	$100	$100
Fire Stand-by at Special Events	$80	$80	$80	$80

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Inspections & Enforcement:				
Exempt Child Care Facility	$25	$25	$25	$25
Daycare/Pre-School	$25	$25	$25	$25
Nursing Homes	$50	$50	$50	$50
Assisted Living Facilities	$50	$50	$50	$50
Boarding School	$100	$100	$100	$100
Outpatient Provider	$75	$75	$75	$75
Hospital	$200	$200	$200	$200
Final for Occupancy	$60	$60	$60	$60
Flammable Finish Operations:				
Spray Booth	$150	$150	$150	$150
Powder Coating	$150	$150	$150	$150
Electrostatic Apparatus	$150	$150	$150	$150
Dipping Tank / tank	$150	$150	$150	$150
Amusement Building	$100	$100	$100	$100
Combustible Fiber Storage	$60	$60	$60	$60
Cutting and Welding	$60	$60	$60	$60
Dry Cleaning Plant	$60	$60	$60	$60
High Piled Storage	$60	$60	$60	$60
Hot Work Operations	$60	$60	$60	$60
Industrial Ovens / oven	$60	$60	$60	$60
LPG Dispensing	$60	$60	$60	$60
Spray Booths & Auto Painting	$60	$60	$60	$60
Lumber Yards	$75	$75	$75	$75
Woodworking Plants	$75	$75	$75	$75
Alarm User Permit	$25	$25	$25	$25
Fireworks Sales / location	$60	$60	$60	$60
Automatic Fire Sprinkler Systems:				
Plan Review:				
< 100 heads	$125	$125	$125	$125
100 - 199 heads	$175	$175	$175	$175
200 - 299 heads	$225	$225	$225	$225
≥ 300 heads	$275	$275	$275	$275
+ / head	$0.50	$0.50	$0.50	$0.50
Acceptance Testing:				
Underground Flush	$60	$60	$60	$60
Hydrostatic (2 hour maximum)	$60	$60	$60	$60
Acceptance (2 hour maximum)	$60	$60	$60	$60
Any Acceptance (2 hour maximum)	$60	$60	$60	$60
Other Fire Protection Systems:				
Additional Riser	$50	$50	$50	$50
Standpipe (2 hour maximum)	$100	$100	$100	$100
Automatic Fire Sprinkler System Remodel or Tenant Finish:				
Plan Review:				
< 5 heads	$65	$65	$65	$65
5 - 50 heads	$125	$125	$125	$125
> 50 heads	$150	$150	$150	$150
+ / head	$0.50	$0.50	$0.50	$0.50
Acceptance Testing:				
Hydrostatic (2 hour maximum)	$60	$60	$60	$60
Acceptance (2 hour maximum)	$60	$60	$60	$60
Fire Alarm Systems:				
Plan Review:				
New System	$115	$115	$115	$115
Remodel	$65	$65	$65	$65
Additional Floors	$60	$60	$60	$60
Acceptance (2 hour maximum)	$60	$60	$60	$60
Commercial Hood Systems:				
Plan Review / hood	$115	$115	$115	$115
Acceptance (2 hour maximum)	$60	$60	$60	$60

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Fire Hydrant Installation and Testing:				
Underground Flush	$60	$60	$60	$60
Acceptance Testing	$60	$60	$60	$60
Fire Hydrant Single Usage	$110	$110	$110	$110
Fire Hydrant Multi Usage	$100	$100	$100	$100
Fire Hydrant Flow Test	$60	$60	$60	$60
LPG and Hazardous Materials:				
LPG Storage Tanks and Gas Systems:				
Plan Review	$50	$50	$50	$50
< 500 gallons (private use)	$140	$140	$140	$140
< 500 gallons (retail use)	$140	$140	$140	$140
> 500 gallons (private use)	$165	$165	$165	$165
> 500 gallons (retail use)	$215	$215	$215	$215
> 2000 gallons (plans)	$215	$215	$215	$215
> 4000 gallons (plans)	$265	$265	$265	$265
Hazardous Materials Storage Annual Permit:				
Minimal Storage	$80	$80	$80	$80
Haz Mat Storage	$165	$165	$165	$165
Haz Mat Dispensing	$215	$215	$215	$215
Manufacturing	$265	$265	$265	$265
Haz Mat Production	$265	$265	$265	$265
Waste Production	$300	$300	$300	$300
Multiple-Use Site	$315	$315	$315	$315
Liquid Storage Tank / tank (installation and closure):				
Plan Review	$50	$50	$50	$50
Underground:				
≤ 500 gallons	$115	$115	$115	$115
501 - 1000 gallons	$165	$165	$165	$165
> 1000 gallons	$265	$265	$265	$265
Above Ground:				
≤ 500 gallons	$115	$115	$115	$115
501 - 1000 gallons	$165	$165	$165	$165
> 1000 gallons	$265	$265	$265	$265
Explosives and Blasting / project	$75	$75	$75	$75
Explosives and Blasting annually	$365	$365	$365	$365
Compressed Gas Systems:				
Compressed Gas	$115	$115	$115	$115
Medical Gas	$115	$115	$115	$115
Combustible and Flammable Liquid Systems:				
Plan Review	$50	$50	$50	$50
If not UST or AST	$215	$215	$215	$215
+ / additional hour for reviews, inspections, approvals, etc. > 2 hours	$60	$60	$60	$60
Fire Report Copy	$15	$15	$15	$15
Plan Review Rush - Alarm	$100	$100	$100	$100
Plan Review Rush - Sprinkler	$200	$200	$200	$200
Stop Work Removal	$100	$100	$100	$100
After-Hrs. Inspection / hour (2 hour min.)	$75	$75	$75	$75
Installation without Permit	(Applicable fees double for installations with no Permit)			
Open Burning: (for violations only)				
Type 1 Equipment / hour	$230	$230	$230	$230
Type 2 Equipment / hour	$150	$150	$150	$150
Type 6 Equipment / hour	$120	$120	$120	$120
Fire Chief or Marshal / day	$95	$95	$95	$95
EMT-Paramedic / hour	$25	$25	$25	$25
EMT-Intermediate / hour	$22	$22	$22	$22
Community Emergency Response Team Training				
Resident	$35	$35	$35	$35
Nonresidents	$40	$40	$40	$40

Lehi City FY 2021 Fee Schedule

Police and Code Enforcement

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Traffic School (+ Plea in Abeyance fine)	$65	$65	$65	$65
Small Claims: (as established by the Utah State Courts)				
Up to $2,000	$60	$60	$60	$60
$2,001 - $7,499	$100	$100	$100	$100
$7,500 - $10,000	$185	$185	$185	$185
Counterclaim up to $2,000	$50	$50	$50	$50
Counterclaim $2,001 - $7,499	$70	$70	$70	$70
Counterclaim $7,500 - $10,000	$120	$120	$120	$120
Appeal	$10	$10	$10	$10
Police Report Copies:				
Resident	$5	$5	$5	$5
or / page (whichever is greater)	$0.25	$0.25	$0.25	$0.25
Non-Resident	$15	$15	$15	$15
or / page (whichever is greater)	$0.25	$0.25	$0.25	$0.25
Video Tape or CD / copy	$30	$30	$30	$30
Processed Color Photo	$25	$25	$25	$25
Digital Color Photo Printout / page	$5	$5	$5	$5
Fingerprinting:				
Resident	$10	$10	$10	$10
Non-Resident	$25	$25	$25	$25
False Alarm:				
Intrusion/Burglar (if > 3 / year) / alarm	$100	$100	$100	$100
Duress/Hold-Up (if >3 / year) / alarm	$100	$100	$100	$100
Animal Control:				
Animal Trap - refundable deposit	-	-	-	$75
Animal Trap - per week charge	-	-	-	$10
Impact Fee:				
Per ERU	$98	$98	$98	$98

Library

Fee Information	Approved FY 2018	Approved FY 2019	Proposed FY 2020	Proposed FY 2021
Library Card				
Resident	Free	Free	Free	Free
Non-Resident / year	$80	$80	$80	$80
Non-Resident / 6 months	$40	$40	$40	$40
Reciprocal Borrower / year	$40	$40	$40	$40
Reciprocal Borrower / 6 months	$20	$20	$20	$20
Replacement of Card	$3	$3	$3	$3
Check Out Fees				
DVD/Blu-ray/Video / week	$1	$1	$1	$1
Inter-Library Loan / item	$5	$5	$5	$5
Inter-Library Loan kits / kit	$10	$10	$10	$10
Copies				
Letter size	$0.10	$0.10	$0.10	$0.10
Legal size	$0.15	$0.15	$0.15	$0.15
Printing	$0.10	$0.10	$0.10	$0.10
Used book sales	$0.50 - $1.00	$0.50 - $1.00	$0.50 - $1.00	$0.50 - $1.00
Fines				
Overdue items (except DVD/Blu-ray/Video) / day	$0.10	$0.10	Discontinue	-
Overdue Inter-Library Loan (any item) / day	$1	$1	Discontinue	-
Overdue DVD/Blu-ray/Video / day	$1	$1	Discontinue	-
Damage				
Repairable Damage	$2 - $14	$2 - $14	up to full cost of item	up to full cost of item
Major Damage (not repairable)	full cost of item	full cost of item	full cost of item	full cost of item

Fee Information (cont.)	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Annexation base	$200	$200	$200	$200
+ / acre <50 acres	$20	$20	$20	$20
+ / acre >50 acres	$5	$5	$5	$5
Area Plan base	$3,000	$3,000	$3,000	$3,000
+ / acre	$10	$10	$10	$10
Area Plan Amendment				
Minor (affecting 3 pages or less)	$400	$400	$400	$400
Intermediate (affecting 4 pages or more)	$1,000	$1,000	$1,000	$1,000
Major (addition of new property) base	$1,500	$1,500	$1,500	$1,500
+ / acre	$10	$10	$10	$10
Amendments to:				
General Plan	$400	$400	$400	$400
Zone District Maps	$400	$400	$400	$400
Development Code	$400	$400	$400	$400
Concept (Charge applies as a credit to Preliminary Subdivision or Site Plan)				
Single Family Residential / lot	$20	$20	$20	$20
Multi-Family Residential base	$100	$100	$100	$100
+ / unit	$5	$5	$5	$5
Non-Residential base	$100	$100	$100	$100
+ / acre	$10	$10	$10	$10
Concept PC base	$500	$500	$500	$500
+ / acre	$2	$2	$2	$2
Preliminary Subdivision Plat				
Res. Single Family detached lots base	$250	$250	$250	$250
+ / lot	$60	$60	$60	$60
Res. Multi-Family attached units base	$250	$250	$250	$250
+ / unit	$50	$50	$50	$50
Non-Residential base	$250	$250	$250	$250
+ / lot or unit	$75	$75	$75	$75
Final Subdivision Plat				
Res. Single Family detached lots base	$350	$350	$350	$350
+ / lot	$75	$75	$75	$80
Res. Multi-Family attached units base	$350	$350	$350	$350
+ / unit	$65	$65	$65	$70
Condominium base	-	-	$300	$300
+ / lot or unit	-	-	$50	$55
Non-Residential base	$350	$350	$350	$350
+ / lot or unit	$100	$100	$100	$100
Site Plan				
Multi Family Residential base	$500	$500	$500	$500
+ / lot or unit	$10	$10	$10	$10
Non-Residential / acre	$350	$350	$350	$350
or / 1,000 bldg. sq. ft. (if greater)	$50	$50	$50	$50
Lot Line Adjustments (not requiring a plat)	$200	$200	$200	$200
Final Plat Revision, Amend, Vacation base	$200	$200	$200	$200
+ / lot or unit	$100	$100	$100	$100
Two-Lot Subdivision with an Existing Home	$350	$350	$350	$350
Short Term Rental Application Fee	-	-	-	$50
Permitted Use (existing bldgs. only)	$50	$50	$50	$50
Conditional Use	$300	$300	$300	$300
Modification of Existing Conditional Use	$150	$150	$150	$150
Temporary Uses	$40	$40	$40	$40
Zoning Verification Letters	$50	$50	$50	$50
Home Occupation	$25	-	-	-
Sign Permits:				
Temporary Special Event	$25	$25	$25	$25
On Premise Project Sign	$100	$100	$100	$100
Hearing Examiner	$200	$200	$200	$200
Construction Drawing Revision (first page)	$100	$100	$100	$100
+ each subsequent page	$20	$20	$20	$20

Planning & Zoning-continued

Fee Information (cont.)	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Revision to Approved Dev. Agreement	$2,500	$2,500	$2,500	$2,500
Replacement of Development Bonds / bond	$350	$350	$350	$350
Pub. Improvement Inspect. base (% of bond)	1.4%	1.4%	1.4%	1.4%
+ / linear ft. T.V. fee for sewer lines	$0.45	$0.45	$0.45	$0.45
+ / linear ft. T.V. fee for storm drain lines	$0.45	$0.45	$0.45	$0.45
First Extension of Development Approval	$250	$250	$250	$250
If made after original expiration date	$500	$500	$500	$500
+ additional extension requests	$500	$500	$500	$500
Grading Permit first 20 acres	$100	$100	$100	$100
+ / each additional 20 acres	$100	$100	$100	$100
GIS Maps:				
24" x 36" Color	$10	$10	$10	$10
17" x 24" Color	$5	$5	$5	$5
11" x 17" Color	$3	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2	$2
Copies:				
11" x 17" Color	$0.25	$0.25	$0.25	$0.25
11" x 17" Black & White	$0.10	$0.10	$0.10	$0.10
8.5" x 11" Color	$0.25	$0.25	$0.25	$0.25
8.5" x 11" Black & White	$0.10	$0.10	$0.10	$0.10
Flash Drive (For pre-construction plans copies only)	-	$75	$75	$75
Books:				
Design Standards	$10	$10	$10	$10
Development Code	$10	$10	$10	$10
Downtown Revitalization Plan	$20	$20	$20	$20
Accessory Dwelling Units (Apartments)				
Impact Fees (effective September 12, 2019)	-	$4,253	$4,253	$4,253

Senior Citizen Center

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Membership - Annual	$5	$5	$5	$5
Lunch (established by Mountainland Association of Governments)				
Over 60 (suggested donation)	$3	$3	$3	$3
+ / case of 24 of Ensure	$20	$20	$20	$20
+ / case of 24 of Glucerna	-	-	$30	$30
Under 60	$6	$6	$6	$6
Facility Rental				
Small room rental	$25	$25	$25	$25
Over 60 / hour (Birthday or Anniversary)	$25	$25	$25	$25
Other / hour	$50	$50	$50	$50
Non-Resident / hour	$60	$60	$60	$60
+ deposit	$500	$500	$500	$500

Treasurer

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Utility Sign-up Processing	$30	$30	$30	$30
Disconnect/connect fee (Water and Power)	$50	$50	$50	$50
Utility Verification	$50	$50	$50	$50
Overdue Charge / month (if past 30 days)	1.5%	1.5%	1.5%	1.5%
Returned Check	$20	$20	$20	$20
Bankruptcy Deposit	$500	$500	$500	$500
Temporary power meter deposit	$200	$200	$200	$200

Lehi City FY 2021 Fee Schedule

Streets

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Road Cut Fees - April 1 - November 30				
Road Cut Base Fee	-	-	$250	$250
Road Cut Fee (Base fee plus)				
Charge per sq ft of Road Cut x < 5 years Foot for area	-	-	$0.50	$0.50
Charge per sq ft of Road Cut x > 5 years Foot for area	-	-	$0.25	$0.25
Bore Directional Base Fee	-	-	$150	$150
Bore per linear foot (Base fee plus)	-	-	$0.25	$0.25
Pothole per Core	-	-	$25	$25
Road Closure	-	-	$250	$250
Road Closure Extension	-	-	$100	$100
Road Cut Fees - Emergencies Only December 1 - March 31				
Road Cut Base Fee	-	-	$350	$350
Road Cut Fee (Base fee plus)				
Charge per sq ft of Road Cut x < 5 years Foot for area	-	-	$0.50	$0.50
Charge per sq ft of Road Cut x > 5 years Foot for area	-	-	$0.25	$0.25
Bore Directional Base Fee	-	-	$200	$200
Bore per linear foot (Base fee plus)	-	-	$0.25	$0.25
Pothole per Core	-	-	$25	$25
Road Closure	-	-	$300	$300
Road Closure Extension	-	-	$150	$150
No Permit Fine	-	-	$500	$500
Road Cut Administration Fee	$100	$100	Discontinue	-
Asphalt, Concrete Removal and Repair				
Charge per sq ft for sidewalk	$20	$20	Discontinue	-
Charge per linear ft of curb	$20	$20	Discontinue	-
Transportation Impact Fee:				
Single family residential (per dwelling unit)	$1,163	$1,163	$1,163	$1,163
Multi family residential (per dwelling unit)	$708	$708	$708	$708
General office	$363	$363	$363	$363
Hotel	$318	$318	$318	$318
Industry	$73	$73	$73	$73
Light industry	$266	$266	$266	$266
Specialty retail	$878	$878	$878	$878
Supermarket	$1,556	$1,556	$1,556	$1,556
Superstore	$469	$469	$469	$469
Warehousing	$197	$197	$197	$197
Medical / Dental Bldg	$920	$920	$920	$920
Drive in Bank	$2,710	$2,710	$2,710	$2,710
Drugstore w/Drive	$1,477	$1,477	$1,477	$1,477
Auto Parts	$1,407	$1,407	$1,407	$1,407
Tire Store	$756	$756	$756	$756
Gas Station w/Convenience Store	$1,983	$1,983	$1,983	$1,983
High Turnover Restaurant	$1,939	$1,939	$1,939	$1,939
Fast Food w/Drive	$7,558	$7,558	$7,558	$7,558
Church	$212	$212	$212	$212
Elementary School	$169	$169	$169	$169
Middle School	$214	$214	$214	$214
High School	$252	$252	$252	$252

Solid Waste

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
First garbage tote / month	$10.50	$10.50	$13.68	$13.68
Additional garbage tote(s) each / month	$10	$10	$10.65	$10.65
Recyclables tote (bi-weekly collect) / month	Free	Free	Free	Free
Green waste tote / month (Mar. - Nov. only)	$6.50	$6.50	$6.92	$6.92

Lehi City FY 2021 Fee Schedule

Storm Drain

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Impact Fee / acre (.25 acre minimum)	$1,391	$1,391	$1,391	$1,391
Service Charge:				
Residential / month	$3	$3	$4.50	$4.75
Commercial / 1,000 sq. ft. of impervious surface	$1	$1	$1.50	$1.58

Culinary Water

Fee Information	Approved FY 2018	Approved FY 2019	Proposed FY 2020	Proposed FY 2021
Water Connection Fee:				
3/4" Meter	$401.80	$401.80	$406.63	$406.63
1" Meter	$466.90	$466.90	$465.86	$465.86
1 1/2" Meter	$1,447.97	$1,447.97	$1,490.61	$1,490.61
2" Meter	$1,654.29	$1,654.29	$1,676.93	$1,676.93
3" Meter	$1,960.47	$1,960.47	$2,011.34	$2,011.34
4" Meter	$3,207.12	$3,207.12	$3,310.56	$3,310.56
6" Meter	-	-	$5,542.59	$5,542.59
8" Meter	-	-	$9,455.76	$9,455.76
Water Impact Fee:				
Residential / dwelling unit	$1,200	$1,194.07	$1,194.07	$1,194.07
Non-Residential				
3/4" Meter	$1,200	$1,194.07	$1,194.07	$1,194.07
1" Meter	$3,246	$3,184.19	$3,184.19	$3,184.19
1 1/2" Meter	$4,048	$3,980.23	$3,980.23	$3,980.23
2" Meter	$12,898	$12,736.75	$12,736.75	$12,736.75
3" Meter	$28,360	$27,861.64	$27,861.64	$27,861.64
4" Meter	$48,624	$50,150.95	$50,150.95	$50,150.95
6" Meter	$113,453	$111,446.56	$111,446.56	$111,446.56
8" Meter	$194,497	$191,051.25	$191,051.25	$191,051.25
Water Service Charge:				
Residential				
Base rate / connection / month	$16.25	$16.74	$17.24	$17.76
per 1,000 gallon used from 1 - 30,000 gallons	$1.09	$1.12	$1.16	$1.19
per 1,000 gallon > 30,000 gallons	$2.18	$2.25	$2.31	$2.38
Commercial				
Base rate / connection / month	$16.25	$16.74	$17.24	$17.76
per 1,000 gallon used	$1.09	$1.12	$1.16	$1.19

Pressurized Irrigation

Fee Information	Approved FY 2018	Approved FY 2019	Proposed FY 2020	Proposed FY 2021
PI Connection Fee:				
1" Lateral	$466.90	$466.90	$485.22	$485.22
1 1/2" Lateral	$1,110.96	$1,110.96	$1,954.86	$1,954.86
2" Lateral	$1,258.43	$1,258.43	$2,025.55	$2,025.55
3" Lateral	-	-	$5,195.12	$5,195.12
4" Lateral	-	-	$5,217.90	$5,217.90
6" Lateral	-	-	$5,887.77	$5,887.77
8" Lateral	-	-	$7,672.42	$7,672.42
10" Lateral	-	-	$9,079.94	$9,079.94
PI Impact Fee:				
Residential (Single and Multi-Family) / acre (.25 acre minimum)	$4,270	$4,378.63	$4,378.63	$4,378.63
Non-Residential / pervious acre (.25 acre minimum)	$6,703	$6,736.35	$6,736.35	$6,736.35

Pressurized Irrigation-continued

Fee Information	Approved FY 2018	Approved FY 2019	Proposed FY 2020	Proposed FY 2021
PI Service Charge:				
Base rate / connection / month	$2.14	$5.00	$5.15	$5.30
+ / sq ft of lot divided by 43560	$41.67	$45.84	$47.21	$48.63
Minimum / month charge	$10.47	$14.17	$14.59	$15.03
Pre-construction water permit base	$85	$85	$85	$85
+ / 1,000 sq ft of lot	$1	$1	$1	$1
or + / lot (whichever is less)	$25	$25	$25	$25
Fire Hydrant Non-Metered Usage	$110	$110	$110	$110
Additional cost per lot (if greater than 1)	$25	$25	$25	$25
Metered Fire Hydrant Permit Processing	$45	$45	$45	$45
(+ / Utility Sign-up Processing)	$30	$30	$30	$30
Hydrant meter deposit	$1,550	$1,550	$1,550	$1,550
Base rate / metered fire hydrant connection / month	$4.14	$4.14	$4.14	$4.14
+ / 1,000 gallons used	$0.80	$0.80	$0.80	$0.80
Minimum / month charge	$12.47	$12.47	$12.47	$12.47
Shareholder Charge base	$4.14	$7.00	$7.21	$7.43
+ / month / share	$5.84	$6.42	$6.62	$6.82
Penalty for violation of secondary water system conservation code				
First violation	Written notice	Written notice	Written notice	Written notice
Second violation	$100	$100	$100	$100
Third	Class C misdemeanor	Class C misdemeanor	Class C misdemeanor	Class C misdemeanor

Sewer

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Impact Fee:				
Residential / dwelling unit	$460	$761.43	$761.43	$761.43
Non-Residential				
3/4" Meter	$460	$761.43	$761.43	$761.43
1" Meter	$1,230	$2,059.65	$2,059.65	$2,059.65
1 1/2" Meter	$1,534	$2,568.54	$2,568.54	$2,568.54
2" Meter	$4,914	$8,184.05	$8,184.05	$8,184.05
3" Meter	$10,745	$17,995.01	$17,995.01	$17,995.01
4" Meter	$18,424	$30,852.95	$30,852.95	$30,852.95
6" Meter	$42,987	$71,988.30	$71,988.30	$71,988.30
8" Meter	$73,694	$123,412.42	$123,412.42	$123,412.42
Service Charge:				
Base rate / connection / month	$19	$19	$19	$19
+ /1,000 gallons used	$2	$2	$2	$2
Timpanogos Special Service District (Regional Sewer Treat				
Impact Fee:				
Single Family Housing / house	$1,708	$1,708	$1,708	$1,708
Multi Unit Residential / dwelling unit	$1,110	$1,110	$1,110	$1,110
Commercial, Industrial, Institutional	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.

Lehi City FY 2021 Fee Schedule

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Connection Fee:				
Single Phase Single Meter:				
Up to 200 AMPS	$325	$325	Discontinue	-
201 - 400 AMPS	$450	$450	Discontinue	-
3 Phase Single Meter:				
Up to 200 AMPS	$350	$350	Discontinue	-
201 - 400 AMPS	$275	$275	Discontinue	-
401 - 800 AMPS	$975	$975	Discontinue	-
801 - 1,600 AMPS	$1,250	$1,250	Discontinue	-
Residential Single Phase up to 200 AMPS (self contained)	-	-	$374.02	$374.02
Residential Single Phase 201-400 AMPS (self contained)	-	-	$442.02	$442.02
Commercial Single Phase up to 200 AMPS (self contained)	-	-	$264.02	$264.02
Commercial Single Phase 201-400 AMPS (self contained)	-	-	$280.02	$280.02
Commercial Single Phase 201-400 AMPS (instrament rated)	-	-	$1,588.17	$1,588.17
Commercial 3 Phase up to 400 AMP (self contained)	-	-	$575.62	$575.62
Commercial 3 Phase 401-800 AMP (instrament rated)	-	-	$1,764.17	$1,764.17
Commercial 3 Phase 801-4000 AMP (intrament rated)	-	-	$1,582.17	$1,582.17
Single Phase Multimeter / meter	-	-	$140	$140
(AMPS cost schedule same as single meter)				
3 Phase Multimeter / meter	$200	$200	$365	$365
(AMPS cost schedule same as single meter)				
Net Meter	$500	$500	$394.81	$394.81
Impact Fee:				
Residential Single Phase Service Sizes:				
AMPS KVA Peak Demand				
100 24 5	$1,135	$1,187.71	$1,187.71	$1,187.71
125 30 6	$1,362	$1,484.64	$1,484.64	$1,484.64
150 36 7	$1,589	$1,732.08	$1,732.08	$1,732.08
200 48 8	$1,816	$1,979.52	$1,979.52	$1,979.52
225 54 10	$2,270	$2,474.40	$2,474.40	$2,474.40
400 96 14	$3,177	$3,464.16	$3,464.16	$3,464.16
Commercial Single Phase Service Sizes:				
AMPS KVA Peak Demand				
100 24 5	$1,135	$1,187.71	$1,187.71	$1,187.71
125 30 7	$1,589	$1,732.08	$1,732.08	$1,732.08
150 36 9	$2,043	$2,226.96	$2,226.96	$2,226.96
200 48 14	$3,177	$3,464.16	$3,464.16	$3,464.16
400 96 19	$4,312	$4,701.36	$4,701.36	$4,701.36
Commercial/Residential 3 Phase (120/240) Service Sizes:				
AMPS KVA Peak Demand				
125 52 16	$3,631	$3,959.04	$3,959.04	$3,959.04
150 62 24	$5,447	$5,938.56	$5,938.56	$5,938.56
200 83 31	$7,035	$7,670.64	$7,670.64	$7,670.64
400 166 63	$14,298	$15,588.72	$15,588.72	$15,588.72
600 249 94	$21,333	$23,259.36	$23,259.36	$23,259.36
800 333 126	$28,596	$31,177.44	$31,177.44	$31,177.44
1000 416 157	$35,631	$38,848.07	$38,848.07	$38,848.07
1200 499 189	$42,894	$46,766.15	$46,766.15	$46,766.15
1600 665 252	$57,191	$62,354.87	$62,354.87	$62,354.87
2000 831 312	$71,035	$77,943.59	$77,943.59	$77,943.59
2500 1039 394	$89,418	$97,491.35	$97,491.35	$97,491.35

Fee Information (cont.)			Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Commercial/Residential 3 Phase (120/208) Service Sizes:						
AMPS	KVA	Peak Demand				
125	45	16	$3,631	$3,959.04	$3,959.04	$3,959.04
150	54	24	$5,447	$5,938.56	$5,938.56	$5,938.56
200	72	31	$7,035	$7,670.64	$7,670.64	$7,670.64
400	144	63	$14,298	$15,588.72	$15,588.72	$15,588.72
600	216	94	$21,333	$23,259.36	$23,259.36	$23,259.36
800	288	126	$28,596	$31,177.44	$31,177.44	$31,177.44
1000	360	157	$35,631	$38,848.07	$38,848.07	$38,848.07
1200	432	189	$42,894	$46,766.15	$46,766.15	$46,766.15
1600	576	252	$57,191	$62,354.87	$62,354.87	$62,354.87
2000	721	315	$71,489	$77,943.59	$77,943.59	$77,943.59
2500	901	394	$89,418	$97,491.35	$97,491.35	$97,491.35
Commercial/Residential 3 Phase (277/480V) Service Sizes:						
AMPS	KVA	Peak Demand				
125	104	35	$7,943	$8,660.40	$8,660.40	$8,660.40
150	125	52	$11,801	$12,866.88	$12,866.88	$12,866.88
200	166	73	$16,567	$18,063.12	$18,063.12	$18,063.12
400	333	145	$32,908	$35,878.79	$35,878.79	$35,878.79
600	499	219	$49,702	$54,189.35	$54,189.35	$54,189.35
800	665	290	$65,816	$71,757.59	$71,757.59	$71,757.59
1000	831	364	$82,610	$90,068.15	$90,068.15	$90,068.15
1200	998	436	$98,950	$107,883.82	$107,883.82	$107,883.82
1600	1330	583	$132,312	$144,257.50	$144,257.50	$144,257.50
2000	1663	728	$165,220	$180,136.29	$180,136.29	$180,136.29
2500	2078	910	$206,524	$225,170.37	$225,170.37	$225,170.37
3000	2494	1092	$247,829	$270,204.44	$270,204.44	$270,204.44
3500	2910	1272	$228,680	$314,743.63	$314,743.63	$314,743.63
3750	3118	1363	$309,333	$337,260.67	$337,260.67	$337,260.67
4000	3326	1454	$329,985	$359,777.70	$359,777.70	$359,777.70
Service Charge:						
Residential / kWh ($4.50 minimum bill)			$0.08761	$0.08761	$0.08761	$0.08761
Commercial base / month			$9	$9	$9	$9
+ / kWh, 1st 1,000 kWh (if no demand)			$0.098	$0.098	$0.098	$0.098
+ / kWh, >1st 1,000 kWh (if no demand)			$0.0661	$0.0661	$0.0661	$0.0661
+ / kWh, 1st 1,000 kWh (if demand)			$0.098	$0.098	$0.098	$0.098
+ / kWh, > 1st 1,000 kWh (if demand)			$0.0661	$0.0661	$0.0661	$0.0661
+ Demand / kW			$7.75	$7.75	$7.75	$7.75
Net Meter kWh			$0.08761	$0.08761	$0.08761	$0.08761
kWh credit if generated by Customer exceeds consumption			$0.08761	$0.08761	$0.08761	$0.08761
Feed In Tariff						
Class 1 (1 kW to 10 kW) - credit per kWh			-	-	$0.05	$0.05
Class 1 (>10 kW to 1,000 kW) - credit per kWh			-	-	$0.04	$0.04
Meter Tampering			$100	$100	$100	$100
Conduit Lease Fee (per foot, per year)			-	-	$0.75	$0.75
Pole Attachment / year			$18	$18	$18	$18
Solar Meter Fee (Connection Fee)			-	-	$500	$500
Commercial Solar Interconnection Study			-	-	$1,500	$1,500
Banner Installation and Removal			$150	$150	$150	$150
+ each additional week			$50	$50	$50	$50

Lehi City FY 2021 Fee Schedule

Legacy Center

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
Rentals:								
Complex Rental / day	$300		$400		$500		$500	
+ deposit	$500		$500		$500		$500	
Entire Park Rental / day	$500		$665		$665		$665	
+ deposit	$500		$500		$500		$500	
Field Rental / hour / field (Youth)	$20		$27		$27		$27	
+ deposit / hour / field	$30		$30		$35		$35	
Field Rental / hour / field (Adult)	$20		$40		$40		$40	
+ deposit / hour / field	$30		$30		$35		$35	
Field Rental / 4 hours / field	$65		$87		$110		$110	
+ deposit / 4 hours / field	$100		$100		$110		$110	
Additional Field Prep / diamond	$30		$40		$50		$50	
+ on Saturdays and Holidays	$10		$13		$15		$15	
Field Lighting / hour / field	$20		$27		$35		$35	
Field Lighting / hour / field (Vet's Only - Football)	-		-		$27		$27	
Memberships:	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Monthly Pass								
Family/Group	$50	$45	$52	$48	$53	$49	$53	$49
Additional Person	$3.50	$3.00	$3.50	$3.00	$3.50	$3.00	$3.50	$3.00
Adult Couple (18-59)	$40	$37	$42	$39	$43	$39	$43	$39
Adult Individual (18-59)	$27	$25	$29	$26	$29	$27	$29	$27
Youth Individual (12-17)	$15	$14	$16	$15	$16	$15	$16	$15
Child Individual (4-11)	$13	$11	$13	$12	$13	$12	$13	$12
Toddler (3 & under)	Free	Free	Free	Free	Free	Free	Free	Free
Senior Couple (60+)	$27	$25	$29	$26	$29	$27	$29	$27
Senior Individual (60+)	$15	$14	$16	$15	$16	$15	$16	$15
Annual Pass								
Family/Group	$510	$465	$525	$485	$535	$485	$540	$490
Additional Person	$31	$29	$32	$30	$33	$30	$33	$31
Adult Couple (18-59)	$410	$380	$425	$395	$435	$395	$435	$400
Adult Individual (18-59)	$285	$265	$295	$275	$300	$275	$305	$275
Youth Individual (12-17)	$160	$145	$165	$155	$165	$155	$170	$155
Child Individual (4-11)	$125	$115	$130	$125	$135	$125	$135	$125
Senior Couple (60+)	$285	$265	$295	$275	$300	$275	$305	$275
Senior Individual (60+)	$160	$145	$165	$155	$165	$155	$170	$155
Summer Pass								
Family/Group	$193	$168	$193	$168	$193	$168	Discontinue	
Daily Pass								
Adult Full Facility (Ages 18-59)	$5		$6		$6		$6	
Youth Full Facility (Ages 12-17)	$4		$5		$5		$5	
Child Full Facility (Ages 4-11)	$3		$4		$4		$4	
Senior Full Facility (Ages 60+)	$3		$4		$4		$4	
Gym	$2.50		$3		$3		$3	
Weight & Cardio	$2.50		$3		$3		$3	
Aerobics Class	$3		$4		$4		$4	
Water Aerobics	$3		$4		$4		$4	
Cycling Class	$3		$4		$4		$4	
Track	$0.50		$0.75		$1		$1	
Day Care, first child / hour	$2.50		$2.50		$2.50		$2.50	
+ / additional child / hour	$1.50		$1.50		$1.50		$1.50	
Punch Card								
Day Care	$36		$36		$36		$36	

Legacy Center-continued

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Programs:								
Team Sports								
Women's Volleyball	$300	$250	$320	$265	$325	$270	$325	$270
Coed Volleyball	-	-	-	-	-	-	$325	$270
Men's Basketball	$870	$725	$910	$760	$930	$775	$930	$775
Youth Sports								
Wrestling	$50	$42	$54	$45	$54	$45	$55	$46
(if member)	$45	$38	$49	$41	$49	$41	$50	$41
Girls Volleyball	$65	$48	$68	$50	$69	$51	$70	$52
(if member)	$59	$43	$61	$45	$62	$46	$63	$47
Volleyball Camp	$55	$41	$59	$44	$59	$44	$61	$45
Flag Football (K-6th)	$61	$45	$63	$47	$65	$48	$66	$49
(if member)	$55	$41	$57	$42	$59	$43	$59	$44
Flag Football (7th-10th)	-	-	-	-	-	-	$80	$59
(if member)	-	-	-	-	-	-	$72	$53
Indoor Soccer	$49	$36	$50	$37	$51	$38	$53	$39
(if member)	$44	$32	$45	$33	$46	$34	$48	$35
Outdoor Soccer (K-6th)	$49	$36	$50	$37	$51	$38	$53	$39
(if member)	$44	$32	$45	$33	$46	$34	$48	$35
Outdoor Soccer (7th-9th)	$49	$36	$60	$47	$66	$49	$68	$50
(if member)	$44	$32	$54	$42	$59	$44	$61	$45
Track & Field	$76	$56	$80	$59	$81	$60	$82	$61
7yrs & Under Golf	$43	$36	$44	$37	$46	$38	$47	$39
8yrs & Up Golf	$76	$63	$79	$66	$80	$67	$82	$68
Advanced Golf	$100	$83	$104	$87	$106	$88	$108	$90
Tennis	$72	$53	$76	$56	$76	$56	$77	$57
(if member)	$65	$48	$68	$50	$68	$50	$69	$51
Kids Sports Camp	$56	$47	$60	$50	$60	$50	$61	$51
(if member)	$50	$42	$54	$45	$54	$45	$55	$46
Basketball Camp - 3 Day (Skyridge) K-2nd	$55	$55	$74	$74	$75	$75	$60	$60
Basketball Camp - 3 Day (Skyridge) 3rd-5th	$90	$90	$90	$90	$95	$95	$90	$90
Basketball Camp - 3 Day (Skyridge) 6th-8th	-	-	-	-	-	-	$90	$90
Basketball Camp - 3 Day (Skyridge) 9th-11th	$90	$90	$90	$90	$95	$95	$60	$60
Basketball Camp - Girls - 3 Day (Skyridge) 3rd-8th	-	-	-	-	$80	$80	$81	$81
Basketball Camp - 4 Day (LC) K-2nd	-	-	-	-	-	-	$45	$45
Basketball Camp - 4 Day (LC) 3rd-5th	-	-	-	-	-	-	$90	$90
Basketball Camp - 4 Day (LC) 6th-8th	$109	$109	$118	$118	$118	$118	$90	$90
Jr. Jazz Basketball (K-4th grade)	$55	$41	$59	$44	$59	$44	$61	$45
(if member)	$50	$37	$53	$40	$53	$40	$55	$41
Jr. Jazz Basketball (5th-6th grade)	$72	$53	$76	$56	$76	$56	$77	$56
(if member)	$65	$48	$68	$50	$68	$50	$69	$51
Jr. Jazz Basketball (7th-8th grade)	$86	$64	$92	$68	$93	$69	$95	$70
(if member)	$77	$58	$83	$61	$84	$62	$86	$63
Jr. Jazz Basketball (9th-12th)-Teams only	$625	$520	$655	$545	$740	$615	$750	$625
Baseball (3rd-8th grade)	$122	$81	$128	$85	$129	$86	$131	$87
(if member)	$110	$73	$115	$77	$116	$77	$118	$78
Baseball (2nd grade)	$63	$47	$68	$50	$76	$56	$77	$57
(if member)	$57	$42	$61	$45	$68	$50	$69	$51
Baseball (T-ball & coach pitch)	$49	$36	$50	$37	$59	$44	$61	$45
(if member)	$44	$32	$45	$33	$53	$40	$55	$41
Softball (3rd-11th grade)	$109	$81	$115	$85	$129	$86	$131	$87
(if member)	$98	$73	$104	$77	$116	$77	$118	$78
Swimming								
Summer Swimming Lessons	$50	$33	$53	$35	$54	$36	$54	$36
(if member)	$45	$30	$48	$32	$49	$32	$49	$32
School Year Swimming Lessons	$50	$33	$53	$35	$54	$36	$54	$36
(if member)	$45	$30	$48	$32	$49	$32	$49	$32
Summer Rec Swim Team	$152	$101	$159	$106	$162	$108	$165	$110
Summer Rec Swim Camp	$27	$18	$29	$19	$30	$20	$30	$20

