Lehi City Council Meeting
Agenda
May 12, 2026

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

Pre-Council, 5:00 p.m.

1. Welcome and Opening Comment

2. Working Discussion Items

   2.1. Discussion of a Development Code Amendment to include Fencing Requirements for Temporary Construction
   Construction Fencing Requirement 03.25.26 Draft.docx

   2.2. Discussion of Pubic Safety and Firefighter Contributions to the Utah Retirement System
   URS Resolution draft.docx

   2.3. Discussion of the Proposed Spring Meadows Subdivision Density in Lieu
   Cover Page- Spring Meadows Density.pdf
   Spring_Meadows_Concept Density in Lieu of Payment Calculations.pdf

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

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

2.1. Waterwise Yard of the Month Presentation

2.2. Proclamation for Public Service Recognition
Proclamation-Lehi City Public Workers.pdf

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

4. Consent Agenda

4.1. Approve Fleet Surplus
Fleet Surplus.docx

4.2. Approve Purchase Orders

4.3. Approve City Council Meeting Minutes

5. Regular Agenda

5.1. Public Hearing for the purpose of accepting comments with respect to the sale of 4 acres of real property located at approximately 535 South Mill Pond Drive.
Report.pdf

5.2. Statement of Notice to the Public that the 2026-2027 Lehi City Tentative Budget includes a Proposed Tax Rate Increase.
Property Tax Impact Schedule

5.3. Public Hearing for the purpose of receiving input from the public with respect to the proposed Lehi City Budget and Consolidated Fee Schedule for Fiscal Year 2026-2027 (July1, 2026-June 30, 2027).
FY 2027 MAYOR'S TENTATIVE BUDGET.pdf
2027 Fee Schedule.pdf

5.4. *Recess for the Lehi Local Building Authority Meeting*

5.5. *Recess for the Lehi Redevelopment Agency Meeting*

5.6. Consideration of Resolution #2026-35, adopting the Community Development Block Grant (CDBG) Annual Action Plan for 2026.
Res 2026-35.docx
FY26 Lehi CDBG Final Project List.pdf
FY26 AAP DRAFT PLAN.pdf

5.7. Consideration of Ordinance #17-2026, approving a Development Code Amendment to Table 05.030-B and Chapter 39 adding a Flex Commercial Building use. (Tabled from the April 14, 2026 Meeting)
Petitioner: X Development
Ord_17-2026.docx
X Development Development Code Amendment

5.8. Consideration of Ordinance #24-2026, approval of the Greene Zone Change on 1.57 acres located at 2001 West 1500 North, changing the zoning from A-1 to R-1-22.
Petitioner: Mike Greene
Ord 24-2026.docx
Greene Zone Change 1.pdf

5.9. Consideration of Resolution #2026-34, amending the Hansen Tennis Facility Development Agreement, allowing for signage as part of the project.
Petitioner: Jacob Hansen
Res 2026-34.docx
Hansen DA 1.pdf

5.10. Consideration of Concept approval for an amendment to the Traverse Mountain Area Plan, moving units out of West Canyon and adding them to locations near Timpanogos Highway.
Petitioner: Perry Commercial
Traverse Mountain Area Plan Amendment Concept.pdf

5.11. (POSTPONED TO MAY 26 MEETING) Consideration of Resolution #2026-29, approving an Interlocal Agreement between the Lehi City Redevelopment Agency and Lehi City regarding the Thanksgiving Point Housing Transit Reinvestment Zone. (Tabled from the April 14, 2026 Meeting)
Res 2026-29

5.12. Consideration of Ordinance #15-2026, approving a Development Code Amendment to both Table of Uses and to Chapter 12 to convert conditional uses to permitted uses based on preexisting supplementary requirements. (Tabled April 14, 2026 Meeting)
Petitioner: Lehi City
Ord_15-2026.docx
Ch 5 Table of Uses and Ch 12

6. Adjournment

- Public is invited to attend all open meetings
- In compliance with the Americans with Disabilities Act, the City of Lehi will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 385-201-2269
- This Agenda has been posted in accordance with Utah Code §§ 63G-30-102
- Agendas may be amended up to 24 hours prior to a meeting

- A Closed Meeting may be called to order pursuant to Utah Code §§ 52-4-204 & 52-4-205
- The order of agenda items may change to accommodate the needs of the legislative body, staff, or the public
- Electronic participation may be permitted for one or more members of the legislative body and staff

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Kim Struthers
Submitting Department: Planning Division
Item Type: Discussion
Agenda Section: Working Discussion Items

Subject:
Discussion of a Development Code Amendment to include Fencing Requirements for Temporary Construction

Summary:

Attachments:

Construction Fencing Requirement 03.25.26 Draft.docx

A. Purpose

The purpose of this section is to protect public safety by preventing unauthorized access to construction sites and reducing hazards associated with construction and demolition activities.

B. Applicability

Temporary construction site security measures shall be required for:

1. All non-residential construction projects
2. Multifamily residential construction projects greater than 6 units

C. Construction Site Security Required

1. Construction sites subject to this section shall be secured from unauthorized entry by temporary fencing, barricades, or other approved methods deemed comparable by the Building Official.
2. Temporary fencing shall generally be not less than six (6) feet in height and the material shall be chain link or no-climb fence unless otherwise approved by the Building Official.
3. Access gates shall be secured when the site is unattended.
4. Warning signs shall be posted at all points of access and along the perimeter of the construction site. Signs shall be visible, legible, and convey that the area is hazardous and entry is prohibited.

D. Duration

Required construction site security measures shall remain in place from the commencement of construction or demolition until hazardous conditions no longer exist or the site is otherwise secured.

E. Modifications or Waiver

The Building Official may approve modifications, alternative security measures, or a waiver of the fencing requirement when the site is adequately protected from unauthorized access or fencing is determined to be unnecessary.

F. Violations

Failure to comply with this section may result in enforcement action including stop work orders or other remedies authorized by the municipal code.

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Teisha WIlson
Submitting Department: Finance
Item Type: Discussion
Agenda Section: Working Discussion Items

Subject:
Discussion of Pubic Safety and Firefighter Contributions to the Utah Retirement System

Summary:

Attachments:

URS Resolution draft.docx

LEHI CITY

RESOLUTION NO. 2026-__

A RESOLUTION OF THE LEHI CITY COUNCIL TAKING FORMAL ACTION TO PICK UP REQUIRED EMPLOYEE CONTRIBUTIONS IN THE PUBLIC SAFETY AND FIREFIGHTER TIER I AND PUBLIC SAFETY AND FIREFIGHTER TIER II CONTRIBUTORY RETIREMENT SYSTEM

WHEREAS, Lehi City ("the City") employs employees who are eligible for and participate as members in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System administered by the Utah Retirement System;

WHEREAS, the City contributes to the Utah Retirement Contributory Retirement Plan as allowed, and in accordance with federal and state law, including Section 414(h)(2) of the Internal Revenue Code, the City may take formal action to pick up required employee contributions, which will be paid by the City in lieu of employee contributions;

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

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should ("pick up") required employee contributions in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The City formally agrees to fund ("pick up") 100% of the required member contribution for all eligible employees in the Public Safety and Firefighter Tier I Contributory Retirement System and the entire 4.3% member contribution for all eligible employees in the Public Safety and Firefighter Tier II Contributory Retirement System for the 2026-2027 Fiscal Year (effective July 1, 2026) according to the applicable Utah Retirement System Retirement Contribution Rates.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this __ day of _____, 2026.

LEHI CITY

_____

Paul Binns, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

DRAFT

Agenda Item No: III.3

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Brad Kenison
Submitting Department: Engineering
Item Type: Discussion
Agenda Section: Working Discussion Items

Subject:
Discussion of the Proposed Spring Meadows Subdivision Density in Lieu

Summary:

During the April 14, 2026 City Council meeting, various members of the City Council expressed a desire to understand the Lehi City Engineering Department's justification of the Density in Lieu of payment calculations for the Spring Meadows Subdivision. As a reminder, Engineering Department staff indicated that we were comfortable in recommending an additional 10 lots of density for this subdivision because:

- Of the critical nature of the property south of this development as the proposed location for the currently-funded Pony Express Parkway Road
- the calculations showed that more than 10 lots could have been justified (in this case approx. 14.9), but only 10 lots were being recommended.

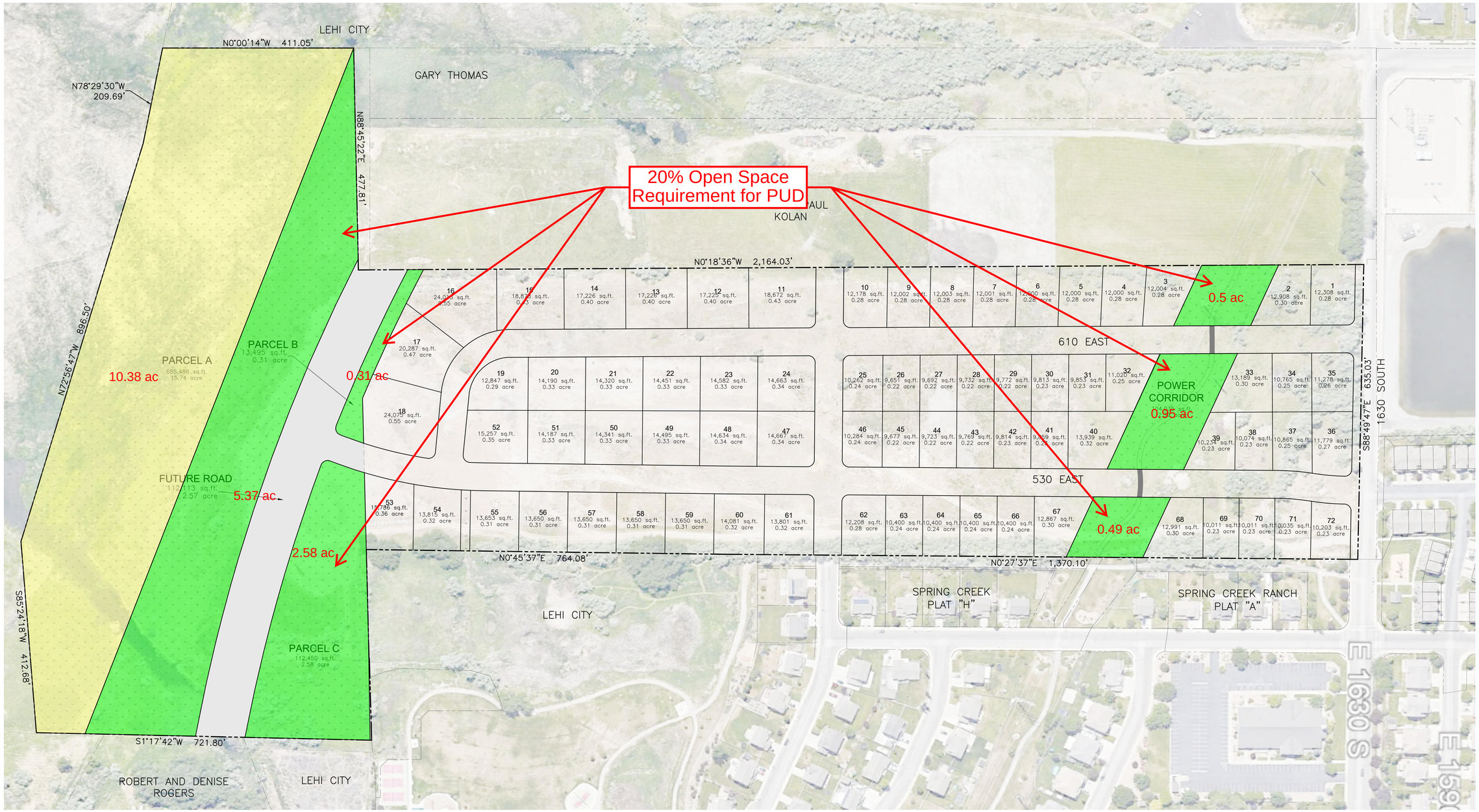
The purpose of todays discussion is for the Engineering Department to outline how we derived these Density in Lieu of Payment calculations, and answer questions that the City Council may have.

Attachments:

Spring_Meadows_Concept Density in Lieu of Payment Calculations.pdf

SPRING MEADOW VILLAS CONCEPT PLAN

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



Spring Meadows - Density In Lieu Calculations

Original allowed Density 33.17 acres * 1.75 Units / Acre	58.0 lots
18.29 Acres zoned A-5 @ approx 1 Unit / 5 Acres	3.7 lots
Overall Base Density (Rounded-up to 62)	**61.7 lots**

Anticipated Costs for Trail Improvements		
Powerline Trail - Trail Construction Only	$	18,990.00
Anticipated Costs for Roadway Improvements		
1630 South Widening - ROW and Paving	$	113,569.81
610 East Widening - ROW and Paving	$	110,709.79
Pony Express Parkway - ROW Only	$	706,750.00
10.38 Acres Open Space below Pony Express Parkway (at 50% value)	$	1,492,654.49
Total Reimbursable Costs	**$**	**2,442,674.10**

Zone	Allowed Units /Acre
TH-5	0.2
A-5	0.2
A-1	1
RA-1	2.5
R-1-22	1.75
R-1-15	2.5
R-1-12	3
R-1-10	3.5
R-1-8	4
R-2	6
R-2.5	9
R-3	12

Lot Allowance Calculations

Equivalent Acreage of Anticipated Costs					
Cost of Trail and Roadway Improvements ($)	$	2,442,674.10	=	**8.49**	**Acres**
Developed Land Value ($ / Acre), Based Upon Property Purchase Price	$	287,602.02			

8.49 Acres * 1.75 Units / Acre = **14.9** **Allowed Lots**

Conclusion:

Total Number of Proposed Lots (10) is less than Total number of Allowed Lots (14.9)

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Waterwise Yard of the Month Presentation

Summary:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Proclamation for Public Service Recognition

Summary:

Attachments:

Proclamation-Lehi City Public Workers.pdf

LEHI CITY

A PROCLAMATION EXPRESSING THAT PUBLIC EMPLOYEES SHOULD BE COMMENDED FOR THEIR DEDICATION AND THEIR COMMITMENT DELIVERING ESSENTIAL SERVICES TO LEHI RESIDENTS DURING PUBLIC SERVICE RECOGNITION WEEK AND THROUGHOUT THE YEAR

WHEREAS the week of May 3 through May 9, 2026, is designated as "Public Service Recognition Week" to honor the individuals who serve communities across the nation;

WHEREAS Public Service Recognition Week provides an opportunity to recognize and promote the important contributions of public servants and to honor the residents who serve their local communities in a wide variety of public roles;

WHEREAS Lehi City public workers—those who both serve in, and many of whom live in, our community—play a vital role in maintaining the services, infrastructure, and programs upon which Lehi residents depend each day;

WHEREAS Lehi City's public workforce makes substantial contributions to the local economy, manages and maintains city facilities and infrastructure, supports public safety, delivers essential utilities and community programs, and provides professional expertise that enables Lehi to thrive;

WHEREAS Lehi City public servants are essential to protecting the safety, well-being, and quality of life of residents, often working under challenging conditions to respond to emergencies, support community needs, and ensure that city operations run effectively;

WHEREAS public service within the Lehi City community is a noble calling, carried out by skilled and dedicated individuals who share their time, knowledge, and commitment in service to their neighbors;

NOW, THEREFORE, I, Paul Binns, Mayor of Lehi City, Utah hereby:

1. Commend the dedication, professionalism, and community commitment of the public workers who serve the residents of Lehi City;

2. Recognize the indispensable role of Lehi City public servants in strengthening the community, supporting public safety, protecting the rights and well-being of residents, and sustaining a strong and vibrant city;

3. Honor the contributions of all Lehi City public servants during Public Service Recognition Week, May 3 through May 9, 2026, and throughout the year.