Legacy Center-continued

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Dance Camp								
5 & 6 year olds	$46	$38	$47	$39	$47	$39	$48	$40
7-14 years old	$70	$70	$72	$72	$73	$73	$74	$74
Dance								
Enrollment Fee	-	-	-	-	$25	$25	$25	$25
Summer Dance Class	-	-	-	-	$89	$79	$89	$79
30 minutes	$43	$32	$46	$34	$46	$34	$47	$35
40 minutes	$42	$35	$43	$36	$44	$37	$44	$37
50 minutes	$46	$38	$47	$39	$47	$39	$48	$40
Sessions:								
Babysitter Certification	$77	$57	$81	$60	$85	$64	$88	$65
CPR & First Aid	$68	$57	$72	$60	$73	$61	$74	$62
Rock Climbing Merit Badge	$39	$26	$42	$28	$42	$28	$44	$29
Hunter Safety	$11	$7	$11	$7	$11	$7	$11	$7
Itty Bitty Baseball	$44	$37	$47	$39	$47	$39	$48	$40
(if member)	$40	$33	$42	$35	$42	$35	$43	$36
Itty Bitty Soccer	$44	$37	$47	$39	$47	$39	$48	$40
(if member)	$40	$33	$42	$35	$42	$35	$43	$36
Itty Bitty Basketball	$44	$37	$47	$39	$47	$39	$48	$40
(if member)	$40	$33	$42	$35	$42	$35	$43	$36
Itty Bitty Football	$44	$37	$47	$39	$47	$39	$48	$40
(if member)	$40	$33	$42	$35	$42	$35	$43	$36
Itty Bitty Ball	$44	$37	$47	$39	$47	$39	$48	$40
(if member)	$40	$33	$42	$35	$42	$35	$43	$36
Parenting With Love & Logic	$42	$35	$42	$35	$43	$36	$43	$36
Scrapbooking	$14	$12	$14	$12	$14	$12	$14	$12
Scrapbook Sleepover	$25	$21	$26	$22	$26	$22	$26	$22
Sign Language	$53	$44	$55	$46	$56	$47	$56	$47
Women On Weights- members only	$150	$125	$160	$135	$160	$135	$170	$140
Summer Youth Camp	$58	$48	$59	$49	$60	$50	$61	$51
Princess Party	$14	$12	$16	$13	$16	$13	$16	$13
Superhero Party	$14	$12	$16	$13	$16	$13	$16	$13
Safety On Wheels Fair	-	-	-	-	$10	$8	$16	$13
Adult Triathlon Training	$115	$85	$120	$89	$123	$92	$124	$92
(if member)	$104	$77	$108	$80	$111	$83	$112	$83
RAD Women	$38	$32	$41	$34	$41	$34	$42	$35
Science Class	$119	$99	$125	$104	$125	$104	$130	$108
Science Camp	$108	$90	$114	$95	$114	$95	$118	$98
Robotics Camp	$130	$115	$144	$120	$144	$120	$149	$124
Late Night @ LC Teen Camp	-	-	-	-	-	-	$14	$12
Square Dancing - Individual	-	-	-	-	-	-	$42	$35
Square Dancing - Couple	-	-	-	-	-	-	$59	$49
Kids Hiking Club	-	-	-	-	-	-	$18	$15
Fishing Club	-	-	-	-	-	-	$35	$35
Computer Game Programming Classes	-	-	-	-	-	-	$173	$144
Lego Engineering Camp	-	-	-	-	-	-	$164	$164
Youth Entrepreneur Fair	-	-	-	-	-	-	$10	$10
Sewing Camp	-	-	-	-	-	-	$35	$35
Gymnastics - Fall								
45 minutes 1 day per week	$47	$35	$49	$36	$50	$37	$50	$37
1 hour 1day per week	$51	$38	$54	$40	$55	$41	$55	$41
1 hour 2 days per week	$86	$64	$92	$68	$93	$69	Discontinue	
1 hour 2 days per week (PreTeam)	$70	$64	$75	$68	$76	$69	Discontinue	
1 1/4 hours 2 days per week (PreTeam)	-	-	$85	$77	$86	$78	$88	$80
1 1/2 hours 1 day per week	$58	$48	$61	$51	$62	$52	$62	$52
1 1/2 hours 2 days per week	$102	$85	$107	$89	$109	$91	$110	$72
1 1/2 hours 2 days per week (PreTeam)	$94	$85	$98	$89	$100	$91	$101	$92
1 1/2 hours 3 days per week	$151	$126	$158	$132	$161	$134	Discontinue	

Legacy Center-continued

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
2 hours 2 days per week	$100	$95	$102	$97	$104	$99	Discontinue	
2 hours 3 days per week	$163	$136	$146	$139	$148	$141	Discontinue	
2 hours 4 days per week	$199	$166	$177	$169	$180	$171	Discontinue	
2 1/2 hours 1 day per week	$72	$60	$64	$61	$65	$62	Discontinue	
2 1/2 hours 2 days per week	$130	$108	$116	$110	$118	$112	Discontinue	
2 1/2 hours 3 days per week	$185	$154	$165	$157	$168	$160	Discontinue	
3 hours 2 days per week	$143	$136	$146	$139	$148	$141	$163	$148
3 hours 3 days per week	$182	$173	$185	$176	$188	$178	$208	$189
Level 6 Extra Class	$43	$41	$44	$42	$44	$42	$58	$43
Gymnastics - Summer (June, July & August)								
45 minutes 1 day per week	$59	$44	$62	$46	$62	$46	Discontinue	
45 minutes 2 days per week	$96	$71	$101	$75	$103	$76	Discontinue	
1 hour 1 day per week	$63	$47	$66	$49	$68	$50	Discontinue	
1 hour 2 days per week	$109	$80	$112	$83	$115	$85	Discontinue	
1 hour 2 days per week (PreTeam)	$88	$80	$91	$83	$94	$85	Discontinue	
1 1/4 hours 2 days per week (PreTeam)	-	-	$106	$96	$108	$98	Discontinue	
1 1/2 hours 1 day per week	$73	$61	$77	$64	$78	$65	Discontinue	
1 1/2 hours 2 days per week	$126	$105	$132	$110	$134	$112	Discontinue	
1 1/2 hours 2 days per week (PreTeam)	$116	$105	$121	$110	$123	$112	Discontinue	
1 1/2 hours 3 days per week	$188	$157	$197	$164	$199	$166	Discontinue	
2 hours 2 days per week	$125	$119	$127	$121	$129	$123	Discontinue	
2 hours 3 days per week	$204	$170	$181	$172	$184	$175	Discontinue	
2 hours 4 days per week	$248	$207	$222	$211	$225	$214	Discontinue	
2 1/2 hours 1 day per week	$90	$75	$80	$76	$81	$77	Discontinue	
2 1/2 hours 2 days per week	$162	$135	$144	$137	$146	$139	Discontinue	
2 1/2 hours 3 days per week	$230	$192	$204	$194	$207	$197	Discontinue	
3 hours 2 days per week	$179	$170	$182	$173	$184	$175	Discontinue	
3 hours 3 days per week	$227	$216	$230	$219	$233	$222	Discontinue	
Level 6 Extra Class	$54	$51	$55	$52	$56	$53	Discontinue	
Cheer								
Enrollment Fee	-	-	-	-	$25	$25	$15	$15
30 minutes (Fall)	$42	$35	$42	$35	$43	$36	$43	$36
50 minutes (Fall)	$46	$38	$47	$39	$47	$39	$48	$40
Cheer (Summer)								
30 minutes	$64	$59	$73	$61	$73	$61	$76	$63
50 minutes	$74	$69	$86	$72	$86	$72	$89	$74
Preschool								
2 days a week	$86	$72	$91	$76	$92	$77	$94	$78
3 days a week	$107	$89	$113	$94	$114	$95	$116	$97
Summer Preschool	$169	$141	$178	$148	$180	$150	$184	$153
Hap Ki-Do	$65	$55	$65	$55	$65	$55	$73	$61
Other Programs								
Slim-to-Win	$250	$250	$260	$260	$260	$260	$340	$340
Concealed Weapons	$45	$45	$48	$48	$49	$49	$49	$49
Adaptive Volleyball	$35	$35	$35	$35	$35	$35	$35	$35
Adaptive Basketball	$26	$26	$26	$26	$36	$36	$36	$36
Adaptive Bowling	$45	$45	$45	$45	$35	$35	$35	$35
Private Swim Lessons	$22	$22	$25	$25	$25	$25	$25	$25
Semi-Private Swim Lessons	-	-	$15	$15	$15	$15	$15	$15
Ski & Snowboarding School (established in conjunction with American Fork City)	$215	$215	$225	$225	$230	$230	$235	$235
Special Olympics Swim Team	$49	$39	$49	$39	$57	$42	$58	$43
USA Swim Team - Dolphins	$47	$35	$50	$37	$82	$61	$82	$61
USA Swim Team - Sharks	$50	$37	$53	$39	$85	$63	$85	$63
USA Swim Team - Jr. Silver	$55	$41	$59	$44	$92	$68	$92	$68
USA Swim Team - Jr. Gold	$63	$47	$68	$50	$100	$74	$100	$74
USA Swim Team - Senior (Mar-Aug)	$84	$62	$88	$65	$120	$89	$120	$89
USA Yearly Membership Fee (set by USA Swimming)	$75	$75	$85	$85	$85	$85	$90	$90

Legacy Center-continued

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
WSI	$160	$160	$170	$170	$170	$170	$175	$175
Lifeguard Class	$200	$200	$200	$200	$200	$200	$200	$200
Masters Swimming	$20	$20	$22	$22	$22	$22	$30	$25
Canyons Bus Only (established in conjunction with American Fork City)	$101	$101	-	-	-	-	-	-
Facility Services:								
Body Fat Testing	$12		$12		$13		$13	
Personal Training	Per trainer		Per trainer		Per trainer		Per trainer	
Birthday Party Packages								
Package 1 - Room	$75		$80		$80		$80	
Package 3 - Rock Wall	$90		$95		$95		$95	
Package 4 - Pool	$100		$105		$105		$105	
Package 2 - GYM	$80		$85		$85		$85	
Kid Fit - 1st Child	$2.50		$2.50		$2.50		$2.50	
Kid Fit - Each Additional Child	$1.50		$1.50		$1.50		$1.50	
Facility Rentals								
Pool Rental (2 hour rental)	$350		$350		$350		$350	
Pool Rental-Alpine School Dist meet	$450		$450		$450		$450	
Lap Lanes - Short Course - Alpine School District	-		$10		$10		$10	
Lap Lanes - Long Course - Alpine School District	-		$12		$12		$12	
Lap Lanes - Short Course	-		$12		$12		$12	
Lap Lanes - Long Course	-		$12		$12		$12	
Full Gymnasium / hour	$50		$55		$55		$55	
each additional after 3 hours	$20		$22		$25		$25	
all day	$225		$225		$250		$250	
Half Gymnasium	$35		$40		$40		$40	
each additional after 3 hours	$15		$17		$20		$20	
all day	$160		$160		$180		$180	
Full Multi - purpose Room	$50		$55		$55		$55	
each additional after 3 hours	$20		$22		$25		$25	
all day	$225		$225		$250		$250	
Half Multi - purpose Room	$35		$40		$40		$40	
each additional after 3 hours	$15		$17		$20		$20	
all day	$160		$160		$180		$180	
Small Conference Room	$35		$40		$40		$40	
each additional after 3 hours	$15		$17		$20		$20	
all day	$160		$160		$180		$180	
Climbing Wall (per hour)	$40		$40		$40		$40	

Outdoor Pool

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
Season Pass	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Family (up to 6 people)	$193	$168	$193	$168	$193	$168	$193	$168
+ each additional family member	$30	$30	$30	$30	$30	$30	$30	$30
If Legacy Center year-round pass holder	$135	$118	$135	$118	$135	$118	$135	$118
Individual	$110	$84	$110	$84	$110	$84	$110	$84
Pool Rental	$400		$400		$400		$400	
Daily Admission								
Ages 3 and under	Free		Free		Free		Free	
Individual (Ages 4-11)	$5		$5		$5		$5	
Individual (Ages 12-59)	$6		$6		$6		$6	
Seniors (Ages 60+)	$2		$2		$2		$2	
Lap Swimming	$3		$3		$3		$4	
Water Aerobics	$3		$3		$3		$4	
Group Rate Discounts:								
5-9 People (discount / person)	$0.50		$0.50		$0.50		$0.50	
10 or more (discount / person)	$1		$1		$1		$1	
Monday Family Night (up to 8 people)	$25		$25		$25		$25	

Lehi City FY 2021 Fee Schedule

Information Center

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Dumpster Rental / dumpster	$150	$150	$150	$150
+ 1 additional trip to dump	$100	$100	$100	Discontinue
Landfill Transfer Station Punch Card:				
First Card within the year	Free	Free	Free	Free
Second Card within the year	$10	$10	$10	$10
Third Card within the year	$30	$30	$30	$30
Fourth Card within the year	$50	$50	$50	$50
Lehi History Book (Earlier Version)	$15	$15	$15	$15
Both books	$40	$40	$40	$40
Lehi History Book (Latest Version)	$35	$35	$35	$35
Business License				
Home-Occupied Business (no impact)	$40	-	-	-
Home-Occupied Business (impact)	$40	$40	$40	$40
Base Fee	$80	$80	$80	$80
Fireworks	$40	$40	$40	$40
Seasonal/Temporary (Christmas tree lot, snow cone shack, etc)	$40	$40	$40	$40
Beer License	$150	$150	$150	$150
Single event alcohol	$50	$50	$50	$50
Alcohol License	$300	$300	$300	$300
Solicitor (per person)	$50	$50	$50	$50
Late Fee	25% of the renewal fee if not paid by February 15th	25% of the renewal fee if not paid by February 15th	25% of the renewal fee if not paid within 45 days of renewal date	25% of the renewal fee if not paid within 45 days of renewal date
Animal Shelter: (as established by NUVAS)				
Dog License - 1 year (if spayed or neutered)	$15	$15	$15	$15
Dog License - 2 year (if spayed or neutered)	$20	$25	$25	$25
Dog License - 3 year (if spayed or neutered)	$30	$35	$35	$35
Dog License - 1 year (if not spayed or neutered)	$35	$35	$35	$35
Dog License - 2 year (if not spayed or neutered)	$65	$65	$65	$65
Dog License - 3 year (if not spayed or neutered)	$95	$95	$95	$95
Passport				
Passport Application Fees* (In addition to State Department Charges**)	$25	$35	$35	$35
Processing Fee **	$25	$25	$25	$25
Photo Fee	$10	$10	$10	$10
Overnight Fee	Fee set by USPS	Fee set by USPS	Fee set by USPS	Fee set by USPS

*Please contact the Lehi Passport Acceptance Facilility for State Department Charges

**Passport Processing Fees are set by the U.S. Department of State and will be adjusted as often as the Federal Government adjusts the fee schedule.

City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #26-2020, a zone change for Lehi Block, changing the zoning from Industrial to Commercial on 30-acres located at approximately 2303 North 1200 West.
Petitioner: Boyer and Gardner Companies

Suggested Action:

Attachments:
CC Staff Report Lehi Block Zone Change 05.12.20.docx

Lehi Block Industrial Zone Change DRC 4.15.2020.docx

Ord 26-2020.docx

Project Narrative.pdf

Lehi Block Map.pdf

Aerial.pdf

General Plan.pdf

Zoning.pdf

LEHI BLOCK ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Boyer and Gardner Companies		
Meeting Date	May 12, 2020		
Requested Action/Purpose	Approval of a proposed zone change		
Location	2300 N 1200 W		
Acreage	30 acres		
Existing Zoning	Industrial		
Existing General Plan Land Use Designation	Commercial		
Proposed Zoning Designation	Commercial		
Existing Land Use	Vacant/Approved Office Building under Construction		
Adjacent Zoning and Land Use	*North*	Commercial	Wrecking Yard
	South	Industrial	I-15
	East	C/unincorporated	Industrial (Utah Refractories)
	West	Commercial	I-15
Date of DRC Review	April 15, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Goal 1: Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.
Lehi City is poised to take advantage of its location, history, and emerging technology base for sustainable economic development. The City's proximity to major transportation corridors in the region (I-15, FrontRunner, and TRAX)

makes it a natural hub for congregation and exchange. As the City continues to encourage and strengthen its local businesses, it also becomes important that the City expand its tax base by taking advantage of regional connections to serve an ever-expanding regional market. Specific Best Practices are discussed below:

Best Practice 8.4: ***Create high density development incentives to form neighborhood clusters around transportation hubs.***

Transportation hubs benefit the largest number of people when surrounded by high density development. There are several options available to Lehi City for encouraging the formation of neighborhood clusters around transportation hubs. Those options include Station Area Plans, TOD zoning overlays, design guidelines, and developer investment incentives. Incentives include district improvement financing, tax increment financing, Fannie Mae location efficient mortgages, reduced parking requirements, density bonuses, property tax abatements, etc. Refer to appendix of this document for other potential development incentives available to Lehi.

PROPERTY HISTORY

February 10, 1998	Annexed into Lehi City as part of the Lehi Block Plant Annexation
March 12, 2019	City Council approved a concept plan for Lehi Block including office, housing, and retail uses.
November 19, 2019	City Council denied the Lehi Block General Plan Land Use request for TOD designation. And instead requested a development agreement be put in place.
December 10, 2019	City Council approved the final subdivision for the Lehi Block Site. Separating it into parcels and designating private roadways.
December 12, 2019	Planning Commission approved the Lehi Block Office Phase 1 Site Plan.
April 14, 2020	City Council approved the Lehi Block General Plan Land Use Designation from Industrial to Commercial and the Lehi Block Development Agreement

REPORT ANALYSIS

The applicant seeks approval of the proposed zone change from Industrial to Commercial. The proposed zone change coordinates with the Development Agreement previously approved by the City Council on April 14, 2020. The Development Agreement allows for the development of multi-family housing on a commercially zoned site. However, this agreement does no go into effect until after an approved zone change to Commercial. The agreement does not necessitate City Council approving the zone change. Rather, the City Council should consider the overall appropriateness of the Commercial zone in this area.

The current Industrial zoning allows the applicant to build office buildings and some limited retail. Changing the zoning to Commercial will allow more retail uses and allow for the 250 multi-family units outlined in the Development Agreement. Planning Staff finds that the Commercial designation will better fit their vision for this area. The site's close access to the freeway provides a visual representation of Lehi to commuters and represents an ideal location for a mixture of uses adjacent to the main transportation corridor through the City.

DRC reviewed this proposed zone change and had no redline comments. However, there is a general comment that additional water dedication will be required at multi-family site plan approval.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed Lehi Block zone change. This recommendation is based on the following findings:

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on April 23, 2020. The minutes and motion from this meeting are as follows:

3.7 Public hearing and recommendation of the Boyer and Gardner Companies' request for review of the Lehi Block zone change, changing 30 acres located at approximately 2303 North 1200 West from an Industrial to a Commercial zone.

Sierra Pierson, City Planner, presented information on the agenda item.

The applicants, Mark Murdock and Adam Langford, were present.

Commissioner Hemmert opened the public hearing.

Commissioner Hemmert closed the public hearing.

Motion: Commissioner Ellis motioned to recommend approval of **Boyer and Gardner Companies' request for review of the Lehi Block zone change, changing 30 acres located at approximately 2303 North 1200 West from an Industrial to a Commercial zone,** including all DRC comments and findings stated in the report. Commissioner Bunker seconded.

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

Lehi Block Industrial Zone Change
DRC Redline Comments

Boyer and Gardner Companies- request review of the Lehi Block zone amendment changing from Industrial to Commercial

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: none due to covid-19
Date of Plans Reviewed: 4/07/2020
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning: General comment: additional water dedication will be required per the development agreement for any multi family use on the property.

Consistency with the elements of the Lehi City General Plan.

This area has a **Commercial** land use designation in the Lehi City General Plan

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

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

1. Maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area.
2. Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.
3. Promote variety in commercial spaces, densities, and locations.

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON APRIL 23, 2020

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: 26-2020

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR LEHI BLOCK FROM INDUSTRIAL TO COMMERCIAL

WHEREAS, the Gardner and Boyer Companies, authorized agents for the owner of property located at 2300 North 1200 West and further described by the map and parcel numbers as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as Commercial; and

WHEREAS, following a public hearing on April 23, 2020, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on May 12, 2020, 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 April 23, 2020; and

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

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

PART I:

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

PART II:

A. If a provision of this Ordinance 26-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 12th day of May 2020.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

INNOVATION POINTE ZONE CHANGE PARCEL IDS AND MAP

Parcel IDs 45:703:0004, 45:703:0003, 45:703:0001, 45:703:0002, 45:703:0008, 45:703:0007, 45:703:0006, 45:703:0005



Lehi Block
Narrative

Lehi City Planning
Mike West
Planner - meweset@lehi-ut.gov

The Boyer Company and The Gardner Company jointly propose the enclosed commercial concept application for a Concept Site Plan and potential Rezone of the 30-acre parcel shown in the attached information.

Introduction

The subject parcel is currently known as Lehi Block. The Boyer Company and The Gardner Company purchased the 30-acre parcel to redevelop it from its current industrial use into a commercial mixed-use parcel to be comprised of office, retail and multi-family. The current zoning allows for office at this time, but it does not allow for retail or multi-family. A rezone would be necessary to achieve the full potential of the property.

Existing Zoning

The current zoning is Industrial. The industrial zoning would only allow the office shown in the site plan. Please see the attached Phase I options showing office and parking.

Site Plan with Rezone

We respectfully request consideration from Lehi City to rezone the parcel into a Commercial Zone with Development Agreement that is consistent with the location and opportunity. Access to the property makes it a candidate for higher intensity use. Two potential UTA Trax stops are located with .5 miles in either direction. I-15 and Frontage Road access are immediate to the south and west.

Concept Site Plan

The Concept Site plan has been reviewed and approved by Lehi City council.

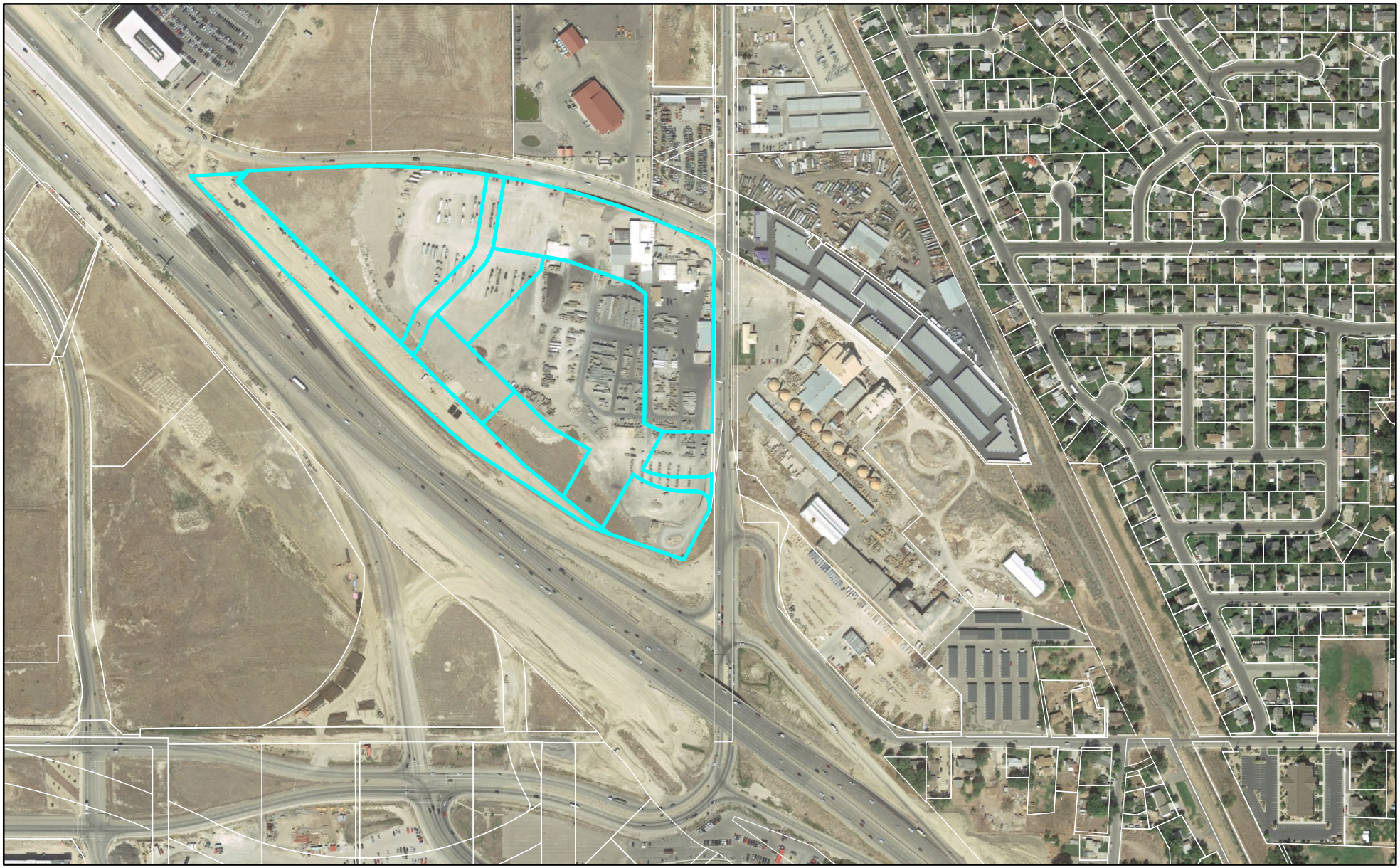
For questions, please call:

Ryan Simmons – The Boyer Company 801.592.2495
Mark Murdock – The Gardner Company 801.915.1822


Proposed Rezone from Industrial to Commercial
DigiCert, Inc
Podium
Vivint Solar
Japanese Auto Parts & Wrecking
Triumph Blvd
15
Lehi Block Co
CLOSED
American Stone
N 1700 W
E Veterans Memorial Hwy
Lehi Skate Park
W 2100 N
85
W State Rd
Granite Seed & Erosion Control - Utah

Lehi Block Zone Change

Aerial



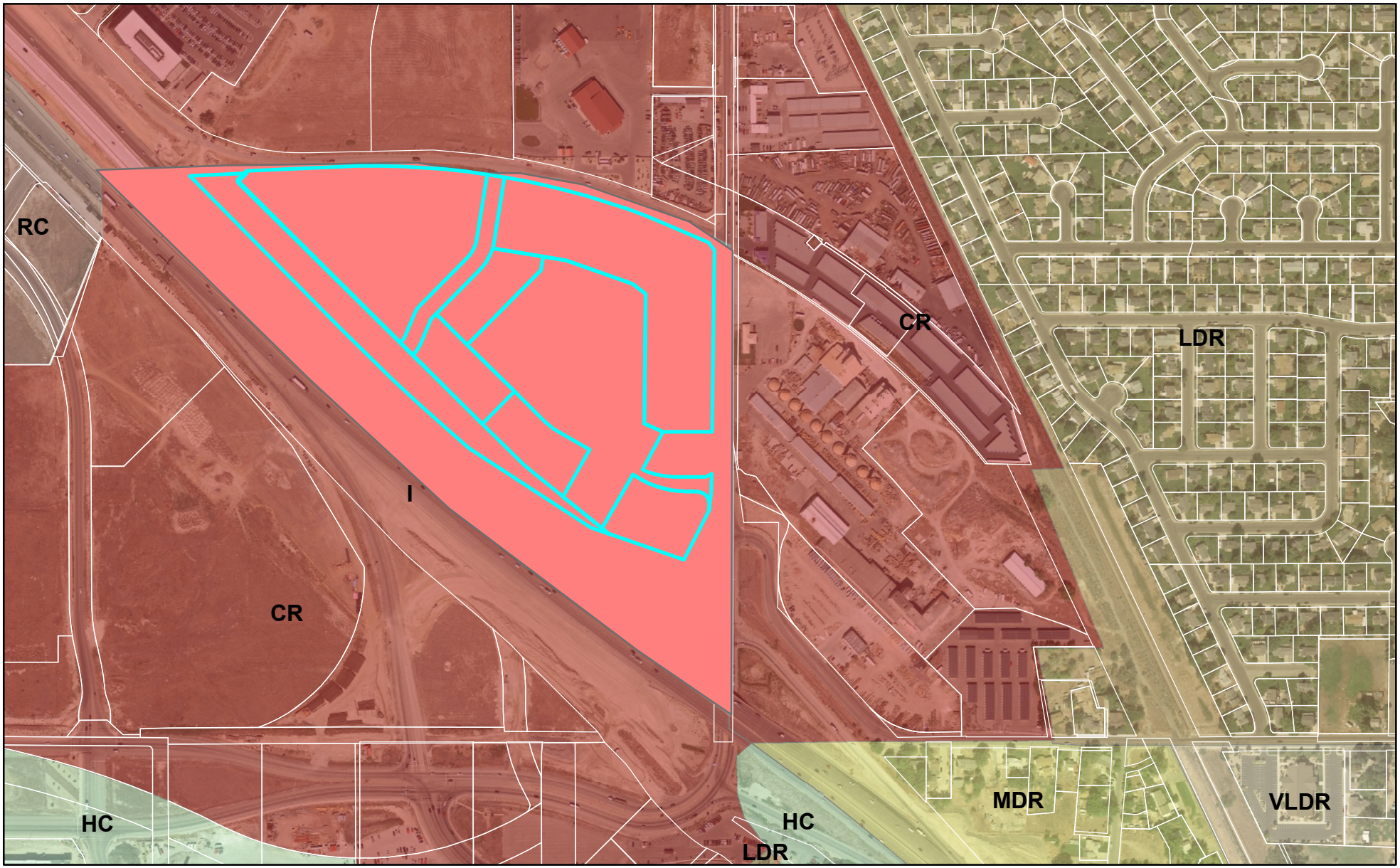
0 590 1,180 Feet

LEHI CITY

Lehi Block Zone Change

General Plan

**Updated to reflect General Plan Amendment adopted April 14, 2020

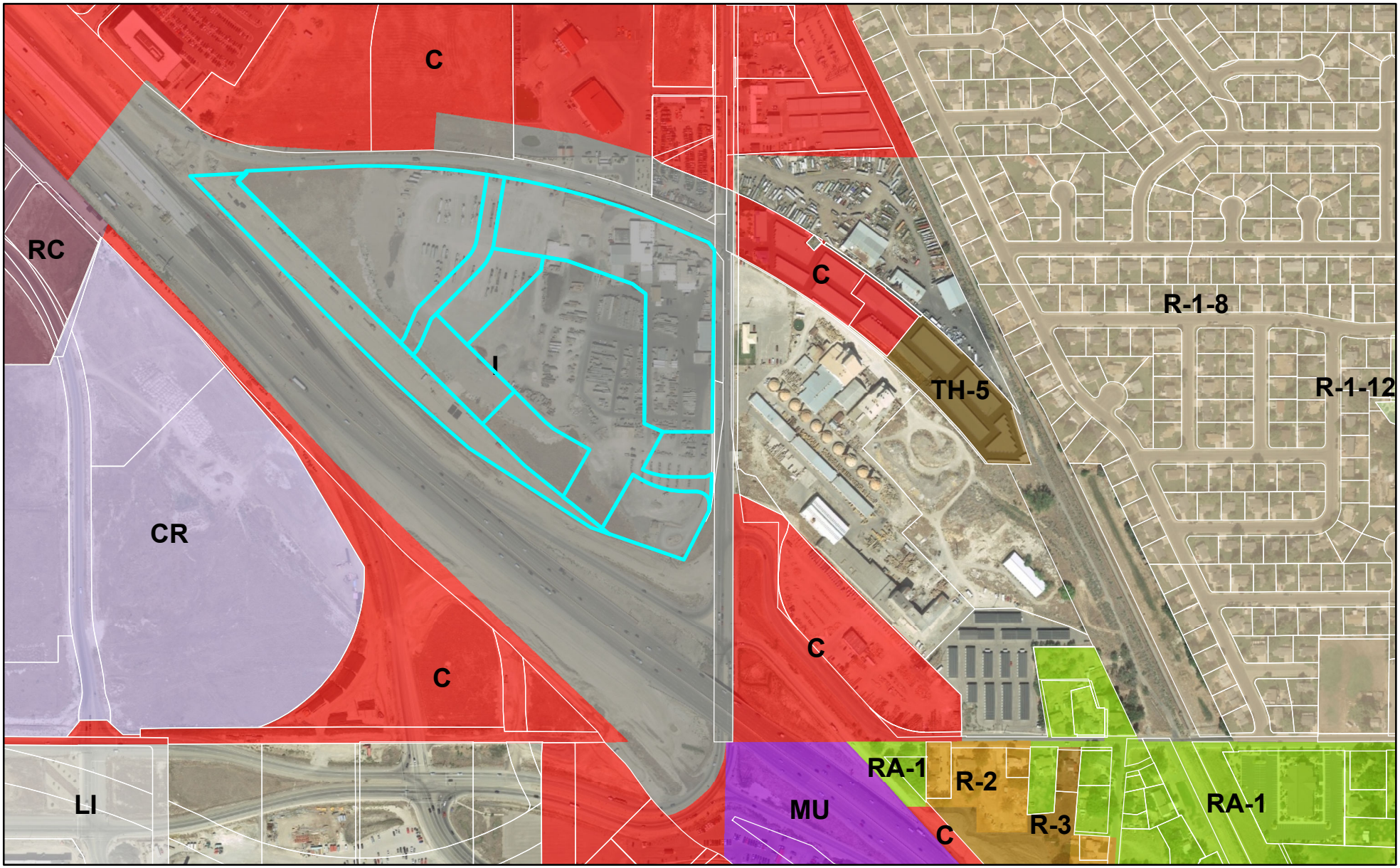


0 590 1,180 Feet

LEHI CITY

Lehi Block Zone Change

Zoning



0 590 1,180 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #27-2020, a zone change for the New Star Commercial Development, changing the zoning from C (Commercial) to C-H (Heavy Commercial) on 3-acres of property located at approximately 333 Millpond Drive.
Petitioner: Aki Miyagi

Suggested Action:

Attachments:
CC Staff Report New Star Commercial Development Zone Change 05.12.20.docx

New Star Commercial Zone Change DRC 04.08.2020.docx

Ord 27-2020.docx

New Star Commercial Development Zone Change 04.08.20 narrative, maps, plat.pdf

aerial.pdf

GP.pdf

zoning.pdf

NEW STAR COMMERCIAL DEVELOPMENT ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Aki Miyagi		
Meeting Date	May 12, 2020		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 333 Millpond Drive		
Project Area	3 acres		
Existing Zoning	C (Commercial)		
Proposed Zoning	C-H (Heavy Commercial)		
Existing General Plan Land Use Designation	C-H (Heavy Commercial)		
Adjacent Zoning and Land Use	*North*	C-H	Office warehouse - F-Matic
	South	C	Undeveloped
	East	C	I-15
	West	C-H	Office warehouse - Mill Pond Commercial Business Park Subdivision
Date of DRC Review	April 8, 2020		
Date of Planning Commission Review	April 23, 2020		
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, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

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

Section 05.020. Zoning Districts Purpose.

M. Heavy Commercial (C-H)

The Heavy Commercial land use classification is intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned residential areas. This district supports opportunities for commercial uses that contribute to the local tax base, and to create high quality areas for businesses that are more impactful to surrounding areas than retail and office uses. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/office.

PROPERTY HISTORY

Oct 29, 1985: This property was annexed into Lehi as part of the South East No. 2 Addition.

May 15, 2018: The City Council approved a general plan amendment on the subject property to Heavy Commercial.

July 10, 2018: The City Council approved the Moji Life zone change to Heavy Commercial on 2.5 acres of the subject property.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from Commercial (C) to Heavy Commercial (C-H) for 3 acres. The City Council approved a zone change for most of this property to C-H in 2018 as part of the Moji Life zone change. This zone change proposes an additional 0.33 acres in addition to the area approved as part of the Moji Life zone change. The applicant is proposing Heavy Commercial zoning in order to allow an office/warehouse use on the subject property. There are several other office/warehouse developments adjacent to the subject property, and the proposed zoning is in character with the existing development. This zone change is consistent with the General Plan designation of Heavy Commercial.

The purpose of the Heavy Commercial land use classification is to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned residential areas. This district supports opportunities for commercial uses that contribute to the local tax base, and to create high quality areas for businesses that are more impactful to surrounding areas than retail and office uses. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/office.

The DRC had one comment on the proposed zone change. The comment reiterated that water dedication will be required for the C-H zone. The amount of culinary water is 1.35 feet per acre and the irrigation water is 1.25 feet per acre. Since the time of DRC, it has been determined that a water dedication will not be required for the proposed zone change.

Please include the DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed New Star Commercial Development zone change including the DRC comments from April 8, 2020. This recommendation is based on the following findings:

1. The proposed zone change is consistent with the General Plan designation of C-H.
2. The proposed zone change will not unduly affect the uses or proposed uses for nearby and adjoining properties.
3. The proposed zone change is not detrimental to the public health, safety, and welfare from the existing classification to the proposed zone.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on April 23, 2020. The minutes and motion from this meeting are as follows:

3.8 Public hearing and recommendation of Aki Miyagi's request for review of the New Star Commercial Development zone change, changing the zoning from C (Commercial) to C-H (Heavy Commercial) on 3-acres of

property located at approximately 333 Millpond Drive.

Sierra Pierson, City Planner, presented information on the agenda item.

The applicant, Aki Miyagi, was present.

Commissioner Hemmert opened the public hearing.

Commissioner Hemmert closed the public hearing.

Motion: Commissioner Bunker motioned to recommend approval of **Aki Miyagi's request for review of the New Star Commercial Development zone change, changing the zoning from C (Commercial) to C-H (Heavy Commercial) on 3-acres of property located at approximately 333 Millpond Drive,** including all DRC comments and findings stated in the reports. Commissioner Nielsen seconded.

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

New Star Commercial Zone Change
DRC Redline Comments

*Aki Miyagi - requests review of the **New Star Commercial** Development zone change, changing the zoning from C to C-H on 3-acres of property located at approximately 333 Millpond Drive.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 03/31/2020

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

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the C-H zone. The amount of culinary water is 1.35 feet per acre and the irrigation water is 1.25 feet per acre.

Consistency with the elements of the Lehi City General Plan.

This area has a proposed **Heavy Commercial** overlay on the General Plan.

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

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

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

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

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 23, 2020.
(NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 27-2020

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR NEW STAR COMMERCIAL DEVELOPMENT FROM COMMERCIAL TO HEAVY COMMERCIAL

WHEREAS, Aki Miyagi, authorized agent for the owner of property located at approximately 333 Millpond Drive and further described by Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as Heavy Commercial; and

WHEREAS, following a public hearing on April 23, 2020, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on May 12, 2020, 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 April 23, 2020; and

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

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

PART I:

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

PART II:

A. If a provision of this Ordinance 27-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 12th day of May 2020.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

NEW STAR COMMERCIAL DEVELOPMENT ZONE CHANGE

BOUNDARY DESCRIPTION

Commencing North 1565.53 feet and West 17.63 feet from the Southeast Corner of Section 16, Township 5 south, Range 1 West Salt Lake Base and Meridian; thence North 04°56'02" East 306.91 feet; thence North 88°36'39" West 623.75 feet; thence North 05°03'51" East 439.02 feet; thence northerly 160.98 feet along the arc of a 249.86 feet non-tangent radius curve to the left, having a central angle of 36°54'52", (chord bears North 13°22'58" West 158.21 feet); thence North 31°49'56" West 158.12 feet; thence North 58°41'48" East 217.20 feet; thence South 38°07'24" East 64.40 feet; thence West 0.90 feet; thence South 37°13'33" East 76.14 feet; thence South 52°08'48" West 27.02 feet; thence southeasterly 857.00 feet along the arc of a 3467.00 feet non-tangent radius curve to the left, having a central angle of 14°09'46", (chord bears South 44°56'05" East 854.82 feet); thence South 53°13'26" East 76.43 feet; thence South 04°56'04" West 366.71 feet; thence North 23°21'10" West 0.67 feet; thence South 04°56'40" West 11.56 feet; thence North 43°57'00" East 243.02 feet; thence South 07°37'00" West 260.80 feet; thence South 71°13'31" West 392.18 feet; thence North 08°30'58" East 208.06 feet; thence South 85°03'23" East 3.50 feet to the POINT OF BEGINNING.

Containing 499067.50 square feet or 11.46 acres, more or less.

The above described entire tract of land contains 499067 square feet or 11.46 acres more or less. Containing 3 Lots.



New Star Commercial Development - Zone Change Application

On May 22, 2018, Lehi City Council approved a General Plan amendment on 2.67-acres of property located at 333 Millpond Drive, changing the land use designation from Commercial to Heavy Commercial (Ordinance #48-2018). As of March 31, 2020, new property lines were established with the approval of a commercial subdivision plat, increasing the original lot size from 2.67-acres to 3.00-acres. We are requesting that the land use designation for the additional 0.33-acres be changed from Commercial to Heavy Commercial to permit consistent land use for the entire 3.00-acres.

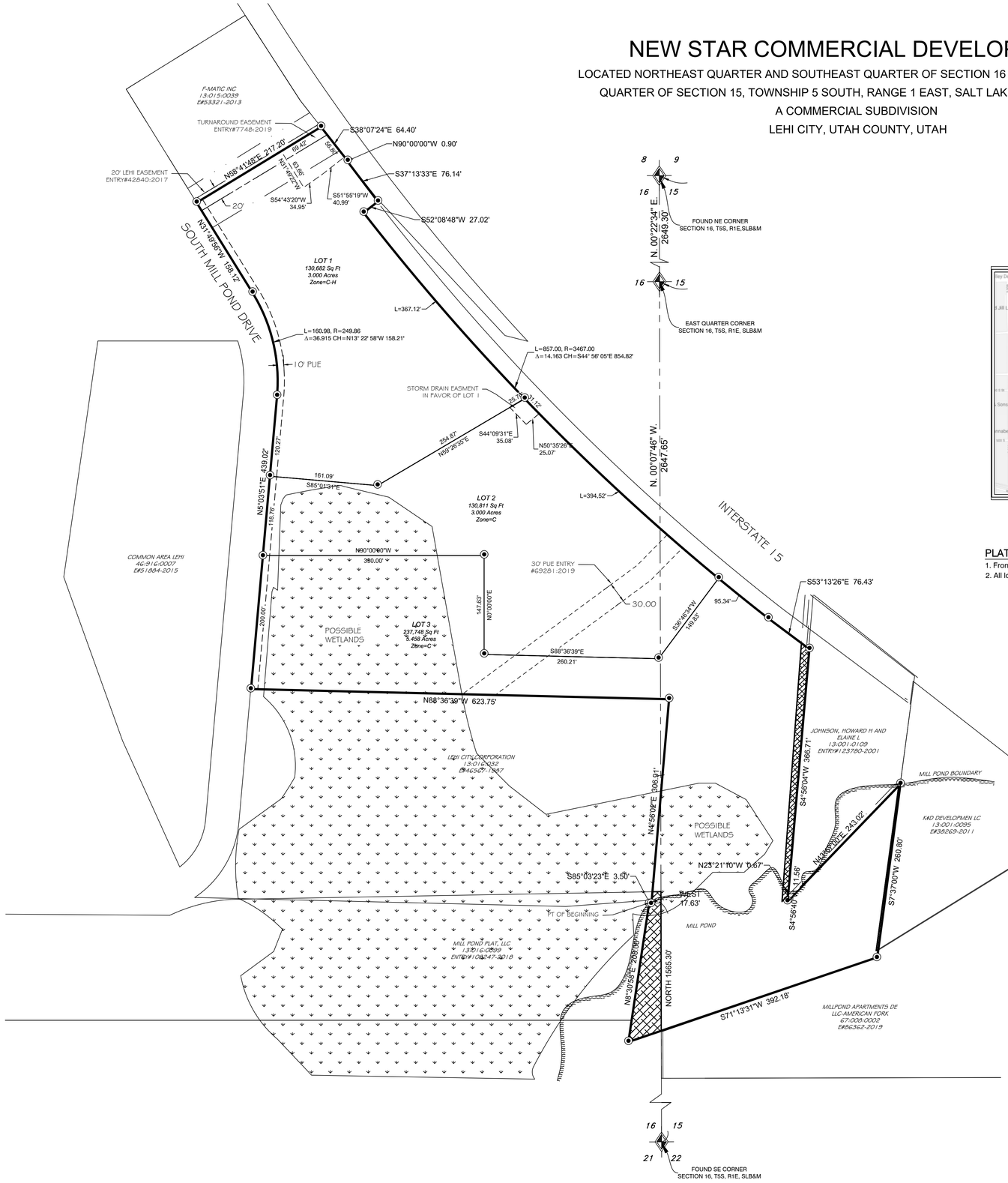

Google Earth
© 2020 Google
223

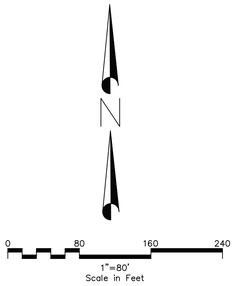
NEW STAR COMMERCIAL DEVELOPMENT

LOCATED NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16 AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

A COMMERCIAL SUBDIVISION

LEHI CITY, UTAH COUNTY, UTAH







PLAT NOTES

1. Frontage improvements will be constructed and additional right of way dedicated with each individual lot development.
2. All lots will have reciprocal cross access between one another.

LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way (ROW)
- Lot Line
- Section Line
- Road Center Line
- Easement Line
- Set 5/8" x 24" Rebar and Cap stamped CIR Engineering

GENERAL NOTES

1. BRASS PINS TO BE PLACED AT TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.

RIGHT TO FARM:

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

AREA TABULATIONS

ITEM	QUANTITY
SIZE OF SUBDIVISION	11.46 ACRES
COMMERCIAL LOTS	3 LOTS
OPEN SPACE	N/A
STREET DEDICATION	N/A

SHEET 1 / 1

SURVEYOR'S CERTIFICATE

I, GARY CHRISTENSEN , do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots, together with easements, hereafter to be known as ***NEW STAR COMMERCIAL SUBDIVISION*** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Commencing North 1565.53 feet and West 17.63 feet from the Southeast Corner of Section 16, Township 5 south, Range 1 West Salt Lake Base and Meridian; thence North 04°56'02" East 306.91 feet; thence North 88°36'39" West 623.75 feet; thence North 05°03'51" East 439.02 feet; thence northerly 160.98 feet along the arc of a 249.86 feet non-tangent radius curve to the left, having a central angle of 36°54'52", (chord bears North 13°22'58" West 158.21 feet); thence North 31°49'56" West 158.12 feet; thence North 58°41'48" East 217.20 feet; thence South 38°07'24" East 64.40 feet; thence West 0.90 feet; thence South 37°13'33" East 76.14 feet; thence South 52°08'48" West 27.02 feet; thence southeasterly 857.00 feet along the arc of a 3467.00 feet non-tangent radius curve to the left, having a central angle of 14°09'46", (chord bears South 44°56'05" East 854.82 feet); thence South 53°13'26" East 76.43 feet; thence South 04°56'04" West 366.71 feet; thence North 23°21'10" West 0.67 feet; thence South 04°56'40" West 11.56 feet; thence North 43°57'00" East 243.02 feet; thence South 07°37'00" East 260.80 feet; thence South 71°13'31" West 392.18 feet; thence North 08°30'58" East 208.06 feet; thence South 85°03'23" East 3.50 feet to the POINT OF BEGINNING.

Containing 499067.50 square feet or 11.46 acres, more or less.

The above described entire tract of land contains 499067 square feet or 11.46 acres more or less. Containing 3 Lots.

OWNERS DEDICATION

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

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

_____

OWNERS NAME POSITION ( )

ACKNOWLEDGEMENT

STATE OF UTAH)
)SS
COUNTY OF UTAH)

ON THE _____ DAY OF _____, 20___ , PERSONALLY APPEARED BEFORE ME, _____ THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

_____ _____ _____

NOTARY PUBLIC (SIGNATURE) PRINTED NAME MY COMMISSION EXPIRES:

RESIDING IN UTAH COUNTY, STATE OF UTAH

PLANNING COMMISSION APPROVAL

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

_____ _____

DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISION

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR: _____

APPROVED: _____ ATTEST: _____

CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

OWNER:
New Star Holdings LLC
702 Hobble Creek Canyon,
Springville, UT 84663

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

NEW STAR COMMERCIAL DEVELOPMENT
LOCATED NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16 AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
A COMMERCIAL SUBDIVISION
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR SEAL

PROFESSIONAL LAND SURVEYOR
GARY CHRISTENSEN
No. 5152617
2/28/2020
STATE OF UTAH

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER

Recorded # _____
State of Utah, County of Utah, Recorded and filed at the request of

_____

Date: _____ Time: _____ Book: _____ Page: _____

_____ _____

Fee $ Utah County Recorder

New Star Commercial Development Zone Change

Aerial

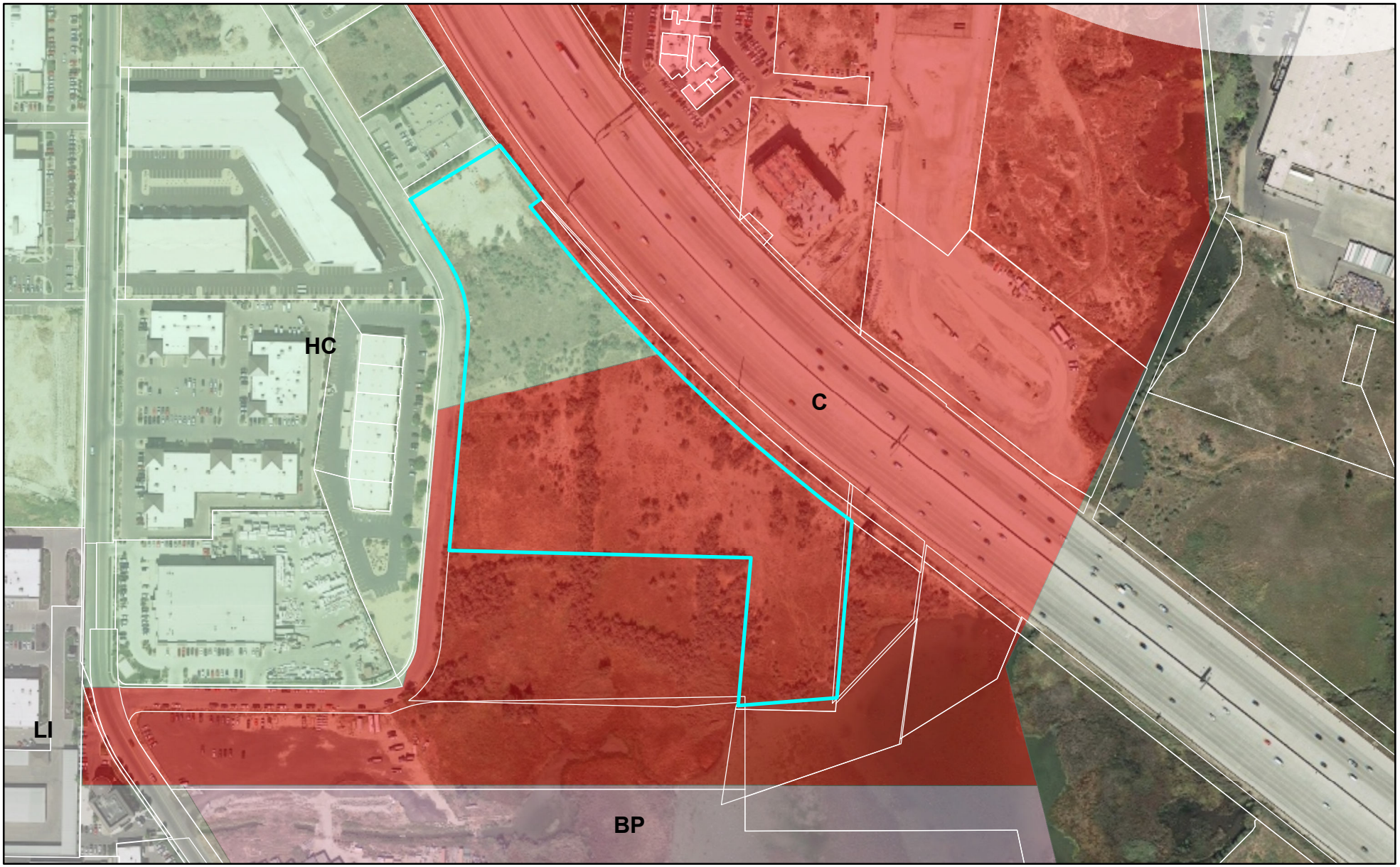


0 340 680 Feet

LEHI CITY

New Star Commercial Development Zone Change

General Plan

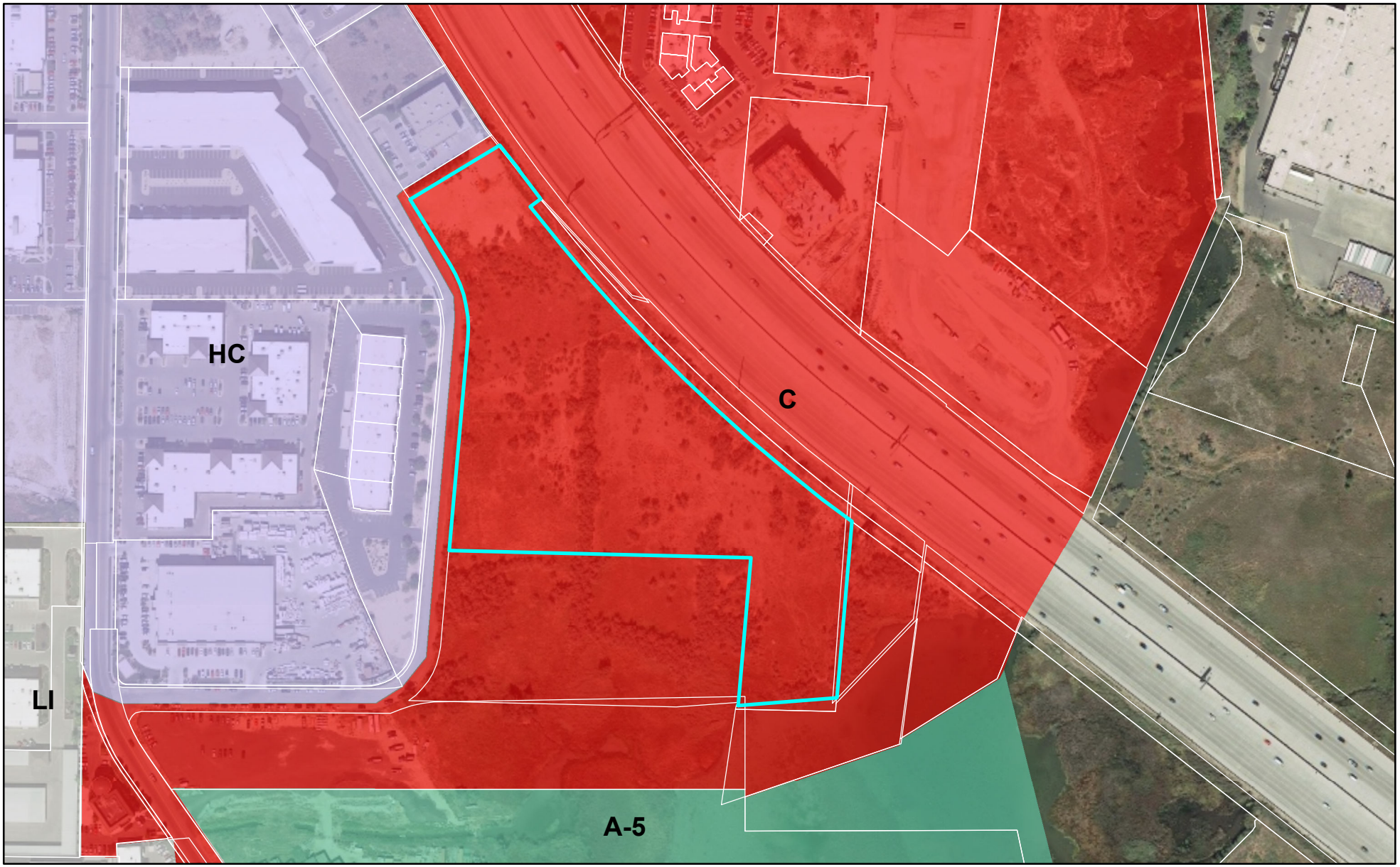


0 340 680 Feet

LEHI CITY

New Star Commercial Development Zone Change

Zoning



0 340 680 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of a Plat Amendment to Quail View, located at 2774 North 900 East, amending lots 4,5 & 6.
Petitioner: Jason Yates

Suggested Action:

Attachments:
CC Staff Report Quail View Plat Amendment 05.12.20.docx

Quail View Plat Amendment DRC 04.29.2020.docx

narrative.pdf

Quail View Plat Amendment Plat.pdf

Quail View Amendment Aerial Map.pdf

Quail View Amendment General Plan Map.pdf

Quail View Amendment Zoning Map.pdf

QUAIL VIEW PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	Jason Yates		
Meeting Date	May 12, 2020		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	2774 N 900 E		
Existing General Plan Designation	Very Low Density Residential (VLDR)		
Existing Zoning	Residential/Agriculture (RA-1)		
Existing Land Use	Single Family Homes		
Number of Lots/Units	3 amended lots		
Adjacent Zoning and Land Use	*North*	RA-1	Single family homes
	South	RA-1	Undeveloped
	East	RA-1	Undeveloped
	West	RA-1	Single family homes
Date of DRC Review	April 29, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 07/10/12)
The City Council may consider, after Reviewing Departments review, any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot, contained in a subdivision plat.

A. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.
B. The City Council shall hold a public hearing within forty-five (45) days after the day on which the application is filed if:

1. Any owner within the plat notifies the City of the owner's objection in writing within ten (10) days of mailed notification; or

2. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.

C. The public hearing requirement of Subsection B does not apply and the City Council may consider at a public meeting an owner's request to vacate or amend a subdivision plat if the application seeks to:

1. Join two or more of the applicant fee owner's contiguous lots;

2. Subdivide one or more of the applying fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

3. Adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the application, regardless of whether the lots or parcels are located in the same subdivision;

4. On a lot owned by the applying fee owner, adjust an internal lot restriction imposed by the City; or

5. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within

the subdivision that are not:

a. owned by the applicant; or
b. designated as a common area

D. Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to the State Code requirements for vacation of a public right-of-way.

E. Each request to vacate or amend an entire plat or a portion of a plat shall include:

1. The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the application; and

2. The signature of each owner described in Subsection (E)(1) who consents to the application.

Section 11.350. Plat Amendment Approval Process and Recordation. (Amended 07/10/12)

A. Following a review by the Reviewing Departments, the City Council may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Council finds that:

1. There is good cause for the vacation or amendment; and

2. No public street, right-of-way, or easement has been vacated or amended.

B. The City Council shall ensure that the amended plat showing the vacation or amendment is recorded in the office of the County Recorder.

C. An amended plat may not be submitted to the County Recorder for recording unless it is signed, acknowledged, and dedicated by each owner of record of the portion of the plat that is amended.

Design Standards Section 2.07. Lot Requirements.

E. All subdivided lots platted with Lehi City will receive only one (1) culinary water service connection, one (1) pressurized irrigation connection, one (1) sanitary sewer connection, and one (1) storm drain connection (where available) unless specifically authorized by the City Council, City Engineer, and the Water Department Director. All platted lots with revised lot lines, or re-platted lots, will be required to physically remove or relocate the culinary water, secondary water and storm sewer/sub drain connections as needed to provide only one (1) set of laterals per lot (Lehi City Water Department staff will remove culinary water meter prior to abandoning or removing culinary services). All above-noted utility connections removed shall be terminated at the main line unless otherwise authorized by the Lehi City Water and Wastewater Department. Utility connections removed, relocated or terminated will require inspections and verification from Lehi City Water and Wastewater Department. All removals, changes or inspections required for connections as noted above will be at the developer's expense

PROPERTY HISTORY

June 25, 1979 Entered the City as part of the Jones Annexation

August 12, 2014 City Council approved the seven lot Quail View Subdivision

REPORT ANALYSIS

The applicant requests approval of the proposed Quail View Plat Amendment amending three lots. The proposed amendment will combine lots five and six into one lot, and it also proposes reducing lot four by approximately 1,307 square feet. As justification for this amendment, the applicant sites steep slopes on parcel five that make it undevelopable.

The applicant wishes to combine lots five and six. They already own both lots and have been using lot five for a bigger yard. The applicant wishes to add onto their house extending it into lot five. Setbacks will not allow this to happen without a legal combining of the two lots, necessitating this plat amendment.

The applicant currently has a pressurized irrigation (PI) line on lot five that supplies a pond. The Lehi City Design Standards do not allow more than one water line per lot without an exception granted by the City Engineer, Water Department Director and City Council. The applicant seeks an exception be granted by these parties to allow the second PI connection to continue for the pond. If City Council favors this exception, they should include it in their motion subject to acceptance by the City Engineer and Water Department Director.

DRC reviewed the proposed amendment and had two redline comments both related to the additional PI line. Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Quail View amended subdivision including the DRC comments from April 29, 2020. This recommendation is based on the following findings:

1. The proposed amendment may preserve a steep slope area by maintaining it as mostly residential backyard landscaping.
2. The proposed subdivision amendment is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision amendment meets the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

Quail View Plat Amendment
DRC Redline Comments

Jason Yates – requests a Plat Amendment for Quail View, located at 2774 North 900 East, combining lots 4, 5 & 6.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: none due to COVID-19 restrictions
Date of Plans Reviewed: 04/22/2020
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Does the applicant have an account set up for use of PI water to the landscape on the vacant lot ?
2. Applicant must comply with Section 2.07 paragraph E.of the Lehi City design standards which reads. "All subdivided lots platted with Lehi City will receive only one (1) culinary water service connection, one (1) pressurized irrigation connection, one (1) sanitary sewer connection, and one (1) storm drain connection (where available) unless specifically authorized by the City Council, City Engineer, and the Water Department Director. All platted lots with revised lot lines, or re-platted lots, will be required to physically remove or relocate the culinary water, secondary water and storm sewer/sub drain connections as needed to provide only one (1) set of laterals per lot (Lehi City Water Department staff will remove culinary water meter prior to abandoning or removing culinary services). All above-noted utility connections removed shall be terminated at the main line unless otherwise authorized by the Lehi City Water and Wastewater Department. Utility connections removed, relocated or terminated will require inspections and verification from Lehi City Water and Wastewater Department. All removals, changes or inspections required for connections as noted above will be at the developer's expense"

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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON MAY 12th

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

Narrative

So I own two lots next to each other. One is really not buildable because it was so steep so I bought it to make my yard bigger. I am now wanting to add onto my house which would go onto the second lot and I was told I need to combine the two lots to do this.

There are no other lots or people involved. Just simply combining my two lots.

The second lot has a power panel and a power meter and also has a secondary water being used for sprinklers on that steep hillside. I know that it is not customary to have two meters and two waters on a lot that is combined but these are already being used for about 3 years to run the landscaping on that lot.

About 6 months ago as I was starting this process with the engineering company I talked with both Greg Allred and Brent Thomas about the water and electrical and explained the situation and both said that they would be open to approval of keeping these since there would be no easy way to combine them with the meters and water on the other lot becasue they are on the opposite side and there is a huge circualar driveway betweent them

Anyways I hope we can get this approved soon so I can get my projects and permits started soon. My grandma Evelyn was the city recorder for many years and I have lived in Lehi for my whole life (41 years) Go Pioneers :)

QUAIL VIEW SUBDIVISION, LOTS 4, 5 & 6 AMENDED

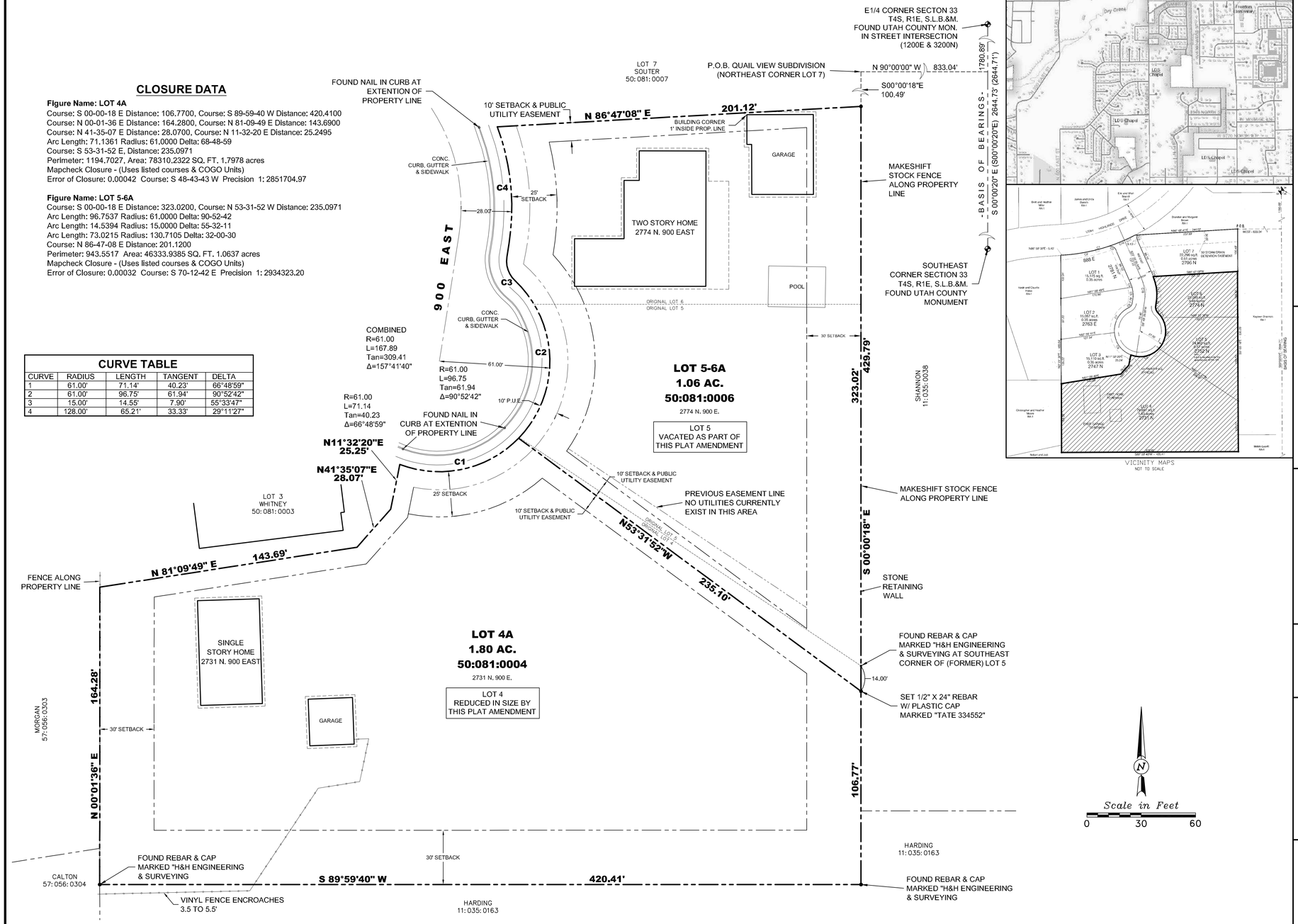
A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, T4S, R1E, S.L.B.&M.
LEHI CITY, UTAH COUNTY, UTAH

CLOSURE DATA

Figure Name: LOT 4A
Course: S 00-00-18 E Distance: 106.7700, Course: S 89-59-40 W Distance: 420.4100
Course: N 00-01-36 E Distance: 164.2800, Course: N 81-09-49 E Distance: 143.6900
Course: N 41-35-07 E Distance: 28.0700, Course: N 11-32-20 E Distance: 25.2495
Arc Length: 71.1361 Radius: 61.0000 Delta: 68-48-59
Course: S 53-31-52 E, Distance: 235.0971
Perimeter: 1194.7027, Area: 78310.2322 SQ. FT. 1.7978 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.00042 Course: S 48-43-43 W Precision 1: 2851704.97

Figure Name: LOT 5-6A
Course: S 00-00-18 E Distance: 323.0200, Course: N 53-31-52 W Distance: 235.0971
Arc Length: 96.7537 Radius: 61.0000 Delta: 90-52-42
Arc Length: 14.5394 Radius: 15.0000 Delta: 55-32-11
Arc Length: 73.0215 Radius: 130.7105 Delta: 32-00-30
Course: N 86-47-08 E Distance: 201.1200
Perimeter: 943.5517 Area: 46333.9385 SQ. FT. 1.0637 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.00032 Course: S 70-12-42 E Precision 1: 2934323.20

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	61.00'	71.14'	40.23'	66°48'59"
2	61.00'	96.75'	61.94'	90°52'42"
3	15.00'	14.55'	7.90'	55°33'47"
4	128.00'	65.21'	33.33'	29°11'27"



VICINITY MAPS
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, RICHARD K. TATE, A PROFESSIONAL LAND SURVEYOR REGISTERED WITH THE STATE OF UTAH HOLDING CERTIFICATE NUMBER 334552 DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE PLAT AMENDMENT AS SHOWN HEREON AND THE AMENDMENT WAS COMPLETED IN ACCORDANCE WITH THE ORDINANCES THE CITY OF LEHI, UTAH COUNTY AND LAWS AND STATUTES OF THE STATE OF UTAH.

PARCEL DESCRIPTION

LOTS 4, 5 & 6, QUAIL VIEW SUBDIVISION TO THE CITY OF LEHI, AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE.

AMENDED TO BE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE OVERALL PARCEL (LOT6-A) WHICH IS S00°00'20"E 1780.89 FEET ALONG THE SECTION LINE AND N90°00'00"W A DISTANCE OF 833.04 FEET AND S00°00'18"E A DISTANCE OF 100.49 FEET FROM THE EAST QUARTER CORNER OF SECTION 33, T4S, R1E, S.L.B.&M.

THENCE S00°00'18"E A DISTANCE OF 429.79 FEET; THENCE S89°59'40"W A DISTANCE OF 420.41 FEET TO THE SOUTHWEST CORNER OF LOT 4;

THENCE N00°01'36"E A DISTANCE OF 164.28 FEET TO THE NORTHWEST CORNER OF LOT 4;

THENCE N81°09'49"E A DISTANCE OF 143.69 FEET; THENCE N41°35'37"E A DISTANCE OF 28.07 FEET;

THENCE N11°32'20"E A DISTANCE OF 25.25 FEET TO A POINT ON THE SOUTHEAST LINE OF 900 EAST STREET;

THENCE THE FOLLOWING THREE COURSES ALONG SAID EAST LINE OF 900 EAST; 167.89 FEET ALONG A 61.00 FOOT RADIUS CURVE CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 157°41'40" TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;

14.55 FEET ALONG SAID 15.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 55°33'47" TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;

65.21 FEET ALONG SAID 128.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 29°11'27";

THENCE LEAVING THE EAST LINE OF 900 EAST N86°47'08"E A DISTANCE OF 201.12 FEET TO THE POINT OF BEGINNING. CONTAINS 2.86 ACRES.