Dated: May 26, 2026

LEHI CITY

_____

Paul Binns, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Fleet Surplus

Summary:

Attachments:

Fleet Surplus.docx

Fleet Surplus

May 12, 2026

P-147-3	**2017**	**Ford**	**Interceptor Utility**	**1FM5K8AR4HGB22984**
P-163-3	**2020**	**Dodge**	**Durango Pursuit**	**1C4SDJFT0LC296922**
P-164-3	**2020**	**Dodge**	**Durango Pursuit**	**1C4SDJFT2LC296923**
PS-2-3	**2000**	**Gillig**	**Bus G18D102N4**	**15GGD1814X1070706**

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Summary:

Attachments:

Agenda Item No: 4.3

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve City Council Meeting Minutes

Summary:

Attachments:

Agenda Item No: 5.1

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Teisha WIlson
Submitting Department: Engineering
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Public Hearing for the purpose of accepting comments with respect to the sale of 4 acres of real property located at approximately 535 South Mill Pond Drive.

Summary:
The City Council authorized the Mayor to execute a purchase sale agreement for commercial real estate between Lehi City (seller) and Lehi Mill Pond, LLC (buyer) at the City Council Meeting on April 14, 2026. UCA requires that a public hearing be held prior to executing the agreement. The purpose of the hearing is to notify the public and receive any comments.

No action needed by the City Council.

Attachments:

Agenda Item No: 5.2

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Regular Agenda

Subject:
Statement of Notice to the Public that the 2026-2027 Lehi City Tentative Budget includes a Proposed Tax Rate Increase.

Summary:

Attachments:

Property Tax Impact Schedule

Property Tax Impact Schedule

Included with the 2026-2027 fiscal year budget, is an adjustment to the City property tax rate. If adopted, this rate will impact 2026 calendar year property taxes.

Revenue Generated

The additional revenue generated by the increased tax rate is $1,729,474.

Percentage Above Certified Rate

- Each year, the Utah County Auditor and Utah State Tax Commission calculate a property tax rate intended to provide the city with the same amount of property tax revenue as the previous year plus any new growth in the city. That rate is referred to as the certified tax rate. The rate proposed is 9.78% higher than the certified tax rate.

Impact On Average Primary Residence

- The average impact for a Lehi homeowner is $35.52 per year, or $2.96 per month. This calculation is made considering a 45% exemption from market value for any owner of their primary residence. For this calculation, a home with a market value of $600,000 was used.

Impact On Average Commercial Property

- The average impact for a $600,000 commercial property in Lehi would be $64.58 per year, or $5.38 per month.

Departments Affected

- The proposed increase will provide additional funding for four departments. Additional funding for the police budget is $730,215. The fire department budget will increase by $621,428, and the parks budget will increase by $285,294. Increased funding for the justice court totals $92,537.

Operational Impact

- Increased funding for the police department will facilitate the addition of three patrol officers, one new school resource officer, one records clerk, and implement a shift differential pay program.
- Increased funding for the fire department will allow the city to increase pay for fire department personnel. The city strives to keep wages competitive relative to neighboring jurisdictions.
- Increased funding for the parks department will allow for three additional positions needed to keep up maintenance as the city's number and acreage of parks continues to increase
- Increased funding for the justice court will facilitate the hiring of one additional position to meet increasing demand as the city grows and patrol officers increase.

Agenda Item No: 5.3

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Teisha WIlson
Submitting Department: Finance
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public Hearing for the purpose of receiving input from the public with respect to the proposed Lehi City Budget and Consolidated Fee Schedule for Fiscal Year 2026-2027 (July1, 2026- June 30, 2027).

Summary:

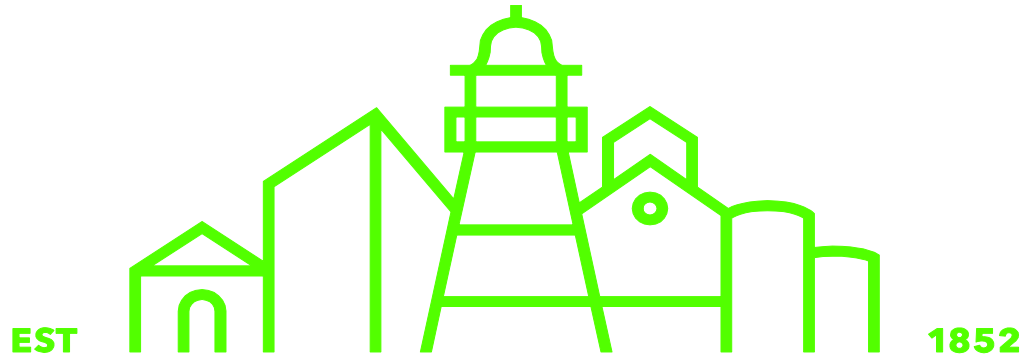
Attachments:

FY 2027 MAYOR'S TENTATIVE BUDGET.pdf

2027 Fee Schedule.pdf

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2027



LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2027

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2027

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2027

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LEHI CITY

153 North 100 East
Lehi, Utah 84043-1895
385-201-1000

April 14, 2026

Dear Lehi City Council:

It is my honor to present the proposed budget for the 2026–2027 fiscal year. This budget reflects many hours of thoughtful analysis and collaboration, beginning with the February budget retreat, and incorporates both the priorities identified by the City Council and recommendations developed by City staff.

I would like to commend our City departments for their continued commitment to delivering high-quality services to our residents while remaining fiscally responsible. This proposal represents a balanced approach—one that emphasizes long-term sustainability while remaining responsive to current economic conditions.

Revenues and Growth
Lehi continues to experience steady commercial and residential growth, with 672 permits issued for new homes and businesses during the most recent fiscal year. The City's population is now estimated at 89,819, making it the eighth-largest city in Utah. Although the pace of growth has moderated compared to previous years, demands on City infrastructure remain substantial. Both residential and commercial development are expected to accelerate in the coming years, making continued infrastructure investment essential to ensure costs are not deferred to future residents.

The City's primary sources of general revenue are sales tax and property tax. Sales tax revenues continue to show strong growth, with local increases outpacing statewide trends. Sales tax distributions reflect both locally generated revenue and statewide allocations, with half distributed based on point of sale and half allocated on a per capita basis. For fiscal year 2027, the City has budgeted a 6.38% increase in sales tax revenue, exceeding the State's projected taxable sales growth rate of 3.4%.

The State of Utah imposes strict statutory limitations on property tax revenue growth. While taxing entities receive additional revenue from new construction, increases attributable to inflation require compliance with the "Truth in Taxation" process. This process is triggered when a taxing entity proposes a rate above the certified tax rate, which is designed to generate the same amount of revenue from existing properties as the prior year.

This budget includes a modest property tax increase above the certified rate. The proposed adjustment is estimated to impact the owner of a $600,000 home by approximately $2.96 per month. As final valuation data will not be available until early June, these figures remain preliminary. The additional revenue will primarily support the hiring of additional police officers, expanded parks staffing, and adjustments to

firefighter compensation to remain competitive with comparable agencies. A detailed property tax impact schedule is included with this budget along with the City's budgeting principles.

Commitment to Quality Services
Lehi benefits from a highly skilled and professional workforce, and maintaining this standard remains a top priority. The City is committed to supporting its employees while ensuring the continued delivery of high-quality services. In a competitive labor market—particularly in public safety—it is essential to maintain compensation and benefits that align with market standards. Additionally, as the City expands its parks and recreation system, increased staffing will be necessary to ensure these amenities remain fully operational.

Rising health insurance costs have required adjustments to employee benefit plans. Despite these challenges, Lehi continues to offer competitive compensation and a strong benefits package. This commitment is reflected in the proposed 1% cost-of-living adjustment (COLA) and the opportunity for employees to receive up to a 3% merit-based increase.

Public safety remains a central priority. Expanding patrol staffing was a consistent focus during the 2025 campaign, and this budget makes meaningful progress toward that goal by adding seven new uniformed officer positions over the previous year's budget. Additionally, $390,000 has been allocated to increase firefighter compensation, helping to align wages with comparable agencies.

Total expenditures across all funds for fiscal year 2027 are projected at $343,418,681. Of this amount, $195,592,312 is allocated to operational expenses, while $147,826,369 is designated for capital and redevelopment projects. This budget reflects a careful balance between addressing the needs of a growing city and maintaining fiscal discipline, with a continued emphasis on long-term sustainability.

Capital Investments
In 2024, Lehi residents approved a sales tax dedicated to parks, arts, recreation, and culture (PARC). These funds contributed to the completion of the first phase of Family Park. With that phase complete, this budget anticipates utilizing PARC funds for several additional projects, including upgrades to Sports Park, Bandwagon Park, and Willow Park, as well as the replacement of multiple playgrounds. Park impact fees will support projects such as Lakeview Park, Holbrook Farms Park II, and trail development within the Inverness community.

Significant investment is also being made in critical, though less visible, infrastructure. Capital projects for water and sewer systems total approximately $28 million, while electric utility investments total approximately $11 million. Lehi Fiber is nearing completion, with service now available throughout the original service area. The City is encouraged by the continued growth in residents utilizing this high-speed broadband service.

Utilities and Rates
In evaluating utility rates, the City considers operational costs, capital infrastructure needs, and external factors beyond its control. Rates are also benchmarked against neighboring communities to ensure they remain reasonable and competitive. Maintaining appropriate rate levels is essential to preserving infrastructure and avoiding larger increases in the future.

No rate increase is proposed for Culinary Water, as the fund maintains strong reserves and sufficient operational coverage. A 5% increase is recommended for Pressurized Irrigation to support system expansion and infrastructure improvements, including the state-mandated installation of meters on all

connections. Sewer rates are projected to increase by 15% due to rising treatment costs. While the City owns and maintains the collection system, wastewater treatment services are provided by the Timpanogos Special Service District (TSSD), which accounts for approximately 89% of the Sewer Fund's expenditures. As TSSD adjusts its rates, corresponding changes must be implemented for end users.

The Storm Drain utility fee will remain unchanged at $6.00 per month. Garbage collection rates will increase by $1.00 per month due to higher costs from contracted service providers. Despite these adjustments, Lehi City's utility rates will remain competitive with those of neighboring communities.

Conclusion
While additional needs remain for the future, this budget prioritizes the areas of greatest benefit to both residents and City employees. The City will continue working with the development community to promote responsible growth and expand sales tax revenues. Lehi remains committed to building a strong financial foundation that supports a high quality of life for current and future residents.

Respectfully

Mayor Paul Binns

Property Tax Impact Schedule

Included with the 2026-2027 fiscal year budget, is an adjustment to the City property tax rate. If adopted, this rate will impact 2026 calendar year property taxes.

Revenue Generated

The additional revenue generated by the increased tax rate is $1,729,474.

Percentage Above Certified Rate

- Each year, the Utah County Auditor and Utah State Tax Commission calculate a property tax rate intended to provide the city with the same amount of property tax revenue as the previous year plus any new growth in the city. That rate is referred to as the certified tax rate. The rate proposed is 9.78% higher than the certified tax rate.

Impact On Average Primary Residence

- The average impact for a Lehi homeowner is $35.52 per year, or $2.96 per month. This calculation is made considering a 45% exemption from market value for any owner of their primary residence. For this calculation, a home with a market value of $600,000 was used.

Impact On Average Commercial Property

- The average impact for a $600,000 commercial property in Lehi would be $64.58 per year, or $5.38 per month.

Departments Affected

- The proposed increase will provide additional funding for four departments. Additional funding for the police budget is $730,215. The fire department budget will increase by $621,428, and the parks budget will increase by $285,294. Increased funding for the justice court totals $92,537.

Operational Impact

- Increased funding for the police department will facilitate the addition of three patrol officers, one new school resource officer, one records clerk, and implement a shift differential pay program.
- Increased funding for the fire department will allow the city to increase pay for fire department personnel. The city strives to keep wages competitive relative to neighboring jurisdictions.
- Increased funding for the parks department will allow for three additional positions needed to keep up maintenance as the city's number and acreage of parks continues to increase
- Increased funding for the justice court will facilitate the hiring of one additional position to meet increasing demand as the city grows and patrol officers increase.

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.

- Reports will be made quarterly to the City Council to report performance and identify areas in the budget that may need to be adjusted.

Taxation

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

- Any debt issuance will be accompanied by the identification of the specific revenue stream which will be utilized to make debt service payments.

- The City will analyze its current debt to identify opportunities to take advantage of long-term borrowing to restructure or refund current debt to achieve improved interest rate and/or debt service payments.

- Finance professionals will be utilized in the area of advising and underwriting to obtain the best possible credit rating and interest rate. These professionals will be chosen based on their expertise and experience.

- Lehi City will regularly evaluate factors related to its credit rating. These factors will be used to develop policies which will maintain a high credit rating for the City.

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

Investment Policies

- Lehi City seeks to invest its idle cash in securities and deposits that provide safety and liquidity, while maintaining compliance with Utah State law.

- The City's objectives when determining investment alternatives will be based on (1) safety of principal, (2) liquidity, and (3) return on investment.

- The City will utilize the State of Utah's Public Treasurer's Investment Fund (PTIF) to invest its funds to emphasize security and liquidity.

- Lehi City will also engage investment advisors/brokers as needed to boost return, while keeping in line with liquidity needs and strict adherence to the Utah Money Management Act.

- As required by Utah State law, balances of all public funds will be reported semi annually.

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

- Fees will be evaluated on a regular basis. All fees should cover the full cost of the service provided. These costs include a fair allocation of administrative and facilities costs.

- General fund reserves are a critical component of a city's long-term financial health. Lehi City retains reserves as a protection against economic downturns and natural disasters. In addition to a 5 percent minimum fund balance, Lehi retains funds to hedge against a three-year downturn and recovery. Lehi also retains approximately 25 percent of the estimated cost of a major natural disaster event as a reserve.

- 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 and use a multi-year financial plan to identify issues of financial stress. The plan will propose possible solutions to any difficulties which are identified.

- Lehi will us a five-year rolling capital improvement plan with funding identified for all years linked to the operating budget and long-term financing strategy.

GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Taxes						
Current property taxes	$ 15,947,886	$ 17,043,541	$ 16,765,654	$ 19,315,334	28%	$ 2,271,793
911 Tax (pass through)	-	-	-	-	0%	-
General sales tax	25,258,129	26,087,522	26,140,076	27,565,800	40%	1,478,278
Franchise taxes	6,389,663	6,000,000	6,000,000	6,000,000	9%	-
Cell phone taxes	689,290	700,000	700,000	700,000	1%	-
Innkeeper taxes	345,791	400,000	400,000	400,000	1%	-
Total Taxes	**$ 48,630,759**	**$ 50,231,063**	**$ 50,005,730**	**$ 53,981,134**		
License and Permits						
Business licenses	$ 242,954	$ 170,000	$ 250,000	$ 250,000	0%	80,000
Building permits	5,628,752	2,786,000	2,786,000	2,786,000	4%	-
Accessory Dwelling Unit	4,253	-	-	-	0%	-
Plan reviews	1,428,622	1,200,000	1,200,000	1,200,000	2%	-
TI plan review & inspection	119,430	75,000	75,000	75,000	0%	-
Inspection fees	479,979	600,000	600,000	600,000	1%	-
State 1% building permit fees	57,291	20,000	20,000	20,000	0%	-
Total License and Permits	**$ 7,961,281**	**$ 4,851,000**	**$ 4,931,000**	**$ 4,931,000**		
Intergovernmental Revenue						
COPS Grant	$ 92,550	$ -	$ 115,000	$ 115,000	0%	115,000
Library grant	18,046	15,000	15,000	15,000	0%	-
Fire department grants	12,951	107,000	25,000	25,000	0%	(82,000)
County recreation grants	-	137,000	137,000	137,000	0%	-
State grants	83,110	75,000	75,000	75,000	0%	-
Grants	93,501	10,000	95,000	95,000	0%	85,000
Sr citizen building rental income	-	5,000	5,000	5,000	0%	-
Senior citizen income	60,540	50,000	50,000	50,000	0%	-

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Intergovernmental Revenue- Continued						
Alpine District / Police reimbursement	157,500	202,500	324,285	241,999	0%	39,499
County fire allocation	-	15,000	15,000	15,000	0%	-
Total Intergovernmental	**$ 518,198**	**$ 616,500**	**$ 856,285**	**$ 773,999**		
Charges For Service						
Library receipts	$ 13,588	$ 20,000	$ 20,000	$ 20,000	0%	-
Library video rental fees	15	-	-	-	0%	-
Special police revenue	117,393	100,000	100,000	100,000	0%	-
Sale of cemetery lots	235,200	250,000	250,000	250,000	0%	-
Headstone setting fee	5,950	4,500	4,500	4,500	0%	-
Cemetery burial fees	138,150	100,000	150,000	150,000	0%	50,000
Fire fees	96,034	100,000	100,000	100,000	0%	-
Ambulance fees	2,312,236	2,650,000	2,650,000	2,650,000	4%	-
Passports	92,808	100,000	100,000	100,000	0%	-
Total Charges for Service	**$ 3,011,373**	**$ 3,324,500**	**$ 3,374,500**	**$ 3,374,500**		
Fines and Forfeitures						
Court fines & forfeitures	$ 1,012,007	$ 950,000	$ 1,000,000	$ 1,000,000	1%	50,000
Enforcement fees	385	5,000	5,000	5,000	0%	-
Total Fines and Forfeitures	**$ 1,012,392**	**$ 955,000**	**$ 1,005,000**	**$ 1,005,000**		
Miscellaneous Revenues						
Interest earnings	$ 1,657,135	$ 650,000	$ 650,000	$ 850,000	1%	200,000
Traffic school	48,248	33,000	33,000	33,000	0%	-

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Miscellaneous Revenues - continued						
Park rental	106,653	100,000	100,000	100,000	0%	-
Portable stage rental	2,690	5,500	5,500	5,500	0%	-
Cellular one tower/park fee	30,833	10,000	30,000	30,000	0%	20,000
Sale of fixed assets	73,316	10,000	10,000	10,000	0%	-
Sale of city property	2,640	-	-	-	0%	-
Sale of materials	600	500	500	500	0%	-
Sale of history books	509	500	500	500	0%	-
Frances Comer trust donations	-	2,750	2,750	2,750	0%	-
Literacy center revenue	2,430	3,250	3,250	3,250	0%	-
Miss Lehi revenue	3,045	10,000	-	-	0%	(10,000)
Lehi roundup revenue	41,586	40,000	40,000	40,000	0%	-
Misc revenue contractors	100,171	90,000	101,000	101,000	0%	11,000
Office building rental fee	56,215	40,000	50,000	50,000	0%	10,000
Miscellaneous revenue	216,653	80,000	120,000	120,000	0%	40,000
Total Miscellaneous Revenues	**$ 2,342,724**	**$ 1,075,500**	**$ 1,146,500**	**$ 1,346,500**		
Contributions, Transfers & Admin						
Allocation from water & sewer	$ 590,496	$ 700,000	$ 1,025,000	$ 1,025,000	1%	325,000
Allocation from electric	540,996	700,000	1,025,000	1,025,000	1%	325,000
Administrative charges RDA	1,008,365	1,350,000	1,350,000	1,350,000	2%	-
Fund balance reappropriation	-	954,105	-	886,230	1%	(67,875)
Total Contributions & Transfers	**$ 2,139,857**	**$ 3,704,105**	**$ 3,400,000**	**$ 4,286,230**		
Total General Fund Revenues	**$ 65,616,585**	**$ 64,757,668**	**$ 64,719,015**	**$ 69,698,363**	**100%**	**$ 4,940,695**

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Justice court	$ 717,789	$ 783,666	$ 1,006,576	$ 914,039	1%	$ 130,373
City recorder	232,377	451,370	440,189	274,464	0%	(176,906)
Administration	1,639,414	1,959,378	2,035,646	2,035,646	3%	76,268
Human resources	635,961	658,894	835,861	709,247	1%	50,353
Treasury	638,367	641,731	716,395	716,395	1%	74,664
Finance	802,204	821,082	981,981	877,187	1%	56,105
Mayor & City Council	464,148	494,323	518,214	518,214	1%	23,891
Legal services	970,496	1,063,465	1,119,283	1,119,283	2%	55,818
Emergency management	135,488	191,638	203,806	180,987	0%	(10,651)
Information Center	644,633	711,373	884,212	783,191	1%	71,818
Police	14,436,710	15,351,092	18,143,069	17,434,709	25%	2,083,617
Fire	11,966,773	12,855,658	14,550,735	13,924,908	20%	1,069,250
Planning & zoning	1,108,352	1,297,862	1,576,539	1,386,317	2%	88,455
Development Services (Building Dept)	1,881,559	1,991,299	2,185,480	2,049,571	3%	58,272
Economic development	253,335	283,826	295,867	295,867	0%	12,041
Streets & public improvements	2,347,191	2,570,974	2,842,618	2,794,828	4%	223,854
Engineering	1,123,752	1,237,304	1,303,666	1,303,666	2%	66,362
Parks	5,463,200	6,396,985	7,893,500	6,629,386	10%	232,401
Community events	615,203	536,900	548,644	548,644	1%	11,744
Senior citizen	313,159	430,077	427,458	427,458	1%	(2,619)
Library	1,759,438	2,018,412	2,295,695	2,163,699	3%	145,287
Literacy center	410,263	548,493	665,467	665,467	1%	116,974
Cemetery	713,605	879,014	836,703	836,703	1%	(42,311)
Museum	658,284	311,800	311,800	311,800	0%	-
Non-departmental	16,202,728	11,508,252	10,796,687	10,796,687	15%	(711,565)
Total General Fund Expenditures	**$ 66,134,430**	**$ 65,994,868**	**$ 73,416,091**	**$ 69,698,363**	**100%**	**$ 3,703,495**
Surplus/(Deficit)	**$ (517,845)**	**$ (1,237,200)**	**$ (8,697,076)**	**$ -**		

HUMAN RESOURCES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	4	4	5	4		0
Salaries & Wages	$ 336,017	$ 357,050	$ 459,215	$ 382,255	54%	$ 25,205
Employee Benefits	154,411	166,604	232,645	183,991	26%	17,387
Books, Subscriptions, Memberships	920	5,100	1,500	1,500	0%	(3,600)
Travel & Training	3,823	5,000	5,000	5,000	1%	-
Office Supplies	3,471	2,750	2,750	2,750	0%	-
IT Fund Charges	45,000	45,000	45,500	45,000	6%	-
Equipment Maintenance	-	800	800	800	0%	-
Risk Mgmt Fund Charges	5,004	5,000	5,500	5,000	1%	-
Professional & Technical	81,312	61,005	72,366	72,366	10%	11,361
Miscellaneous	6,005	10,585	10,585	10,585	1%	-
Total HR Expenditures	**$ 635,961**	**$ 658,894**	**$ 835,861**	**$ 709,247**	**100%**	**$ 50,353**

JUSTICE COURT

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTE's	5.5	5.5	7.5	6.5		1
Salaries & Wages	$ 381,757	$ 411,827	$ 536,987	$ 486,443	53%	$ 74,616
Overtime	184	750	750	750	0%	-
Employee Benefits	134,488	147,954	245,704	203,711	22%	55,757
Books, Subscriptions, Memberships	1,103	1,000	1,000	1,000	0%	-
Travel & Training	8,020	13,100	13,100	13,100	1%	-
Office Supplies	10,521	11,000	11,000	11,000	1%	-
Building & Grounds	90,000	90,000	90,000	90,000	10%	-
IT Fund Charges	35,004	35,000	35,000	35,000	4%	-
Utilities	17,959	18,000	18,000	18,000	2%	-
Equipment Maintenance	664	1,800	1,800	1,800	0%	-
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	1%	-
Electricity - Lehi City Power	4,021	5,575	5,575	5,575	1%	-
Professional & Technical	24,339	34,660	34,660	34,660	4%	-
Witness & Jury Fees	440	4,000	4,000	4,000	0%	-
Miscellaneous	4,284	4,000	4,000	4,000	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Justice Court Expenditures	**$ 717,789**	**$ 783,666**	**$ 1,006,576**	**$ 914,039**	**100%**	**$ 130,373**

CITY RECORDER

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	1	1.5	2	1.5		0
Salaries & Wages	$ 112,552	$ 120,934	$ 159,822	$ 131,822	48%	$ 10,888
Employee Benefits	51,567	55,536	103,297	60,913	22%	5,377
Books, Subscriptions, Memberships	2,347	5,000	5,000	5,000	2%	-
Public Notices	545	7,500	7,500	7,500	3%	-
Travel & Training	2,213	4,000	4,000	4,000	1%	-
Office Supplies	263	2,500	2,900	2,500	1%	-
IT Fund Charges	18,996	19,000	20,700	19,000	7%	-
Equipment Maintenance	24,776	20,800	-	-	0%	(20,800)
Risk Mgmt Fund Charges	996	1,000	5,000	5,000	2%	4,000
Professional & Technical	4,111	12,100	69,774	29,729	11%	17,629
Miscellaneous	13,534	11,000	9,000	9,000	3%	(2,000)
Election Expense	476	192,000	-	-	0%	(192,000)
Capital Outlay	-	-	53,196	-	0%	-
Total City Recorder Expenditures	**$ 232,377**	**$ 451,370**	**$ 440,189**	**$ 274,464**	**100%**	**$ (176,906)**

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	9.5	11.5	11.5	11.5		0
Salaries & Wages	$ 978,759	$ 1,109,410	$ 1,178,315	$ 1,178,315	58%	$ 68,905
Overtime	889	-	-	-	0%	-
Employee Benefits	401,706	511,405	549,538	549,538	27%	38,133
Books, Subcriptions, Memberships	10,924	12,830	20,330	20,330	1%	7,500
Public Notices	-	1,000	1,000	1,000	0%	-
Travel & Training	37,724	39,000	39,000	39,000	2%	-
Office Supplies	4,225	21,190	18,700	18,700	1%	(2,490)
Fleet Fund Charges	18,738	18,662	18,662	18,662	1%	-
Fuel	681	500	500	500	0%	-
IT Fund Charges	24,600	24,601	24,601	24,601	1%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	0%	-
Professional & Technical	40,473	78,880	50,000	50,000	2%	(28,880)
Public Defender	62,967	100,000	75,000	75,000	4%	(25,000)
Miscellaneous	47,733	31,900	50,000	50,000	2%	18,100
Capital	-	-	-	-	0%	-
Total Administration Expenditures	**$ 1,639,414**	**$ 1,959,378**	**$ 2,035,646**	**$ 2,035,646**	**100%**	**$ 76,268**

TREASURY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	5	5	5	5		0
Salaries & Wages	$ 338,628	$ 351,504	$ 382,278	$ 382,278	53%	$ 30,774
Employee Benefits	214,164	213,527	244,417	244,417	34%	30,890
Books, Subscriptions, Memberships	25	1,000	1,000	1,000	0%	-
Travel & Training	1,947	4,000	4,000	4,000	1%	-
Office Supplies	3,607	3,200	3,200	3,200	0%	-
IT Fund Charges	45,996	46,000	46,000	46,000	6%	-
Equipment Maintenance	-	500	500	500	0%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	1%	-
Professional & Technical	23,661	11,000	24,000	24,000	3%	13,000
Miscellaneous	343	1,000	1,000	1,000	0%	-
Total Treasury Expenditures	**$ 638,367**	**$ 641,731**	**$ 716,395**	**$ 716,395**	**100%**	**$ 74,664**

FINANCE

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTE's	4	4	5	4		0
Salaries & Wages	$ 446,102	$ 462,290	$ 545,171	$ 484,851	55%	$ 22,561
Employee Benefits	206,667	213,007	276,025	231,551	26%	18,544
Books, Subscriptions, Memberships	1,641	2,246	2,246	2,246	0%	-
Travel & Training	5,180	6,500	6,500	6,500	1%	-
Office Supplies	25,626	10,000	25,000	25,000	3%	15,000
IT Fund Charges	40,488	40,489	40,489	40,489	5%	-
Equipment Maintenance	265	1,500	1,500	1,500	0%	-
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	1%	-
Professional & Technical	13,780	30,000	20,000	20,000	2%	(10,000)
Yearly audit	56,000	46,000	56,000	56,000	6%	10,000
Budget award	575	550	550	550	0%	-
Miscellaneous	875	3,500	3,500	3,500	0%	-
Total Finance Expenditures	**$ 802,204**	**$ 821,082**	**$ 981,981**	**$ 877,187**	**100%**	**$ 56,105**

MAYOR & CITY COUNCIL

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	6	6	6	6		0
Salaries & Wages	$ 177,137	$ 183,121	$ 189,786	$ 189,786	37%	$ 6,665
Employee Benefits	135,884	156,202	158,428	158,428	31%	2,226
Books, Subscriptions, Memberships	66,693	65,000	75,000	75,000	14%	10,000
Travel & Training	27,211	10,000	30,000	30,000	6%	20,000
Office Supplies	-	3,000	-	-	0%	(3,000)
Reimb. Expenses	-	5,000	-	-	0%	(5,000)
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	2%	-
IT Fund Charges	20,004	20,000	20,000	20,000	4%	-
Professional & Technical	24,231	25,000	25,000	25,000	5%	-
Miscellaneous	2,993	17,000	10,000	10,000	2%	(7,000)
Total City Council Expenditures	**$ 464,148**	**$ 494,323**	**$ 518,214**	**$ 518,214**	**100%**	**$ 23,891**

LEGAL SERVICES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	5.5	6.5	6.5	6.5		0
Salaries & Wages	$ 619,819	$ 666,855	$ 698,310	$ 698,310	62%	$ 31,455
Employee Benefits	252,491	288,776	313,139	313,139	28%	24,363
Books, Subscriptions, Memberships	9,140	13,300	13,300	13,300	1%	-
Travel & Training	4,975	8,500	8,500	8,500	1%	-
Office Supplies	1,774	10,000	10,000	10,000	1%	-
IT Fund Charges	23,532	23,534	23,534	23,534	2%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	1%	-
Professional & Technical	23,375	40,000	40,000	40,000	4%	-
Prosecutor Outside Counsel	22,980	-	-	-	0%	-
Miscellaneous	2,414	2,500	2,500	2,500	0%	-
Total Legal Services Expenditures	**$ 970,496**	**$ 1,063,465**	**$ 1,119,283**	**$ 1,119,283**	**100%**	**$ 55,818**