RKT — 4/22/20

SURVEYOR (SEE SEAL BELOW) — DATE

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS THE **"QUAIL VIEW SUBDIVISION LOTS 4, 5 & 6 AMENDED"** DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____DAY OF_____, 20____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF_____

ON THE_____DAY OF_____PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC FOR SAID COUNTY OF_____IN SAID STATE OF UTAH_____WHO AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATON FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES_____
NOTARY PUBLIC
RESIDING IN_____

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____, 20____BY THE PLANNING COMMISSION

DIRECTOR-SECRETARY — CHAIRMAN, PLANNING COMMISSION

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS PLAT AMENDMENT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED THEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF_____, 20____

MAYOR:_____

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

QUAIL VIEW SUBDIVISION LOTS 4, 5 & 6 AMENDED

A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, T4S, R1E, S.L.B.& M.
LEHI CITY, UTAH COUNTY, UTAH

SHEET 1 OF 1

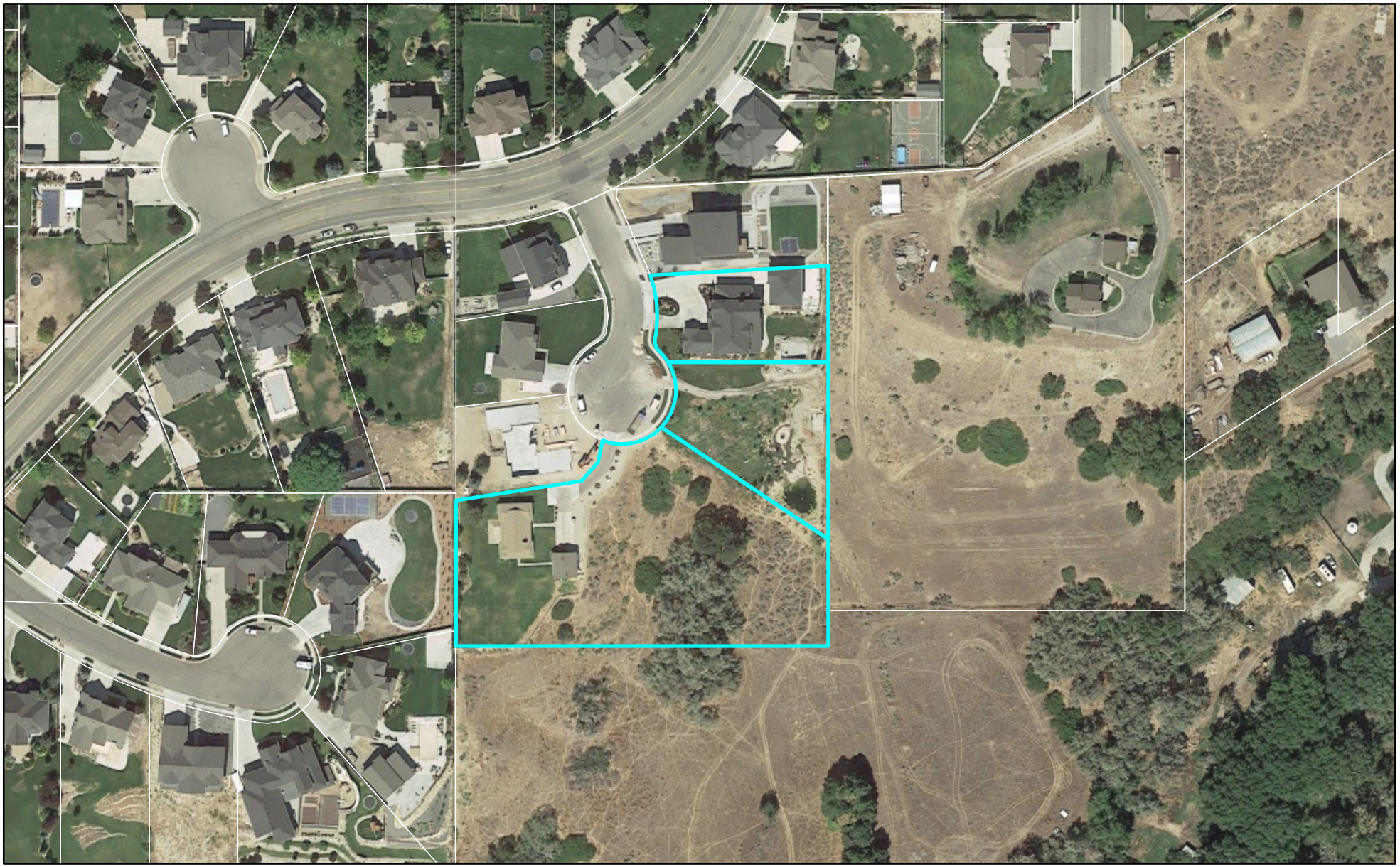
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CITY CLERK/RECORDER SEAL	COUNTY RECORDER SEAL
REGISTERED LAND SURVEYOR RICHARD K. TATE 334552 STATE OF UTAH				

PREPARED BY

ANDERSON
ENGINEERING COMPANY, INC.
2053 N. HILLCREST RD., SARATOGA SPRINGS, UT
801-972-6222

Quail View Plat Amendment

Aerial



0 180 360 Feet

LEHI CITY

Quail View Plat Amendment

General Plan

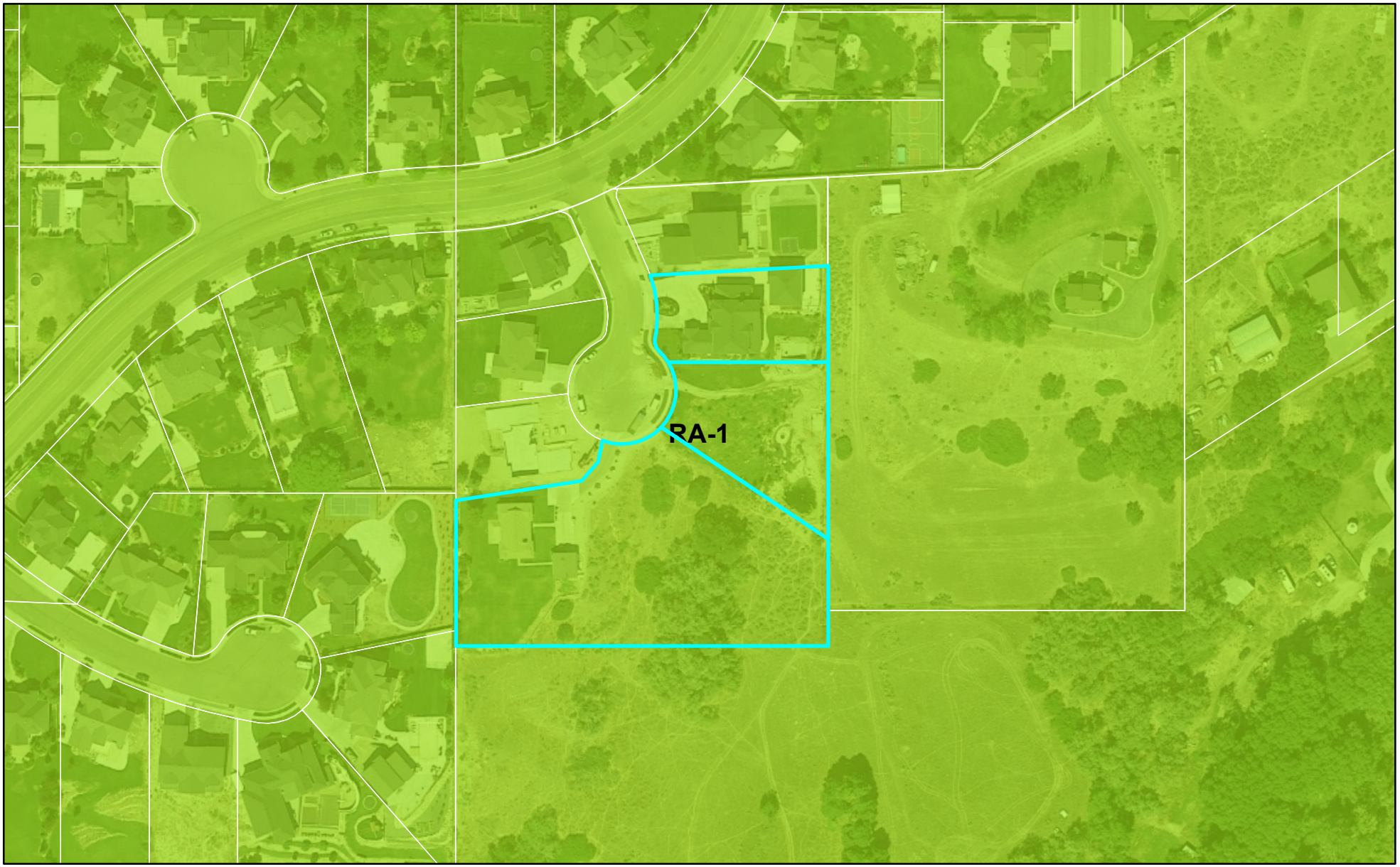


0 180 360 Feet

LEHI CITY

Quail View Plat Amendment

Zoning



0 180 360 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of revisions to the Cold Spring Ranch HD1 preliminary plat, amending the building sizes, number of units, and walkways.
Petitioner: DR Horton

Suggested Action:

Attachments:
CC Staff Report Cold Spring Ranch HD1 Preliminary Subdivision Plat Amendment 5.12.20.docx

Cold Spring Ranch HD1 revisions - narrative.pdf

Cold Spring Ranch HD1 revisions - plans.pdf

Cold Spring Ranch HDI Revisions DRC 04.08.2020.docx

COLD SPRING RANCH HD1 PRELIMINARY SUBDIVISION REVISIONS

CITY COUNCIL REPORT

Applicant	DR Horton		
Meeting Date	May 12, 2020		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	3600 West 700 North		
Existing General Plan Designation	HDR (High Density Residential)		
Existing Zoning	PC (Planned Community)		
Existing Land Use	Phase 1 Developed/Phase 2 Undeveloped		
Number of Lots/Units	154 units		
Adjacent Zoning and Land Use	*North*	R-3	Undeveloped
	South	PC	Cold Spring Ranch MD1
	East	PC	Undeveloped Cold Spring Ranch
	West	PC	Undeveloped Cold Spring Ranch
Date of DRC Review	April 8, 2020		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.130. Revisions**.**
(Amended 5/22/01; 3/27/07; 04/27/10)

A. If any revision is included on the final plat that was not present on the Preliminary Plat or came as a requirement of approval by the City Council, it is the applicant's responsibility to inform the Reviewing Departments, Planning Commission and City Council of the change. Failure to inform the Planning Commission or City Council of the revisions may result in revocation of any or all approvals.

B. Revisions to approved construction drawings for subdivisions or site plans shall be coordinated with the Public Works Director. The Public Works Director may require Reviewing Departments review of the proposed revisions. The applicant shall provide one electronic copy in PDF format of the revisions, unless otherwise approved by the Public Works Director. The copies shall be made on colored paper where available; otherwise a red revision stamp shall be required on the drawings in the right hand margin to distinguish revised pages from the original approved pages, as directed by the Public Works Director. All revisions shall be indicated with clouding. The plans shall include a revision block filled out including the date of the revisions.

PROPERTY HISTORY

November 2, 1998 This property was included in the Lehi Jordan Heights annexation.

August 8, 2017 The City Council granted final approval of the Cold Spring Ranch Area Plan.

June 12, 2018 The City Council granted preliminary subdivision approval for Cold Spring Ranch HD1.

August 1, 2018 Cold Spring Ranch HD1 Phase 1A was approved by the DRC. The Cold Spring Ranch Area Plan allows for final subdivisions to be approved at the DRC level if consistent with the preliminary plans.

REPORT ANALYSIS

The applicant is requesting approval of revisions to the Cold Spring Ranch HD1 Preliminary Plat. The revisions to these plans have included a change in building sizes, number of units, and locations of walkways. Due to the change in number of units included in the preliminary plat, the revisions are being brought for approval to the City Council.

A portion of the preliminary plat has had final subdivision approval and has begun construction. The revisions to the plans have occurred within the second, unbuilt phase. The primary change on the plat is the change in building sizes. The applicant is requesting to use 24-foot wide units as opposed to the originally proposed 25-foot wide units. With the reduction in building size, the applicant can accommodate three additional units within the phase. These units will allow the applicant to use some of the units that have been eliminated in other phases of the Planned Community. This movement of units is allowed within the Cold Spring Ranch Area Plan, as long as it still meets the density requirements for that phase. This phase is designated as high-density which includes a density range of7-12 units per acre. For the HD1 Phase, this would result in a density range of 90-154 units. The proposed revisions would bring the density of HD1 phase to 154 units, which meets the maximum density of the Cold Spring Ranch Area Plan.

The DRC had five comments regarding the revisions, including the following:

1. Recommend taking sidewalks around on-street parking to the ramps at an angle
2. Recommend adding a sidewalk through the courtyards to provide pedestrian connectivity

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Cold Spring Ranch HD1 Preliminary Subdivision Revisions including the DRC comments from April 8, 2020. This recommendation is based on the following findings:

1. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed subdivision meets the requirements of the Development Code.
3. Other findings based upon information presented at the public meeting.

Application for Revisions to Approved Plans Support Documents

DR Horton Inc., is seeking an amendment to the Preliminary Plat for the HD 1 residential district in the Cold Springs Ranch Area Plan. We are requesting authorization to make a change in the residential product type. In the previous plan we had 25'-wide units clustered together in multiplex buildings. Due to a variety of construction related issues we are no longer constructing the 25'-wide unit. We propose replacing these units with 24'-wide units clustered together in multiplex buildings. As a result of this change we were able to accommodate 3 additional units within this phase. This change will enable us to capture some of the units that have been eliminated from other pods that resulted from the revised configuration of the private drives (adding 5' walkways to both sides).

COLD SPRING RANCH

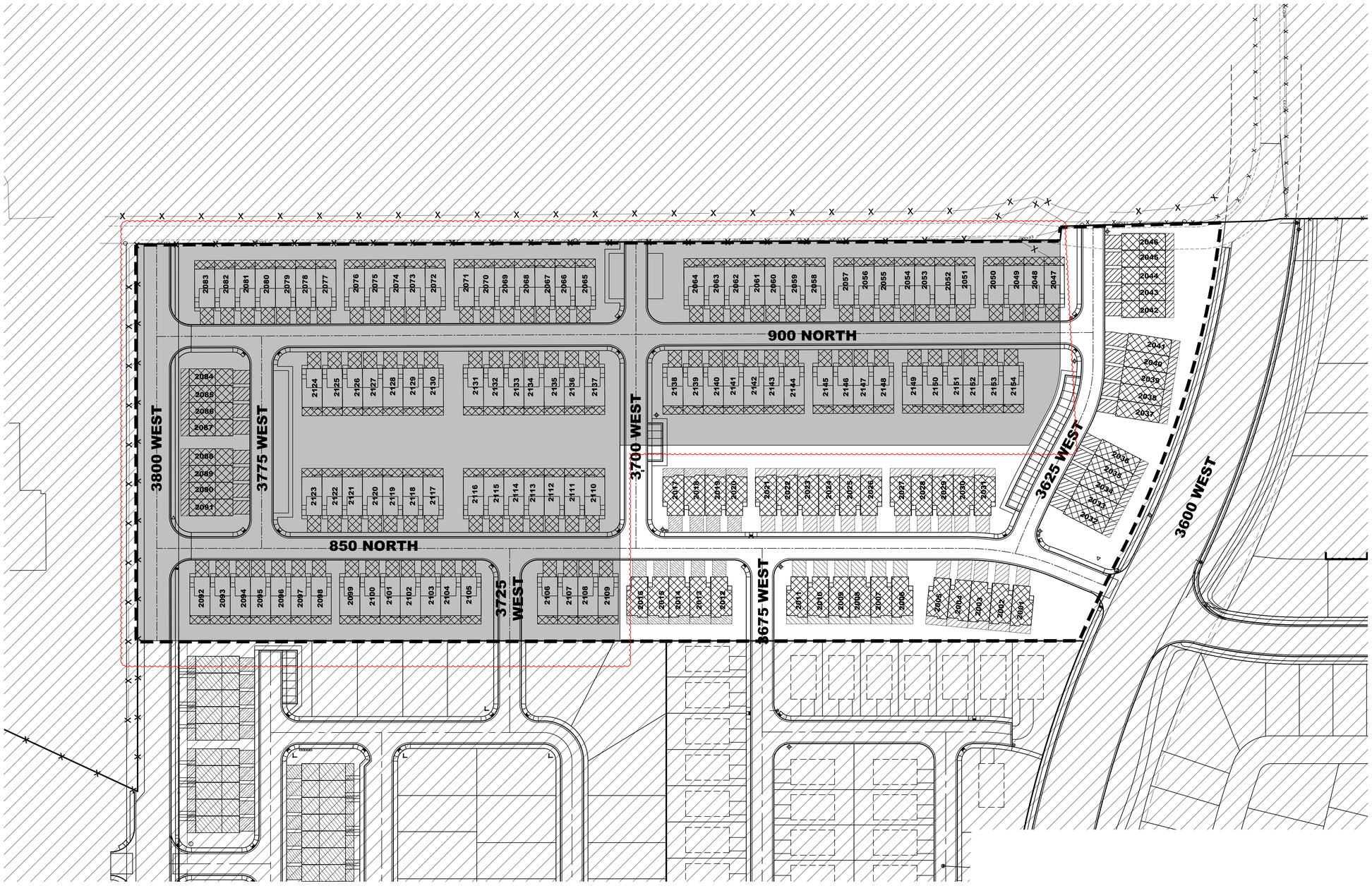
HD 1 PRELIMINARY PLAN

A PLANNED COMMUNITY IN LEHI, UTAH

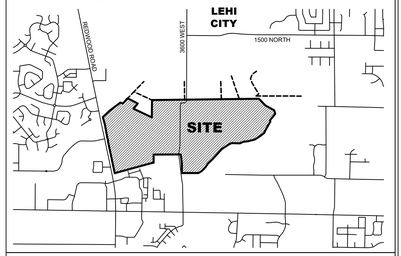
NORTH

SCALE: 1" = 60'

60 30 0 60



VICINITY MAP



PROJECT MAP

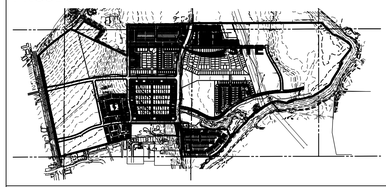


TABLE OF CONTENTS

1	COVER
2	UTILITY LAYOUT
3	LOT LAYOUT
4	CIRCULATION PLAN
LS100 - LS104	LANDSCAPE PLANS

TABULATIONS

TOTAL AREA:	13.34 ACRES
OPEN SPACE:	4.04 ACRES
ROADWAY:	3.03 ACRES
# OF UNITS:	154
DENSITY:	11.54 UNITS/ACRE
ZONE:	PC

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.
6. ALL STORM WATER RUN OFF FOR THIS PHASE WILL BE CONVEYED IN THE EXISTING BACKBONE SYSTEM TO POND #2 AS SHOWN IN THE COLD SPRING AREA PLAN.

LEGEND

EXISTING

- WATER METER
- WATER — EX-W —
- WATER VALVE
- FIRE HYDRANT
- SEWER — EX-SS —
- SEWER MANHOLE
- STORM DRAIN — EX-SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — EX-PI —
- PI VALVE
- FENCE — X —

PROPOSED

- WATER — W —
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER — SS —
- SEWER MANHOLE
- STORM DRAIN — SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — PI —
- PI VALVE
- PHASE 2

DEVELOPER

DR HORTON
12351 S. GATEWAY PARK PL #D-100
DRAPER, UTAH 84020

OWNER

SOA INVESTMENTS LTD
166 W. 100 S.
LEHI, UTAH 84043

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

COLD SPRING RANCH

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 TUCKETT
No. 9788726
REGISTERED PROFESSIONAL ENGINEER

COLD SPRING RANCH-HD 1
LEHI, UTAH

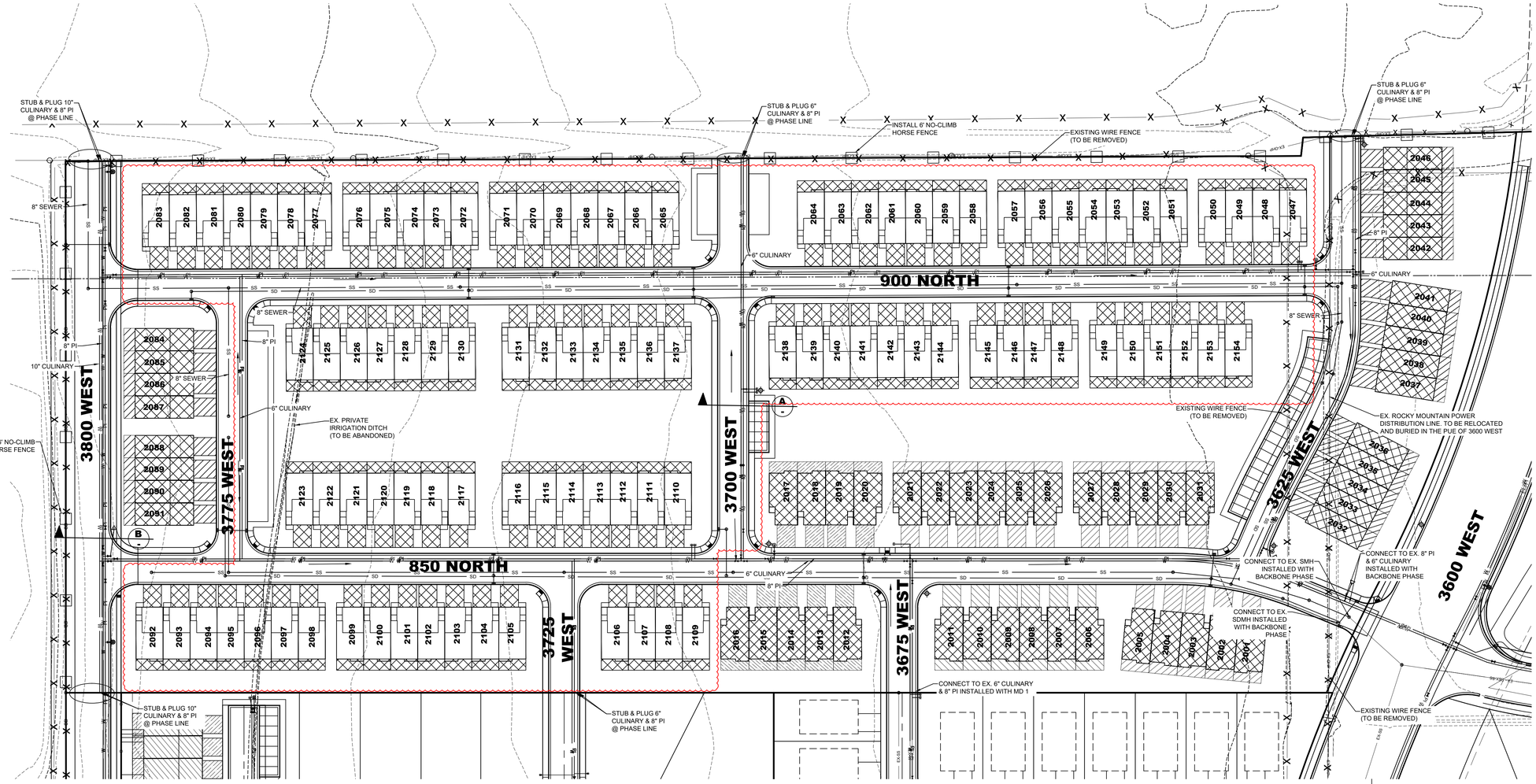
COVER

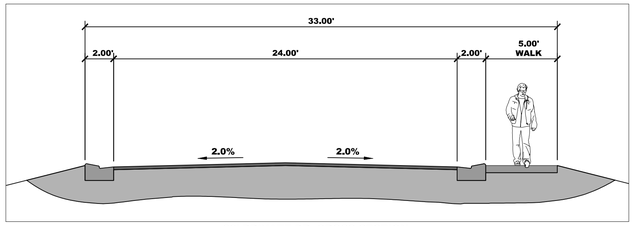
REVISIONS

1	BLDNG FOOTPRINT CHANGES TO FUTURE BJP PHASES	03/31/2020
2	-	
3	-	
4	-	
5	-	

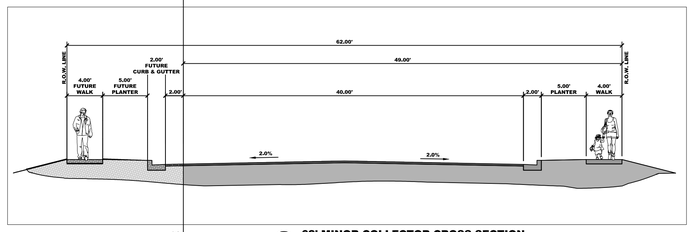
LEI PROJECT #: 2015-0125
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: 1" = 60'
DATE: 03/24/2020

SHEET 1





A **33' PRIVATE DR. CROSS SECTION**
NO PARKING WILL BE ALLOWED ALONG PRIVATE DRIVES



B **62' MINOR COLLECTOR CROSS SECTION**

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www.lei-eng.com

NORTH
SCALE: 1" = 50'
0 25 50 100

STATE OF UTAH
BENJAMIN TUCKETT
No. 9788726
PROFESSIONAL ENGINEER
03-12-20

COLD SPRING RANCH-HD 1
LEHI, UTAH
UTILITY PLAN

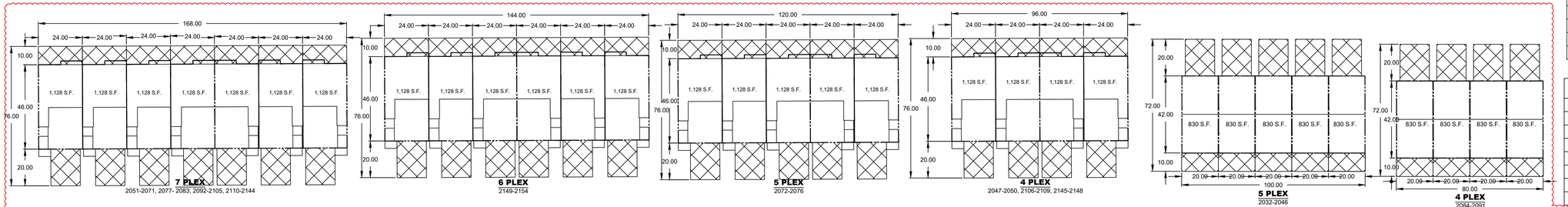
REVISIONS
1 BLDNG FOOTPRINT CHANGES TO FUTURE BJP PHASES 03/31/2020
2 -
3 -
4 -
5 -

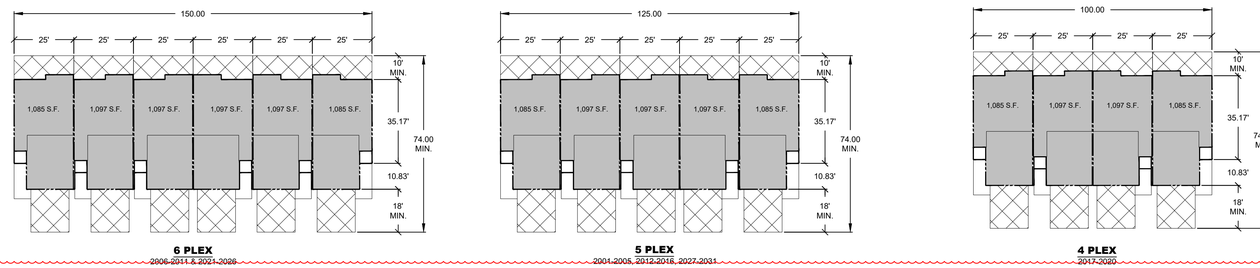
LEI PROJECT #: 2015-0125
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: 1" = 50'
DATE: 03/24/2020

SHEET 2

THE LAST STORED/SAVED DATE AND TIME OF THIS SHEET IS: 3/24/2020 10:07:13 AM
LAST PLOTTED/PRINTED DATE AND TIME OF THIS SHEET IS: 3/24/2020 10:07:18 AM







NOTES:

1. ALL COMMON AREAS, LIMITED COMMON AREA AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.

LEGEND

- COMMON AREA = 4.04 ACRES
- LIMITED COMMON AREA = 2.47 ACRES
- PRIVATE AREA = 3.80 ACRES
- PHASE 2

TABULATIONS

TOTAL AREA:	13.34 ACRES
OPEN SPACE:	4.04 ACRES
ROADWAY:	3.03 ACRES
# OF UNITS:	154
DENSITY:	11.54 UNITS/ACRE
ZONE:	PC

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°12'27"	23.62	S45°08'13"E 21.25
C2	15.00	89°47'33"	23.51	S44°51'47"W 21.17
C3	15.00	52°46'55"	13.82	N63°50'57"W 13.33
C4	20.00	39°19'16"	13.73	N19°43'15"W 13.46
C5	15.00	89°45'33"	23.50	N44°52'47"E 21.17
C6	15.00	89°50'35"	23.52	S44°57'18"E 21.18
C7	15.00	52°43'26"	13.80	N63°45'41"E 13.32
C8	20.00	39°19'21"	13.73	N19°39'41"E 13.46
C9	15.00	90°00'37"	23.56	N45°00'18"W 21.22
C10	15.00	90°02'00"	23.57	S44°59'00"W 21.22
C11	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C12	20.00	90°00'00"	31.42	N45°00'00"E 28.28
C13	15.00	89°59'23"	23.56	S44°59'42"W 21.21
C14	20.00	39°15'57"	13.71	S19°37'59"E 13.44
C15	15.00	52°39'31"	13.79	S63°40'28"E 13.31
C16	20.00	39°15'43"	13.70	S70°22'09"E 13.44
C17	15.00	52°39'33"	13.79	S26°19'54"E 13.31
C18	20.00	89°59'51"	31.42	N45°00'03"E 28.28
C19	15.00	67°09'29"	17.58	N56°25'16"E 16.59
C20	283.50	22°21'11"	110.60	S78°49'25"E 109.90
C21	20.00	41°40'26"	14.55	N2°41'21"E 14.23
C22	15.00	55°04'31"	14.42	N43°45'44"W 13.87
C23	316.50	3°39'09"	20.18	N69°28'25"W 20.17
C23	863.50	5°14'07"	78.90	N25°27'34"E 78.87
C24	15.00	92°27'51"	24.21	S21°24'54"E 21.66
C25	1343.00	2°50'21"	66.55	N26°04'21"E 66.54
C26	15.00	83°20'50"	21.82	S69°17'31"W 19.95
C27	134.00	29°04'11"	67.99	N13°30'30"E 67.26
C28	166.50	28°04'38"	81.59	N14°02'19"E 80.78
C29	1149.00	21°08'17"	423.90	N17°03'58"E 421.50
C30	15.00	90°14'27"	23.62	N45°07'13"W 21.26
C31	20.00	39°08'26"	13.66	N70°11'21"E 13.40
C32	15.00	52°32'31"	13.76	N26°16'15"E 13.28
C33	20.00	90°14'27"	31.50	S45°07'13"E 28.34
C34	15.00	52°32'13"	13.75	S63°29'09"W 13.28
C35	20.00	39°08'26"	13.66	S19°34'13"W 13.40
C36	15.00	90°14'27"	23.62	S45°07'13"E 21.26
C37	15.00	52°32'31"	13.76	N26°16'15"E 13.28
C38	20.00	39°08'26"	13.66	N70°11'21"E 13.40

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S44°52'47"W	5.03
L2	S44°56'18"E	5.03
L4	N44°59'42"E	5.03
L5	S45°00'04"W	5.03
L6	S66°06'48"W	5.03
L7	N45°07'13"W	5.03
L8	N45°07'13"W	5.03
L9	N45°07'13"W	5.03

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SCALE: 1" = 50'
50 25 0 50

STATE OF UTAH
BENJAMIN TUCKETT
No. 9388726
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATION

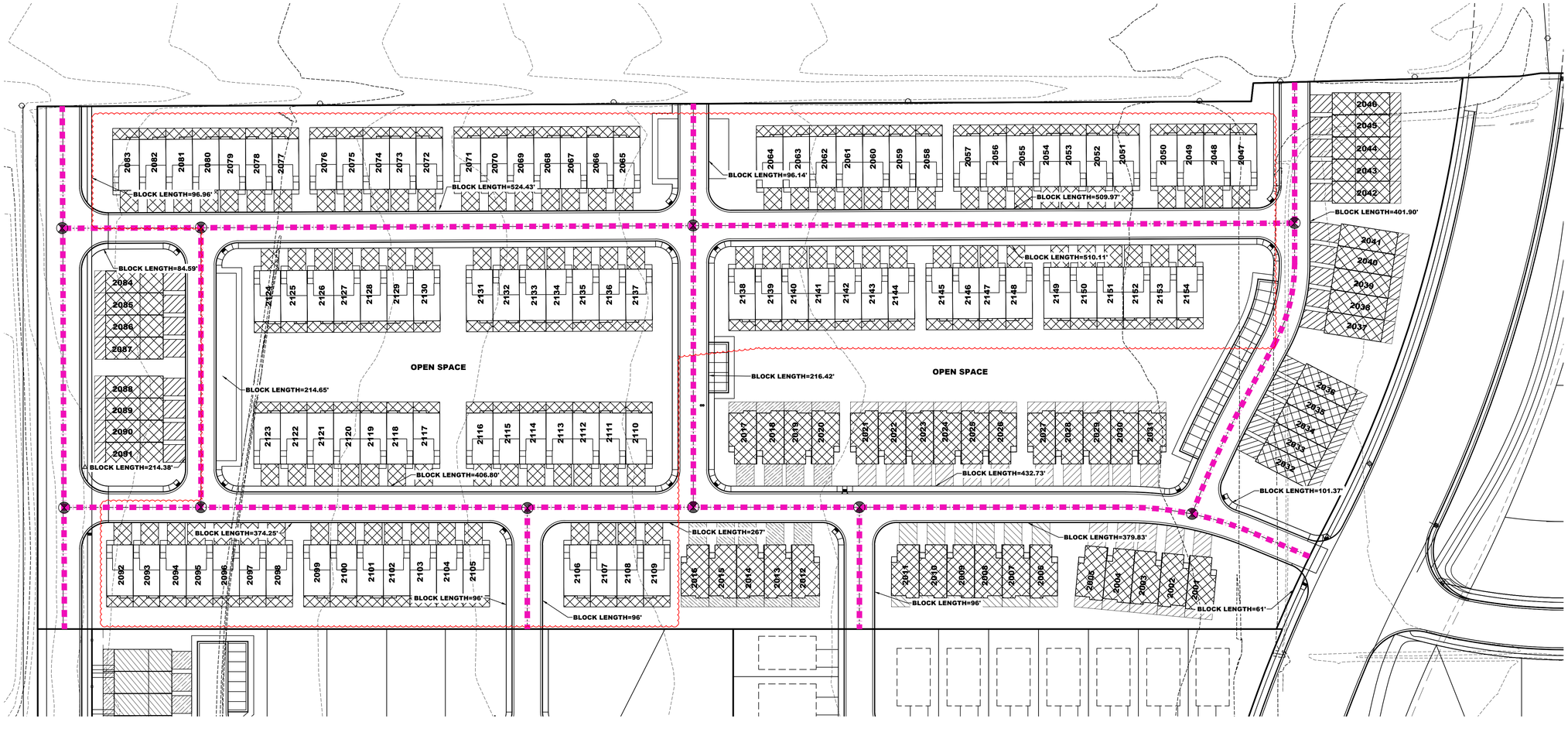
COLD SPRING RANCH-HD 1
LEHI, UTAH

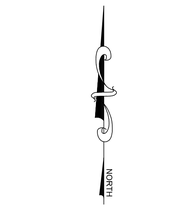
LOT LAYOUT

REVISIONS
1 BLDNG FOOTPRINT CHANGES TO FUTURE BJP PHASES 03/31/2020
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0125
DRAWN BY: BAP
DESIGNED BY: BTG
SCALE: 1" = 50'
DATE: 03/24/2020

SHEET 3





LEGEND

NODES

LINKS

TOTAL NODES: 10

TOTAL LINKS: 19

CONNECTIVITY INDEX: 1.9

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STATE OF UTAH
BENJAMIN TUCKETT
No. 9788726
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE

COLD SPRING RANCH-HD 1
LEHI, UTAH

CIRCULATION PLAN

REVISIONS

1 BLDNG FOOTPRINT CHANGES TO FUTURE BJP PHASES 03/31/2020

2 -

3 -

4 -

5 -

LEI PROJECT #: 2015-0125

DRAWN BY: BAP

DESIGNED BY: BTG

SCALE: 1" = 50'

DATE: 03/24/2020

SHEET 4

Cold Spring Ranch HD1 Revisions
DRC Redline Comments

*DR Horton – requests review of the **Cold Spring Ranch HD1** revisions, amending the building sizes, number of units, and walkways.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: **3/31/2020**
Time Start: N/A
Time End: N/A

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire: No comment
Greg – Water/Sewer:
1. Should be HD1 phase 2
2. These street addresses do not match the addresses in HD1 phase 1
3. You are proposing to add 3 additional unite somewhere within the red clouded area?

Trent – Parks: No comment
Gary – Building/Inspections: No comment
JD – Streets: No comment
Ross – Engineering: No comment
Kim – Planning:
4. Recommend taking sidewalks around on-street parking to the ramps at an angle
5. Recommend adding a sidewalk through the courtyards to provide pedestrian connectivity

THIS ITEM CAN BE SUBMITTED FOR CHECKOFFS (NEED ENVELOPES BEFORE SCHEDULING)

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

City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #28-2020, a Development Code amendment for Section 06.140, changing the residential building material requirements in Planned Communities.
Petitioner: Fieldstone Homes

Suggested Action:

Attachments:
CC Staff Report Chapter 6 Development Code Amendment 5.12.20.docx

Ord 28-2020.docx

Chapter 6 Development Code Amendment - text.pdf

Chapter 6 Code Amendment DRC 4.08.2020.docx

CHAPTER 6 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Fieldstone Homes
Meeting Date	May 12, 2020
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	April 8, 2020
Date of Planning Commission Review	April 23, 2020

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant requests review of a proposed amendment to Chapter 6 of the Lehi City Development Code. The proposed amendment would amend the building materials requirements in Planned Communities. The current code has a percentage requirement of "at least 25 percent of the front elevation and wall shall be rock or brick." The proposed amendment would add fiber cement as an allowed building material to the front elevation percentage requirement. No other amendments are being made to the section.

The DRC had one comment that recommended removing the 25 percent front elevation requirement altogether. The comment reads:

1. We think it would be better to simply remove the second sentence, "At least 25% of the front elevation and wall shall be fiber cement siding, rock, or brick." We would prefer to only have the requirement of having 49% or less stucco and no additional requirement for rock or brick.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** to the City Council for the proposed amendment to Chapter 6 of the Development Code, including the DRC comments from April 8, 2020. The recommendation is based on the following findings:

1. The proposed amendment to the Lehi City Development Code will allow for greater flexibility in development without having a detrimental effect on surrounding properties.
2. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on April 23, 2020. The minutes and motion from this meeting are as follows:

3.9 Public hearing and recommendation of Fieldstone Homes' request for review of a Development Code amendment for Section 06.140, changing the residential building material requirements in Planned Communities.