EMERGENCY MANAGEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	1	1	1	1		0
Salaries & Wages	$ 79,906	$ 83,592	$ 86,935	$ 86,935	48%	$ 3,343
Employee Benefits	45,607	50,346	55,052	55,052	30%	4,706
Travel & Training	299	3,500	3,500	3,500	2%	-
Office Supplies	34	500	500	500	0%	-
Fleet Fund Charges	-	-	22,819	-	0%	-
Professional & Technical	-	10,000	5,000	5,000	3%	(5,000)
Program Expenditures	113	3,000	2,000	2,000	1%	(1,000)
Miscellaneous	7,161	21,700	15,000	15,000	8%	(6,700)
Cert Program	2,176	6,000	-	-	0%	(6,000)
Rehab Program	193	13,000	13,000	13,000	7%	-
Capital Outlay	-	-	-	-	0%	-
Total Emergency Mgmt Expenditures	**$ 135,488**	**$ 191,638**	**$ 203,806**	**$ 180,987**	**100%**	**$ (10,651)**

INFORMATION CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	7.5	7.5	8.5	7.5		0
Salaries & Wages	$ 388,571	$ 411,670	$ 484,094	$ 426,790	54%	$ 15,120
Overtime	-	-	-	-	0%	-
Employee Benefits	210,652	223,388	307,303	263,586	34%	40,198
Books, Subscriptions, Memberships	-	21,000	21,000	21,000	3%	-
Travel & Training	4,300	6,150	6,150	6,150	1%	-
Office Supplies	2,753	5,600	5,600	5,600	1%	-
IT Fund Charges	27,060	27,065	27,065	27,065	3%	-
Professional & Technical	3,762	7,500	24,000	24,000	3%	16,500
Miscellaneous	7,535	9,000	9,000	9,000	1%	-
Capital Outlay	-	-	-	-	0%	-
Total Information Center Expenditures	**$ 644,633**	**$ 711,373**	**$ 884,212**	**$ 783,191**	**100%**	**$ 71,818**

POLICE

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	80.5	84.5	94.5	89.5		5
Salaries & Wages	$ 7,265,627	$ 7,883,604	$ 9,087,547	$ 8,768,875	50%	$ 885,271
Overtime	790,192	333,166	333,166	333,166	2%	-
Employee Benefits	4,149,038	4,855,147	5,933,386	5,674,794	33%	819,647
Uniforms	143,895	69,020	139,320	134,040	1%	65,020
Tactical Equipment	21,539	51,825	109,275	70,975	0%	19,150
Books, Subscriptions, Memberships	5,402	4,338	4,338	4,338	0%	-
Travel & Training	93,716	65,550	89,850	79,050	0%	13,500
Office Supplies	27,873	31,000	32,450	32,450	0%	1,450
Fleet Fund Charges	546,396	553,275	692,424	629,580	4%	76,305
Fuel	185,168	206,000	206,000	206,000	1%	-
Buildings & Grounds O&M	175,165	175,000	175,000	175,000	1%	-
Utilities	7,433	17,500	17,500	17,500	0%	-
Equipment Maintenance	170,415	266,350	255,950	255,950	1%	(10,400)
Miscellaneous Supplies	23,890	30,890	30,890	30,890	0%	-
Electricity - Lehi City Power	89,472	60,000	90,000	90,000	1%	30,000
Professional & Technical	399,116	321,118	436,664	422,792	2%	101,674
IT Fund Charges	173,916	273,921	298,921	298,921	2%	25,000
Risk Mgmt Fund Charges	50,004	50,000	60,000	60,000	0%	10,000
K9 Supplies	8,387	12,000	12,000	12,000	0%	-
Firearms & Supplies	22,455	47,800	47,800	47,800	0%	-
Miscellaneous	25,612	25,588	25,588	25,588	0%	-
Capital Outlay	12,811	-	-	-	0%	-
Communities That Care Expenses	42,976	10,000	10,000	10,000	0%	-
Tobacco Grant Expenses	-	-	47,000	47,000	0%	47,000
NOVA Expenses	5,663	6,000	6,000	6,000	0%	-
RAD Kids Expenses	550	2,000	2,000	2,000	0%	-
Total Police Expenditures	**$ 14,436,710**	**$ 15,351,092**	**$ 18,143,069**	**$ 17,434,709**	**100%**	**$ 2,083,622**

FIRE

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	82.5	82.5	84.5	83.5		1
Salaries & Wages	$ 6,205,051	$ 6,580,377	$ 7,680,348	$ 7,324,362	53%	$ 743,985
Overtime	194,137	258,650	283,650	283,650	2%	25,000
Employee Benefits	3,043,465	3,353,287	3,571,466	3,565,655	26%	212,368
Uniforms	128,296	103,107	142,757	135,432	1%	32,325
Books, Subscriptions, Memberships	9,047	23,150	23,150	23,150	0%	-
Travel & Training	50,062	47,410	57,410	57,410	0%	10,000
Office Supplies	15,101	22,400	21,950	20,975	0%	(1,425)
Fleet Fund Charges	1,244,400	1,244,394	1,394,620	1,253,890	9%	9,496
Fuel	83,779	101,000	101,000	101,000	1%	-
Buildings & Grounds O&M	91,585	276,000	276,000	276,000	2%	-
Utilities	29,844	24,000	30,000	30,000	0%	6,000
Equipment Maintenance	74,020	74,500	74,500	74,500	1%	-
Electricity - Lehi City Power	77,085	50,000	80,000	80,000	1%	30,000
Professional & Technical	71,175	86,450	107,450	107,450	1%	21,000
IT Fund Charges	67,572	67,573	92,573	92,573	1%	25,000
Risk Mgmt Fund Charges	50,004	50,000	60,000	60,000	0%	10,000
Education	5,644	30,550	30,550	30,550	0%	-
First Aid Supplies	152,013	135,450	135,450	135,450	1%	-
Miscellaneous	182,221	327,360	252,860	252,860	2%	(74,500)
Capital Outlay	192,272	-	135,000	20,000	0%	20,000
Total Fire Expenditures	**$ 11,966,773**	**$ 12,855,658**	**$ 14,550,735**	**$ 13,924,908**	**100%**	**$ 1,069,250**

PLANNING & ZONING

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	7.25	8.25	9.25	8.25		0
Salaries & Wages	$ 711,042	$ 822,260	$ 918,769	$ 858,449	62%	$ 36,189
Employee Benefits	308,828	332,553	455,908	411,434	30%	78,881
Books, Subscriptions, Memberships	3,977	3,000	3,000	3,000	0%	-
Public Notices	-	9,000	-	-	0%	(9,000)
Travel & Training	5,113	13,300	13,300	13,300	1%	-
Office Supplies	5,457	12,500	14,200	12,500	1%	-
Fleet Fund Charges	3,504	3,500	3,500	3,500	0%	-
Fuel	289	500	500	500	0%	-
Equipment Maintenance	-	4,295	-	-	0%	(4,295)
Professional & Technical	13,412	32,320	17,815	17,815	1%	(14,505)
IT Fund Charges	29,532	29,534	31,719	31,719	2%	2,185
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	1%	-
Recording Fees	5,355	6,000	6,000	6,000	0%	-
Standards Update	-	1,000	-	-	0%	(1,000)
Enviornmental Sustainablitity Program	9,240	15,600	99,328	15,600	1%	-
Miscellaneous	2,608	2,500	2,500	2,500	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Planning Expenditures	**$ 1,108,352**	**$ 1,297,862**	**$ 1,576,539**	**$ 1,386,317**	**100%**	**$ 88,455**

DEVELOPMENT SERVICES (BUILDING INSPECTION)

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	15.5	15.5	16.5	15.5		0
Salaries & Wages	$ 1,143,424	$ 1,227,339	$ 1,340,165	$ 1,257,215	61%	$ 29,876
Overtime	6,948	10,000	10,000	10,000	0%	-
Employee Benefits	569,835	628,167	708,923	658,764	32%	30,597
Uniforms	3,612	4,400	4,400	4,400	0%	-
Books, Subscriptions, Memberships	6,505	9,000	9,800	9,000	0%	-
Travel & Training	16,168	17,000	17,000	17,000	1%	-
Office Supplies	19,000	9,000	11,000	9,000	0%	-
Fleet Fund Charges	24,600	24,601	24,601	24,601	1%	-
Fuel	15,115	20,500	20,500	20,500	1%	-
Equipment Maintenance	-	2,200	-	-	0%	(2,200)
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	0%	-
Professional & Technical	40,537	-	-	-	0%	-
IT Fund Charges	22,884	22,882	22,882	22,882	1%	-
Miscellaneous	2,860	6,210	6,210	6,210	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Building Inspection Expenditures	**$ 1,881,559**	**$ 1,991,299**	**$ 2,185,480**	**$ 2,049,571**	**100%**	**$ 58,272**

ECONOMIC DEVELOPMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	1	1	1	1		0
Salaries & Wages	$ 153,079	$ 158,998	$ 168,549	$ 168,549	57%	$ 9,551
Employee Benefits	58,932	60,553	65,743	65,743	22%	5,190
Books, Subscriptions, Memberships	12,037	19,200	19,200	19,200	6%	-
Public Notices	-	1,200	-	-	0%	(1,200)
Travel & Training	4,894	7,875	7,875	7,875	3%	-
Office Supplies	80	1,500	1,500	1,500	1%	-
IT Fund Charges	9,996	10,000	10,000	10,000	3%	-
Permits & Licenses	-	1,500	-	-	0%	(1,500)
Risk Management Charges	5,004	5,000	5,000	5,000	2%	-
Professional & Technical	9,579	8,000	8,000	8,000	3%	-
Miscellaneous	(266)	10,000	10,000	10,000	3%	-
Total Economic Develop Expenditures	**$ 253,335**	**$ 283,826**	**$ 295,867**	**$ 295,867**	**100%**	**$ 12,041**

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	18.75	16.75	17.75	17.75		1
Salaries & Wages	$ 1,005,373	$ 1,113,657	$ 1,214,064	$ 1,214,064	43%	$ 100,407
Overtime	65,139	70,000	80,000	80,000	3%	10,000
Employee Benefits	569,764	663,183	693,365	693,365	25%	30,182
Uniforms	8,247	8,700	9,700	9,700	0%	1,000
Books, Subscriptions, Memberships	-	200	200	200	0%	-
Travel & Training	13,431	27,000	27,000	27,000	1%	-
Office Supplies	4,036	5,500	5,500	5,500	0%	-
Fleet Fund Charges	437,232	437,234	557,289	509,499	18%	72,265
Buildings & Grounds	77,425	75,000	75,000	75,000	3%	-
Utilities	10,369	7,612	7,612	7,612	0%	-
Equipment Maintenance	29,323	30,000	35,000	35,000	1%	5,000
Risk Mgmt Fund Charges	24,996	25,000	25,000	25,000	1%	-
Electricity - Lehi City Power	32,454	30,000	30,000	30,000	1%	-
Professional & Technical	29,281	30,000	30,000	30,000	1%	-
IT Fund Charges	15,384	15,388	15,388	15,388	1%	-
Department Supplies	24,738	30,000	35,000	35,000	1%	5,000
Landfill Closure/Postclosure	-	2,500	2,500	2,500	0%	-
Capital	-	-	-	-	0%	-
Total Streets Expenditures	**$ 2,347,191**	**$ 2,570,974**	**$ 2,842,618**	**$ 2,794,828**	**100%**	**$ 223,854**

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	6	6.5	6.5	6.5		0
Salaries & Wages	$ 718,373	$ 768,511	$ 805,873	$ 805,873	62%	$ 37,362
Employee Benefits	325,397	350,171	382,671	382,671	29%	32,500
Uniforms	745	600	600	600	0%	-
Books, Subscriptions, Memberships	850	2,500	2,500	2,500	0%	-
Travel & Training	7,494	9,500	9,500	9,500	1%	-
Office Supplies	357	10,500	9,000	9,000	1%	(1,500)
Fleet Fund Charges	3,000	3,000	3,000	3,000	0%	-
Fuel	-	1,000	1,000	1,000	0%	-
IT Fund Charges	25,020	25,022	30,479	30,479	2%	5,457
Equipment Maintenance	15,354	31,000	23,543	23,543	2%	(7,457)
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	1%	-
Professional & Technical	16,934	25,000	25,000	25,000	2%	-
Miscellaneous	233	500	500	500	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Engineering Expenditures	**$ 1,123,752**	**$ 1,237,304**	**$ 1,303,666**	**$ 1,303,666**	**100%**	**$ 66,362**

PARKS

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	45.5	49	53	53		4
Salaries & Wages	$ 2,157,884	$ 2,508,708	$ 2,784,094	$ 2,784,094	42%	$ 275,386
Overtime	98,820	55,000	55,000	55,000	1%	-
Employee Benefits	965,652	1,175,122	1,391,934	1,391,934	21%	216,812
Uniforms	10,129	10,730	10,730	10,730	0%	-
Travel & Training	22,154	22,000	22,000	22,000	0%	-
Office Supplies	1,744	2,000	2,000	2,000	0%	-
Fleet Fund Charges	112,212	168,536	261,290	216,639	3%	48,103
Fuel	57,165	82,000	82,000	82,000	1%	-
Buildings & Grounds O&M	251,762	225,000	225,000	225,000	3%	-
Utilities	28,914	29,979	29,979	29,979	0%	-
Equipment Maintenance	39,772	44,526	44,526	44,526	1%	-
Risk Mgmt Fund Charges	24,996	25,000	26,000	26,000	0%	1,000
Electricity - Lehi City Power	253,280	100,000	245,000	245,000	4%	145,000
Professional & Technical	399,102	399,500	459,100	459,100	7%	59,600
IT Fund Charges	31,020	31,021	31,021	31,021	0%	-
Tree Care	167,286	168,000	168,000	168,000	3%	-
Miscellaneous	29,054	39,484	54,484	54,484	1%	15,000
Paved Trail & Parking Lot Maintenance	36,058	35,000	50,000	50,000	1%	15,000
Concrete Maintenance	24,922	25,000	25,000	25,000	0%	-
Snow Removal	15,526	25,000	25,000	25,000	0%	-
Park Maintenance	361,954	443,379	502,879	502,879	8%	59,500
Park Pavilion & Playground Upgrades	99,087	100,000	100,000	100,000	2%	-
Capital Outlay	274,706	682,000	1,298,463	79,000	1%	(603,000)
Total Parks Expenditures	**$ 5,463,200**	**$ 6,396,985**	**$ 7,893,500**	**$ 6,629,386**	**100%**	**$ 232,401**

COMMUNITY EVENTS

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Cultural Arts Council Expense	$ 78,000	$ 78,000	$ 78,000	$ 78,000	14%	$ -
Miss Lehi Pageant	40,549	22,000	22,000	22,000	4%	-
Lehi Float	14,000	16,000	16,000	16,000	3%	-
Lehi Parade & Events Committee	2,657	-	-	-	0%	-
Youth City Council	16,317	15,000	15,000	15,000	3%	-
Lehi Silver Band	2,500	2,500	2,500	2,500	0%	-
Community Beautification	5,096	11,000	11,000	11,000	2%	-
Brochures Published	-	3,000	3,000	3,000	1%	-
Special Projects	21,875	90,000	90,000	90,000	16%	-
National Night Out Event	9,456	5,000	6,500	6,500	1%	1,500
Archives Donation	33,000	33,000	33,000	33,000	6%	-
Fireworks Show	26,000	25,000	25,000	25,000	5%	-
Parks & Trails Committee	-	1,700	1,700	1,700	0%	-
Special Events	365,253	214,700	224,944	224,944	41%	10,244
Just for Kids	500	20,000	20,000	20,000	4%	-
Total Comm Events Expenditures	**$ 615,203**	**$ 536,900**	**$ 548,644**	**$ 548,644**	**100%**	**$ 11,744**