Sierra Pierson, City Planner, presented information on the agenda item. DRC suggested to strike rock or brick as a requirement.

Staff and the Commission discussed the item and material requirements.

The applicant, Julie Smith, was present. Julie clarified and providing information on the material requirements and issues that they faced.

Motion: Commissioner Ellis motioned to recommend approval of **Fieldstone Homes' request for review of a Development Code amendment for Section 06.140, changing the residential building material requirements in Planned Communities,** including all DRC comments and findings stated in the reports. Commissioner Nielsen seconded.

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

ORDINANCE NO: 28-2020

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 6 AMENDING THE BUILDING MATERIAL REQUIREMENTS FOR PLANNED COMMUNITIES

WHEREAS, the applicant desires to amend Chapter 6 of the Lehi City Development Code, amending the building material requirements for Planned Communities, and;

WHEREAS, this amendment seeks to provide greater flexibility in development without having a detrimental effect on surrounding properties, and;

WHEREAS, following a public hearing on April 23, 2020, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on May 12, 2020 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 April 23, 2020, 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 6 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 6 of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance -2020 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 12th day of May 2020.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Written description of the amendment to the development code:

a. Allowing another kind of hard surface to the front elevation
b. This amendment would be consistent with existing homes that have been built in the area
c. This amendment should have little or no effect on the character of the surrounding area, and would allow for an additional options on front elevations
d. This text amendment should not affect public health, safety and or welfare of the overall community

Proposed amendment to the development code, the red is the additional verbiage requested:

Section 0.6140 Lehi City Development Code

5. Building Materials. The majority of each exterior wall and elevation, excluding windows and doors, shall be constructed of brick, stone, fiber cement siding, or other durable building material as approved by the Planning Commission. At least 25% of the front elevation and wall shall be fiber cement siding, rock or brick. Stucco or metal may be allowed by the Planning Commission as an accent or secondary material only on 49% or less of the wall. Metal clad buildings, or majority portions of walls constructed of stucco or vinyl siding, are prohibited.

Chapter 6 Development Code Amendment
DRC Redline Comments

Fieldstone Homes – requests review of a Development Code amendment to change the Planned Community residential building materials requirements.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 3/25/2020
Time Start: N/A
Time End: N/A

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire: No comment
Greg – Water/Sewer: No comment
Trent – Parks: No comment
Gary – Building/Inspections: No comment
JD – Streets: No comment
Ross – Engineering: No comment
Kim – Planning:

1. We think it would be better to simply remove the second sentence, "At least 25% of the front elevation and wall shall be fiber cement siding, rock, or brick." We would prefer to only have the requirement of having 49% or less stucco and no additional requirement for rock or brick.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 23RD

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.

City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Concept approval for the Timp Point, a 200-lot residential development located at approximately 2400 West Hardman Way.
Petitioner: Edge Homes

Suggested Action:

Attachments:
CC Staff Report Timp Point Concept Plan 5.12.20.docx

Exchange North Condo Concept -narrative.pdf

Timp Point Concept - plans.pdf

Timp Point Condo Concept DRC 03.25.20.docx

2015 Gardner Plumb Recorded Agreement.pdf

Plumb Gardner Amended Agreement Recorded Copy.pdf

Edge Condos - elevations.jpeg

Timp Point Concept Map - General Plan.pdf

Timp Point Concept Map - Zoning.pdf

Timp Point Concept Map - Aerial.pdf

IMG_4074.jpg

IMG_4075.jpg

IMG_4073.jpg

TIMP POINT CONCEPT
CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	May 12, 2020		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	3400 West 2100 North		
Project Area	12.01-acres		
Existing Zoning	C (Commercial) and R-3 (High Density Residential)		
General Plan Land Use Designation	C (Commercial) and HDR (High Density Residential)		
Adjacent Zoning and Land Use	*North*	C	2100 North
	South	TH-5	Undeveloped
	East	C and BP	Undeveloped
	West	C	Undeveloped
Date of DRC Review	March 25, 2020		
Date of Planning Commission Review	April 23, 2020		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 37.030(E). Connectivity Standards

2. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project density as identified on the following table of maximum block lengths:

Density	Block Length
0-2.5 DU/AC	1,000 ft.
2.6-4 DU/AC	800 ft.
4.1+ DU/AC	600 ft.

   a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:
      i. road grades that exceed ten percent;
      ii. Jordan River;
      iii. Utah Lake;
      iv. delineated wetlands;
      v. other significant natural and historic features;
      vi. existing adjacent development;
      vii. rail corridors; or
      viii. limited access roadways.
   b. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City

Council.

PROPERTY HISTORY

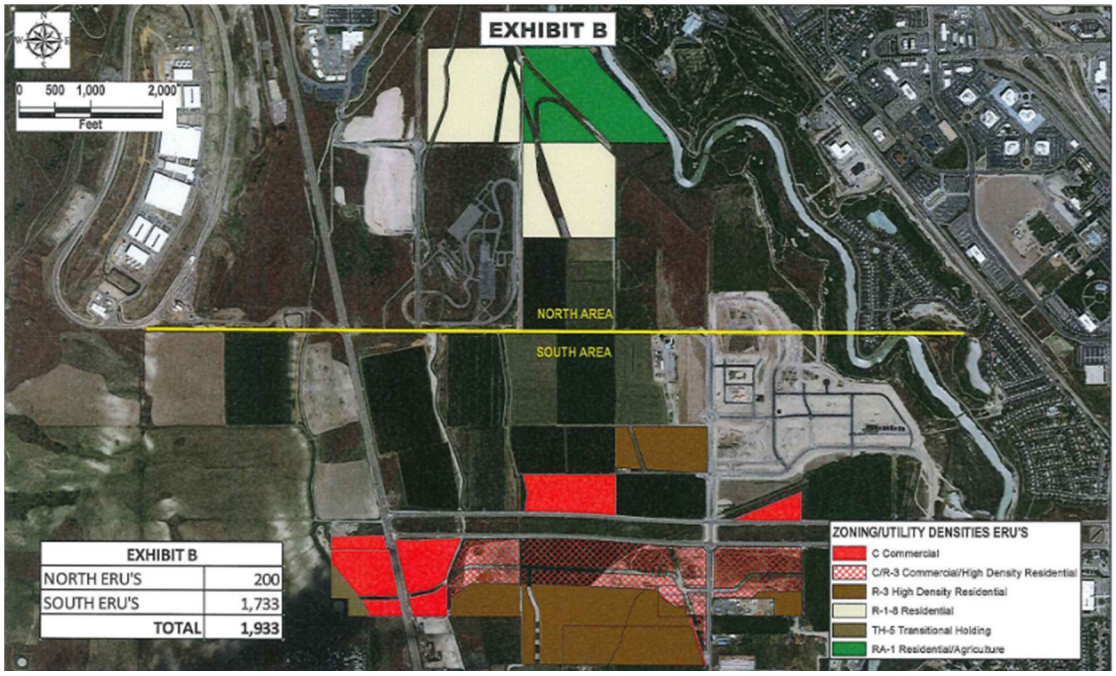
September 26, 2008	This property was included in the Holbrook Annexation.
April 20, 2015	This property was included in the Gardner-Plumb Development Agreement.
July 21, 2018	This property was included in the First Amendment to the Gardner-Plumb Development Agreement.

REPORT ANALYSIS

The applicant requests review and recommendation of the Timp Point concept plan. The proposed concept plan is a 200-unit condominium subdivision located at approximately3400 West 2100 North. This report will discuss the Gardner-Plumb Agreement, the concept layout, architecture, and the DRC comments.

Gardner-Plumb Agreement

This property falls under the Gardner-Plumb Development Agreement. This agreement gave flexible ERUs to specific property around 2100 North and the Jordan River. The original agreement was approved in 2015 as a settlement agreement to avoid litigation with the original developer, Gerald Anderson. As part of the agreement, some of the commercially zoned areas along the south side of 2100 North were granted flexibility to be developed as either commercial or high density residential. In 2018, an amendment was approved by the City Council that allowed for additional areas of high density residential on the commercial properties along 2100 North. The map below is from the approved amended agreement and shows the allowed land uses, including the location of the properties that allow for high density residential in commercial areas:



The proposed concept plan is located within the area along 2100 North that allows for both high density residential and commercial uses. While the current zoning is primarily Commercial with some High Density Residential, the Gardner-Plumb agreement allows for the high-density use as proposed with this concept plan.

Concept Layout

The proposed concept layout included in the packet has been updated since the DRC review to incorporate some of the comments. The layout includes 20, three-story condominium buildings, a clubhouse area, open space, and amenities. The condominium buildings front open space or streets to provide an aesthetic streetscape. The exception to this is the four condominium buildings that are facing the future commercial. The DRC commented that the developers should coordinate with the commercial site to ensure the front of the condominium buildings do not face the back of the future commercial buildings. The clubhouse will be located along Hardman Way and will include a clubhouse, pool, and sports courts.

The layout also includes surface parking for visitors. The parking largely clusters around the clubhouse and open space. The development will also have a detention pond on the southern portion of the development. There will be picnic areas next to the detention pond to utilize the area. Within the other open spaces, there will be picnic areas and playgrounds to meet the amenities requirements. There will also be sidewalks along streets and within the open space areas to provide for pedestrian connectivity throughout the development. The DRC commented that ADA ramps would be required and recommended using painted crosswalks, colored asphalt, or colored concrete to delineate pedestrian crossings.

The DRC also commented that this proposed layout exceeds the 600-foot maximum block length standard on both the east and west sides of the development. On the east side of the development an exception may be granted since the public street connects with 2100 North which would result in higher amounts of traffic. However, on the west side, an additional connection would need to be made to meet the connectivity requirement.

Architecture

The proposed concept plan includes the proposed architecture for the condominium buildings. The proposed condominiums will be constructed with fiber cement siding, stucco, stone, board and batten, and brick. The elevations will include a mixture of traditional, craftsman, and contemporary styles and will have a variety of colors used. Each condominium unit will have an attached one-car garage with a 20-foot driveway to accommodate parking needs. The building elevations will need to meet the architecture requirements from the Multi-Family Design Standards. The DRC commented that the ends of buildings should be addressed to meet the Design Standards requirement of having entrances, windows, and active spaces on the building ends. The DRC recommended covered porches, patio areas, or additional windows.

DRC Comments

The DRC had 25 comments including the following:

1. Coordinate with the commercial site to the west to ensure that the fronts of the condo buildings don't end up facing the back of a commercial building.
2. Provide calculations for open space and parking to ensure that the project meets the minimum requirements.
3. The buildings will need to meet the architectural standards contained in Chapter 37 of the Development Code which include a variety of colors and architectural styles. The Design Standards also state that "building ends shall contain entrances, windows and active spaces to provide for additional security and visual interest." The architecture on the ends of the condo units along the public streets should be addressed, similar to what's been done on the side-entry townhome units. Suggest a covered porch or patio area for some of the ground floor units on those ends with additional windows, etc.
4. The block lengths on the east and west sides exceed the 600 foot maximum block length. An exception may be allowed on the east end since the public street connects with 2100 North and may see higher levels of traffic.
5. Delineate primary pedestrian crossings with painted crosswalks, colored asphalt, or colored concrete.
6. Provide ADA ramps at all points pedestrian connections cross streets or access parking areas.
7. Recommend 48" wrought iron or other fencing along frontages of 2100 North and provide openings for pedestrian accesses

Please include all DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** to the City Council for the proposed Timp Point concept

plan, including the DRC comments from March 25, 2020. This recommendation is based on the following findings:

1. The proposed residential use is consistent with the approved Gardner-Plump development agreement.
2. The proposed Concept is consistent with the Lehi City Development Code with the inclusion of the DRC comments.
3. The proposed Concept conforms to the goals and policies of the General Plan.
4. The proposed Concept does not affect the health, safety, welfare, and morals of the City.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on April 23, 2020. The minutes and motion from this meeting are as follows:

3.6 Public hearing and recommendation of Edge Home's request for review of the Timp Point concept, a 200-lot residential development located at approximately 2400 West Hardman Way.

Sierra Pierson, City Planner, presented information on the agenda item.

Commissioner Nielsen asked about the placement of the sidewalks and the connectivity of those sidewalks. The applicant stated they have discussed this issue with Staff and plan on making sure there is proper connectivity. Staff and the Commission discussed traffic flow and connectivity.

The applicant, Edge Homes, was present and answered questions from the Commission.

Commissioner Hemmert opened the public hearing.

Commissioner Hemmert closed the public hearing.

Staff and the Commission discussed traffic flow and connectivity.

Motion: Commissioner Hereth motioned to recommend approval of **Edge Home's request for review of the Timp Point concept, a 200-lot residential development located at approximately 2400 West Hardman Way**, including all DRC comments and findings stated in the report with the recommendation that if there is a connection to the East that there be a block length exception if needed. Commissioner Ellis seconded.

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

January 23, 2020

Kim Struthers - Lehi City Planning Director
153 North 100 East
Lehi City, Utah 84043

RE: **Concept Plan Application – The Exchange North**

Mr. Struthers,

We are applying for Concept Plan approval for The Exchange North subdivision located at approximately 3400 West Hardman Way. The Exchange North is a 12 acre, 200-unit project situated between 2100 North and Hardman Way, east of 3600 West. The Exchange North contains residential condominiums.

The condominium buildings are 10-plexes on 3 stories. Each unit will have an attached one-car garage accessed from the rear of the building with a 20-foot driveway.

Residential dwellings will be constructed with the following types of materials:

- Fiber Cement Siding
- Stucco
- Stone
- Board and Batten
- Brick

Building elevations will be a mixture of traditional, craftsman, and contemporary and will have a variety of colors compatible with the current market trends.

The Exchange North condominiums will be a private development with amenities consisting of the following: landscape & street maintenance, clubhouse and pool, sport court, picnic areas, playgrounds, and fencing consistent with current Lehi City standards and specifications. Playgrounds within the consolidated open space will contain multiple play structures (i.e. slides, swings, etc.).

We appreciate your time and consideration on this project. Please feel free to contact us with any questions or concerns.

Respectfully,

Jed Stewart
Edge Homes

LEGEND

CONDOS



TIMP POINT *concept plan*

LEHI CITY, UTAH COUNTY
04/08/2020

19-0353

EDGEhomes

Note: This plan is for illustrative purposes only. boundaries are based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS ENGINEERING AND SURVEYING, LLC ©

Timp Point Condominiums Concept
DRC Redline Comments

*Edge Homes – requests review of **Timp Point Condominium Concept**, a 200-unit residential development located at approximately 3400 West Hardman Way.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 1/30/20
Time Start: N/A
Time End: N/A

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire:
1. Add a separate sheet for hydrants and blow offs at final

Greg – Water/Sewer:
2. Existing 36" storm drain must be protected in place with all manholes raised to finish grade per city standards
3. All weather/hard surface access must be provided to all SD structure outside roadway
4. Existing 20' SD easement should be in place over existing storm drain
5. Existing Water and PI main must be protected in place. No additional fill will be allowed over the top of existing water or PI. Hard surface access must be provided.
6. Any well on the property must be eliminated by a certified well driller.
   Any existing irrigation ditch must be eliminated and terminated at the headgate or turn out structure.
   Irrigation water source and storage must be provided
   Culinary water source and storage must be provided.
   Irrigation storage reservoir must be completed and in service prior to plan approval.
7. Existing 20' easement should be in place over existing water/PI
8. All weather/hard surface access must be provided to all Sewer manholes outside the roadway.
9. Detention pond design/location has not changed. Sewer and Storm drain manholes can not be in the bottom of your detention pond. Hard surface access must be provided to all SD and Sewer structures.

Trent – Parks:
10. An 8' wall will be required along 2100 N.
11. Landscape plans submitted with site plan will need to meet minimum requirements of 1 tree and 2 shrubs per unit (200 and 400) and 35% water-wise landscaping.

Gary – Building/Inspections: No comment
JD – Streets:
12. Public ROW is 62' The new standard is 5' sidewalk and 7' planter strip. The new sidewalk standard is 6" concrete over 6" of road base.

Ross – Engineering:
13. The private road on the south side should be larger

Kim – Planning:
14. Coordinate with the commercial site to the west to ensure that the fronts of the condo buildings don't end up facing the back of a commercial building.
15. Provide calculations for open space and parking to ensure that the project meets the minimum requirements.
16. The buildings will need to meet the architectural standards contained in Chapter 37 of the Development Code which include a variety of colors and architectural styles. The Design Stanards also state that "building ends shall contain entrances, windows and active spaces to provide for additional security and visual interest." The architecture on the ends of the condo units along the public streets should be addressed, similar to what's been done on the side-entry townhome units. Suggest a covered porch or patio area for some of the ground floor units on those ends with additional windows, etc.

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.

17. Planning Staff recommends additional innovation on the overall building architecture. Staff appreciates the innovation that was introduced on other projects in the area with the rear-load, side-entry and rambler end-unit townhomes, and we would highly encourage additional architectural innovation on these two new phases.
18. All public roads require 7-foot park strips and 5' sidewalks. All private roads require park strips and sidewalks.
19. Recommend eliminating 90 degree turns in sidewalks where possible. Use diagonal or curved turns instead.
20. Provide sidewalk connectivity as recommended in redline pdf.
21. The block lengths on the east and west sides exceed the 600 foot maximum block length. An exception may be allowed on the east end since the public street connects with 2100 North and may see higher levels of traffic.
22. Show sidewalks along 2100 North and show pedestrian connectivity into the development.
23. Delineate primary pedestrian crossings with painted crosswalks, colored asphalt, or colored concrete.
24. Provide ADA ramps at all points pedestrian connections cross streets or access parking areas.
25. Recommend 48" wrought iron or other fencing along frontages of 2100 North and provide openings for pedestrian accesses.

GENERAL COMMENTS:

1. State now requires that the 80th percentile storm be retained for all new projects. Will need to provide retention/detention plan with preliminary
2. Provide traffic report with preliminary
3. Need approval from UDOT for any road connections to 2100 North

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 23RD

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.

ENT 32455:2015 PG 1 of 9
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Apr 20 11:02 am FEE 40.00 BY SS
RECORDED FOR LEHI CITY CORPORATION

AGREEMENT

GARDNER-PLUMB, L.C., a Utah limited liability company ("Developer"), and **Lehi City,** a municipality and political subdivision of the State of Utah ("City"), sometimes collectively referred to as the "Parties", hereby enter into this Agreement as of this 24th day of March, 2015, for the purpose of settling and resolving certain claims, controversies and disputes between them on the terms and conditions and for the considerations set forth below.

WHEREAS, Developer is in negotiations with Anderson Lehi LLC to purchase certain property located on the west side of the Jordan River and east of Redwood Road that was annexed into the City as part of the Holbrook 1 Annexation Agreement dated September 9, 2008 (the "Annexation Agreement"). Anderson Lehi LLC and River Jordan LLC are parties to the Annexation Agreement and are referred to as "Master Developers" in the Annexation Agreement. The property which Developer is contemplating purchasing along with the right to develop it is shown on the map attached as Exhibit A to this Agreement (the "Property"); and

WHEREAS, Article 3.2 of the Annexation Agreement captioned "Zoning Designation" grants the Master Developers the zoning designations provided in the project plan attached to the Annexation Agreement ("Project Plan"); and

WHEREAS, the Master Developers and the City have a dispute regarding the interpretation and application of Article 3.2 of the Annexation Agreement; specifically the zoning designations that apply to each parcel and the specific number of equivalent residential units ("ERUs") that can be constructed based on the zoning designations for each portion or parcel of the Property as specified in the Project Plan (the "Dispute"); and

WHEREAS, before moving forward to close the transaction with Master Developers, Developer desires to resolve the Dispute that has arisen as to the correct interpretation and application of Article 3.2 as it would apply to the future development of the Property by Developer; and to specify both the zoning designations that apply to each parcel of the Property and the number of ERUs Developer will be entitled to build based on the zoning designations for the Property.

NOW THEREFORE, the Parties hereto agree as follows:

1. Intent of the Parties. Without waiving or conceding their respective positions regarding the Dispute, it is the intent and purpose of the Parties to fully settle, compromise and resolve all claims and controversies between them arising out of, or in any way referring or relating to the Dispute as to the correct interpretation and application of Article 3.2 of the Annexation Agreement as it applies to future development of the Property by Developer.

2. Condition Precedent. The close of the transaction between Developer and Master Developers referenced above before June 30, 2015 is a condition precedent to the City's duty to perform the obligations described in this Agreement. In the event that

Developer does not close the transaction with Master Developers by June 30, 2015, this Agreement shall be considered null and void and shall have no force or effect whatsoever. City hereby acknowledges that, upon Developer closing on the transaction with Master Developers, this Agreement shall constitute written consent from City pursuant to Section 7.1.1 of the Annexation Agreement to the assignment of Anderson Lehi LLC's obligations and rights under the Annexation Agreement and that Developer shall have the same rights as the original Master Developers under the Annexation Agreement. In addition, upon Developer closing on the transaction with Master Developers, the zoning designations and densities for the Project Plan set forth in Section 3 below shall vest in favor of Developer and Developer shall have the right to develop and construct the residential and commercial uses as permitted under this Agreement and under the terms and provisions of the Annexation Agreement.

3. Zoning Designations and Density for the Project Plan.

a. Subject to and upon the satisfaction of the condition precedent set forth in §2 above, the Project Plan attached to and referenced in the Annexation Agreement shall be amended and replaced by Exhibit B only as it applies to the Property, attached hereto and incorporated by reference into this Agreement ("Amended Project Plan").

b. The Amended Project Plan also specifies: i) the zoning designation for each parcel within the project (collectively the "Project"); ii) that the total number of ERUs that may be constructed for the south portion of the Property is 1,552 ERUs; and iii) that the total number of ERUs that may be constructed for the north portion of the Property remains at 381 ERUs.

c. If Developer constructs less than the maximum number of ERUs per acre within a given zoning designation on the south portion of the Property, those ERUs may be transferred by Developer to another area within the south portion of the Property, even if it exceeds the maximum density allowed under the existing zoning for said area within the south portion of the Property. In no event may Developer transfer any excess ERUs outside the south portion of the Property. The intent of the parties is that 1,552 ERUs are either constructed on the south portion of the Property or are forfeited.

d. Developer shall not exceed the maximum number of ERUs per acre allowed by the current zoning designations for the north portion of the Property.

e. City acknowledges and agrees that Developer shall have the right to develop either Commercial or Residential ERUs, at Developer's sole discretion, within those areas crosshatched and designated for such flexible development on the Amended Project Plan.

f. After the date of the execution of this Agreement and the satisfaction of the condition precedent, except with respect to the vested rights granted to Developer hereunder, any changes to the total number of units, the maximum number of units per zoning designation, or the zoning designation for any of the parcels constituting the

Property and which are within the Project must comply with the City's development process and the other relevant provisions set forth in the Lehi City Development Code.

4. Mutual General Release of All Claims. As part of this Agreement, except for the specific obligations of the Parties as described in this Agreement and those set forth in the Annexation Agreement (except as amended hereby), Developer and the City for and on behalf of themselves and their respective agents, owners, members, managers, indemnitors, insurers, successors, and assigns, hereby release and forever discharge the other parties, together with their officers, employees, agents, owners, members, managers, indemnitors, insurers, successors, and assigns, from any and all claims, demands, liabilities, damages, causes of action, costs and expenses, including attorney's fees, arising out of or in any way related to the subject matter of this Agreement.

5. Integration. This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof, and integrates all prior conversations, discussions or undertakings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

6. Counterparts. This document may be executed in one or more counterparts, which together shall constitute one and the same document.

7. Amendment. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

8. Additional Acts. The parties shall do such further acts and things and shall execute and deliver such additional documents and instruments as may be necessary or reasonably requested by a party or its counsel to obtain approvals or other benefits described in this Agreement.

9. Authorization. Each individual executing this Agreement does thereby represent and warrant to the other signers that the individual has been duly authorized to execute and deliver this Agreement in the capacity and for the party specified.

10. Mutual Participation in Document Preparation. Each party has participated materially in the negotiation and preparation of this Agreement and any related items; in the event a dispute concerning the interpretation of any provision of this Agreement or any related item, the rule of construction to the effect that certain ambiguities are to be construed against the party drafting a document will not apply.

11. No Third-Party Beneficiary Interests. Nothing contained in this Agreement is intended to benefit any person or entity other than the Developer and the City, including, but not limited to, Master Developers; and no representation or warranty is intended for the benefit of, or to be relied upon by, any person or entity which is not a party to this Agreement.

12. Binding Effect. This Agreement may not be assigned by Developer without the

express written consent of the City.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have executed this Settlement Agreement and Mutual General Release of All Claims individually or by and through their duly authorized representatives as of the day and year first herein above written.

GARDNER-PLUMB, L.C., a Utah limited liability company

By: Walter J Plumb III

Its: Manger

STATE OF UTAH)
:ss.
COUNTY OF UTAH)

On this 26th day of March, 2015, before me personally appeared Walter J Plumb, known to me to be the person who executed the Agreement herein in behalf of GARDNER-PLUMB, L.C., a Utah limited liability company and acknowledged to me that he/she executed the same for the purposes therein stated.

MARILYN BANASKY
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 680672
COMM. EXP. 01-05-2019

Notary Public

LEHI CITY

By:

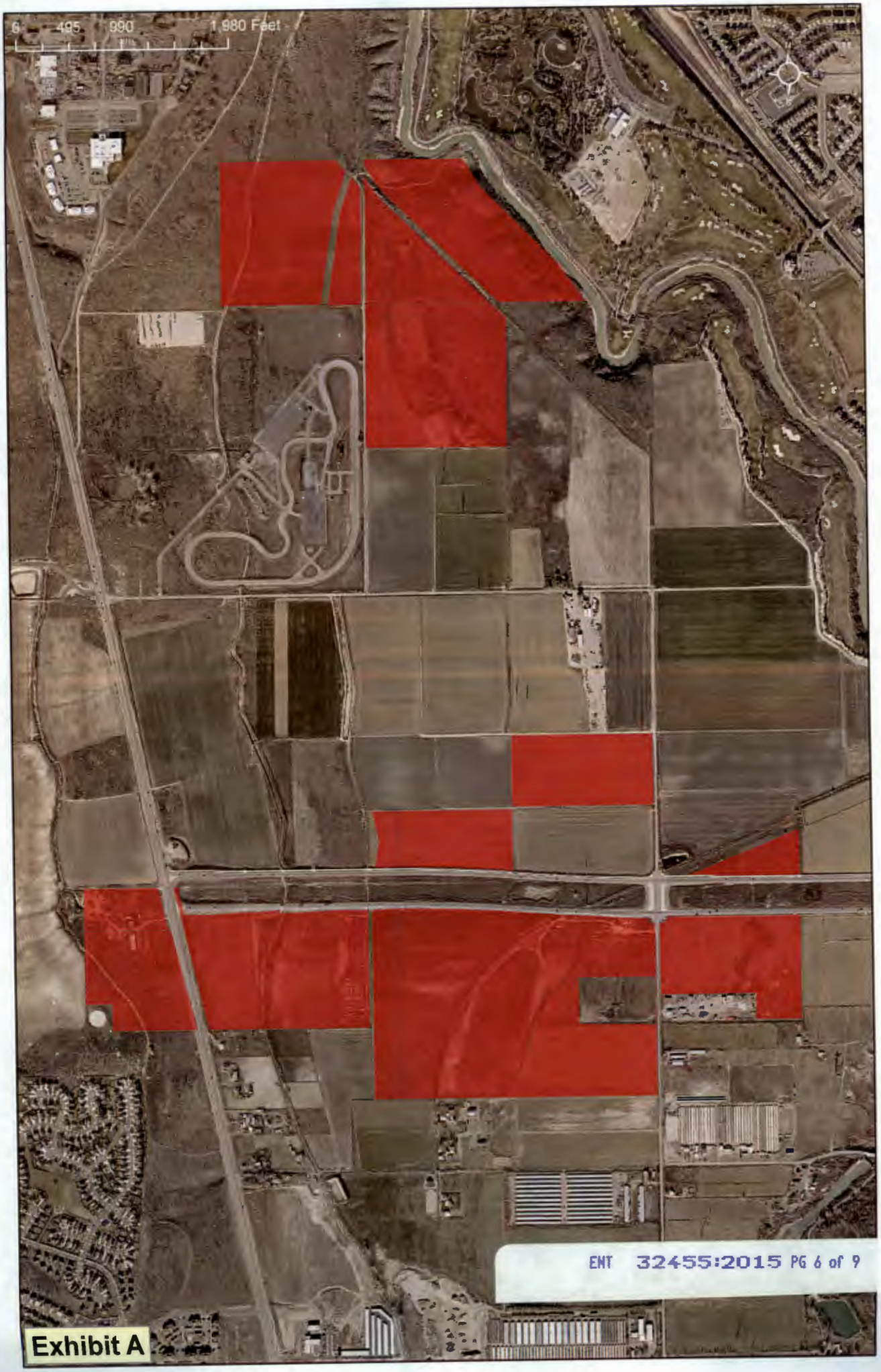
Its: Mayor

Attest:

Marilyn Banasky, Lehi City Recorder

CORPORATE SEAL OF LEHI CITY
STATE OF UTAH

4841-7228-0098\1


0 495 990 1,980 Feet
Exhibit A

ENT 32455:2015 PG 7 of 9

EXHIBIT "A"CONTINUED

LEGAL DESCRIPTIONS

Parcel 58:021:0072 Legal Description: COM S 585.11 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 0' 1" W 484.5 FT; E 249.99 FT; S 250.03 FT; N 89 DEG 59' 58" E 294.46 FT; N 24 DEG 43' 38" W 67.42 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT TO BEG. AREA 3.752 AC.

Parcel 58:021:0097 Legal Description: COM S 391.48 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 811.02 FT; S 14 DEG 5' 8" E 957.3 FT; W 499.38 FT; N 24 DEG 43' 38" W 67.82 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT; N 193.63 FT TO BEG. AREA 14.579 AC.

Parcel 58:021:0099 Legal Description: COM AT NW COR. SW 1/4 OF SEC. 2, T5S, R1W, SLB&M.; E 683.69 FT; S 33 DEG 34' 32" E 38.72 FT; S 12 DEG 1' 37" E 367.3 FT; W 781.64 FT; N 391.48 FT TO BEG. AREA 6.645 AC.

Parcel 58:021:0096 Legal Description: COM S .01 FT & E 831.32 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 67.6 FT; S 0 DEG 1' 59" W 10.82 FT; S 38 DEG 58' 57" W 21.74 FT; S 11 DEG 57' 56" E 166.18 FT; S 8 DEG 37' 19" E 64.62 FT; S 89 DEG 31' 48" E 243.83 FT; N 85 DEG 57' 52" E 326.8 FT; E 144 FT; N 85 DEG 11' 0" E 178.63 FT; S 31 FT; E 100 FT; N 86 DEG 38' 1" E 408.7 FT; S 89 DEG 7' 18" E 310.86 FT; S 1090.05 FT; W 1493.68 FT; N 13 DEG 25' 19" W 1357.06 FT TO BEG. AREA 40.536 AC.

Parcel 58:021:0162 Legal Description: COM N 660 FT & W 18.01 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 10.58 FT; N 0 DEG 9' 7" W 667.47 FT; N 0 DEG 3' 28" W 436.8 FT; W 704.69 FT; S 89 DEG 59' 53" W 127.56 FT; S 32 DEG 30' 18" W 28.45 FT; S 48 DEG 49' 17" W 225.18 FT; S 21 DEG 18' 49" W 269.97 FT; S 19 DEG 42' 33" W 104.04 FT; S 14 DEG 48' 54" W 56.86 FT; S 13 DEG 11' 2" W 76.5 FT; S 19 DEG 10' 50" W 63.52 FT; S 14 DEG 1' 27" W 81.45 FT; S 22 DEG 15' 26" W 41.33 FT; S 29 DEG 53' 29" W 33.75 FT; S 34 DEG 7' 10" W 77.16 FT; S 26 DEG 38' 13" W 110.94 FT; S 27 DEG 45' 12" W 94.41 FT; W 1216.92 FT; N 1754.7 FT; N 87 DEG 30' 4" E 251.69 FT; ALONG A CURVE TO R (CHORD BEARS: S 87 DEG 19' 19" E 1164.51 FT, RADIUS = 14819.5 FT) ARC LENGTH = 1164.81 FEET; ALONG A CURVE TO L (CHORD BEARS: S 86 DEG 29' 9" E 750.09 FT, RADIUS = 15180.5 FT) ARC LENGTH = 750.17 FEET; S 84 DEG 31' 31" E 141.64 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 51' 51" E 227.64 FT, RADIUS = 15189.5 FT) ARC LENGTH = 227.64 FEET; S 43 DEG 22' 11" E 70.88 FT; N 89 DEG 17' 29" E 37.73 FT; S 0 DEG 7' 51" E 1596.01 FT TO BEG. AREA 73.856 AC.

Parcel 58:021:0089 Legal Description: COM N 0 DEG 7' 6" W 660 FT & W 27.23 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 1394.47 FT; N 27 DEG 45' 12" E 94.41 FT; N 26 DEG 38' 13" E 110.94 FT; N 34 DEG 7' 10" E 77.16 FT; N 29 DEG 53' 29" E 33.75 FT; N 22 DEG 15' 26" E 41.33 FT; N 14 DEG 1' 27" E 81.45 FT; N 19 DEG 10' 50" E 63.52 FT; N 13 DEG 11' 2" E 76.5 FT; N 14 DEG 48' 54" E 56.86 FT; N 19 DEG 42' 33" E 104.04 FT; N 21 DEG 18' 33" E 269.98 FT; N 48 DEG 49' 17" E 225.18 FT; N 32 DEG 30' 18" E 28.45 FT; N 89 DEG 59' 53" E 127.56 FT; S 0 DEG 3' 27" E 428.57 FT; S 89 DEG 19' 48" E 704.75 FT; S 0 DEG 9' 7" E 667.47 FT TO BEG. AREA 22.103 AC.

Parcel 58:020:0223 Legal Description: COM S 405.46 FT & E 17.11 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 901.52 FT; E 9.76 FT; N 0 DEG 15' 52" W 242.01 FT; N 89 DEG 52' 54" E 871.17 FT; S 0 DEG 15' 52" E 243.81 FT; E 420.74 FT; N 960.58 FT; W 1209.73 FT; S 43 DEG 8' 15" W 82.18 FT; N 88 DEG 37' 44" W 37.83 FT TO BEG. AREA 23.768 AC.

Parcel 58:020:0191 Legal Description: COM N 19.87 FT & E 1320.01 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; N 426.29 FT; S 67 DEG 50' 0" W 1105.97 FT; E 123.97 FT; S 87 DEG 7' 18" E 179.23 FT; E 721.25 FT TO BEG. AREA 5.073 AC.

Parcel 58:021:0121 Legal Description: COM N 89.93 FT & W 1321.91 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 87 DEG 36' 10" W 1171.75 FT, RADIUS = 15185.48 FT); N 89 DEG 48' 50" W 104.23 FT; N 8 DEG 0' 0" E 254.73 FT; N 13 DEG 0' 0" W 277.2 FT; E 1301.85 FT; S 571.7 FT TO BEG. AREA 15.626 AC.

Parcel 58:021:0157 Legal Description: COM S 1320 FT & W 13.49 FT FR NE COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 660 FT; W 1308.02 FT; N 660 FT; E 1306.51 FT TO BEG. AREA 19.796 AC.

Parcel 58:005:0061 Legal Description: COM N 1332.64 FT & E 4.1 FT & S 89 DEG 59' 4" E 16.44 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 0 DEG 10' 26" E 1327.73 FT; N 89 DEG 48' 57" E 1160.78 FT; S 45 DEG 59' 0" E 199.06 FT; S 0 DEG 9' 24" W 1193.5 FT; N 89 DEG 59' 4" W 1304.7 FT TO BEG. AREA 39.580 AC. ALSO COM N 2663.95 FT & E 1328.92 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 56' 32" W 71.41 FT; S 45 DEG 59' 0" E 99.03 FT; N 0 DEG 9' 24" E 68.74 FT TO BEG. AREA 0.056 AC. TOTAL AREA 39.636 AC.

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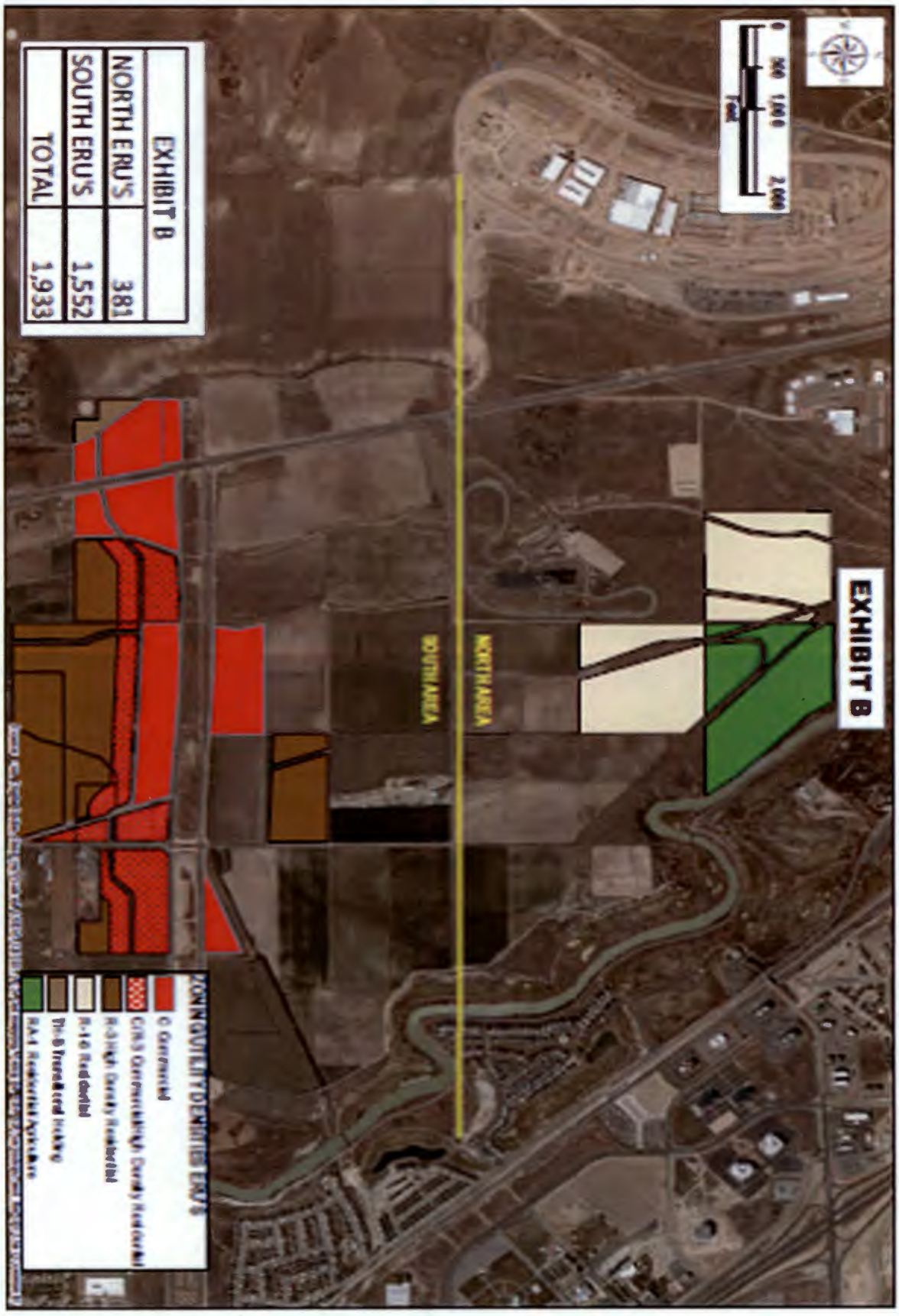
LEGAL DESCRIPTIONS

Parcel 58:005:0049 Legal Description: COM S 1454.23 FT & E 2653.82 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 38 DEG 2' 11" E 310.23 FT, RADIUS = 1146.4 FT); S 45 DEG 59' 0" E 1342.87 FT; S 89 DEG 48' 57" W 1152.64 FT; N 1085.63 FT; N 41 DEG 30' 3" W 6.78 FT; N 0 DEG 10' 24" E 90.46 FT TO BEG. AREA 14.860 AC.

Parcel 58:005:0050 Legal Description: COM S 1298.38 FT & E 2654.29 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; S 89 DEG 54' 16" E 917.33 FT; S 30 DEG 56' 19" E 308.52 FT; S 44 DEG 45' 0" E 1017.86 FT; S 35 DEG 42' 28" E 425.62 FT; N 89 DEG 56' 32" W 811.6 FT; N 45 DEG 59' 0" W 1394.81 FT; ALONG A CURVE TO R (CHORD BEARS: N 35 DEG 35' 32" W 389.05 FT, RADIUS = 1095.92 FT); N 0 DEG 10' 24" E 48.23 FT TO BEG. AREA 28.149 AC.

Parcel 58:005:0044 Legal Description: COM S 1460.94 FT & E 2535.38 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; S 41 DEG 30' 0" E 128.5 FT; S 0 DEG 10' 31" W 1084.2 FT; S 89 DEG 48' 57" W 315.3 FT; N 8 DEG 21' 0" E 844.59 FT; N 17 DEG 47' 0" E 363.1 FT TO BEG. AREA 5.909 AC.

Parcel 58:005:0043 Legal Description: COM S 1314.14 FT & E 1317.81 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 15' 53" E 1075.57 FT; S 41 DEG 30' 0" E 147.24 FT; S 17 DEG 47' 0" W 402.19 FT; S 8 DEG 21' 0" W 852.16 FT; S 89 DEG 48' 57" W 929.66 FT; N 0 DEG 7' 46" E 1331.48 FT TO BEG. AREA 31.639 AC.


EXHIBIT B
NORTH AREA
SOUTH AREA
EXHIBIT B
NORTH ERU'S 381
SOUTH ERU'S 1,552
TOTAL 1,933

ENT 24625:2019 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Mar 26 3:03 pm FEE 1057.00 BY MA
RECORDED FOR LEHI CITY CORPORATION

When Recorded Return To:

Mark B. Durrant, Esq.
Dorsey & Whitney LLP
111 South Main Street, Suite 2100
Salt Lake City, UT 84101

FIRST AMENDMENT TO AGREEMENT

THIS FIRST AMENDMENT TO AGREEMENT (this "**First Amendment**") is made and entered into by and between LEHI CITY, a municipality and political subdivision of the State of Utah ("**City**"), and GARDNER-PLUMB, L.C., a Utah limited liability company ("**Developer**"), collectively the "**Parties.**"

RECITALS:

A. City and Developer previously entered into that certain Agreement (the "**Agreement**") dated as of March 24, 2015 and recorded on April 20, 2015 in the Office of the Utah County Recorder as Entry #32455:2015.

B. City and Developer desire to amend the Agreement, as hereinafter set forth.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Modification of Project Plan.** The Exhibit B attached to the Agreement is hereby replaced and superceded by the Exhibit B attached to this First Amendment. In addition, Sections 3.b. and 3.c. of the Agreement are hereby deleted in their entirety and replaced with the following:

> "b. The Amended Project Plan also specifies: i) the zoning designation for each parcel within the project (collectively the "Project"); ii) that the total number of ERUs that maybe constructed for the south portion of the Property is 1,733 ERUs; and iii) that the total number of ERUs that may be constructed for the north portion of the Property is 200 ERUs.
>
> c. If Developer constructs less than the maximum number of ERUs per acre within a given zoning designation on the south portion of the Property, those ERUs may be transferred by Developer to another area within the south portion of the Property, even if it exceeds the maximum density allowed under the existing zoning for said area within the south portion of the Property. In no event may Developer transfer any excess ERUs outside the south portion of the Property. The intent of the parties is that 1,733 ERUs are either constructed on the south portion of the Property or are forfeited."

2. **Capitalized Terms**. Any capitalized term not defined herein shall have the same meaning as set forth in the Agreement.

3. **Effective Date**. The "Effective Date" of this First Amendment shall be the later of the following dates: (1) the date of City's signature; or (2) the date of Developer's signature.

4. **Counterparts and Electronic Signatures**. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In addition, if any party uses facsimile-transmitted signed documents, or signed documents which have been electronically scanned and transmitted by email, the other party is authorized to rely upon such documents as if they bore original signatures.

[Signature Page to Follow]

EXECUTED by the parties hereto in multiple copies, each of which shall be deemed to be an original.

DEVELOPER: GARDNER-PLUMB, L.C.,
a Utah limited liability company

By: Walter J Plumb
Name: Walter J Plumb
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this 13 day of ~~June~~ Aug., 2018, before me personally appeared Walter J. Plumb, known to me to be the person who executed the First Amendment herein in behalf of GARDNER-PLUMB, L.C., a Utah limited liability company and acknowledged to me that he/she executed the same for the purposes therein stated.

Noreen Edwards
NOTARY PUBLIC
Residing at: Lehi, Utah

My Commission Expires:
4-7-19

NOREEN EDWARDS
Notary Public
State of Utah
Comm. No. 692632
My Comm. Expires Apr 7, 2019

CITY: LEHI CITY

By: [signature]

Its: Mayor

CORPORATE SEAL OF LEHI CITY
STATE OF UTAH

Attest:

Marilyn Banasky, Lehi City Recorder

EXHIBIT B
NORTH AREA
SOUTH AREA
0 500 1,000 2,000
Feet
EXHIBIT B
NORTH ERU'S 200
SOUTH ERU'S 1,733
TOTAL 1,933
ZONING/UTILITY DENSITIES ERU'S
C Commercial
C/R-3 Commercial/High Density Residential
R-3 High Density Residential
R-1-8 Residential
TH-5 Transitional Holding
RA-1 Residential/Agriculture

EXHIBIT "A"CONTINUED

LEGAL DESCRIPTIONS

Parcel 58:021:0072 Legal Description: COM S 585.11 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 0' 1" W 484.5 FT; E 249.99 FT; S 250.03 FT; N 89 DEG 59' 58" E 294.46 FT; N 24 DEG 43' 38" W 67.42 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT TO BEG. AREA 3.752 AC.

Parcel 58:021:0097 Legal Description: COM S 391.48 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 811.02 FT; S 14 DEG 5' 8" E 957.3 FT; W 499.38 FT; N 24 DEG 43' 38" W 67.82 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT; N 193.63 FT TO BEG. AREA 14.579 AC.

Parcel 58:021:0099 Legal Description: COM AT NW COR. SW 1/4 OF SEC. 2, T5S, R1W, SLB&M.; E 683.69 FT; S 33 DEG 34' 32" E 38.72 FT; S 12 DEG 1' 37" E 367.3 FT; W 781.64 FT; N 391.48 FT TO BEG. AREA 6.645 AC.

Parcel 58:021:0096 Legal Description: COM S .01 FT & E 831.32 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 67.6 FT; S 0 DEG 1' 59" W 10.82 FT; S 38 DEG 58' 57" W 21.74 FT; S 11 DEG 57' 56" E 166.18 FT; S 8 DEG 37' 19" E 64.62 FT; S 89 DEG 31' 48" E 243.83 FT; N 85 DEG 57' 52" E 326.8 FT; E 144 FT; N 85 DEG 11' 0" E 178.63 FT; S 31 FT; E 100 FT; N 86 DEG 38' 1" E 408.7 FT; S 89 DEG 7' 18" E 310.86 FT; S 1090.05 FT; W 1493.68 FT; N 13 DEG 25' 19" W 1357.06 FT TO BEG. AREA 40.536 AC.

Parcel 58:021:0162 Legal Description: COM N 660 FT & W 18.01 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 10.58 FT; N 0 DEG 9' 7" W 667.47 FT; N 0 DEG 3' 28" W 436.8 FT; W 704.69 FT; S 89 DEG 59' 53" W 127.56 FT; S 32 DEG 30' 18" W 28.45 FT; S 48 DEG 49' 17" W 225.18 FT; S 21 DEG 18' 49" W 269.97 FT; S 19 DEG 42' 33" W 104.04 FT; S 14 DEG 48' 54" W 56.86 FT; S 13 DEG 11' 2" W 76.5 FT; S 19 DEG 10' 50" W 63.52 FT; S 14 DEG 1' 27" W 81.45 FT; S 22 DEG 15' 26" W 41.33 FT; S 29 DEG 53' 29" W 33.75 FT; S 34 DEG 7' 10" W 77.16 FT; S 26 DEG 38' 13" W 110.94 FT; S 27 DEG 45' 12" W 94.41 FT; W 1216.92 FT; N 1754.7 FT; N 87 DEG 30' 4" E 251.69 FT; ALONG A CURVE TO R (CHORD BEARS: S 87 DEG 19' 19" E 1164.51 FT, RADIUS = 14819.5 FT) ARC LENGTH = 1164.81 FEET; ALONG A CURVE TO L (CHORD BEARS: S 86 DEG 29' 9" E 750.09 FT, RADIUS = 15180.5 FT) ARC LENGTH = 750.17 FEET; S 84 DEG 31' 31" E 141.64 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 51' 51" E 227.64 FT, RADIUS = 15189.5 FT) ARC LENGTH = 227.64 FEET; S 43 DEG 22' 11" E 70.88 FT; N 89 DEG 17' 29" E 37.73 FT; S 0 DEG 7' 51" E 1596.01 FT TO BEG. AREA 73.856 AC.

Parcel 58:021:0089 Legal Description: COM N 0 DEG 7' 6" W 660 FT & W 27.23 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 1394.47 FT; N 27 DEG 45' 12" E 94.41 FT; N 26 DEG 38' 13" E 110.94 FT; N 34 DEG 7' 10" E 77.16 FT; N 29 DEG 53' 29" E 33.75 FT; N 22 DEG 15' 26" E 41.33 FT; N 14 DEG 1' 27" E 81.45 FT; N 19 DEG 10' 50" E 63.52 FT; N 13 DEG 11' 2" E 76.5 FT; N 14 DEG 48' 54" E 56.86 FT; N 19 DEG 42' 33" E 104.04 FT; N 21 DEG 18' 33" E 269.98 FT; N 48 DEG 49' 17" E 225.18 FT; N 32 DEG 30' 18" E 28.45 FT; N 89 DEG 59' 53" E 127.56 FT; S 0 DEG 3' 27" E 428.57 FT; S 89 DEG 19' 48" E 704.75 FT; S 0 DEG 9' 7" E 667.47 FT TO BEG. AREA 22.103 AC.

Parcel 58:020:0223 Legal Description: COM S 405.46 FT & E 17.11 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 901.52 FT; E 9.76 FT; N 0 DEG 15' 52" W 242.01 FT; N 89 DEG 52' 54" E 871.17 FT; S 0 DEG 15' 52" E 243.81 FT; E 420.74 FT; N 960.58 FT; W 1209.73 FT; S 43 DEG 8' 15" W 82.18 FT; N 88 DEG 37' 44" W 37.83 FT TO BEG. AREA 23.768 AC.

Parcel 58:020:0191 Legal Description: COM N 19.87 FT & E 1320.01 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; N 426.29 FT; S 67 DEG 50' 0" W 1105.97 FT; E 123.97 FT; S 87 DEG 7' 18" E 179.23 FT; E 721.25 FT TO BEG. AREA 5.073 AC.

Parcel 58:021:0121 Legal Description: COM N 89.93 FT & W 1321.91 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 87 DEG 36' 10" W 1171.75 FT, RADIUS = 15185.48 FT); N 89 DEG 48' 50" W 104.23 FT; N 8 DEG 0' 0" E 254.73 FT; N 13 DEG 0' 0" W 277.2 FT; E 1301.85 FT; S 571.7 FT TO BEG. AREA 15.626 AC.

Parcel 58:021:0157 Legal Description: COM S 1320 FT & W 13.49 FT FR NE COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 660 FT; W 1308.02 FT; N 660 FT; E 1306.51 FT TO BEG. AREA 19.796 AC.

Parcel 58:005:0061 Legal Description: COM N 1332.64 FT & E 4.1 FT & S 89 DEG 59' 4" E 16.44 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 0 DEG 10' 26" E 1327.73 FT; N 89 DEG 48' 57" E 1160.78 FT; S 45 DEG 59' 0" E 199.06 FT; S 0 DEG 9' 24" W 1193.5 FT; N 89 DEG 59' 4" W 1304.7 FT TO BEG. AREA 39.580 AC. ALSO COM N 2663.95 FT & E 1328.92 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 56' 32" W 71.41 FT; S 45 DEG 59' 0" E 99.03 FT; N 0 DEG 9' 24" E 68.74 FT TO BEG. AREA 0.056 AC. TOTAL AREA 39.636 AC.

CONTINUED

LEGAL DESCRIPTIONS

Parcel 58:005:0049 Legal Description: COM S 1454.23 FT & E 2653.82 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 38 DEG 2' 11" E 310.23 FT, RADIUS = 1146.4 FT); S 45 DEG 59' 0" E 1342.87 FT; S 89 DEG 48' 57" W 1152.64 FT; N 1085.63 FT; N 41 DEG 30' 3" W 6.78 FT; N 0 DEG 10' 24" E 90.46 FT TO BEG. AREA 14.860 AC.

Parcel 58:005:0050 Legal Description: COM S 1298.38 FT & E 2654.29 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; S 89 DEG 54' 16" E 917.33 FT; S 30 DEG 56' 19" E 308.52 FT; S 44 DEG 45' 0" E 1017.86 FT; S 35 DEG 42' 28" E 425.62 FT; N 89 DEG 56' 32" W 811.6 FT; N 45 DEG 59' 0" W 1394.81 FT; ALONG A CURVE TO R (CHORD BEARS: N 35 DEG 35' 32" W 389.05 FT, RADIUS = 1095.92 FT); N 0 DEG 10' 24" E 48.23 FT TO BEG. AREA 28.149 AC.

Parcel 58:005:0044 Legal Description: COM S 1460.94 FT & E 2535.38 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; S 41 DEG 30' 0" E 128.5 FT; S 0 DEG 10' 31" W 1084.2 FT; S 89 DEG 48' 57" W 315.3 FT; N 8 DEG 21' 0" E 844.59 FT; N 17 DEG 47' 0" E 363.1 FT TO BEG. AREA 5.909 AC.

Parcel 58:005:0043 Legal Description: COM S 1314.14 FT & E 1317.81 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 15' 53" E 1075.57 FT; S 41 DEG 30' 0" E 147.24 FT; S 17 DEG 47' 0" W 402.19 FT; S 8 DEG 21' 0" W 852.16 FT; S 89 DEG 48' 57" W 929.66 FT; N 0 DEG 7' 46" E 1331.48 FT TO BEG. AREA 31.639 AC.



Aaron (10 Plex)
6 Color Palettes



Aaron
Back Elevation



Aaron
Side Elevations



Ammon (10 Plex)
6 Color Palettes



Ammon
Back Elevation



Ammon
Side Elevations



Alec (10 Plex)
3 Color Palettes



Alec
Back Elevation



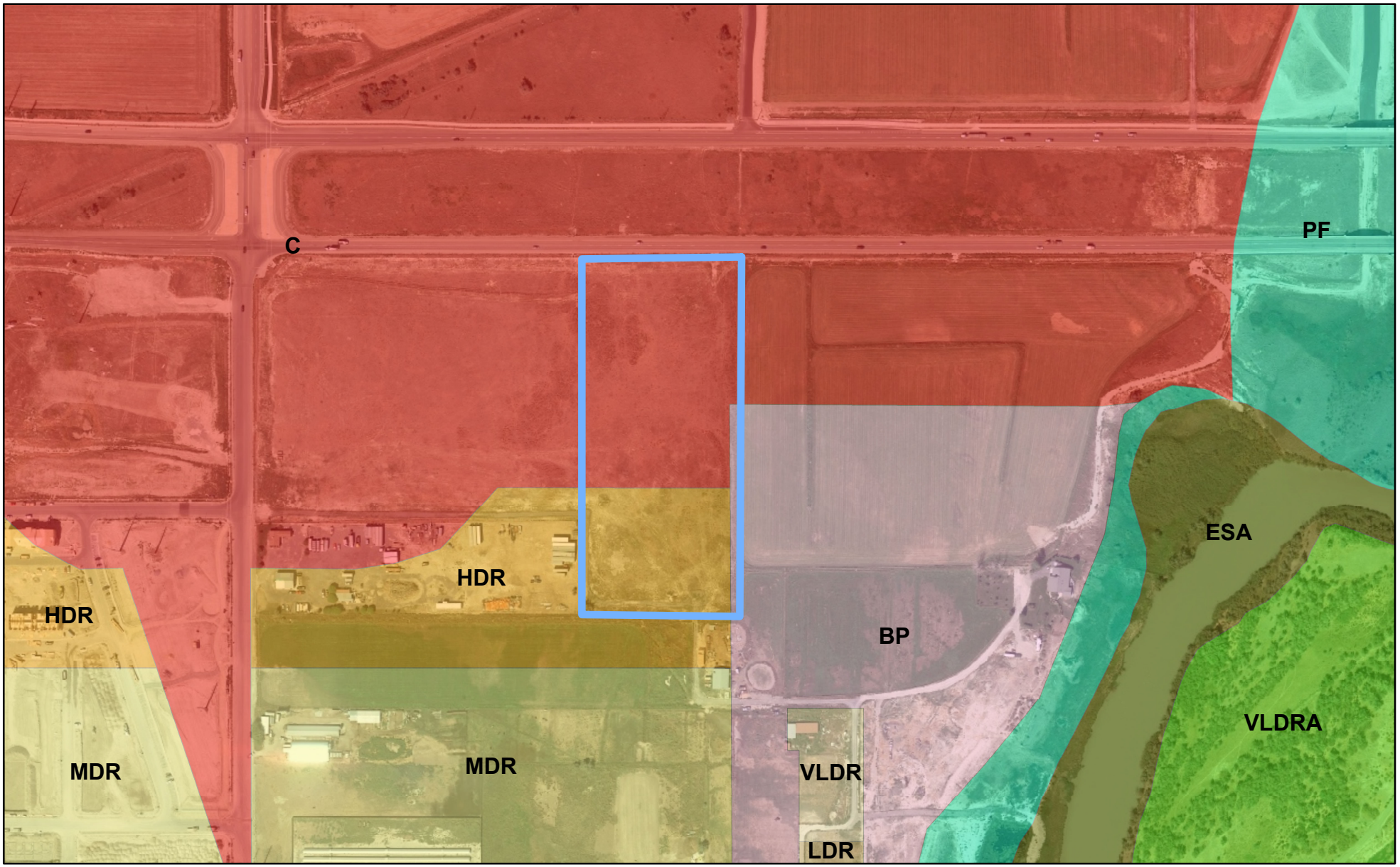
Alec
Side Elevations

278

EDGE CONDOS

Timp Point Concept Plan

General Plan

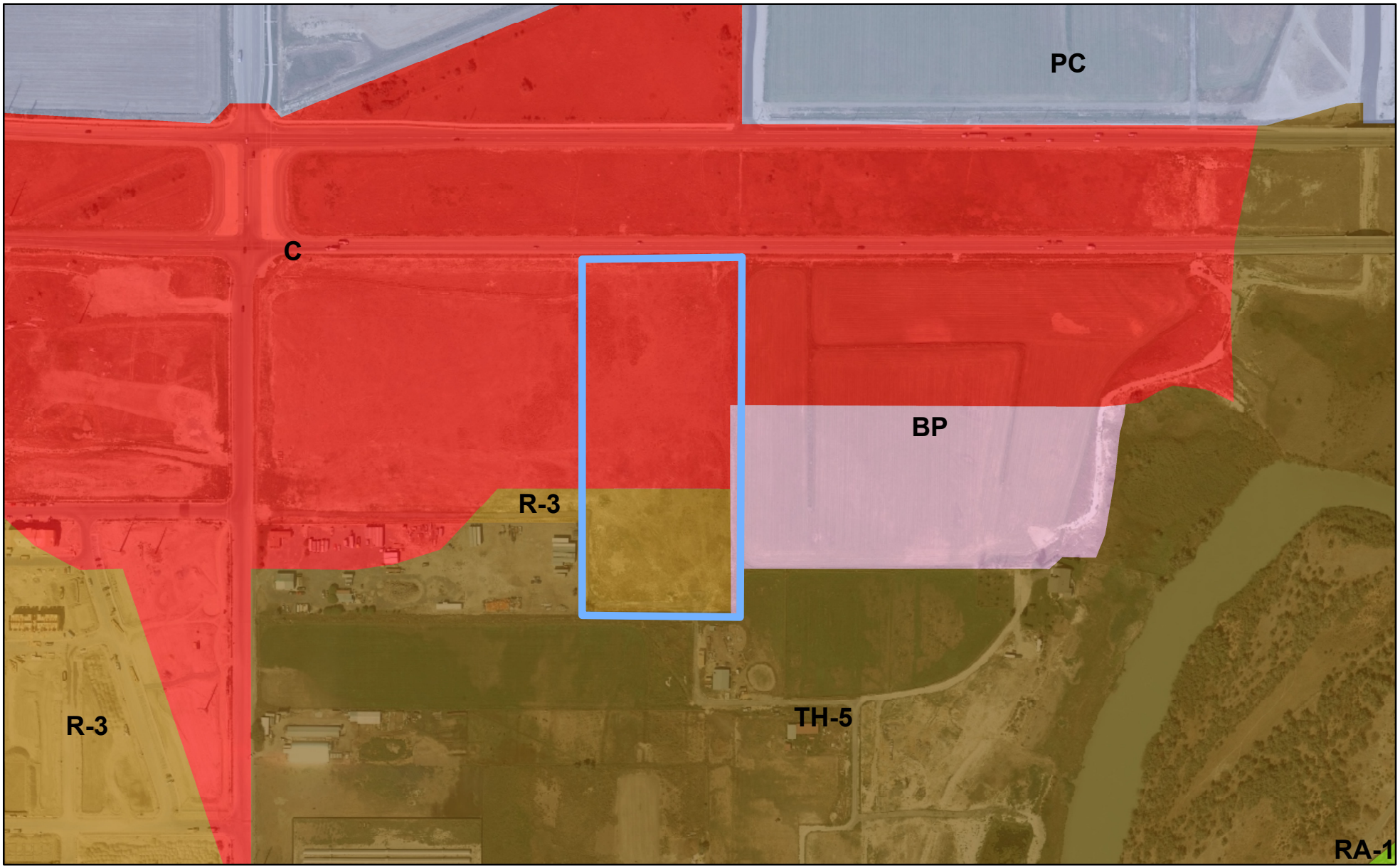


0 450 900 Feet

LEHI CITY

Timp Point Concept Plan

Zoning



0 450 900 Feet

LEHI CITY

Timp Point Concept Plan

Aerial



0 450 900 Feet

LEHI CITY


PUBLIC
NOTICE


PUBLIC
NOTICE

City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Concept approval for the Willow Point, a 420-lot residential development located at approximately 4100 West Hardman Way.
Petitioner: Edge Homes

Suggested Action:

Attachments:
CC Staff Report Willow Point Concept 5.12.20.docx

Willow Point Concept - plans.pdf

The Exchange North Townhome Concept (Parcel A) - narrative.pdf

Willow Point Townhomes Concept DRC 03.25.20.docx

2015 Gardner Plumb Recorded Agreement.pdf

Plumb Gardner Amended Agreement Recorded Copy.pdf

Exchange North Townhome Elevations.pdf

Willow Point Concept Map - General Plan.pdf

Willow Point Concept Map - Zoning.pdf

Willow Point Concept Map - Aerial.pdf

IMG_4071.jpg

IMG_4072.jpg

IMG_4070.jpg

WILLOW POINT CONCEPT
CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	May 12, 2020		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	4100 West Hardman Way		
Project Area	33.31-acres		
Existing Zoning	HC (Heavy Commercial)		
General Plan Land Use Designation	HC (Heavy Commercial)		
Adjacent Zoning and Land Use	*North*	C	Undeveloped/2100 North
	South	R-3	The Exchange
	East	C	Undeveloped
	West	HC	Undeveloped
Date of DRC Review	March 25, 2020		
Date of Planning Commission Review	April 23, 2020		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

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

April 20, 2015 This property was included in the Gardner-Plumb Development Agreement.

October 26, 2016 The Hardman Lehi Plat A subdivision was recorded and created an overall parcel that included the subject property.

June 11, 2018 The View 21 Plat A subdivision was recorded and amended the parcel created with Hardman Lehi Plat A. This subdivision dedicated the right-of-way for 4100 West and created the parcels that exist today.

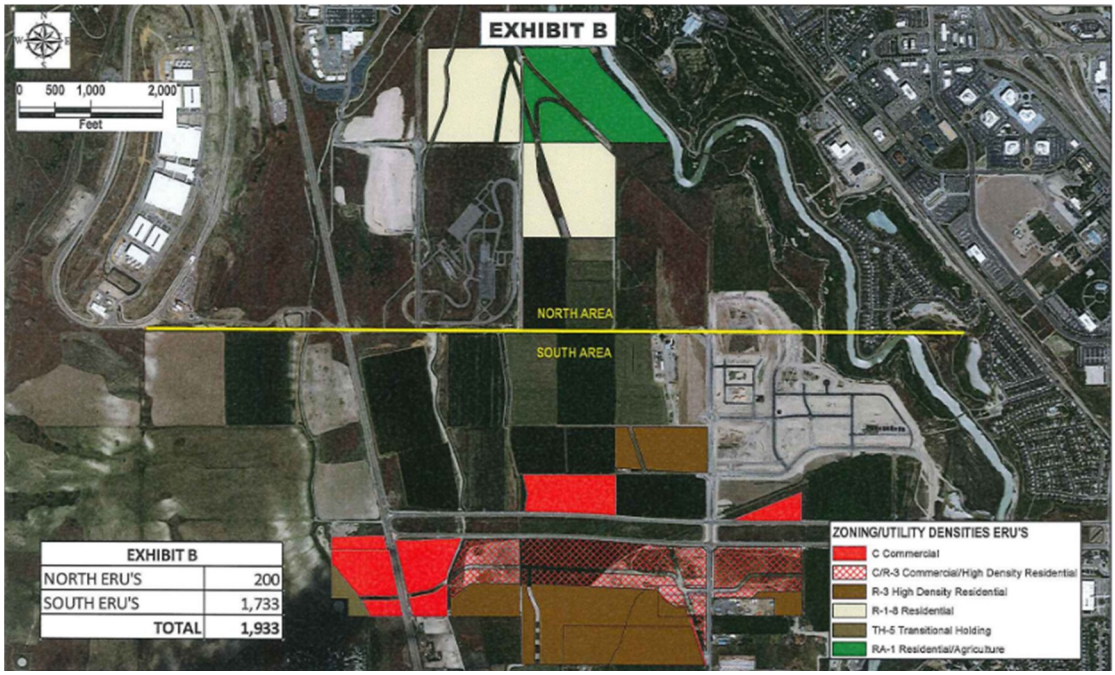
July 21, 2018 This property was included in the First Amendment to the Gardner-Plumb Development Agreement.

REPORT ANALYSIS

The applicant requests approval of the Willow Point concept plan. The proposed concept plan will be a 420-unit townhome subdivision located at approximately 4100 West Hardman Way. This report will discuss the Gardner-Plumb Agreement, the concept layout, architecture, and the DRC comments.

Gardner-Plumb Agreement

This property falls under the Gardner-Plumb Development Agreement. This agreement gave flexible ERUs to specific property around 2100 North and the Jordan River. The original agreement was approved in 2015 as a settlement agreement to avoid litigation with the original developer, Gerald Anderson. As part of the agreement, some of the commercially zoned areas along the south side of 2100 North were granted flexibility to be developed as either commercial or high density residential. In 2018, an amendment was approved by the City Council that allowed for additional areas of high density residential on the commercial properties along 2100 North. The map below is from the approved amended agreement and shows the allowed land uses, including the location of the properties that allow for high density residential in commercial areas:



The proposed concept plan is located within the area along 2100 North that allows for both high density residential and commercial uses. While the current zoning is Heavy Commercial, the Gardner-Plumb agreement allows for the high-density use proposed with this concept plan.

Concept Layout

The proposed concept layout included in the packet has been updated since the DRC review to incorporate some of the comments. The concept plan includes 420 townhomes, a clubhouse, open space, and additional amenities. The Multi-Family Design Standards require that fifty percent of the townhomes must be rear-load townhomes. The subdivision will include front-load and rear-load townhomes but will maintain the minimum fifty percent rear-load requirement. The rear-load townhomes will be located along Hardman Road, 4100 West, open spaces, or internal streets. The front-load townhomes are primarily located on the eastern portion of the property facing private internal streets. There will also be a clubhouse located on the corner of Hardman Way and 4100 West. The clubhouse will include a pool, open spaces, and several sports courts. The DRC recommended a wrought iron fence along the public street frontages of the clubhouse with openings to the townhomes and the sidewalk access points.

The layout also includes both surface parking and on-street parking for visitors. The on-street parking will be in front

of rear-load townhomes and open spaces to act as a buffer between pedestrians and the street. There will be sidewalks along streets and within open spaces to provide for pedestrian connectivity. The DRC commented that ADA ramps would be required and recommended using painted crosswalks, colored asphalt, or colored concrete to delineate pedestrian crossings. The proposed concept plan also includes picnic areas and playgrounds within the open space areas to meet the amenities requirements.

Architecture

The proposed concept plan includes architecture for the rear-load and front-load townhomes. The proposed townhomes will be constructed with fiber cement siding, stucco, stone, brick, and board and batten. The elevations include a mixture of traditional, craftsman, and contemporary styles and a variety of colors. Each townhome has been designed with a two-car garage and many include a twenty-foot driveway to accommodate parking needs. The building elevations will need to meet the architecture requirements from the Multi-Family Design Standards.

DRC Comments

The DRC had 25 comments including the following:

1. Recommend a 3' or 4' wrought iron fence along the clubhouse. Also recommend the wrought iron fence in front of the townhomes with openings to the individual units/sidewalk access points.
2. Add landscaping in some of the parking stalls east of the courtyards to allow better pedestrian access and aesthetics to the courtyard areas.
3. All architecture will need to meet the requirements for multi-family dwellings in Chapter 37 of the Development Code.
4. If park strips are removed and integral walks are used along on-street parking, use 6-foot sidewalks.
5. Provide park strips on all roads except on private roads where parallel on-street parking is located adjacent to a 6-foot integral sidewalk.
6. Delineate primary pedestrian crossings with painted crosswalks, colored asphalt, or colored concrete.
7. Recommend 48" wrought iron or other fencing along frontages of 2100 North where there is an adjacent parallel street. Include openings for pedestrian access points to the 2100 N Sidewalk. Double fronting townhomes will need to meet the typical fencing standards found in Section 2.05 of the Lehi Design Standards manual.
8. Provide ADA ramps at all points pedestrian connections cross streets or access parking areas.

Please include all DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** to the City Council for the proposed Willow Point concept plan, including the DRC comments from March 25, 2020. This recommendation is based on the following findings:

1. The proposed residential use is consistent with the approved Gardner-Plump Development Agreement.
2. The proposed Concept is consistent with the Lehi City Development Code with the inclusion of the DRC comments.
3. The proposed Concept conforms to the goals and policies of the General Plan.
4. The proposed Concept does not affect the health, safety, welfare, and morals of the City.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on April 23, 2020. The minutes and motion from this meeting are as follows:

3.5 Public hearing and recommendation of Edge Home's request for review of the Willow Point concept, a 420-lot residential development located at approximately 4100 West Hardman Way.

Sierra Pierson, City Planner, presented information on the agenda item.

Commissioner Bunker stated there were several comments from the public and would like the applicant to address those comments. Most of the comments were geared towards historic parking. Commissioner Hemmert stated another concern expressed was the landscaping of the development. Commissioner Ellis asked if it was easier for the tenants to park in the street rather their garages. Commissioner Hereth asked if signal lights would be installed on Hardman Way. Ross Dinsdale stated there were signal lights that were being installed and future maintenance for the street was planned and UDOT would be responsible for a portion as well.
The applicant, Edge Homes, was present. He stated the parking was to create walkability and felt they provided adequate parking at the clubhouse. The applicant stated the landscaping would be finalized with safety in mind. Edge Homes stated they are happy to have their HOA look at parking if it becomes an issue.

Commissioner Hemmert opened public hearing.

Commissioner Hemmert closed public hearing.

Motion: Commissioner Bunker motioned to recommend approval of **Edge Home's request for review of the Willow Point concept, a 420-lot residential development located at approximately 4100 West Hardman Way**, including all DRC comments and findings stated in the report. Commissioner Nielsen seconded.

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

TOWNHOME LEGEND

FRONT LOAD

REAR LOAD



WILLOW POINT *concept plan*

LEHI CITY, UTAH COUNTY

04/08/2020

19-0353

EDGEhomes

Note: This plan is for illustrative purposes only. boundaries are based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS ENGINEERING AND SURVEYING, LLC ©

January 23, 2020

Kim Struthers - Lehi City Planning Director
153 North 100 East
Lehi City, Utah 84043

RE: **Concept Plan Application – The Exchange North**

Mr. Struthers,

We are applying for Concept Plan approval for The Exchange North subdivision located at approximately 3800 West Hardman Way. The Exchange North is a 33.3 acre, 420-unit project north of Hardman Way, that extends from approximately 3600 West to Redwood Road. The Exchange North contains multi-family attached residential townhomes.

The multi-family townhomes will consist of approximately 420 4-, 5-, and 6-plex units similar in style to the Exchange II Townhomes that Edge Homes built in the recent past with an addition of contemporary elevations. Each townhome will have an attached two-car garage with a 20-foot driveway.

Residential dwellings will be constructed with the following types of materials:

- Fiber Cement Siding
- Stucco
- Stone
- Board and Batten
- Brick

Building elevations will be a mixture of traditional, craftsman, and contemporary and will have a variety of colors compatible with the current market trends.

The Exchange North multi-family townhomes will be a private development with amenities consisting of the following: landscape & street maintenance, clubhouse and pool, sport courts, picnic areas, playgrounds, and fencing consistent with current Lehi City standards and specifications. Playgrounds within the consolidated open space will contain multiple play structures (i.e. slides, swings, etc.).

We appreciate your time and consideration on this project. Please feel free to contact us with any questions or concerns.

Respectfully,

Jed Stewart
Edge Homes

Willow Point Townhomes Concept
DRC Redline Comments

*Edge Homes – requests review of **Willow Point Townhomes Concept**, a 420-lot residential development located at approximately 4100 West Hardman Way.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 3/17/20
Time Start: N/A
Time End: N/A

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire:
1. Add a separate sheet for hydrants and blow offs that include all phases at time of final.