SENIOR CITIZEN

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	3.5	3.5	3.5	3.5		0
Salaries & Wages	$ 156,124	$ 194,219	$ 193,069	$ 193,069	45%	$ (1,150)
Overtime	2,902	3,000	3,000	3,000	1%	-
Employee Benefits	57,684	63,360	67,254	67,254	16%	3,894
Travel & Training	8,142	12,000	12,000	12,000	3%	-
Office Supplies	1,077	4,000	4,000	4,000	1%	-
Senior Citizen - Bldgs & Grounds	24,996	25,000	25,000	25,000	6%	-
Professional & Technical	-	1,650	-	-	0%	(1,650)
Program Expenditures	38,621	94,848	76,136	76,136	18%	(18,712)
Meal Management	23,273	23,000	38,000	38,000	9%	15,000
Miscellaneous	340	9,000	9,000	9,000	2%	-
Capital Outlay	-	-	-	-	0%	-
Total Senior Citizen Expenditures	**$ 313,159**	**$ 430,077**	**$ 427,458**	**$ 427,458**	**100%**	**$ (2,619)**

LIBRARY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	22	24	24	24		0
Salaries & Wages	$ 886,225	$ 1,003,306	$ 1,114,673	$ 1,039,087	48%	$ 35,781
Employee Benefits	337,395	374,188	441,694	441,694	20%	67,506
Books	234,451	295,000	325,000	295,000	14%	-
Subscriptions	10,545	11,998	21,998	21,998	1%	10,000
Travel & Training	1,633	7,000	7,000	7,000	0%	-
Office Supplies	29,803	41,000	41,000	41,000	2%	-
Equipment Maintenance	64,321	67,280	67,280	67,280	3%	-
Buildings & Grounds O&M	50,710	50,000	50,000	50,000	2%	-
Utilities	84	10,000	10,000	10,000	0%	-
Story Hour Expense	15,847	12,250	12,250	12,250	1%	-
Risk Mgmt Fund Charges	24,996	25,000	25,000	25,000	1%	-
Electricity - Lehi City Power	2,310	18,000	-	-	0%	(18,000)
Professional & Technical	17,771	18,000	18,000	18,000	1%	-
Collections	3,017	4,000	4,000	4,000	0%	-
Fleet Fund Charges	-	-	8,410	-	0%	-
IT Fund Charges	66,564	66,560	116,560	116,560	5%	50,000
Miscellaneous	13,766	14,830	32,830	14,830	1%	-
Capital Outlay	-	-	-	-	0%	-
Total Library Expenditures	**$ 1,759,438**	**$ 2,018,412**	**$ 2,295,695**	**$ 2,163,699**	**100%**	**$ 145,287**

LITERACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	6.5	6.5	8.5	8.5		2
Salaries & Wages	$ 260,953	$ 336,974	$ 442,116	$ 442,116	66%	$ 105,142
Employee Benefits	59,826	106,269	118,101	118,101	18%	11,832
Books, Subscriptions, Memberships	355	500	500	500	0%	-
Travel & Training	-	1,000	1,000	1,000	0%	-
Office Supplies	3,060	5,000	5,000	5,000	1%	-
Buildings & Grounds O&M	24,996	25,000	25,000	25,000	4%	-
Utilities	3,774	5,500	5,500	5,500	1%	-
Equipment Maintenance	-	750	750	750	0%	-
Risk Mgmt Fund Charges	26,252	25,000	25,000	25,000	4%	-
Electricity - Lehi City Power	6,472	6,500	6,500	6,500	1%	-
Program Expenditures	1,802	3,000	3,000	3,000	0%	-
IT Fund Charges	20,004	20,000	20,000	20,000	3%	-
Miscellaneous	2,770	3,000	3,000	3,000	0%	-
Capital Outlay	-	10,000	10,000	10,000	2%	-
Total Literacy Center Expenditures	**$ 410,263**	**$ 548,493**	**$ 665,467**	**$ 665,467**	**100%**	**$ 116,974**

CEMETERY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	7	7	7	7		0
Salaries & Wages	$ 312,182	$ 346,708	$ 371,884	$ 371,884	44%	$ 25,176
Overtime	11,253	3,500	3,500	3,500	0%	-
Employee Benefits	142,424	159,949	196,741	196,741	24%	36,792
Uniforms	1,500	1,800	1,800	1,800	0%	-
Newspaper Expense	-	357	357	357	0%	-
Travel & Training	961	2,000	2,000	2,000	0%	-
Office Supplies	1,776	2,000	2,000	2,000	0%	-
Fleet Fund Charges	15,000	15,000	15,000	15,000	2%	-
Fuel	1,578	2,000	2,000	2,000	0%	-
Cemetery Maintenance	32,910	29,000	29,000	29,000	3%	-
Utilities	7,064	5,879	8,000	8,000	1%	2,121
Equipment Maintenance	16,020	16,000	16,000	16,000	2%	-
Risk Mgmt Fund Charges	20,004	20,000	20,000	20,000	2%	-
Electricity - Lehi City Power	4,830	3,000	5,000	5,000	1%	2,000
Professional & Technical	24,468	25,000	25,000	25,000	3%	-
IT Fund Charges	9,324	9,321	9,321	9,321	1%	-
Safety	440	-	-	-	0%	-
Purchase Trees	7,159	8,500	8,500	8,500	1%	-
Miscellaneous	8,980	9,000	9,000	9,000	1%	-
Capital Outlay	95,731	220,000	111,600	111,600	13%	(108,400)
Total Cemetery Expenditures	**$ 713,605**	**$ 879,014**	**$ 836,703**	**$ 836,703**	**100%**	**$ (42,311)**

MUSEUM

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Buildings & Grounds O&M	$ 15,000	$ 15,000	$ 15,000	$ 15,000	5%	$ -
Utilities	3,546	6,800	6,800	6,800	2%	-
Electricity - Lehi City Power	8,491	10,000	10,000	10,000	3%	-
Museum Contribution	260,000	260,000	260,000	260,000	83%	-
Miscellaneous	2,900	20,000	20,000	20,000	6%	-
Capital	368,347	-	-	-	0%	-
Total Museum Expenditures	**$ 658,284**	**$ 311,800**	**$ 311,800**	**$ 311,800**	**100%**	**-**

NON-DEPARTMENTAL

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Utilities	$ 315,031	$ 245,000	$ 245,000	$ 245,000	2%	$ -
Credit Card & Bank Charges	57,821	50,000	50,000	50,000	0%	-
Document Imaging (HRIS/Timesheet)	-	-	-	-	0%	-
Contribution to Risk Fund	985,016	685,000	685,000	685,000	6%	-
Contribution to Fleet Fund	-	-	-	-	0%	-
Employee Appreciation	137,201	100,000	100,000	100,000	1%	-
Contrib to Recreation Facilities Fund	2,338,440	2,338,434	2,638,266	2,638,266	24%	299,832
Museum Project Thanksgiving Point	100,000	100,000	100,000	100,000	1%	-
Contribution to Chamber	10,000	12,000	12,000	12,000	0%	-
Fox Hollow Golf Course	225,000	275,000	275,000	275,000	3%	-
Contingency	40,207	100,000	100,000	100,000	1%	-
MAG Contribution	56,017	25,000	57,000	57,000	1%	32,000
Branding	17,536	20,000	20,000	20,000	0%	-
Mayor/Council Special Projects	52,278	50,000	50,000	50,000	0%	-
Contribution to IT Fund	501,804	501,801	501,801	501,801	5%	-
Contribution to Capital Projects Fund	6,500,000	1,000,000	-	-	0%	(1,000,000)
Intergovernmental Relations	138,740	75,000	75,000	75,000	1%	-
Employee Wellness	207,179	150,000	150,000	150,000	1%	-
UVSSD dispatch costs	705,262	650,907	650,907	650,907	6%	-
Market Adjustment	-	180,000	200,000	200,000	2%	20,000
Health Insurance Reserve Fund	-	600,000	600,000	600,000	6%	-
Information fair	-	10,000	10,000	10,000	0%	-
VIPS	4,777	5,000	5,000	5,000	0%	-
Contribution to Bldgs/Grounds Fund	602,124	922,122	922,122	922,122	9%	-
Transfer to Local Building Authority	1,534,680	1,739,675	1,676,278	1,676,278	16%	(63,397)
Transfer to Debt Service	1,673,616	1,673,313	1,673,313	1,673,313	15%	-
Total Non-Departmental Expenditures	**$ 16,202,728**	**$ 11,508,252**	**$ 10,796,687**	**$ 10,796,687**	**100%**	**$ (711,565)**

CLASS "C" ROADS

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Class 'C" Road Allotment	$ 4,706,192	$ 3,600,000	$ 4,500,000	$ 4,500,000	58%	$ 900,000
Utah County Transportation Tax	2,278,474	2,100,000	2,250,000	2,250,000	29%	150,000
Lehi Trasportation Tax	972,800	900,000	950,000	950,000	12%	50,000
Interest Earnings	147,027	-	-	-	0%	-
Re-appropriate balance	-	-	-	-	0%	-
Total Revenues	$ 8,104,493	$ 6,600,000	$ 7,700,000	$ 7,700,000	100%	$ 1,100,000
Expenditures						
Salaries & Wages	$ -	$ 157,637	$ 159,208	$ 159,208	2%	1,571
Employee Benefits	-	66,488	107,152	107,152	1%	40,664
Road Maintenance	1,785,802	1,800,000	2,000,000	2,000,000	26%	200,000
Snow Removal & Salt	159,119	160,000	160,000	160,000	2%	-
Striping	274,685	300,000	300,000	300,000	4%	-
Equipment rental	73,500	75,000	100,000	100,000	1%	25,000
Street signs	99,095	125,000	125,000	125,000	2%	-
Traffic Control Updates	15,792	20,000	20,000	20,000	0%	-
Road Reconstruction Projects	2,396,538	3,185,000	2,375,000	2,375,000	31%	(810,000)
Signal Lights & Signal Development	53,354	525,000	425,000	425,000	6%	(100,000)
Future Site Plan Land Purchase	3,627,087	-	-	-	0%	-
Loader	-	213,742	213,742	213,742	3%	-
ADA Sidewalks/Sidewalk Replacement	674,536	825,000	825,000	825,000	11%	-
Fleet Fund Charges	119,484	136,959	136,959	136,959	2%	-
Fuel	51,402	77,000	77,000	77,000	1%	-
Reserves	-	-	675,939	675,939	9%	675,939
Total Expenditures	$ 9,330,394	$ 7,666,826	$ 7,700,000	$ 7,700,000	100%	$ (9,061)
Surplus(Deficit)	**$ (1,225,901)**	**$ (1,066,826)**	**$ -**	**$ -**		

LIQUOR FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
Liquor fund allottment	102,917	90,000	100,000	100,000	100%	10,000
Re-appropriate fund balance	-	-	-	-	0%	-
Total Revenues	$ 102,917	$ 90,000	$ 100,000	$ 100,000	100%	$ 10,000
Expenditures						
Wages > DUI enforcement	$ 55,150	$ 45,000	$ 50,000	$ 50,000	50%	$ 5,000
Benefits	36,767	9,500	14,500	14,500	15%	5,000
Miscellaneous	11,000	35,500	35,500	35,500	36%	-
Fund Balance	-	-	-	-	0%	-
Total Expenditures	$ 102,917	$ 90,000	$ 100,000	$ 100,000	100%	$ 10,000
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

PARC TAX

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
PARC Tax Revenue	$ 2,056,569	$ 1,800,000	$ 2,000,000	$ 2,000,000	100%	$ 200,000
Fund Balance Appropriation	-	-	-	-	0%	-
Total Revenues	$ 2,056,569	$ 1,800,000	$ 2,000,000	$ 2,000,000	100%	$ 200,000
Expenses						
PARC Tax Arts Programs	$ 563,842	$ 540,000	$ 600,000	$ 600,000	30%	$ 60,000
Transfer to Capital Projects Fund	1,050,000	1,260,000	1,400,000	1,400,000	70%	140,000
Total Expenses	$ 1,613,842	$ 1,800,000	$ 2,000,000	$ 2,000,000	100%	$ 200,000
Surplus(Deficit)	**$ 442,727**	**$ -**	**$ -**	**$ -**		

RECREATION FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Earnings	$ 13,680	$ 1,000	$ 1,000	$ 1,000	0%	$ -
Legacy Center Pass Sales	1,669,551	1,800,000	1,845,231	1,845,231	25%	45,231
Charges For Service	1,685,441	1,565,000	1,750,000	1,750,000	23%	185,000
Merchandise Sales	44,311	40,000	45,000	45,000	1%	5,000
Offsite Concession Sales	53,072	35,000	50,000	50,000	1%	15,000
Center Court Receipts	254,620	230,000	245,000	245,000	3%	15,000
Swim Program Revenue	416,786	430,000	430,000	430,000	6%	-
Outdoor Pool	225,633	207,068	225,000	225,000	3%	17,932
Curtis Center Revenues	-	-	95,264	92,529	1%	92,529
Contribution From General Fund	2,338,440	2,338,434	2,638,166	2,638,166	35%	299,732
Contribution From Capital Projects Fund	-	-	184,000	184,000	2%	184,000
Contribution From Fund Balance	-	523,215	-	-	0%	(523,215)
Total Revenues	$ 6,701,533	$ 7,169,717	$ 7,508,661	$ 7,505,926	100%	$ 336,209
Total Fund Expenses						
Legacy Center	$ 6,371,566	$ 6,740,730	$ 7,150,114	$ 6,984,410	93%	$ 243,680
Outdoor Pool	273,575	156,260	175,250	156,260	2%	-
Curtis Center	-	365,256	394,541	365,256	5%	-
Total Recreation Fund Expenses	**$ 6,645,141**	**$ 7,262,246**	**$ 7,719,905**	**$ 7,505,926**	**100%**	**$ 243,680**
Surplus/(Deficit)	**$ 56,391**	**$ (92,529)**	**$ (211,244)**	**$ -**		

LEGACY CENTER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	76.77	81.05	82.05	81.05		0
Salaries & Wages	$ 3,616,333	$ 3,560,572	$ 3,926,607	$ 3,874,607	55%	$ 314,035
Overtime	3,545	1,500	4,000	4,000	0%	2,500
Employee Benefits	692,031	730,427	796,325	753,941	11%	23,514
Uniforms	3,777	5,000	5,120	5,000	0%	-
Fleet Fund Charges	2,004	2,000	2,000	2,000	0%	-
Fuel	1,244	2,500	2,500	2,500	0%	-
IT Fund Charges	67,608	67,608	67,608	67,608	1%	-
Risk Mgmt Fund Charges	65,004	65,000	65,000	65,000	1%	-
Books, Subscriptions, Memberships	6,132	5,500	6,500	6,500	0%	1,000
Recreation Public Notices	1,449	5,000	5,000	5,000	0%	-
Travel & Training	18,718	18,500	18,500	18,500	0%	-
Office Supplies	24,314	24,515	26,450	25,250	0%	735
Buildings & Grounds O&M	150,000	100,000	150,000	150,000	2%	50,000
Utilities	100,028	140,000	125,000	125,000	2%	(15,000)
Offsite Concession Expenses	33,882	64,000	64,000	64,000	1%	-
Center Court Expenses	177,442	186,430	192,023	192,023	3%	5,593
Electricity - Lehi City Power	233,391	230,000	236,900	236,900	3%	6,900
Professional & Technical	193,680	175,000	195,000	195,000	3%	20,000
Program Expenditures	144,943	160,680	160,680	160,680	2%	-
Gymnastics	73,317	76,000	76,000	76,000	1%	-
Dance	12,315	14,317	14,317	14,317	0%	-
Itty Bitty Ball	7,684	10,000	10,000	10,000	0%	-
Birthday Parties	13,578	9,500	14,000	14,000	0%	4,500
Facilities Stations	20,858	19,400	19,982	19,982	0%	582
Pool Operation & Maintenance	197,015	153,367	157,968	157,968	2%	4,601
Miscellaneous	11,632	23,000	23,000	23,000	0%	-
Swimming Program	116,522	110,314	116,800	116,800	2%	6,486
Tennis	2,818	6,000	6,000	6,000	0%	-