Greg – Water/Sewer:
2. Existing Water and PI mains must be protected in place in 4100 West, no additional cut or fill will be allowed
3. Service line taps will not be allowed on the existing water and PI mains in 4100 West
4. Any irrigation ditch on this property must be eliminated and terminated at the headgate or turn out structure on the canal. Canal Co approval may be required
   Any existing well on this property must be terminated by a certified well driller.
5. Irrigation water source and storage must be provided
   Culinary water source and storage must be provided.
   PI storage reservoir must be built and operation prior to final plan approval.
6. Existing utilities on 4100 West must be protected in place, i.e. fire hydrants, culinary blow offs and mainline valves. Driveways and housing units must be designed around these existing utilities.

Trent – Parks:
7. An 8' wall will be required along 2100 N.
8. Landscape plans submitted with site plan will need to meet minimum requirements of 1 tree and 2 shrubs per unit (420 and 840) and 35% water-wise landscaping.

Gary – Building/Inspections: No comment
JD – Streets:
9. I would suggest that we build 4100 west to city standards 62' ROW

Ross – Engineering: No comment
Kim – Planning:
10. Show landscaping areas between the driveways of the front load townhomes.
11. Use side entry units on more of the corner buildings.
12. Recommend a 3' or 4' wrought iron fence along the clubhouse. Also recommend the wrought iron fence in front of the townhomes with openings to the individual units/sidewalk access points.
13. Add landscaping in some of the parking stalls east of the courtyards to allow better pedestrian access and aesthetics to the courtyard areas.
14. All architecture will need to meet the requirements for multi-family dwellings in Chapter 37 of the Development Code.
15. Staff appreciates the innovation that was introduced on other projects in the area with the rear-load, side-entry and rambler end-unit townhomes, and we would highly encourage additional architectural innovation on these two new phases. If you tally these two projects with both phases of Exchange and the M90 project, we will have 2,619 units constructed by Edge Homes in this area, which is roughly the same number of current residential units in all of Traverse Mountain. With that perspective on the scale of development, we feel it is very important to have as much additional diversity in architecture and building floor plans as possible.
16. If park strips are removed and integral walks are used along on-street parking, use 6-foot sidewalks.
17. Provide park strips on all roads except on private roads where parallel on-street parking is located adjacent to a 6-foot integral sidewalk.
18. Delineate primary pedestrian crossings with painted crosswalks, colored asphalt, or colored concrete.

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.

19. Show sidewalks along 2100 North with connectivity into the development.
20. Recommend 48" wrought iron or other fencing along frontages of 2100 North where there is an adjacent parallel street. Include openings for pedestrian access points to the 2100 N Sidewalk. Double fronting townhomes will need to meet the typical fencing standards found in Section 2.05 of the Lehi Design Standards manual.
21. Recommend including some pop-outs/chokers on the longer private street stretches for traffic calming and street trees. Recommend utilizing these in front of units 307, 356, and 370 (see redlined plan for example)
22. Provide pedestrian crossings and bulb-outs in front of units 173 and 180.
23. Provide sidewalk connectivity as recommended in redline pdf.
24. Provide ADA ramps at all points pedestrian connections cross streets or access parking areas.
25. Recommend providing additional on-street parking bulb-outs adjacent to units 70, 71, 98, 99, 126, 127, 152, and 153 (see redline plans). Sidewalks could be 6' integral walks in these locations similar to what has been done for the frontages of the rear-load units.

GENERAL COMMENTS:

1. UDOT approval required for connection with 4100 W
2. With the preliminary plans, traffic study will be required
3. State now requires that the 80th percentile storm be retained for all new projects. Will need to provide retention/detention plan with preliminary

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 23RD

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.

ENT 32455:2015 PG 1 of 9
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Apr 20 11:02 am FEE 40.00 BY SS
RECORDED FOR LEHI CITY CORPORATION

AGREEMENT

GARDNER-PLUMB, L.C., a Utah limited liability company ("Developer"), and **Lehi City,** a municipality and political subdivision of the State of Utah ("City"), sometimes collectively referred to as the "Parties", hereby enter into this Agreement as of this 24th day of March, 2015, for the purpose of settling and resolving certain claims, controversies and disputes between them on the terms and conditions and for the considerations set forth below.

WHEREAS, Developer is in negotiations with Anderson Lehi LLC to purchase certain property located on the west side of the Jordan River and east of Redwood Road that was annexed into the City as part of the Holbrook 1 Annexation Agreement dated September 9, 2008 (the "Annexation Agreement"). Anderson Lehi LLC and River Jordan LLC are parties to the Annexation Agreement and are referred to as "Master Developers" in the Annexation Agreement. The property which Developer is contemplating purchasing along with the right to develop it is shown on the map attached as Exhibit A to this Agreement (the "Property"); and

WHEREAS, Article 3.2 of the Annexation Agreement captioned "Zoning Designation" grants the Master Developers the zoning designations provided in the project plan attached to the Annexation Agreement ("Project Plan"); and

WHEREAS, the Master Developers and the City have a dispute regarding the interpretation and application of Article 3.2 of the Annexation Agreement; specifically the zoning designations that apply to each parcel and the specific number of equivalent residential units ("ERUs") that can be constructed based on the zoning designations for each portion or parcel of the Property as specified in the Project Plan (the "Dispute"); and

WHEREAS, before moving forward to close the transaction with Master Developers, Developer desires to resolve the Dispute that has arisen as to the correct interpretation and application of Article 3.2 as it would apply to the future development of the Property by Developer; and to specify both the zoning designations that apply to each parcel of the Property and the number of ERUs Developer will be entitled to build based on the zoning designations for the Property.

NOW THEREFORE, the Parties hereto agree as follows:

1. Intent of the Parties. Without waiving or conceding their respective positions regarding the Dispute, it is the intent and purpose of the Parties to fully settle, compromise and resolve all claims and controversies between them arising out of, or in any way referring or relating to the Dispute as to the correct interpretation and application of Article 3.2 of the Annexation Agreement as it applies to future development of the Property by Developer.

2. Condition Precedent. The close of the transaction between Developer and Master Developers referenced above before June 30, 2015 is a condition precedent to the City's duty to perform the obligations described in this Agreement. In the event that

Developer does not close the transaction with Master Developers by June 30, 2015, this Agreement shall be considered null and void and shall have no force or effect whatsoever. City hereby acknowledges that, upon Developer closing on the transaction with Master Developers, this Agreement shall constitute written consent from City pursuant to Section 7.1.1 of the Annexation Agreement to the assignment of Anderson Lehi LLC's obligations and rights under the Annexation Agreement and that Developer shall have the same rights as the original Master Developers under the Annexation Agreement. In addition, upon Developer closing on the transaction with Master Developers, the zoning designations and densities for the Project Plan set forth in Section 3 below shall vest in favor of Developer and Developer shall have the right to develop and construct the residential and commercial uses as permitted under this Agreement and under the terms and provisions of the Annexation Agreement.

3. Zoning Designations and Density for the Project Plan.

a. Subject to and upon the satisfaction of the condition precedent set forth in §2 above, the Project Plan attached to and referenced in the Annexation Agreement shall be amended and replaced by Exhibit B only as it applies to the Property, attached hereto and incorporated by reference into this Agreement ("Amended Project Plan").

b. The Amended Project Plan also specifies: i) the zoning designation for each parcel within the project (collectively the "Project"); ii) that the total number of ERUs that may be constructed for the south portion of the Property is 1,552 ERUs; and iii) that the total number of ERUs that may be constructed for the north portion of the Property remains at 381 ERUs.

c. If Developer constructs less than the maximum number of ERUs per acre within a given zoning designation on the south portion of the Property, those ERUs may be transferred by Developer to another area within the south portion of the Property, even if it exceeds the maximum density allowed under the existing zoning for said area within the south portion of the Property. In no event may Developer transfer any excess ERUs outside the south portion of the Property. The intent of the parties is that 1,552 ERUs are either constructed on the south portion of the Property or are forfeited.

d. Developer shall not exceed the maximum number of ERUs per acre allowed by the current zoning designations for the north portion of the Property.

e. City acknowledges and agrees that Developer shall have the right to develop either Commercial or Residential ERUs, at Developer's sole discretion, within those areas crosshatched and designated for such flexible development on the Amended Project Plan.

f. After the date of the execution of this Agreement and the satisfaction of the condition precedent, except with respect to the vested rights granted to Developer hereunder, any changes to the total number of units, the maximum number of units per zoning designation, or the zoning designation for any of the parcels constituting the

Property and which are within the Project must comply with the City's development process and the other relevant provisions set forth in the Lehi City Development Code.

4. Mutual General Release of All Claims. As part of this Agreement, except for the specific obligations of the Parties as described in this Agreement and those set forth in the Annexation Agreement (except as amended hereby), Developer and the City for and on behalf of themselves and their respective agents, owners, members, managers, indemnitors, insurers, successors, and assigns, hereby release and forever discharge the other parties, together with their officers, employees, agents, owners, members, managers, indemnitors, insurers, successors, and assigns, from any and all claims, demands, liabilities, damages, causes of action, costs and expenses, including attorney's fees, arising out of or in any way related to the subject matter of this Agreement.

5. Integration. This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof, and integrates all prior conversations, discussions or undertakings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

6. Counterparts. This document may be executed in one or more counterparts, which together shall constitute one and the same document.

7. Amendment. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

8. Additional Acts. The parties shall do such further acts and things and shall execute and deliver such additional documents and instruments as may be necessary or reasonably requested by a party or its counsel to obtain approvals or other benefits described in this Agreement.

9. Authorization. Each individual executing this Agreement does thereby represent and warrant to the other signers that the individual has been duly authorized to execute and deliver this Agreement in the capacity and for the party specified.

10. Mutual Participation in Document Preparation. Each party has participated materially in the negotiation and preparation of this Agreement and any related items; in the event a dispute concerning the interpretation of any provision of this Agreement or any related item, the rule of construction to the effect that certain ambiguities are to be construed against the party drafting a document will not apply.

11. No Third-Party Beneficiary Interests. Nothing contained in this Agreement is intended to benefit any person or entity other than the Developer and the City, including, but not limited to, Master Developers; and no representation or warranty is intended for the benefit of, or to be relied upon by, any person or entity which is not a party to this Agreement.

12. Binding Effect. This Agreement may not be assigned by Developer without the

express written consent of the City.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have executed this Settlement Agreement and Mutual General Release of All Claims individually or by and through their duly authorized representatives as of the day and year first herein above written.

GARDNER-PLUMB, L.C., a Utah limited liability company

By: Walter J Plumb III

Its: Manger

STATE OF UTAH)
:ss.
COUNTY OF UTAH)

On this 26th day of March, 2015, before me personally appeared Walter J Plumb, known to me to be the person who executed the Agreement herein in behalf of GARDNER-PLUMB, L.C., a Utah limited liability company and acknowledged to me that he/she executed the same for the purposes therein stated.

MARILYN BANASKY
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 680672
COMM. EXP. 01-05-2019

Notary Public

LEHI CITY

By:

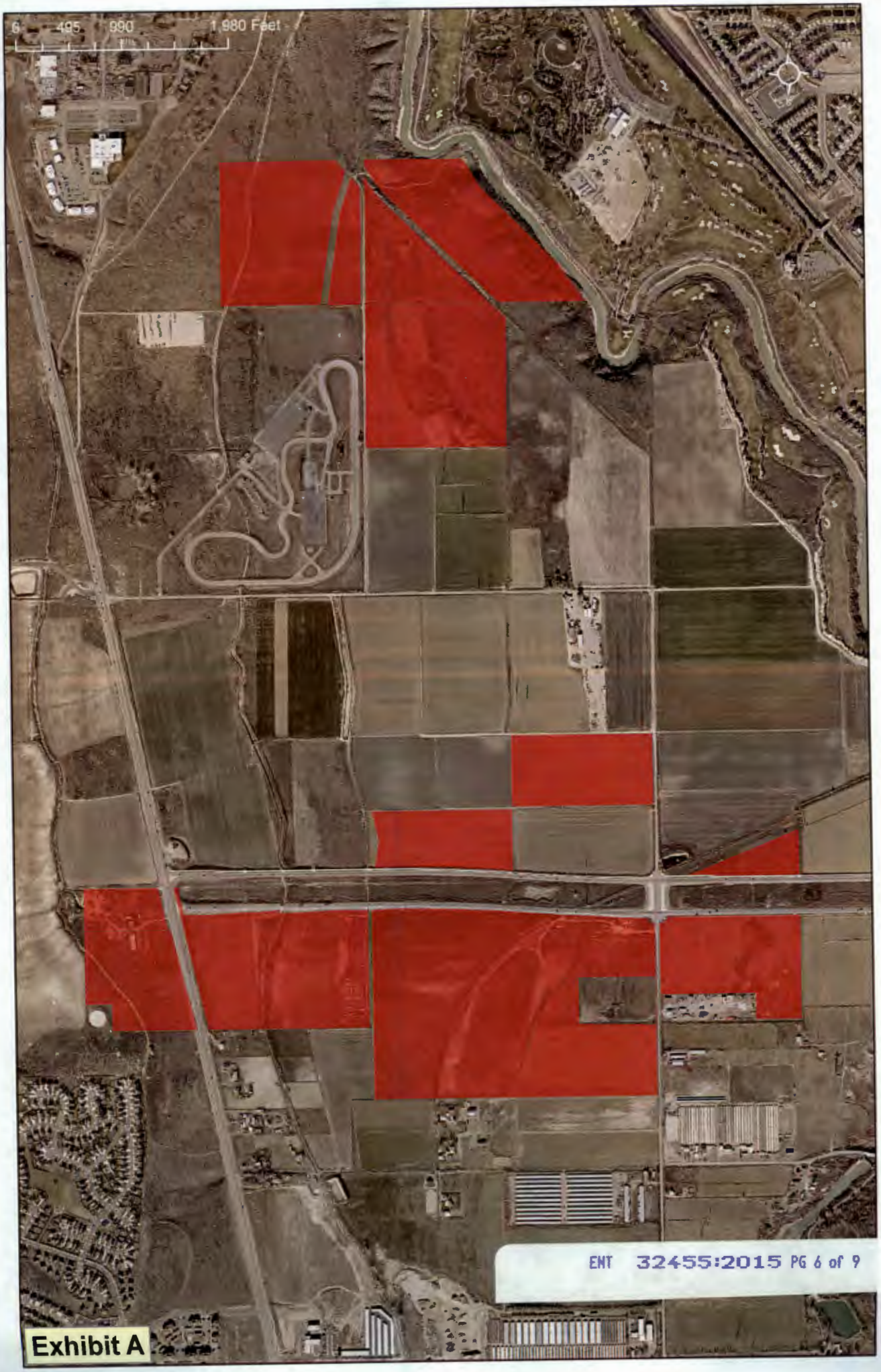
Its: Mayor

Attest:

Marilyn Banasky, Lehi City Recorder

CORPORATE SEAL OF LEHI CITY
STATE OF UTAH

4841-7228-0098\1


0 495 990 1,980 Feet
Exhibit A

ENT 32455:2015 PG 7 of 9

EXHIBIT "A"CONTINUED

LEGAL DESCRIPTIONS

Parcel 58:021:0072 Legal Description: COM S 585.11 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 0' 1" W 484.5 FT; E 249.99 FT; S 250.03 FT; N 89 DEG 59' 58" E 294.46 FT; N 24 DEG 43' 38" W 67.42 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT TO BEG. AREA 3.752 AC.

Parcel 58:021:0097 Legal Description: COM S 391.48 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 811.02 FT; S 14 DEG 5' 8" E 957.3 FT; W 499.38 FT; N 24 DEG 43' 38" W 67.82 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT; N 193.63 FT TO BEG. AREA 14.579 AC.

Parcel 58:021:0099 Legal Description: COM AT NW COR. SW 1/4 OF SEC. 2, T5S, R1W, SLB&M.; E 683.69 FT; S 33 DEG 34' 32" E 38.72 FT; S 12 DEG 1' 37" E 367.3 FT; W 781.64 FT; N 391.48 FT TO BEG. AREA 6.645 AC.

Parcel 58:021:0096 Legal Description: COM S .01 FT & E 831.32 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 67.6 FT; S 0 DEG 1' 59" W 10.82 FT; S 38 DEG 58' 57" W 21.74 FT; S 11 DEG 57' 56" E 166.18 FT; S 8 DEG 37' 19" E 64.62 FT; S 89 DEG 31' 48" E 243.83 FT; N 85 DEG 57' 52" E 326.8 FT; E 144 FT; N 85 DEG 11' 0" E 178.63 FT; S 31 FT; E 100 FT; N 86 DEG 38' 1" E 408.7 FT; S 89 DEG 7' 18" E 310.86 FT; S 1090.05 FT; W 1493.68 FT; N 13 DEG 25' 19" W 1357.06 FT TO BEG. AREA 40.536 AC.

Parcel 58:021:0162 Legal Description: COM N 660 FT & W 18.01 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 10.58 FT; N 0 DEG 9' 7" W 667.47 FT; N 0 DEG 3' 28" W 436.8 FT; W 704.69 FT; S 89 DEG 59' 53" W 127.56 FT; S 32 DEG 30' 18" W 28.45 FT; S 48 DEG 49' 17" W 225.18 FT; S 21 DEG 18' 49" W 269.97 FT; S 19 DEG 42' 33" W 104.04 FT; S 14 DEG 48' 54" W 56.86 FT; S 13 DEG 11' 2" W 76.5 FT; S 19 DEG 10' 50" W 63.52 FT; S 14 DEG 1' 27" W 81.45 FT; S 22 DEG 15' 26" W 41.33 FT; S 29 DEG 53' 29" W 33.75 FT; S 34 DEG 7' 10" W 77.16 FT; S 26 DEG 38' 13" W 110.94 FT; S 27 DEG 45' 12" W 94.41 FT; W 1216.92 FT; N 1754.7 FT; N 87 DEG 30' 4" E 251.69 FT; ALONG A CURVE TO R (CHORD BEARS: S 87 DEG 19' 19" E 1164.51 FT, RADIUS = 14819.5 FT) ARC LENGTH = 1164.81 FEET; ALONG A CURVE TO L (CHORD BEARS: S 86 DEG 29' 9" E 750.09 FT, RADIUS = 15180.5 FT) ARC LENGTH = 750.17 FEET; S 84 DEG 31' 31" E 141.64 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 51' 51" E 227.64 FT, RADIUS = 15189.5 FT) ARC LENGTH = 227.64 FEET; S 43 DEG 22' 11" E 70.88 FT; N 89 DEG 17' 29" E 37.73 FT; S 0 DEG 7' 51" E 1596.01 FT TO BEG. AREA 73.856 AC.

Parcel 58:021:0089 Legal Description: COM N 0 DEG 7' 6" W 660 FT & W 27.23 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 1394.47 FT; N 27 DEG 45' 12" E 94.41 FT; N 26 DEG 38' 13" E 110.94 FT; N 34 DEG 7' 10" E 77.16 FT; N 29 DEG 53' 29" E 33.75 FT; N 22 DEG 15' 26" E 41.33 FT; N 14 DEG 1' 27" E 81.45 FT; N 19 DEG 10' 50" E 63.52 FT; N 13 DEG 11' 2" E 76.5 FT; N 14 DEG 48' 54" E 56.86 FT; N 19 DEG 42' 33" E 104.04 FT; N 21 DEG 18' 33" E 269.98 FT; N 48 DEG 49' 17" E 225.18 FT; N 32 DEG 30' 18" E 28.45 FT; N 89 DEG 59' 53" E 127.56 FT; S 0 DEG 3' 27" E 428.57 FT; S 89 DEG 19' 48" E 704.75 FT; S 0 DEG 9' 7" E 667.47 FT TO BEG. AREA 22.103 AC.

Parcel 58:020:0223 Legal Description: COM S 405.46 FT & E 17.11 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 901.52 FT; E 9.76 FT; N 0 DEG 15' 52" W 242.01 FT; N 89 DEG 52' 54" E 871.17 FT; S 0 DEG 15' 52" E 243.81 FT; E 420.74 FT; N 960.58 FT; W 1209.73 FT; S 43 DEG 8' 15" W 82.18 FT; N 88 DEG 37' 44" W 37.83 FT TO BEG. AREA 23.768 AC.

Parcel 58:020:0191 Legal Description: COM N 19.87 FT & E 1320.01 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; N 426.29 FT; S 67 DEG 50' 0" W 1105.97 FT; E 123.97 FT; S 87 DEG 7' 18" E 179.23 FT; E 721.25 FT TO BEG. AREA 5.073 AC.

Parcel 58:021:0121 Legal Description: COM N 89.93 FT & W 1321.91 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 87 DEG 36' 10" W 1171.75 FT, RADIUS = 15185.48 FT); N 89 DEG 48' 50" W 104.23 FT; N 8 DEG 0' 0" E 254.73 FT; N 13 DEG 0' 0" W 277.2 FT; E 1301.85 FT; S 571.7 FT TO BEG. AREA 15.626 AC.

Parcel 58:021:0157 Legal Description: COM S 1320 FT & W 13.49 FT FR NE COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 660 FT; W 1308.02 FT; N 660 FT; E 1306.51 FT TO BEG. AREA 19.796 AC.

Parcel 58:005:0061 Legal Description: COM N 1332.64 FT & E 4.1 FT & S 89 DEG 59' 4" E 16.44 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 0 DEG 10' 26" E 1327.73 FT; N 89 DEG 48' 57" E 1160.78 FT; S 45 DEG 59' 0" E 199.06 FT; S 0 DEG 9' 24" W 1193.5 FT; N 89 DEG 59' 4" W 1304.7 FT TO BEG. AREA 39.580 AC. ALSO COM N 2663.95 FT & E 1328.92 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 56' 32" W 71.41 FT; S 45 DEG 59' 0" E 99.03 FT; N 0 DEG 9' 24" E 68.74 FT TO BEG. AREA 0.056 AC. TOTAL AREA 39.636 AC.

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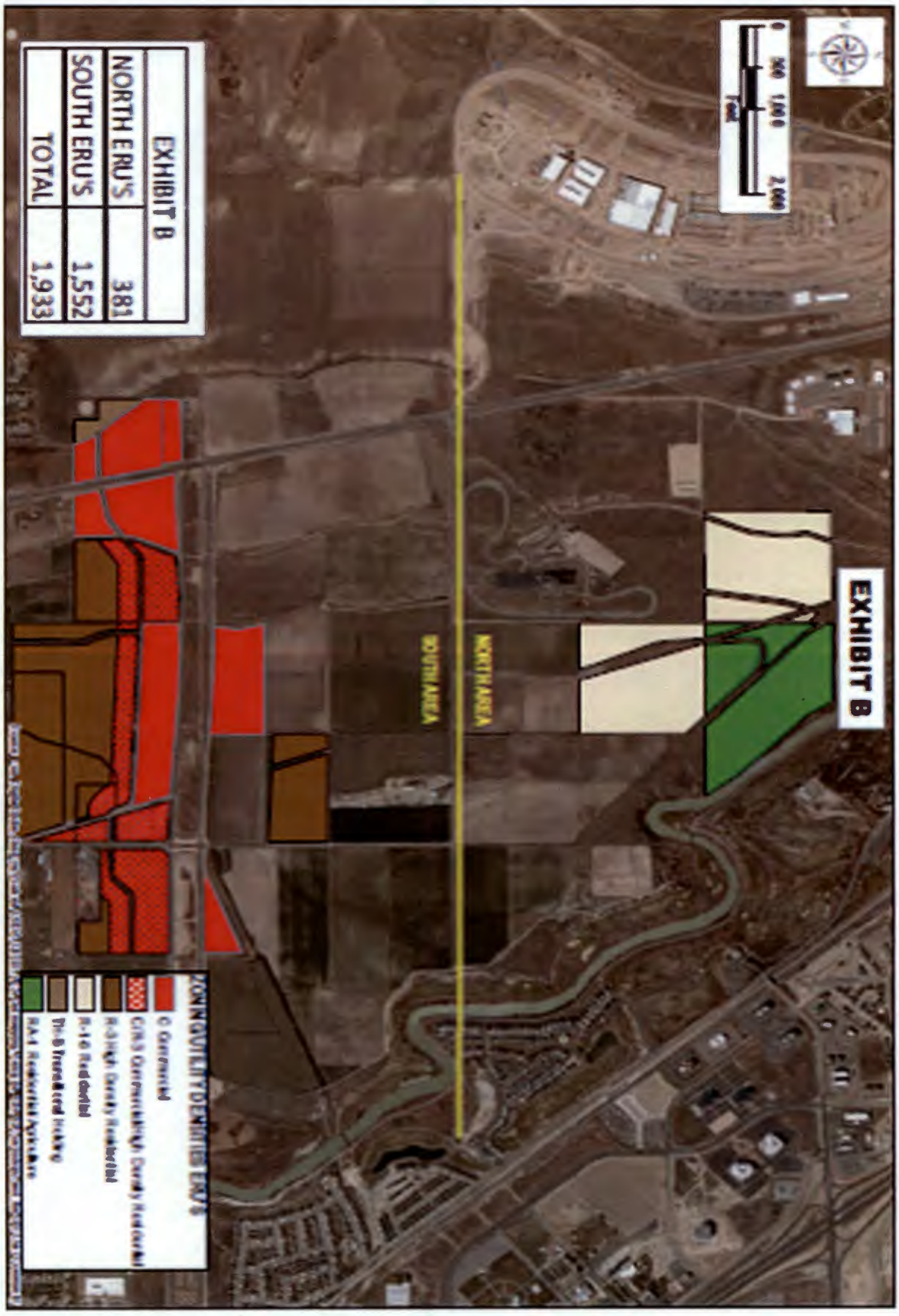
LEGAL DESCRIPTIONS

Parcel 58:005:0049 Legal Description: COM S 1454.23 FT & E 2653.82 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 38 DEG 2' 11" E 310.23 FT, RADIUS = 1146.4 FT); S 45 DEG 59' 0" E 1342.87 FT; S 89 DEG 48' 57" W 1152.64 FT; N 1085.63 FT; N 41 DEG 30' 3" W 6.78 FT; N 0 DEG 10' 24" E 90.46 FT TO BEG. AREA 14.860 AC.

Parcel 58:005:0050 Legal Description: COM S 1298.38 FT & E 2654.29 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; S 89 DEG 54' 16" E 917.33 FT; S 30 DEG 56' 19" E 308.52 FT; S 44 DEG 45' 0" E 1017.86 FT; S 35 DEG 42' 28" E 425.62 FT; N 89 DEG 56' 32" W 811.6 FT; N 45 DEG 59' 0" W 1394.81 FT; ALONG A CURVE TO R (CHORD BEARS: N 35 DEG 35' 32" W 389.05 FT, RADIUS = 1095.92 FT); N 0 DEG 10' 24" E 48.23 FT TO BEG. AREA 28.149 AC.

Parcel 58:005:0044 Legal Description: COM S 1460.94 FT & E 2535.38 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; S 41 DEG 30' 0" E 128.5 FT; S 0 DEG 10' 31" W 1084.2 FT; S 89 DEG 48' 57" W 315.3 FT; N 8 DEG 21' 0" E 844.59 FT; N 17 DEG 47' 0" E 363.1 FT TO BEG. AREA 5.909 AC.

Parcel 58:005:0043 Legal Description: COM S 1314.14 FT & E 1317.81 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 15' 53" E 1075.57 FT; S 41 DEG 30' 0" E 147.24 FT; S 17 DEG 47' 0" W 402.19 FT; S 8 DEG 21' 0" W 852.16 FT; S 89 DEG 48' 57" W 929.66 FT; N 0 DEG 7' 46" E 1331.48 FT TO BEG. AREA 31.639 AC.


EXHIBIT B
NORTH AREA
SOUTH AREA
EXHIBIT B
NORTH ERU'S 381
SOUTH ERU'S 1,552
TOTAL 1,933

ENT 24625:2019 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Mar 26 3:03 pm FEE 1057.00 BY MA
RECORDED FOR LEHI CITY CORPORATION

When Recorded Return To:

Mark B. Durrant, Esq.
Dorsey & Whitney LLP
111 South Main Street, Suite 2100
Salt Lake City, UT 84101

FIRST AMENDMENT TO AGREEMENT

THIS FIRST AMENDMENT TO AGREEMENT (this "**First Amendment**") is made and entered into by and between LEHI CITY, a municipality and political subdivision of the State of Utah ("**City**"), and GARDNER-PLUMB, L.C., a Utah limited liability company ("**Developer**"), collectively the "**Parties.**"

RECITALS:

A. City and Developer previously entered into that certain Agreement (the "**Agreement**") dated as of March 24, 2015 and recorded on April 20, 2015 in the Office of the Utah County Recorder as Entry #32455:2015.

B. City and Developer desire to amend the Agreement, as hereinafter set forth.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Modification of Project Plan.** The Exhibit B attached to the Agreement is hereby replaced and superceded by the Exhibit B attached to this First Amendment. In addition, Sections 3.b. and 3.c. of the Agreement are hereby deleted in their entirety and replaced with the following:

> "b. The Amended Project Plan also specifies: i) the zoning designation for each parcel within the project (collectively the "Project"); ii) that the total number of ERUs that maybe constructed for the south portion of the Property is 1,733 ERUs; and iii) that the total number of ERUs that may be constructed for the north portion of the Property is 200 ERUs.
>
> c. If Developer constructs less than the maximum number of ERUs per acre within a given zoning designation on the south portion of the Property, those ERUs may be transferred by Developer to another area within the south portion of the Property, even if it exceeds the maximum density allowed under the existing zoning for said area within the south portion of the Property. In no event may Developer transfer any excess ERUs outside the south portion of the Property. The intent of the parties is that 1,733 ERUs are either constructed on the south portion of the Property or are forfeited."

2. **Capitalized Terms**. Any capitalized term not defined herein shall have the same meaning as set forth in the Agreement.

3. **Effective Date**. The "Effective Date" of this First Amendment shall be the later of the following dates: (1) the date of City's signature; or (2) the date of Developer's signature.

4. **Counterparts and Electronic Signatures**. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In addition, if any party uses facsimile-transmitted signed documents, or signed documents which have been electronically scanned and transmitted by email, the other party is authorized to rely upon such documents as if they bore original signatures.

[Signature Page to Follow]

EXECUTED by the parties hereto in multiple copies, each of which shall be deemed to be an original.

DEVELOPER: GARDNER-PLUMB, L.C.,
a Utah limited liability company

By: Walter J Plumb
Name: Walter J Plumb
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this 13 day of ~~June~~ Aug., 2018, before me personally appeared Walter J. Plumb, known to me to be the person who executed the First Amendment herein in behalf of GARDNER-PLUMB, L.C., a Utah limited liability company and acknowledged to me that he/she executed the same for the purposes therein stated.

Noreen Edwards
NOTARY PUBLIC
Residing at: Lehi, Utah

My Commission Expires:
4-7-19

NOREEN EDWARDS
Notary Public
State of Utah
Comm. No. 692632
My Comm. Expires Apr 7, 2019

CITY: LEHI CITY

By: [signature]

Its: Mayor

CORPORATE SEAL OF LEHI CITY
STATE OF UTAH

Attest:

Marilyn Banasky, Lehi City Recorder

EXHIBIT B
NORTH AREA
SOUTH AREA
0 500 1,000 2,000
Feet
EXHIBIT B
NORTH ERU'S 200
SOUTH ERU'S 1,733
TOTAL 1,933
ZONING/UTILITY DENSITIES ERU'S
C Commercial
C/R-3 Commercial/High Density Residential
R-3 High Density Residential
R-1-8 Residential
TH-5 Transitional Holding
RA-1 Residential/Agriculture

EXHIBIT "A"CONTINUED

LEGAL DESCRIPTIONS

Parcel 58:021:0072 Legal Description: COM S 585.11 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 0' 1" W 484.5 FT; E 249.99 FT; S 250.03 FT; N 89 DEG 59' 58" E 294.46 FT; N 24 DEG 43' 38" W 67.42 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT TO BEG. AREA 3.752 AC.

Parcel 58:021:0097 Legal Description: COM S 391.48 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 811.02 FT; S 14 DEG 5' 8" E 957.3 FT; W 499.38 FT; N 24 DEG 43' 38" W 67.82 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT; N 193.63 FT TO BEG. AREA 14.579 AC.

Parcel 58:021:0099 Legal Description: COM AT NW COR. SW 1/4 OF SEC. 2, T5S, R1W, SLB&M.; E 683.69 FT; S 33 DEG 34' 32" E 38.72 FT; S 12 DEG 1' 37" E 367.3 FT; W 781.64 FT; N 391.48 FT TO BEG. AREA 6.645 AC.

Parcel 58:021:0096 Legal Description: COM S .01 FT & E 831.32 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 67.6 FT; S 0 DEG 1' 59" W 10.82 FT; S 38 DEG 58' 57" W 21.74 FT; S 11 DEG 57' 56" E 166.18 FT; S 8 DEG 37' 19" E 64.62 FT; S 89 DEG 31' 48" E 243.83 FT; N 85 DEG 57' 52" E 326.8 FT; E 144 FT; N 85 DEG 11' 0" E 178.63 FT; S 31 FT; E 100 FT; N 86 DEG 38' 1" E 408.7 FT; S 89 DEG 7' 18" E 310.86 FT; S 1090.05 FT; W 1493.68 FT; N 13 DEG 25' 19" W 1357.06 FT TO BEG. AREA 40.536 AC.

Parcel 58:021:0162 Legal Description: COM N 660 FT & W 18.01 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 10.58 FT; N 0 DEG 9' 7" W 667.47 FT; N 0 DEG 3' 28" W 436.8 FT; W 704.69 FT; S 89 DEG 59' 53" W 127.56 FT; S 32 DEG 30' 18" W 28.45 FT; S 48 DEG 49' 17" W 225.18 FT; S 21 DEG 18' 49" W 269.97 FT; S 19 DEG 42' 33" W 104.04 FT; S 14 DEG 48' 54" W 56.86 FT; S 13 DEG 11' 2" W 76.5 FT; S 19 DEG 10' 50" W 63.52 FT; S 14 DEG 1' 27" W 81.45 FT; S 22 DEG 15' 26" W 41.33 FT; S 29 DEG 53' 29" W 33.75 FT; S 34 DEG 7' 10" W 77.16 FT; S 26 DEG 38' 13" W 110.94 FT; S 27 DEG 45' 12" W 94.41 FT; W 1216.92 FT; N 1754.7 FT; N 87 DEG 30' 4" E 251.69 FT; ALONG A CURVE TO R (CHORD BEARS: S 87 DEG 19' 19" E 1164.51 FT, RADIUS = 14819.5 FT) ARC LENGTH = 1164.81 FEET; ALONG A CURVE TO L (CHORD BEARS: S 86 DEG 29' 9" E 750.09 FT, RADIUS = 15180.5 FT) ARC LENGTH = 750.17 FEET; S 84 DEG 31' 31" E 141.64 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 51' 51" E 227.64 FT, RADIUS = 15189.5 FT) ARC LENGTH = 227.64 FEET; S 43 DEG 22' 11" E 70.88 FT; N 89 DEG 17' 29" E 37.73 FT; S 0 DEG 7' 51" E 1596.01 FT TO BEG. AREA 73.856 AC.

Parcel 58:021:0089 Legal Description: COM N 0 DEG 7' 6" W 660 FT & W 27.23 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 1394.47 FT; N 27 DEG 45' 12" E 94.41 FT; N 26 DEG 38' 13" E 110.94 FT; N 34 DEG 7' 10" E 77.16 FT; N 29 DEG 53' 29" E 33.75 FT; N 22 DEG 15' 26" E 41.33 FT; N 14 DEG 1' 27" E 81.45 FT; N 19 DEG 10' 50" E 63.52 FT; N 13 DEG 11' 2" E 76.5 FT; N 14 DEG 48' 54" E 56.86 FT; N 19 DEG 42' 33" E 104.04 FT; N 21 DEG 18' 33" E 269.98 FT; N 48 DEG 49' 17" E 225.18 FT; N 32 DEG 30' 18" E 28.45 FT; N 89 DEG 59' 53" E 127.56 FT; S 0 DEG 3' 27" E 428.57 FT; S 89 DEG 19' 48" E 704.75 FT; S 0 DEG 9' 7" E 667.47 FT TO BEG. AREA 22.103 AC.

Parcel 58:020:0223 Legal Description: COM S 405.46 FT & E 17.11 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 901.52 FT; E 9.76 FT; N 0 DEG 15' 52" W 242.01 FT; N 89 DEG 52' 54" E 871.17 FT; S 0 DEG 15' 52" E 243.81 FT; E 420.74 FT; N 960.58 FT; W 1209.73 FT; S 43 DEG 8' 15" W 82.18 FT; N 88 DEG 37' 44" W 37.83 FT TO BEG. AREA 23.768 AC.

Parcel 58:020:0191 Legal Description: COM N 19.87 FT & E 1320.01 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; N 426.29 FT; S 67 DEG 50' 0" W 1105.97 FT; E 123.97 FT; S 87 DEG 7' 18" E 179.23 FT; E 721.25 FT TO BEG. AREA 5.073 AC.

Parcel 58:021:0121 Legal Description: COM N 89.93 FT & W 1321.91 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 87 DEG 36' 10" W 1171.75 FT, RADIUS = 15185.48 FT); N 89 DEG 48' 50" W 104.23 FT; N 8 DEG 0' 0" E 254.73 FT; N 13 DEG 0' 0" W 277.2 FT; E 1301.85 FT; S 571.7 FT TO BEG. AREA 15.626 AC.

Parcel 58:021:0157 Legal Description: COM S 1320 FT & W 13.49 FT FR NE COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 660 FT; W 1308.02 FT; N 660 FT; E 1306.51 FT TO BEG. AREA 19.796 AC.