LEGACY CENTER-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Legacy Center - Expenditures continued						
Golf	7,840	7,800	8,034	8,034	0%	234
Adult Softball League	1,576	4,000	4,000	4,000	0%	-
Soccer Program Expense	10,711	26,000	26,000	26,000	0%	-
Volleyball Expense	7,618	10,200	10,200	10,200	0%	-
Baseball Expense	41,665	66,000	66,000	66,000	1%	-
Girls Softball	14,060	22,000	22,000	22,000	0%	-
Basketball Expense	143,268	150,000	150,000	150,000	2%	-
Flag Football Expense	7,737	9,600	9,600	9,600	0%	-
Wrestling Program Expense	2,847	3,000	3,000	3,000	0%	-
Debt Service	-	-	-	-	0%	-
Contribution to Outdoor Pool	-	-	-	-	0%	-
Capital Outlay	111,781	430,000	339,000	269,000	4%	(161,000)
Pool Capital Outlay	31,200	46,000	25,000	25,000	0%	(21,000)
Total Legacy Center Expenses	**$ 6,371,566**	**$ 6,740,730**	**$ 7,150,114**	**$ 6,984,410**	**100%**	**$ 243,680**

OUTDOOR POOL EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	4.28	4.28	0	0		0
Expenditures						
Outdoor Pool Operation & Maintenance	$ 239,405	$ 156,260	$ 160,250	$ 156,260	100%	$ -
Capital Outlay	34,170	-	15,000	-	0%	-
Total Expenditures	$ 273,575	$ 156,260	$ 175,250	$ 156,260	100%	-

CURTIS CENTER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	0	0	0	0		0
Expenditures						
Salaries & Wages	$ -	$ 48,780	$ 50,162	$ 48,780	13%	$ -
Employee benefits	-	25,474	26,195	25,474	7%	-
Buildings & Grounds Fund	-	50,000	50,000	50,000	14%	-
Program Expenditures	-	-	-	-	0%	-
Curtis Center Operation & Maintenance	15,320	176,002	180,984	176,002	48%	-
Capital Outlay	-	65,000	87,200	65,000	18%	-
Total Expenditures	$ 15,320	$ 365,256	$ 394,541	$ 365,256	100%	$ -

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest income	$ 136,815	$ 500	$ 500	$ 500	0%	$ -
Appropriation from fund balance	-	1,418,415	2,408,988	2,408,988	45%	990,573
Sales tax	80,007	-	-	-	0%	-
Transfer from General Fund	6,500,000	-	-	-	0%	-
Transfer From PARC Tax Fund	1,050,000	1,260,000	1,400,000	1,400,000	26%	140,000
Miscellaneous	-	1,600,000	1,600,000	1,600,000	30%	-
Total Revenues	$ 6,716,822	$ 1,418,915	$ 5,409,488	$ 5,409,488	100%	$ 1,130,573
Expenditures						
Transfer to Fleet Fund	$ 500,004	$ 1,190,000	$ 750,000	$ 750,000	14%	$ (440,000)
Transfer to Bldgs/Grounds Fund	-	-	515,025	515,025	10%	515,025
Transfer to Recreation Fund	-	-	184,000	184,000	3%	184,000
Debt Service - Fire Station	80,007	-	-	-	0%	-
Bond Costs	2,450	-	-	-	0%	-
Parks Building	647,667	-	-	-	0%	-
Nuisance Trees & Damaged Sidewalks	161,316	225,000	250,000	250,000	5%	25,000
Family Park - All Abilities Playground	5,122,585	-	-	-	0%	-
Hospital Loop Road	18,037	2,600,000	2,600,000	2,600,000	48%	-
Property Improvements	328,200	-	-	-	0%	-
SCBA Equipment - Station 84	69,664	-	-	-	0%	-
Phragmites Mower	-	263,915	-	-	0%	(263,915)
PARC Tax Projects	-	-	1,110,463	1,110,463	21%	1,110,463
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 10,166,804	$ 4,278,915	$ 5,409,488	$ 5,409,488	100%	$ 1,130,573
Surplus(Deficit)	**$ (3,449,982)**	**$ (2,860,000)**	**$ -**	**$ -**		

DEBT SERVICE

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Transfer from Capital Projects	$ -	$ -	$ -	$ -	0%	$ -
Miscellaneous Revenue	-	-	597,986	597,986	24%	$ 597,986
Transfer from Police Impact Fees	210,504	210,500	210,500	210,500	8%	$ -
Transfer from General Fund	1,673,616	1,673,313	1,673,313	1,673,313	67%	$ -
Fund Balance Appropriation	-	-	-	-	0%	$ -
Total Revenues	$ 1,884,120	$ 1,883,813	$ 2,481,799	$ 2,481,799	100%	$ 597,986
Expenses						
Debt Service - Interest	$ 844,113	$ 803,813	$ 1,401,799	$ 1,401,799	56%	$ 597,986
Debt Service - Principal	1,030,000	1,070,000	1,070,000	1,070,000	43%	-
Bond Costs	-	-	10,000	10,000	0%	10,000
Total Expenses	$ 1,874,113	$ 1,873,813	$ 2,481,799	$ 2,481,799	100%	$ 607,986
Surplus(Deficit)	**$ 10,008**	**$ 10,000**	**$ -**	**$ -**		

STATE & FEDERAL GRANTS

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
ARPA Grant Revenue	$ 474,133	$ -	$ -	$ -	0%	$ -
BRIC Grant Revenue	150,000	-	-	-	0%	$ -
UDOT Grant Revenue	-	-	250,000	250,000	2%	$ 250,000
Utah County/MAG Grant Revenue	-	4,500,000	6,050,000	6,050,000	59%	$ 1,550,000
Interest Earnings	41,913	-	-	-	0%	$ -
Fund Balance Appropriation	-	1,049,575	2,400,000	2,400,000	0%	$ 1,350,425
Transfer from Capital Projects Fund	-	-	-	-	0%	$ -
Transfer from Road Impact Fees	-	-	235,000	235,000	0%	$ 235,000
Transfer from Water Impact Fees	-	-	1,300,000	1,300,000	0%	$ 1,300,000
Total Revenues	$ 666,046	$ 5,549,575	$ 10,235,000	$ 10,235,000	100%	$ 4,685,425
Expenses						
ARPA Grant Project Expenditure	$ 950,425	$ 1,049,575	$ 3,700,000	$ 3,700,000	36%	$ 2,650,425
BRIC Grant Project Expenditure	8,851	-	-	-	0%	-
Dry Creek Lake Project	62,913	1,500,000	1,500,000	1,500,000	0%	-
Pony Express Parkway	-	2,000,000	1,035,000	1,035,000	0%	(965,000)
2300 W (Pioneer Crossing to Main)	-	1,000,000	3,200,000	3,200,000	0%	2,200,000
Redwood Road Drain	-	-	250,000	250,000	0%	250,000
Pony Express Parkway - Utah Lake Trail	-	-	200,000	200,000	0%	200,000
Signal - Main St West Across River	-	-	250,000	250,000	0%	250,000
Turn Pocket - 2300 W Main North	-	-	100,000	100,000	0%	100,000
Total Expenses	$ 1,022,189	$ 5,549,575	$ 10,235,000	$ 10,235,000	100%	$ 4,685,425
Surplus(Deficit)	**$ (356,142)**	**$ -**	**$ -**	**$ -**		

CDBG

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
CDBG	672,906	345,000	365,000	365,000	100%	20,000
Re-appropriation of Fund Balance	-	-	-	-	100%	-
Total Revenues	$ 672,906	$ 345,000	$ 365,000	$ 365,000	100%	$ 20,000
Expenditures						
CDBG Project Improvements	$ 586,847	$ 300,000	$ 320,000	$ 320,000	100%	$ 20,000
CDBG Adminstration Costs	34,813	40,000	40,000	40,000	100%	-
CDBG Program Expenses	39,746	5,000	5,000	5,000	100%	-
Total Expenditures	$ 661,406	$ 345,000	$ 365,000	$ 365,000	100%	$ -
Surplus(Deficit)	**$ 11,500**	**$ -**	**$ -**	**$ -**		

FIRE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Income	$ 30,881	$ 1,000	$ 1,000	$ 1,000	0%	$ -
Impact Fees	478,047	200,000	200,000	200,000	100%	-
Fund balance appropriation	-	-	-	-	0%	-
Total Revenues	$ 508,928	$ 201,000	$ 201,000	$ 201,000	100%	$ -
Expenditures						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Transfer to Local Building Authority	-	201,000	100,000	100,000	50%	(101,000)
Reserves	-	-	101,000	101,000	50%	101,000
Total Expenditures	$ -	$ 201,000	$ 201,000	$ 201,000	100%	$ -
Surplus(Deficit)	**$ 508,928**	**$ -**	**$ -**	**$ -**		

PARKS IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Earnings	$ 416,862	$ 30,000	$ 30,000	$ 30,000	0%	$ -
Park Impact Fees	2,500,279	2,050,000	2,050,000	2,050,000	24%	-
Utah State Parks Grant	97,850	300,000	-	-	0%	(300,000)
Reappropriate Fund Balance	-	5,848,188	6,489,640	6,489,640	76%	641,452
Total Revenues	$ 3,014,991	$ 8,228,188	$ 8,569,640	$ 8,569,640	100%	$ 341,452
Expenditures						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Family Park	-	300,000	-	-	0%	(300,000)
Mellor Rhodes Park - Design	-	550,000	150,000	150,000	2%	(400,000)
Shadow Ridge	1,809,020	300,000	300,000	300,000	4%	-
Monument Park	-	-	-	-	0%	-
Parks, Trails, & Open Space Master Plan	236,552	150,000	150,000	150,000	2%	-
Upsizing Trails	3,534	105,000	105,000	105,000	1%	-
Mountain Bike Trails	6,275	50,000	50,000	50,000	1%	-
Willow Park Upgrades	100,000	100,000	100,000	100,000	1%	-
Holbrook Farms Park I	3,274,773	2,208,548	-	-	0%	(2,208,548)
Cold Springs Ranch Park	2,693,676	-	-	-	0%	-
Steve Roll Rotary Park	16,456	-	-	-	0%	-
Northridge Park	475,372	503,000	503,000	503,000	6%	-
Fox Canyon Trailhead Park	336,340	356,000	356,000	356,000	4%	-
Lakeview Park	-	2,250,000	3,000,000	3,000,000	35%	750,000
Holbrook Farms Park II	-	1,265,640	1,265,640	1,265,640	15%	-
Inverness - Phase I Trailheads & Trails	-	-	1,500,000	1,500,000	18%	1,500,000
Triangle Park Design & Construction	-	-	950,000	950,000	11%	950,000
Park Design Expense	39,296	90,000	90,000	90,000	1%	-
Park Property Acquistion & Improvements	-	-	50,000	50,000	1%	50,000
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 8,991,294	$ 8,228,188	$ 8,569,640	$ 8,569,640	100%	$ 341,452
Surplus (Deficit)	**$ (5,976,303)**	**$ -**	**$ -**	**$ -**		

POLICE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Earnings	$ 11,344	$ 500	$ 500	$ 500	0%	$ -
Police Impact Fees	360,059	210,000	210,000	210,000	100%	-
Reappropriate Fund Balance	-	-	-	-	0%	-
Total Revenues	$ 371,403	$ 210,500	$ 210,500	$ 210,500	100%	$ -
Expenditures						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Transfer to Debt Service Fund	210,504	210,500	210,500	210,500	100%	-
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 210,504	$ 210,500	$ 210,500	$ 210,500	100%	$ -
Surplus(Deficit)	**$ 160,899**	**$ -**	**$ -**	**$ -**		

ROAD IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Earnings	$ 42,915	$ -	$ -	$ -	0%	$ -
Road Impact Fees	1,717,881	2,000,000	2,000,000	2,000,000	100%	-
UDOT Contributions	-	20,000	-	-	0%	(20,000)
County Contributions	4,802,128	7,000,000	-	-	0%	(7,000,000)
Reappropriate Fund Balance	-	1,750,000	-	-	0%	(1,750,000)
Total Revenues	$ 6,562,923	$ 10,770,000	$ 2,000,000	$ 2,000,000	100%	$ (8,770,000)
Expenditures						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Signals	-	250,000	250,000	250,000	13%	-
Streets Widening	146,327	125,000	120,000	120,000	6%	(5,000)
600 E North of Dry Creek	202,355	900,000	-	-	0%	(900,000)
Jordan Willows Conn Rd	-	10,000	10,000	10,000	1%	-
Center Street & SR92	119,826	400,000	-	-	0%	(400,000)
Accel/Deccel @ SR92 & 500 West	-	20,000	10,000	10,000	1%	(10,000)
Traverse Blvd Widening	9,588	20,000	10,000	10,000	1%	(10,000)
700 South Cycle Track Project	146,656	-	-	-	0%	-
1200 East Project	13,160	20,000	-	-	0%	(20,000)
2300 West - Main to 2100 North	5,272,562	7,000,000	-	-	0%	(7,000,000)
Thanksgiving Roads	765,267	1,350,000	10,000	10,000	1%	(1,340,000)
Flight Park Road - Fr Rd to Vista	3,633	400,000	400,000	400,000	20%	-
3600 W Widening - North of 1500 N	-	250,000	250,000	250,000	13%	-
Accel/Decel - Redwood/2100N	-	10,000	10,000	10,000	1%	-
1300 South 1400 W to 1700 W	-	-	250,000	250,000	13%	250,000
Inverness 11800 N Highland Blvd	-	-	10,000	10,000	1%	10,000
Road Master Plan & Impact Fee	74,870	15,000	20,000	20,000	1%	5,000
Transfer to State & Federal Grants			235,000	235,000	12%	
Reserves	-	-	415,000	415,000	21%	415,000
Total Expenditures	$ 6,754,242	$ 10,770,000	$ 2,000,000	$ 2,000,000	100%	$ (9,005,000)
Surplus(Deficit)	**$ (191,318)**	**$ -**	**$ -**	**$ -**		

CULINARY WATER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Miscellaneous	$ 61,254	$ 100,000	$ 100,000	$ 100,000	0%	$ -
Interest Income	886,513	-	-	-	0%	-
Water service charges	9,041,659	9,198,554	9,591,014	9,591,014	14%	392,460
Water hook up fees	358,579	650,000	650,000	650,000	1%	-
CWP Water Revenues	778,552	6,835,000	39,709,000	39,709,000	59%	32,874,000
Gain/Loss on Sale Fixed Assets	17,659	-	-	-	0%	-
Contributions from developers	2,911,718	-	-	-	0%	-
As Built Drawing Fees	71,100	135,000	135,000	135,000	0%	-
Bond Proceeds	-	11,500,000	11,500,000	11,500,000	17%	-
Reappropriation of fund balance	-	4,281,350	5,765,375	5,677,500	8%	1,396,150
Total Revenues	$ 14,127,033	$ 32,699,904	$ 67,450,389	$ 67,362,514	100%	$ 34,662,610
Total Expenses	$ 10,380,527	$ 32,699,904	$ 67,450,389	$ 67,362,514	100%	$ 34,662,610
Total Surplus/Deficit	**$ 3,746,506**	**$ -**	**$ -**	**$ -**		

CULINARY WATER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	18	21	25	25		4
Salaries	$ 1,479,796	$ 1,604,219	$ 1,915,200	$ 1,915,200	3%	$ 310,981
Overtime	49,955	70,000	70,000	70,000	0%	-
Employee Benefits	902,745	873,865	1,121,034	1,121,034	2%	247,169
Uniforms	7,350	8,400	8,400	8,400	0%	-
Books, Subscriptions, Memberships	17,351	20,750	20,750	20,750	0%	-
Travel & Training	29,759	33,500	33,500	33,500	0%	-
Office Supplies	5,210	12,768	10,000	10,000	0%	(2,768)
Fleet Fund Charges	266,748	439,593	461,593	311,218	0%	(128,375)
Fuel	39,958	31,000	40,000	40,000	0%	9,000
Buildings & Grounds O&M	163,041	173,250	173,250	173,250	0%	-
Utilities	29,358	42,000	42,000	42,000	0%	-
Supplies & Maintenance	10,667	83,000	80,000	80,000	0%	(3,000)
Water Purchase (Share Rent)	2,324,772	2,802,280	3,308,370	3,308,370	5%	506,090
Risk Mgmt Fund Charges	106,716	114,720	114,720	139,720	0%	25,000
Electricity - Lehi City Power	580,927	600,000	600,000	600,000	1%	-
Professional & Technical	88,961	210,000	200,000	200,000	0%	(10,000)
IT Fund Charges	80,748	97,242	97,242	122,242	0%	25,000
Bond Fees	74	6,500	6,500	6,500	0%	-
Billing Expense	127,130	50,000	130,000	130,000	0%	80,000
Bad Debt Expense	15,044	15,000	15,000	15,000	0%	-
Special Department Supplies	1,420	12,000	12,000	12,000	0%	-
Tools	15,946	35,000	35,000	35,000	0%	-
System Maintenance	487,173	650,000	650,000	650,000	1%	-
Debt Service	327,910	638,817	813,830	813,830	1%	175,013
Allocation to General Fund	300,000	300,000	300,000	312,500	0%	12,500
CWP Water Purchase	-	6,835,000	39,709,000	39,709,000	59%	32,874,000
Sensus Annual Maintenance	-	51,000	68,000	68,000	0%	17,000
Meter Replacement	133,922	250,000	250,000	250,000	0%	-

CULINARY WATER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Water expenses - continued						
Capital	-	-	150,000	150,000	0%	150,000
Spring Line Replace	-	300,000	300,000	300,000	0%	-
Springs Rehabilitation	-	350,000	350,000	350,000	1%	-
Public Works Campus Improvements	-	11,500,000	11,500,000	11,500,000	17%	-
Dry Creek Well Rehabilitation	-	200,000	-	-	0%	(200,000)
SCADA Transition	-	250,000	250,000	250,000	0%	-
600 East Well Relocation	-	540,000	540,000	540,000	1%	-
SR 92 & Morning Vista Booster Stations	-	3,500,000	3,500,000	3,500,000	5%	-
Pilgrims Booster Upgrade	-	-	350,000	350,000	1%	350,000
Willow Park Water/Sewer Extension	-	-	225,000	225,000	0%	225,000
Subdivision Development	-	-	-	-	0%	-
Depreciation & amoritization	2,787,843	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Total Culinary Water Expenses	**$ 10,380,527**	**$ 32,699,904**	**$ 67,450,389**	**$ 67,362,514**	**100%**	**$ 34,662,610**

CULINARY WATER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Earnings	$ 354,223	$ 25,000	$ 25,000	$ 25,000	0%	$ -
Water Impact Fees	1,108,893	1,000,000	1,000,000	1,000,000	18%	-
Contributions from Developers	-	2,500,000	2,500,000	2,500,000	45%	-
Reappropriate Fund Balance	-	1,890,000	2,070,000	2,070,000	37%	180,000
Total Revenues	$ 1,463,116	$ 5,415,000	$ 5,595,000	$ 5,595,000	100%	$ 180,000
Expenses						
Pipe Oversizing	$ -	$ 55,000	$ 55,000	$ 55,000	1%	$ -
Interest Expense	-	-	-	-	0%	-
Transfer to State & Federal Funds	-	1,300,000	1,300,000	1,300,000	23%	-
TM (PT) Flight Park Tank & Lines	-	160,000	160,000	160,000	3%	-
SKYE AP Well, BP, Lines	-	500,000	500,000	500,000	9%	-
1200 East Booster Pump Station	-	500,000	500,000	500,000	9%	-
West Side Tank #2	-	2,000,000	2,000,000	2,000,000	36%	-
TI Booster Station & Pipe Oversize	-	900,000	900,000	900,000	16%	-
1300 S WL 1400 W to 1700 W	-	-	180,000	180,000	3%	180,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ -	$ 5,415,000	$ 5,595,000	$ 5,595,000	100%	$ 180,000
Surplus(Deficit)	**$ 1,463,116**	**$ -**	**$ -**	**$ -**		

SEWER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Miscellaneous	$ 30,452	$ 25,000	$ 25,000	$ 25,000	0%	$ -
Interest Income	285,064	-	-	-	0%	-
Sewer charges	15,005,517	18,523,250	20,783,087	20,783,087	94%	2,259,837
Contributions capital funding	3,026,545	-	-	-	0%	-
Gain/Loss of Fixed Assets	11,875	-	-	-	0%	-
Reappropriation of Fund Balance	-	802,372	1,278,711	1,387,698	6%	585,326
Total Revenues	$ 18,359,453	$ 19,350,622	$ 22,086,798	$ 22,195,785	100%	$ 2,845,163
Total Expenses	$ 19,670,936	$ 19,350,622	$ 22,086,798	$ 22,195,785	100%	$ 2,845,163
Surplus(Deficit)	**$ (1,311,483)**	**$ -**	**$ -**	**$ -**		

SEWER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTE's	10	10	10	10		0
Salaries & Wages	$ 614,759	$ 651,711	$ 689,029	$ 689,029	3%	$ 37,318
Overtime	29,854	30,000	30,000	30,000	0%	-
Employee Benefits	344,062	325,572	356,012	356,012	2%	30,440
Uniforms	3,607	7,400	7,400	7,400	0%	-
Books, Subscriptions, Memberships	33,122	15,000	15,000	15,000	0%	-
Travel & Training	8,939	16,200	16,200	16,200	0%	-
Office Supplies	2,576	11,500	11,500	11,500	0%	-
Fleet Fund Charges	184,140	184,139	184,140	235,126	1%	50,987
Fuel	21,658	31,000	31,000	31,000	0%	-
Buildings & Grounds O&M	93,574	113,250	113,250	113,250	1%	-
Utilities	44,900	7,865	7,865	7,865	0%	-
Supplies & Maintenance	51,710	50,000	50,000	50,000	0%	-
Risk Mgmt Fund Charges	80,004	80,000	80,000	113,000	1%	33,000
Electricity - Lehi City Power	84,404	5,000	5,000	5,000	0%	-
Professional & Technical	18,274	50,000	50,000	50,000	0%	-
IT Fund Charges	45,372	61,870	61,870	86,871	0%	25,001
Timpanogos Special Service District	14,594,422	16,283,500	18,745,067	18,745,067	84%	2,461,567
Billing Expense	254,892	35,000	200,000	200,000	1%	165,000
Bad Debt Expense	36,320	30,000	30,000	30,000	0%	-
Department Supplies	534	10,000	10,000	10,000	0%	-
System Maintenance	97,576	98,615	98,615	98,615	0%	-
Interest Expense	-	3,000	3,000	3,000	0%	-
Debt Service	-	-	219,350	219,350	1%	219,350
Allocation to General Fund	150,000	150,000	312,500	312,500	1%	162,500
Amortization Expense	-	-	-	-	0%	-

SEWER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Sewer Expenses - continued						
Depreciation	2,876,238	-	-	-	0%	-
Manhole/Main Line Rehab	-	400,000	400,000	400,000	2%	-
Jordan Willows Lift Station Rehabilitation	-	575,000	-	-	0%	(575,000)
Cold Springs Lift Station Wet Well Equip	-	125,000	-	-	0%	(125,000)
Thanksgiving Point Lift Station Upgrade	-	-	360,000	360,000	2%	360,000
Reserves	-	-	-	-	0%	-
Capital	-	-	-	-	0%	-
Capital Improvements	-	-	-	-	0%	-
Total Sewer Expenses	**$ 19,670,936**	**$ 19,350,622**	**$ 22,086,798**	**$ 22,195,785**	**100%**	**$ 2,845,163**

SEWER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Earnings	$ 262,615	$ 10,000	$ 10,000	$ 10,000	0%	$ -
Sewer Impact Fees	973,536	400,000	400,000	400,000	7%	-
Contributions From Developers	-	-	-	-	0%	-
Reappropriate Fund Balance	-	6,870,000	5,610,000	5,610,000	93%	(1,260,000)
Total Revenues	$ 1,236,151	$ 7,280,000	$ 6,020,000	$ 6,020,000	100%	$ (1,260,000)
Expenses						
Oversizing Pipe	$ -	$ 90,000	$ 90,000	$ 90,000	1%	$ -
Interest Expense	-	-	-	-	0%	-
Jordan Willow Pump Station Addition	-	40,000	1,400,000	1,400,000	23%	1,360,000
Main Street Pumps & Lines	-	1,400,000	4,500,000	4,500,000	75%	3,100,000
850 E Sewer to 700 S	-	200,000	-	-	0%	(200,000)
2100 N Sewer 1200 W to 1700 W	-	500,000	10,000	10,000	0%	(490,000)
Jordan River Sewer (Main to 1900 S)	-	5,000,000	-	-	0%	(5,000,000)
Frontage Road Sewer @ Triumph	-	50,000	10,000	10,000	0%	(40,000)
300 W Sewer SR92 to 700 S	-	-	10,000	10,000	0%	10,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ -	$ 7,280,000	$ 6,020,000	$ 6,020,000	100%	$ (1,260,000)
Surplus(Deficit)	**$ 1,236,151**	**$ -**	**$ -**	**$ -**		

ELECTRIC SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Electric sales taxable	$ 48,894,750	$ 50,693,456	$ 52,630,570	$ 53,034,643	84%	$ 2,341,187
Electric sales tax exempt	6,193,611	5,164,088	5,422,292	5,422,292	9%	258,204
Electric hook up fees	408,865	275,000	300,000	300,000	0%	25,000
Miscellaneous	253,823	175,000	200,000	200,000	0%	25,000
Temporary power charges	71,668	75,000	75,000	75,000	0%	-
Damage revenue	198,791	25,000	100,000	100,000	0%	75,000
Interest income	1,317,473	40,000	40,000	40,000	0%	-
Salvage revenue	34,037	25,000	25,000	25,000	0%	-
Contribution capital funding	905,905	-	-	-	0%	-
Late payment penalties	167,671	185,000	185,000	185,000	0%	-
Pole attachment	68,067	60,000	60,000	60,000	0%	-
Subdivision reimbursement	6,575,907	3,500,000	4,000,000	4,000,000	6%	500,000
Fund Balance Appropriation	-	2,800,000	-	-	0%	(2,800,000)
Total Revenues	$ 65,090,569	$ 63,017,544	$ 63,037,863	$ 63,441,935	100%	$ 424,391
Total Expenses	$ 53,645,866	$ 60,217,544	$ 63,037,863	$ 63,441,935	100%	3,224,391
Surplus(Deficit)	**$ 11,444,703**	**$ 2,800,000**	**$ -**	**$ -**		

ELECTRIC EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTE's	41.5	43	43	43		0
Salaries & Wages	$ 3,426,621	$ 4,491,337	$ 4,819,066	$ 4,819,066	8%	$ 327,729
Overtime	179,357	276,847	276,847	276,847	0%	-
Employee Benefits	2,008,611	2,111,254	2,315,584	2,315,584	4%	204,330
Uniforms	28,532	48,215	48,215	48,215	0%	-
Books, Subscriptions, Memberships	604	3,000	3,000	3,000	0%	-
Travel & Training	16,163	103,600	103,600	103,600	0%	-
Office Supplies	19,754	21,000	21,000	21,000	0%	-
Fleet Fund Charges	495,924	495,928	495,928	825,000	1%	329,072
Fuel	57,374	72,000	72,000	72,000	0%	-
Buildings & Grounds O&M	238,407	318,000	318,000	318,000	1%	-
Utilities	4,388	35,000	35,000	35,000	0%	-
Supplies & Maintenance	152	6,500	6,500	6,500	0%	-
Risk Mgmt Fund Charges	300,000	325,000	325,000	375,000	1%	50,000
Electricity - Lehi City Power	167,781	76,000	170,000	170,000	0%	94,000
Professional & Technical	187,115	376,840	373,600	373,600	1%	(3,240)
IT Fund Charges	91,488	141,485	141,485	166,485	0%	25,000
Bond Fees	12,636	2,500	12,000	12,000	0%	9,500
Contract Services Expense	139,830	330,000	330,000	330,000	1%	-
Internal Generation Maintenance	240,712	634,000	484,000	484,000	1%	(150,000)
Safety	17,128	61,150	49,150	49,150	0%	(12,000)
Billing Expense	524,195	340,000	550,000	550,000	1%	210,000
Bad Debt Expense	74,666	65,000	75,000	75,000	0%	10,000
System Maintenance	1,272,410	820,000	820,000	820,000	1%	-
Miscellaneous	29,358	59,800	39,800	39,800	0%	(20,000)
Resale Power Purchase	36,600,881	43,000,000	44,000,000	44,000,000	69%	1,000,000
Line Maintenance	38,472	65,500	65,500	65,500	0%	-
Substation Maintenance	30,497	53,500	53,500	53,500	0%	-
Power Locating	14,721	20,050	20,050	20,050	0%	-

ELECTRIC EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Expenses - Continued						
Debt Service	1,417,762	2,791,038	2,791,038	2,791,038	4%	-
Allocation to General Fund	540,996	700,000	1,025,000	1,025,000	2%	325,000
Depreciation	5,225,507	-	-	-	0%	-
Amorization Cost	243,825	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Improvements to system	-	880,000	920,000	920,000	1%	40,000
Capital outlay	-	450,000	1,085,000	1,085,000	2%	635,000
Street Light Project	-	350,000	350,000	350,000	1%	-
Subdivision Construction	-	300,000	350,000	350,000	1%	50,000
Rocky Mtn Power Line Purchases	-	150,000	150,000	150,000	0%	-
New Equipment	-	13,000	113,000	113,000	0%	100,000
Substation security	-	30,000	30,000	30,000	0%	-
Designated City Projects	-	200,000	200,000	200,000	0%	-
Total Electric Expenses	**$ 53,645,866**	**$ 60,217,544**	**$ 63,037,863**	**$ 63,441,935**	**100%**	**$ 3,224,391**