Parcel 58:005:0061 Legal Description: COM N 1332.64 FT & E 4.1 FT & S 89 DEG 59' 4" E 16.44 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 0 DEG 10' 26" E 1327.73 FT; N 89 DEG 48' 57" E 1160.78 FT; S 45 DEG 59' 0" E 199.06 FT; S 0 DEG 9' 24" W 1193.5 FT; N 89 DEG 59' 4" W 1304.7 FT TO BEG. AREA 39.580 AC. ALSO COM N 2663.95 FT & E 1328.92 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 56' 32" W 71.41 FT; S 45 DEG 59' 0" E 99.03 FT; N 0 DEG 9' 24" E 68.74 FT TO BEG. AREA 0.056 AC. TOTAL AREA 39.636 AC.

CONTINUED

LEGAL DESCRIPTIONS

Parcel 58:005:0049 Legal Description: COM S 1454.23 FT & E 2653.82 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 38 DEG 2' 11" E 310.23 FT, RADIUS = 1146.4 FT); S 45 DEG 59' 0" E 1342.87 FT; S 89 DEG 48' 57" W 1152.64 FT; N 1085.63 FT; N 41 DEG 30' 3" W 6.78 FT; N 0 DEG 10' 24" E 90.46 FT TO BEG. AREA 14.860 AC.

Parcel 58:005:0050 Legal Description: COM S 1298.38 FT & E 2654.29 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; S 89 DEG 54' 16" E 917.33 FT; S 30 DEG 56' 19" E 308.52 FT; S 44 DEG 45' 0" E 1017.86 FT; S 35 DEG 42' 28" E 425.62 FT; N 89 DEG 56' 32" W 811.6 FT; N 45 DEG 59' 0" W 1394.81 FT; ALONG A CURVE TO R (CHORD BEARS: N 35 DEG 35' 32" W 389.05 FT, RADIUS = 1095.92 FT); N 0 DEG 10' 24" E 48.23 FT TO BEG. AREA 28.149 AC.

Parcel 58:005:0044 Legal Description: COM S 1460.94 FT & E 2535.38 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; S 41 DEG 30' 0" E 128.5 FT; S 0 DEG 10' 31" W 1084.2 FT; S 89 DEG 48' 57" W 315.3 FT; N 8 DEG 21' 0" E 844.59 FT; N 17 DEG 47' 0" E 363.1 FT TO BEG. AREA 5.909 AC.

Parcel 58:005:0043 Legal Description: COM S 1314.14 FT & E 1317.81 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 15' 53" E 1075.57 FT; S 41 DEG 30' 0" E 147.24 FT; S 17 DEG 47' 0" W 402.19 FT; S 8 DEG 21' 0" W 852.16 FT; S 89 DEG 48' 57" W 929.66 FT; N 0 DEG 7' 46" E 1331.48 FT TO BEG. AREA 31.639 AC.

TOWNHOMES INNER

EDGEhomes



Bailey

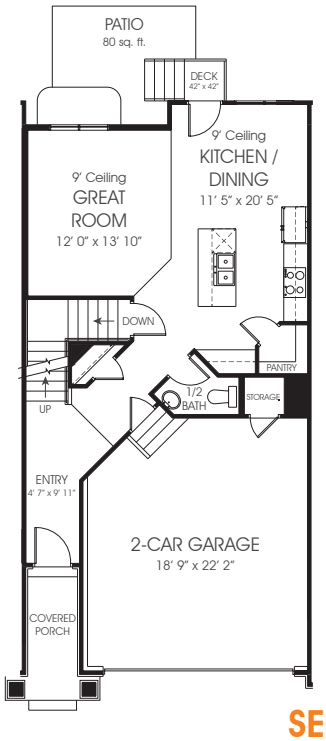


Beckett

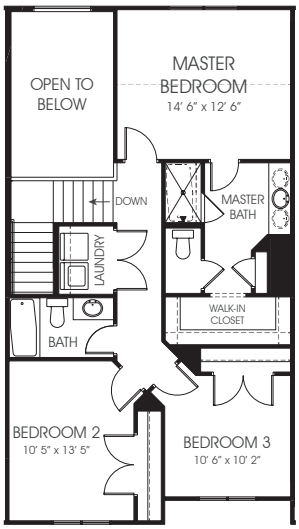


Blair

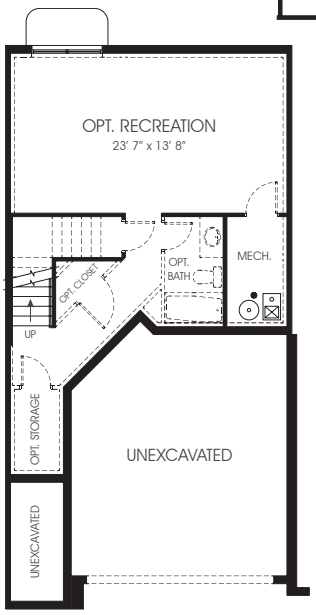
FIRST LEVEL



SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	703 sq.ft.	Bedrooms	3
Second Floor	892 sq.ft.	(Total Possible)	(4)
Basement	685 sq.ft.	Bathrooms	2.5
Total Sq. Ft.	2,280 sq.ft.	(Total Possible)	(3.5)
Total Finished	1,595 sq.ft.		

EDGEhomes reserves the right to make changes at any time. Floor plans, dimensions, and elevations are deemed reliable but may be modified. Renderings and floorplans do not depict exact finishes or design. Please verify inclusions with an EDGEhomes agent.

TOWNHOMES OUTER

EDGEhomes



Bailey

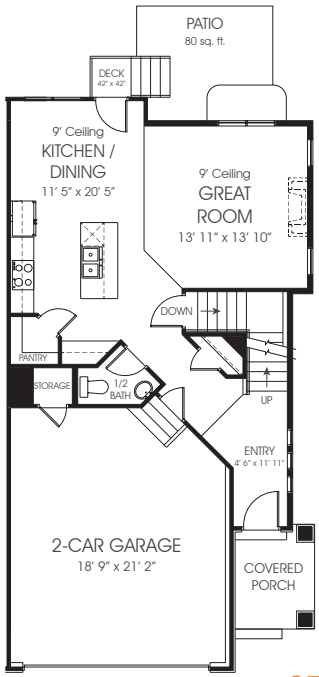


Beckett

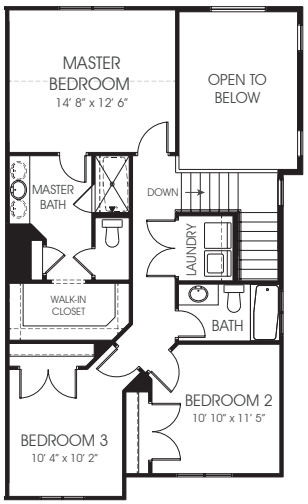


Blair

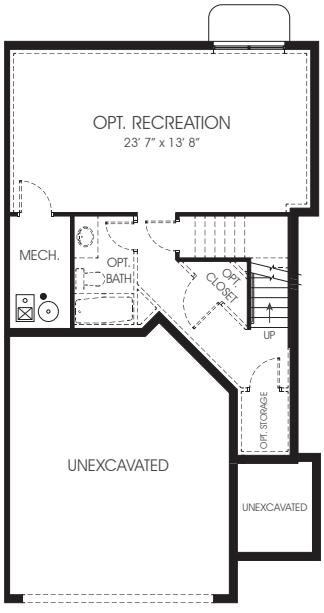
FIRST LEVEL



SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	722 sq.ft.	Bedrooms	3
Second Floor	896 sq.ft.	(Total Possible)	(4)
Basement	703 sq.ft.	Bathrooms	2.5
Total Sq. Ft.	2,321 sq.ft.	(Total Possible)	(3.5)
Total Finished	1,618 sq.ft.		

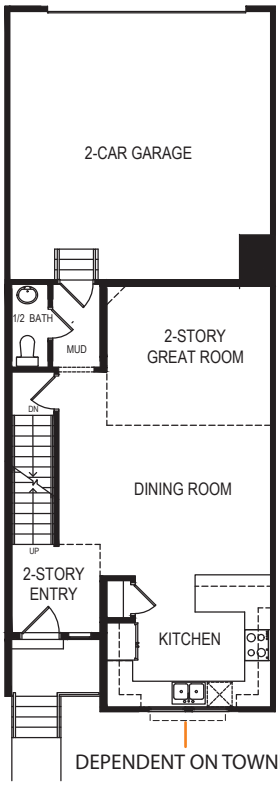
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ALLEY LOAD INNER TOWNHOME
Chantelle

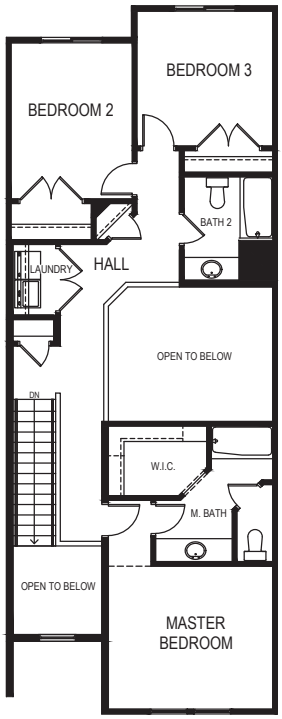
EDGEhomes



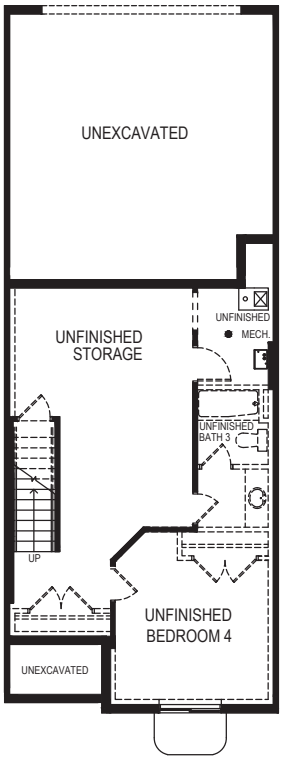
FIRST FLOOR



SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	719 sq.ft.	**Bedrooms**	3
Second Floor	910 sq.ft.	**(Total Possible)**	(4)
Basement	735 sq.ft.	**Bathrooms**	2.5
Total Sq. Ft.	2,364 sq.ft.	**(Total Possible)**	(3.5)
Total Finished	1,629 sq.ft.		

Sq.ft. may vary depending on the unit location. Contact your EDGEhomes agent for more info

EDGEhomes.com | 801.300.2085
To view the floorplans online, visit: www.edgehomes.com/floor-plans/

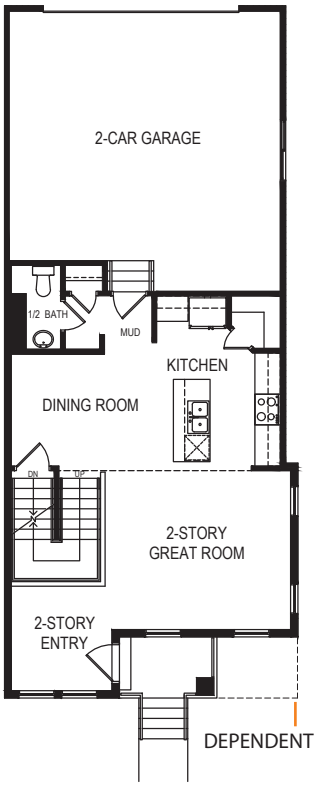
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ALLEY LOAD OUTER TOWNHOME
Chantelle

EDGEhomes

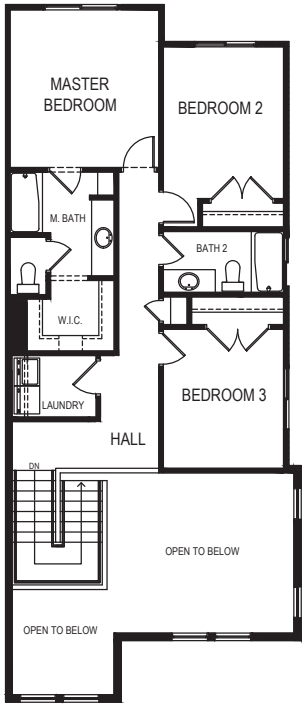


FIRST FLOOR

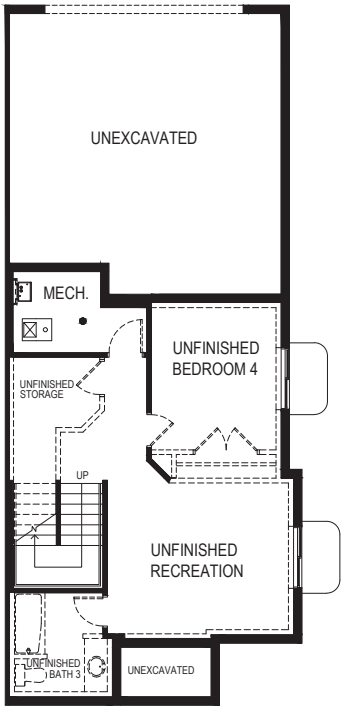


DEPENDENT ON TOWNHOME UNIT

SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	724 sq.ft.	**Bedrooms**	3
Second Floor	835 sq.ft.	**(Total Possible)**	(4)
Basement	729 sq.ft.	**Bathrooms**	2.5
Total Sq. Ft.	2,288 sq.ft.	**(Total Possible)**	(3.5)
Total Finished	1,559 sq.ft.		

Sq.ft. may vary depending on the unit location. Contact your EDGEhomes agent for more info

EDGEhomes.com | 801.300.2085
To view the floorplans online, visit: www.edgehomes.com/floor-plans/

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LUXURY TOWNHOMES

EDGEhomes

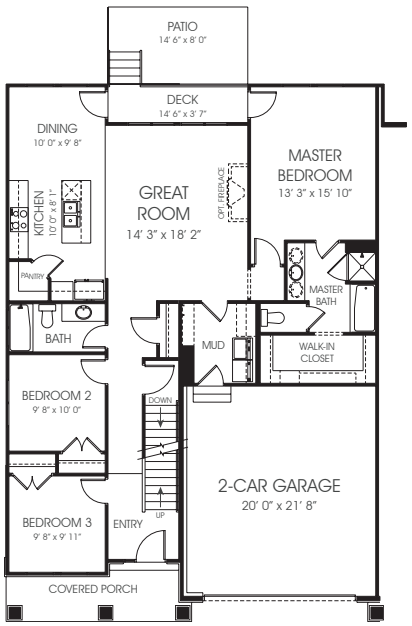


David

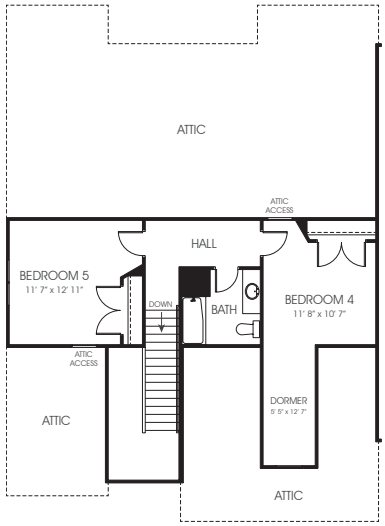


Drake

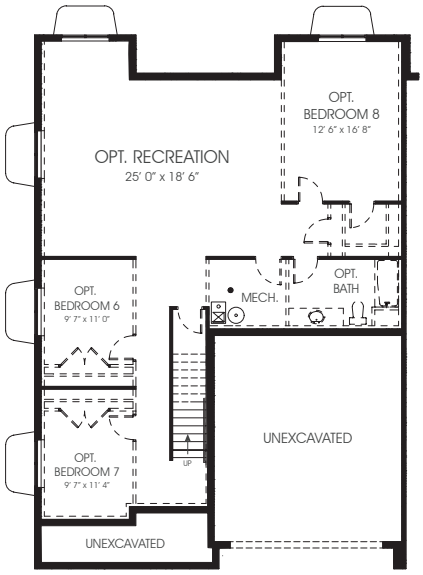
FIRST LEVEL



SECOND FLOOR



BASEMENT



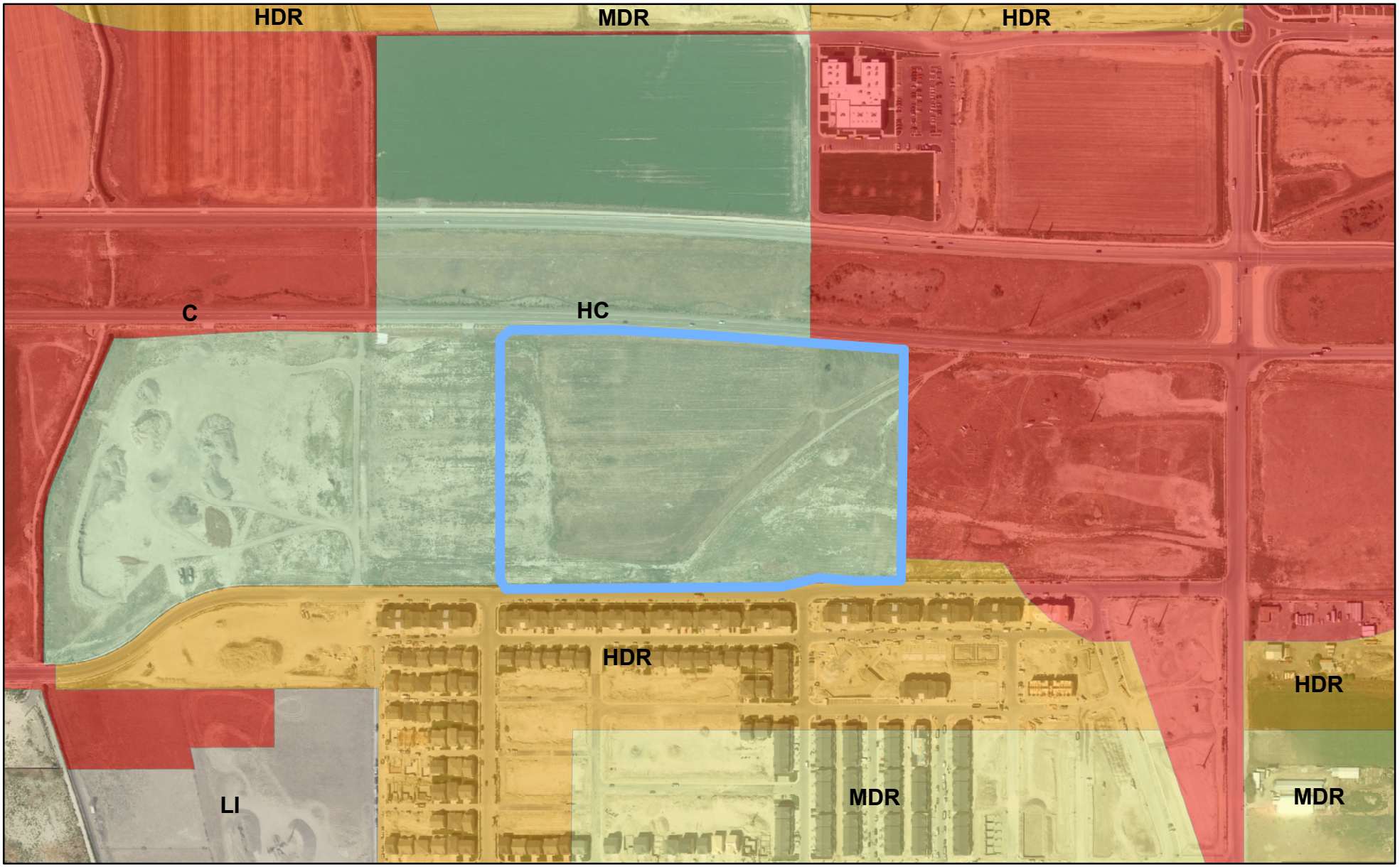
SPECIFICATIONS

First Floor	1,511 sq.ft.	**Bedrooms**	5
Second Floor	586 sq.ft.	**(Total Possible)**	(8)
Basement	1,525 sq.ft.	**Bathrooms**	3
Total Sq. Ft.	3,622 sq.ft.	**(Total Possible)**	(4)
Total Finished	2,097 sq.ft.		

EDGEhomes reserves the right to make changes at any time. Floor plans, dimensions, and elevations are deemed reliable but may be modified. Renderings and floorplans do not depict exact finishes or design. Please verify inclusions with an EDGEhomes agent.

Willow Point Concept Plan

General Plan

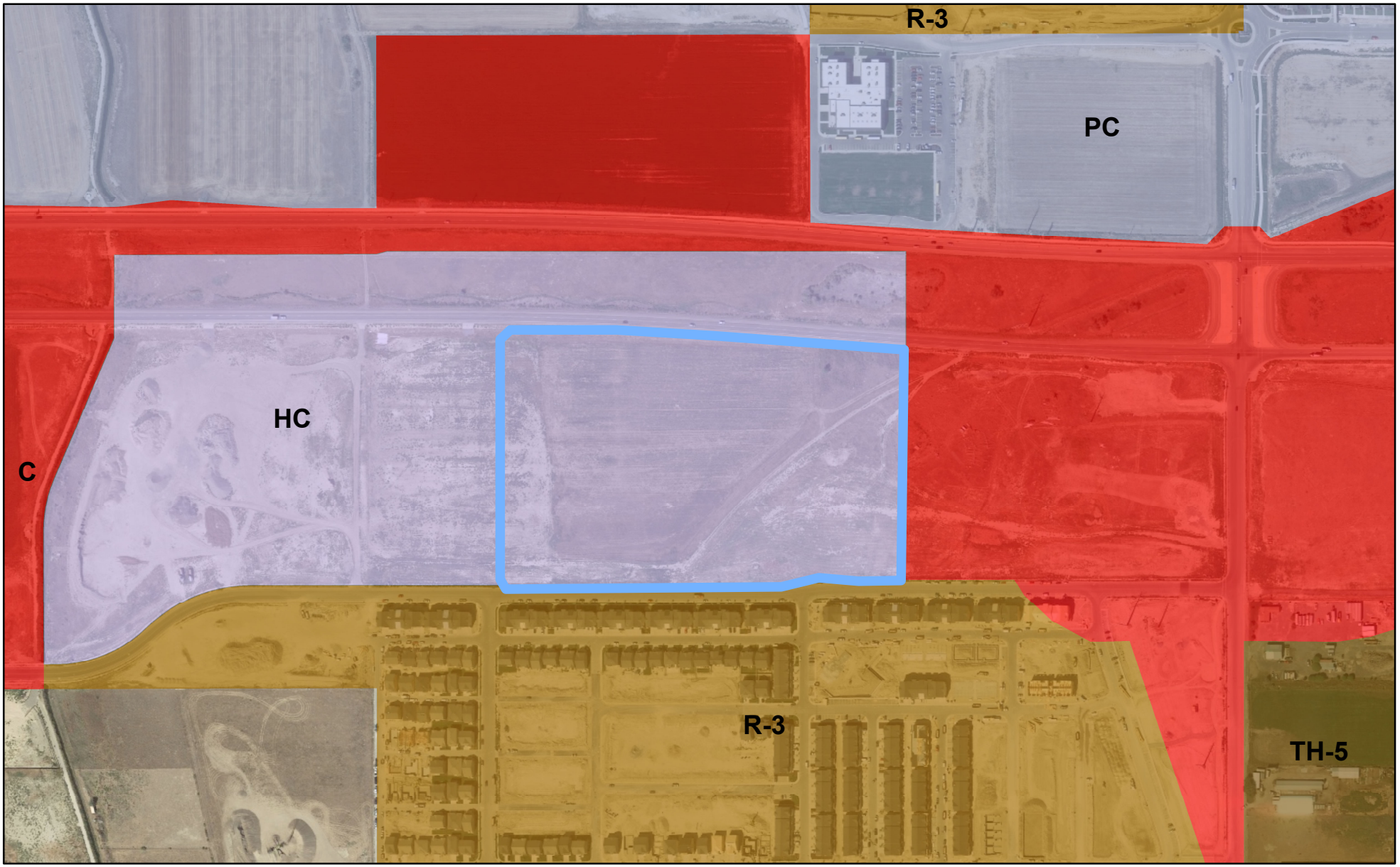


0 500 1,000 Feet

LEHI CITY

Willow Point Concept Plan

Zoning



0 500 1,000 Feet

LEHI CITY

Willow Point Concept Plan

Aerial



0 420 840 Feet

LEHI CITY


PUBLIC
NOTICE

City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #29-2020, a Development Code amendment to the Connectivity Standards in Chapter 37.
Petitioner: Lehi City

Suggested Action:

Attachments:
Ch37 Development Code Amendment - Draft 04.16.20.pdf

Ord 29-2020.docx

Chapter 37 Development Code Amendment DRC 04.08.2020.docx

Chapter 37.pdf

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

c. Master planned trails as identified on the Lehi Bike and Pedestrian Master Plan may be considered as the satisfactory termination of a block in lieu of a road connection and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council. Master planned trails shall only be allowed to terminate a block length if the following criteria are met:

i. the trail connects two roads through a block to ensure bike and pedestrian connectivity;

ii. the trail connection only terminates a block length in one direction;

iii. the block length for vehicular traffic does not exceed 1250 feet;

iv. a parallel vehicular route is provided to ensure reasonable vehicular access in a subdivision; and

~~b.~~v. all other connectivity standards are met.

3. Cul-de-sac Length Standards. Maximum cul-de-sac lengths allowed shall be required based on the project density as identified on the following table of maximum cul-de-sac lengths:

Density	Cul-de-sac Length
0-2.5 DU/AC	400 ft.
2.6+ DU/AC	250 ft.

a. A cul-de-sac shall not be allowed in R-2, R-2.5 or R-3 zones unless the applicant provides clear and convincing evidence that the cul-de-sac is be necessary to develop the entire parcel due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

f. Exceptions to the superblock internal connectivity requirements will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

5. Connectivity Density Bonus. New subdivisions that exceed the minimum connectivity index and meet the block and cul-de-sac lengths may be eligible for flexibility in lot sizes, frontages, or a density bonus subject to approval by the City Council as part of the preliminary subdivision approval process. When connectivity bonuses are proposed, the following shall be considered:

a. Street connections that are required towards meeting the connectivity index, block length, or cul-de-sac length requirements shall not be eligible for a density bonus.

b. Additional connections included in a subdivision design to meet the superblock internal connectivity requirements may be considered as part of a connectivity bonus if the connections are not necessary to meet the connectivity index, block length, and cul-de-sac length requirements.

c. The value of additional improvements and property dedicated to Lehi City for streets shall serve as the basis to determine the allowable density bonus.

6. Sidewalk Standards. All new single family and multi-family residential developments shall provide sidewalks on both sides of public and private streets.

F. ~~External Street~~Pedestrian Connectivity Standards. ~~In addition to the internal street connectivity standards, external connectivity shall be maintained~~All residential and non-residential developments and subdivisions shall meet the following standards:~~.~~

1. ~~Cul-de-sacs.~~ In cases where cul-de-sacs have one or two rows of lots between the end of the cul-de-sac and an external road, a hard surface pedestrian connection shall be provided with a minimum width to match the sidewalk or trail width being connected. A minimum five-foot landscaped area shall be provided on both sides of the walkway connecting to the external street (see Figure 157).

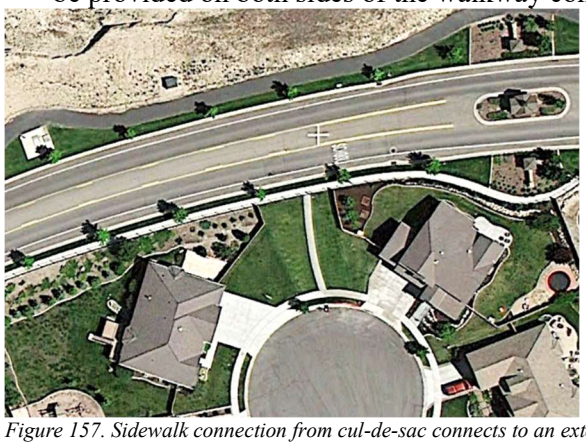


Figure 157. Sidewalk connection from cul-de-sac connects to an external collector road.

2. Pedestrian connections shall be utilized to connect proposed developments to master planned trails and adjacent existing or future developments where applicable. Connections shall be of a hard surface with a minimum width of ten feet including landscaped shoulders on each side of at least five feet in width. Trail access spacing shall not exceed 600 feet.

3. Sidewalks and trails shall interconnect all units, buildings, and streets within a development, and shall provide connectivity to existing adjacent development or future development areas.

~~2.~~4. ADA ramps shall be provided at all points a sidewalk crosses a street, parking lot drive aisle, or at any point there is a grade change between two surfaces.

G. Nonresidential Connectivity Standards. All new nonresidential subdivisions containing the dedication of public roads shall meet the following connectivity index and block length standards. Private roads shall meet the requirements of this section; however, a public road may be required to prevent a private road in a subdivision from stubbing into a future or existing public road.

1. Required Connectivity Index. The minimum required connectivity index score shall be a minimum of 1.5 for nonresidential developments and a minimum of 1.75 for stacked and horizontal mixed use and transit-oriented developments.

a. The required connectivity index may be reduced if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Reductions in the required connectivity index shall be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

c. The total allowed reduction to the required connectivity index will be based on an analysis of existing conditions that prevent connections. As part of the analysis, City staff will ensure the internal connectivity of the subdivision meets the required connectivity index and that connectivity is provided to adjacent properties where possible.

7. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project development type as identified on the following table of maximum block lengths:

ORDINANCE NO: 29-2020

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 37

WHEREAS, it has become necessary to amend Chapter 37 of the Lehi City Development Code, updating the street connectivity standards to take into account pedestrian trails and pedestrian connectivity, and;

WHEREAS, this amendment seeks to allow greater flexibility in block lengths and clarify pedestrian connectivity requirements, and;

WHEREAS, following a public hearing on April 23, 2020, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on May 12, 2020 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 April 23, 2020, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 37 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 37 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 29-2020 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 12th day of May, 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Chapter 37 Development Code Amendment
DRC Redline Comments

Lehi City – requests review of a Development Code amendment to the Connectivity Standards in Chapter 37.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 3/31/2020

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:
1. Include suggested wording changes shown in the Bluebeam DRC studio session.

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION APRIL 23, 2020

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.

CHAPTER 37 DEVELOPMENT CODE AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	April 23, 2020
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	April 8, 2020

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 recommendation for a proposed amendment to the Connectivity Standards in Chapter 37 of the Development Code. The proposed amendment includes changes to allow an exception to the block length where there is a master planned trail and includes some additional pedestrian connectivity language.

Block Length Exception
The proposed amendment allows an exception to the block length requirement allowing a master planned trail to be the terminus of a block length if specific criteria is met. This proposed amendment prioritizes bike and pedestrian travel on master planned trails by providing direct trail routes and eliminating some minor vehicular routes located adjacent to the trail. The criteria proposed in the amendment includes the following:

- The trail must connect two roads through a block;
- The trail connection only terminates a block length in one direction;
- The block length for vehicular traffic does not exceed 1,250 feet or roughly a quarter mile;

- A parallel vehicular route is provided; and
- All other connectivity requirements are met (includes connectivity index, superblock requirements, etc.).

This exception may be utilized if approved by the City Council with positive recommendations from the reviewing departments and Planning Commission. This exception is intended to place priority on master planned trails without compromising the overall street network for vehicular access.

Pedestrian Connectivity
This amendment proposes to change the "External Street Connectivity Standards" to "Pedestrian Connectivity Standards" and adds some additional pedestrian standards. The intent of this section has been to provide pedestrian access from a subdivision to the external street and trail networks, and this name change is more consistent with this intent. The new proposed standards in this section include the following:

- Requiring trail access points from subdivisions to be spaced no more than every 600 feet;
- Sidewalks and trails must interconnect all units and streets within a development and to provide connectivity to adjacent existing and future development areas;
- Requiring ADA ramps at all points where sidewalks cross streets, parking lots, or at any point there is a grade change in two surfaces.

These standards are proposed to ensure a well-connected pedestrian network that promotes walkability and reinforces requirements in the non-residential and multi-family design standards to include well-connected pedestrian networks.

DRC Comments
The DRC had one comment on the proposed request to change some of the wording of the proposed change. These wording changes provide additional clarification and do not change the essence of the proposed standards. The draft Development Code amendment included in the Planning Commission packet reflects the changes proposed by the DRC.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends a **POSITIVE** recommendation to the City Council for the proposed amendment to Chapter 37 of the Development Code, including the DRC comments from April 8, 2020. This recommendation is based on the following findings:

1. The proposed amendment to the Lehi City Development Code intends to prioritize active transportation on master planned trails and improve walkability within new developments.
2. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

Chapter 37 Development Code Amendment
DRC Redline Comments

Lehi City – requests review of a Development Code amendment to the Connectivity Standards in Chapter 37.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 3/31/2020

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JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:
1. Include suggested wording changes shown in the Bluebeam DRC studio session.

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION APRIL 23, 2020

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.

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

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i. the trail connects two roads through a block to ensure bike and pedestrian connectivity;

ii. the trail connection only terminates a block length in one direction;

iii. the block length for vehicular traffic does not exceed 1250 feet;

iv. a parallel vehicular route is provided to ensure reasonable vehicular access in a subdivision; and

~~b.~~v. all other connectivity standards are met.

3. Cul-de-sac Length Standards. Maximum cul-de-sac lengths allowed shall be required based on the project density as identified on the following table of maximum cul-de-sac lengths:

Density	Cul-de-sac Length
0-2.5 DU/AC	400 ft.
2.6+ DU/AC	250 ft.

a. A cul-de-sac shall not be allowed in R-2, R-2.5 or R-3 zones unless the applicant provides clear and convincing evidence that the cul-de-sac is be necessary to develop the entire parcel due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

f. Exceptions to the superblock internal connectivity requirements will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

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a. Street connections that are required towards meeting the connectivity index, block length, or cul-de-sac length requirements shall not be eligible for a density bonus.

b. Additional connections included in a subdivision design to meet the superblock internal connectivity requirements may be considered as part of a connectivity bonus if the connections are not necessary to meet the connectivity index, block length, and cul-de-sac length requirements.

c. The value of additional improvements and property dedicated to Lehi City for streets shall serve as the basis to determine the allowable density bonus.

6. Sidewalk Standards. All new single family and multi-family residential developments shall provide sidewalks on both sides of public and private streets.

F. ~~External Street~~Pedestrian Connectivity Standards. ~~In addition to the internal street connectivity standards, external connectivity shall be maintained~~All residential and non-residential developments and subdivisions shall meet the following standards:~~.~~

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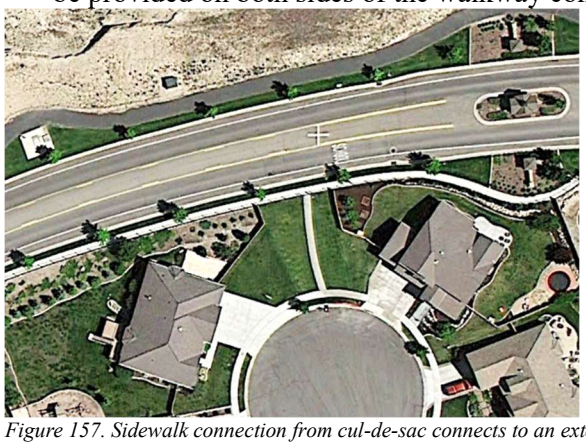


Figure 157. Sidewalk connection from cul-de-sac connects to an external collector road.

2. Pedestrian connections shall be utilized to connect proposed developments to master planned trails and adjacent existing or future developments where applicable. Connections shall be of a hard surface with a minimum width of ten feet including landscaped shoulders on each side of at least five feet in width. Trail access spacing shall not exceed 600 feet.

3. Sidewalks and trails shall interconnect all units, buildings, and streets within a development, and shall provide connectivity to existing adjacent development or future development areas.

~~2.~~4. ADA ramps shall be provided at all points a sidewalk crosses a street, parking lot drive aisle, or at any point there is a grade change between two surfaces.

G. Nonresidential Connectivity Standards. All new nonresidential subdivisions containing the dedication of public roads shall meet the following connectivity index and block length standards. Private roads shall meet the requirements of this section; however, a public road may be required to prevent a private road in a subdivision from stubbing into a future or existing public road.

1. Required Connectivity Index. The minimum required connectivity index score shall be a minimum of 1.5 for nonresidential developments and a minimum of 1.75 for stacked and horizontal mixed use and transit-oriented developments.

a. The required connectivity index may be reduced if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Reductions in the required connectivity index shall be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

c. The total allowed reduction to the required connectivity index will be based on an analysis of existing conditions that prevent connections. As part of the analysis, City staff will ensure the internal connectivity of the subdivision meets the required connectivity index and that connectivity is provided to adjacent properties where possible.

7. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project development type as identified on the following table of maximum block lengths:

City Council Agenda Item Report

Meeting Date: May 12, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #25-2020, repealing Section 2-1-12 of the Lehi City Municipal Code, requiring a security deposit for utility accounts.
Petitioner: Lehi City

Suggested Action:

Attachments:
Ord 25-2020.docx

LEHI CITY

ORDINANCE NO. 25-2020

AN ORDINANCE REPEALING SECTION 2-1-12 (SECURITY DEPOSIT REQUIRED) FROM LEHI CITY CODE

WHEREAS, Lehi City Code Section 2-1-12 requires a security deposit for all residential and commercial accounts;

WHEREAS, the City has decided to no longer require a security deposit for all residential and commercial accounts;

WHEREAS, on May 12, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) Section 2-1-12 should be repealed; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

A. Section 2-1-12 is hereby repealed.

PART II:

A. If a provision of this Ordinance No. 25-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City, Utah this 12th day of May, 2020.

LEHI CITY

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Mark Johnson, Mayor

ATTEST

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Teisha Wilson, City Recorder