ELECTRIC IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Earnings	$ 440,868	$ 35,000	$ 35,000	$ 35,000	0%	$ -
Electric Impact Fees	3,249,028	3,000,000	3,000,000	3,000,000	38%	-
Reappropriate Fund Balance	-	4,885,391	4,885,391	4,885,391	62%	-
Total Revenues	$ 3,689,896	$ 7,920,391	$ 7,920,391	$ 7,920,391	100%	$ -
Expenses						
Master Plan & Impact Fee Study	$ 10,500	$ -	$ -	$ -	0%	$ -
3-21 Circuit Reconductor (500W-1100W)	-	90,000	90,000	90,000	1%	-
North Point Getaways	-	942,000	942,000	942,000	12%	-
Cold Springs Substation	-	135,000	135,000	135,000	2%	-
Skye Substation	-	5,603,391	5,603,391	5,603,391	71%	-
New Spring Creek 1012 circuit	-	450,000	450,000	450,000	6%	-
850 E Spring Creek Ranch Rd Re-Build	-	150,000	150,000	150,000	2%	-
Circuit 322 4/0 - 477 Reconductor	-	50,000	50,000	50,000	1%	-
Circuit 612 Recondcutor	-	300,000	300,000	300,000	4%	-
Traverse Mtn Circuit 7-21 Reconductor	-	200,000	200,000	200,000	3%	-
Reserves	-	-	-	-	0%	-
Total Expenses	$ 10,500	$ 7,920,391	$ 7,920,391	$ 7,920,391	100%	$ -
Surplus(Deficit)	**$ 3,679,396**	**$ -**	**$ -**	**$ -**		

GARBAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Garbage Service Fees	$ 5,185,737	$ 5,457,000	$ 6,011,431	$ 6,011,431	100%	$ 554,431
Dump pass receipts	37,550	-	-	-	0%	-
Appropriate fund balance	-	-	-	-	0%	-
Interest Income	-	500	500	500	0%	-
Total Revenues	**$ 5,223,287**	**$ 5,457,500**	**$ 6,011,931**	**$ 6,011,931**	100%	$ 554,431
Expenses						
Garbage Contract Payment	$ 4,220,670	$ 4,293,063	$ 4,421,855	$ 4,421,855	74%	$ 128,792
Operations Exp/Tons Per Month	1,229,426	1,096,937	1,151,784	1,151,784	19%	54,847
Glass recyling	10,784	12,500	12,500	12,500	0%	-
Billing Expense	18,841	25,000	65,000	65,000	1%	40,000
Bad Debt Expense	7,745	10,000	10,000	10,000	0%	-
City Cleanup Expense	39,689	10,000	10,000	10,000	0%	-
Reserves	-	-	330,792	330,792	6%	330,792
Allocation to General Fund	9,996	10,000	10,000	10,000	0%	-
Total Garbage Expenses	**$ 5,537,151**	**$ 5,457,500**	**$ 6,011,931**	**$ 6,011,931**	100%	$ 554,431
Surplus(Deficit)	**$ (313,863)**	**$ -**	**$ -**	**$ -**		

PRESSURIZED IRRIGATION SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Miscellaneous	$ 134,229	$ 35,000	$ 35,000	$ 35,000	0%	$ -
Interest Income	326,508	1,500	1,500	1,500	0%	-
Secondary water hook ups	305,774	350,000	350,000	350,000	3%	-
Contributions from developers	4,007,235	-	-	-	0%	-
Pressurized service charges	5,913,016	6,372,470	6,824,915	6,824,915	59%	452,445
Gain/Loss of Fixed Assets	19,950	-	-	-	0%	-
Bond Proceeds	-	4,190,000	1,690,000	1,690,000	15%	(2,500,000)
Transfer from Culinary Water	-	-	-	-	0%	-
Reappropriated fund balance	-	210,000	2,052,745	2,672,756	23%	2,462,756
Total Revenues	$ 10,706,712	$ 11,158,970	$ 10,954,160	$ 11,574,171	100%	$ 415,201
Total Expenses	$ 7,293,995	$ 11,158,970	$ 10,954,160	$ 11,574,171	100%	$ 415,201
Surplus/(Deficit)	**$ 3,412,717**	**$ -**	**$ -**	**$ -**		

PRESSURIZED IRRIGATION EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTE's	5	7	7.5	7.5		0
Salaries & Wages	$ 379,356	$ 454,925	$ 473,345	$ 473,345	4%	$ 18,420
Overtime	25,647	30,000	30,000	30,000	0%	-
Employee Benefits	245,962	280,469	287,240	287,240	2%	6,771
Uniforms	2,262	3,000	3,000	3,000	0%	-
Books, Subscriptions, Memberships	337	500	500	500	0%	-
Travel & Training	3,078	7,000	7,000	7,000	0%	-
Office Supplies	2,027	7,000	7,000	7,000	0%	-
Fleet Fund Charges	52,512	52,512	52,512	75,000	1%	22,488
Fuel	17,301	31,000	31,000	31,000	0%	-
Buildings & Grounds O&M	77,657	86,625	86,625	136,625	1%	50,000
Utilities	16,343	2,000	25,000	25,000	0%	23,000
Risk Mgmt Fund Charges	75,000	79,500	79,500	104,500	1%	25,000
Electricity - Lehi City Power	349,638	400,000	377,000	377,000	3%	(23,000)
Professional & Technical	28,244	40,000	40,000	40,000	0%	-
IT Fund Charges	50,748	59,242	59,242	84,282	1%	25,040
Bond Fees	4,000	3,000	3,000	3,000	0%	-
Billing Expense	11,398	15,000	65,000	65,000	1%	50,000
Bad Debt Expense	9,032	15,000	10,000	10,000	0%	(5,000)
Supplies & Maintenance	4,814	16,000	16,000	16,000	0%	-
PI Meters	-	1,690,000	1,690,000	1,690,000	15%	-
Water Share Assessments	1,454,685	1,650,000	1,650,000	1,650,000	14%	-
System Maintenance	202,898	400,000	400,000	400,000	3%	-
Interest Expense	-	-	-	-	0%	-
Debt Service	433,489	1,141,197	1,141,197	1,638,680	14%	497,483
Fire Hydrant/Mainline Replace	-	400,000	400,000	400,000	3%	-
SCADA Upgrades	-	20,000	20,000	20,000	0%	-
Reserves	-	-	-	-	0%	-

PRESSURIZED IRRIGATION EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
PI - expenses continued						
Depreciation	3,746,446	-	-	-	0%	-
Irrigation Well Low Hills Zone-Vibbert	-	1,200,000	1,200,000	1,200,000	10%	-
McLachlan Well	-	450,000	100,000	100,000	1%	(350,000)
Brooks Reservoir Expansion & Booster Station	-	2,500,000	2,500,000	2,500,000	22%	-
Subdivision Development	-	-	-	-	0%	-
Capital	-	-	-	-	0%	-
Cost of Issuance	36,141	-	-	-	0%	-
Allocation to General Fund	64,980	125,000	200,000	200,000	2%	75,000.00
Total PI Expenses	**$ 7,293,995**	**$ 11,158,970**	**$ 10,954,160**	**$ 11,574,171**	**100%**	**$ 415,201**

PRESSURIZED IRRIGATION IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	3%	$ -
PI Impact Fees	1,117,045	900,000	900,000	900,000	96%	-
Appropriated Fund balance	-	-	-	-	0%	-
Contributions From Developers	584,573	20,000	10,000	10,000	1%	(10,000)
Total Revenues	$ 1,701,618	$ 945,000	$ 935,000	$ 935,000	100%	$ (10,000)
Expenses						
Interest Expense	$ 455,244	$ -	$ -	$ -	0%	$ -
Pipe Oversizing	-	65,000	65,000	65,000	7%	-
Low Hills expansion & piping	-	10,000	10,000	10,000	1%	-
Railroad Well & Piping	-	5,000	5,000	5,000	1%	-
Flight Park Reservoir & Pipeline	-	10,000	-	-	0%	(10,000)
Vialetto Reservoir & Pumps	-	10,000	175,000	175,000	19%	165,000
Brooks Res Expansion & PS	-	10,000	10,000	10,000	1%	-
Cedar Hollow Well	-	200,000	200,000	200,000	21%	-
Skye Reservoir	-	200,000	200,000	200,000	21%	-
1300 S Waterline 1400 W to 1700 W	-	-	230,000	230,000	25%	230,000
Reserves	-	435,000	40,000	40,000	4%	(395,000)
Total Expenses	$ 455,244	$ 945,000	$ 935,000	$ 935,000	100%	$ (10,000)
Surplus(Deficit)	**$ 1,246,374**	**$ -**	**$ -**	**$ -**		

DRAINAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Income	$ 328,508	$ 4,000	$ 4,000	$ 4,000	0%	$ -
Contributed capital	-	-	-	-	0%	-
Drainage service charges	3,430,122	3,374,050	3,613,608	3,613,608	94%	239,558
Reappropriate Fund Balance	-	403,291	-	229,466	6%	(173,825)
Miscellaneous revenues	-	-	-	-	0%	-
Total Revenues	$ 3,758,629	$ 3,781,341	$ 3,617,608	$ 3,847,074	100%	65,733
Total Expenses	$ 4,017,209	$ 3,781,341	$ 3,617,608	$ 3,847,074	100%	$ 65,733
Surplus(Deficit)	**$ (258,580)**	**$ -**	**$ -**	**$ -**		

DRAINAGE EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTE's	12	12	12	12		0
Salaries & Wages	$ 708,855	$ 794,301	$ 823,456	$ 823,456	21%	$ 29,155
Overtime	28,513	30,000	30,000	30,000	1%	-
Employee Benefits	472,997	485,220	513,879	513,879	13%	28,659
Uniforms	4,470	7,800	7,800	7,800	0%	-
Books, Subscriptions, Memberships	11,337	6,500	6,500	6,500	0%	-
Travel & Training	6,741	25,000	25,000	25,000	1%	-
Office Supplies	96	800	800	800	0%	-
Fleet Fund Charges	144,576	144,581	144,581	332,652	9%	188,071
Fuel	36,378	31,000	40,000	40,000	1%	9,000
Buildings & Grounds	77,561	86,625	86,625	136,625	4%	50,000
Risk Mgmt Fund Charges	45,000	49,500	49,500	74,500	2%	25,000
Electricity - Lehi City Power	-	-	50,000	50,000	1%	50,000
Professional & Technical	56,393	60,000	60,000	60,000	2%	-
IT Fund Charges	45,372	53,871	53,871	78,871	2%	25,000
Bond Fees	1,650	2,750	2,750	2,750	0%	-
Billing Expense	-	7,895	55,000	55,000	1%	47,105
Bad Debt Expense	5,158	7,000	7,000	7,000	0%	-
Supplies	9,370	10,000	15,000	15,000	0%	5,000
System Maintenance	17,778	70,000	70,000	70,000	2%	-
Debt Service	6,413	214,216	219,350	219,350	6%	5,134
Detention Basin Maintenance	20	42,000	64,600	64,600	2%	22,600.00
Reserves	-	-	58,605	-	0%	-
Remedial drainage	-	637,282	643,291	643,291	17%	6,009
Allocation to General Fund	65,520	125,000	200,000	200,000	5%	75,000.00
Capital outlay	-	575,000	75,000	75,000	2%	(500,000)
Depreciation	2,273,012	-	-	-	0%	-
Pipe rehabilitation	-	315,000	315,000	315,000	8%	-
Total Drainage Expenses	**$ 4,017,209**	**$ 3,781,341**	**$ 3,617,608**	**$ 3,847,074**	**100%**	**$ 65,733**

DRAINAGE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Earnings	$ -	$ 5,000	$ 5,000	$ 5,000	1%	$ -
Drainage Impact Fees	312,036	350,000	350,000	350,000	93%	-
Contributions From Developers/Bonds	-	20,000	20,000	20,000	5%	-
Reappropriation fund balance	-	200,000	-	-	0%	(200,000)
Total Revenues	$ 312,036	$ 575,000	$ 375,000	$ 375,000	100%	$ (200,000)
Expenses						
Interest Expense	$ 857	$ -	$ -	$ -	0%	$ -
Mainline Upsizing	-	55,000	55,000	55,000	15%	-
West Side Drains	-	10,000	10,000	10,000	3%	-
Traverse Mtn Drains	-	10,000	10,000	10,000	3%	-
Dry Creek 600 E Culvert	-	150,000	-	-	0%	(150,000)
SKYE Development Drains	-	350,000	30,000	30,000	8%	(320,000)
Reserves	-	-	270,000	270,000	72%	270,000
Total Expenses	$ 857	$ 575,000	$ 375,000	$ 375,000	100%	$ (200,000)
Surplus(Deficit)	**$ 311,179**	**$ -**	**$ -**	**$ -**		

PAYMENT IN LIEU

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Earnings	$ 36,580	$ -	$ -	$ -	0%	$ -
Re-Appropriation of Fund Balance	-	570,000	440,000	440,000	81%	(130,000)
Payment in Lieu of Detention	96,096	100,000	100,000	100,000	19%	-
Total Revenues	$ 132,676	$ 670,000	$ 540,000	540,000	100%	$ (130,000)
Expenses						
Jordan Narrow Detention Basin	$ -	$ 250,000	$ 220,000	$ 220,000	41%	$ (30,000)
Misc Detention Projects	-	20,000	20,000	20,000	4%	-
Lambert Detention Basin	-	400,000	50,000	50,000	9%	(350,000)
Detention Basin - Pipe Oversizing	-	-	250,000	250,000	46%	250,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ -	$ 670,000	$ 540,000	$ 540,000	100%	$ (130,000)
Surplus(Deficit)	**$ 132,676**	**$ -**	**$ -**	**$ -**		

FIBER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Fiber Revenue	$ 2,020,994	$ 4,151,166	$ 5,578,007	$ 5,578,007	17%	$ 1,426,841
Interest Earned	1,048,695	-	-	-	0%	-
Bond Proceeds	-	-	-	-	0%	-
Fund Balance Appropriation	-	27,768,575	27,241,197	27,241,197	83%	(527,378)
Total Revenues	$ 3,069,688	$ 31,919,741	$ 32,819,204	$ 32,819,204	100%	$ 899,463
Total Expenses	**$ 3,632,399**	**$ 31,919,741**	**$ 32,819,204**	**$ 32,819,204**	**100%**	**$ 899,463**
Surplus(Deficit)	**$ (562,711)**	**$ -**	**$ -**	**$ -**		

FIBER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTEs	5	5.5	5.5	5.5		0
Salaries & Wages	$ 420,581	$ 478,169	$ 494,688	$ 494,688	2%	$ 16,519
Overtime	953	15,513	15,513	15,513	0%	-
Benefits	215,228	221,177	245,075	245,075	1%	23,898
Uniforms	1,805	3,650	3,650	3,650	0%	-
Books, Subscriptions, Memberships	1,200	9,380	3,000	3,000	0%	(6,380)
Travel & Training	10,294	19,600	19,600	19,600	0%	-
Office Supplies	766	3,080	3,080	3,080	0%	-
Fleet Fund Charges	22,620	22,619	22,619	22,619	0%	-
Buildings & Grounds O&M	2,004	2,000	2,000	2,000	0%	-
Utilities	8,842	12,856	12,856	12,856	0%	-
Supplies & Maintenance	1,588	2,500	2,500	2,500	0%	-
Professional & Technical	29,056	144,465	150,845	150,845	0%	6,380
IT Fund Charges	6,816	6,820	6,820	6,820	0%	-
Computer Maintenance	-	1,000	1,000	1,000	0%	-
Bond Fees/Admin Fees	5,773	3,000	3,000	3,000	0%	-
Contract Services Expense	500	20,000	254,000	254,000	1%	234,000
Safety	-	500	500	500	0%	-
System Maintenance	182	5,000	100,000	100,000	0%	95,000
Miscellaneous	13,872	34,200	16,000	16,000	0%	(18,200)
Network Operator Expense	766,889	1,551,432	2,098,908	2,098,908	6%	547,476
Fiber Locating	-	10,000	10,000	10,000	0%	-
Reserves	-	-	-	-	0%	-

FIBER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Expenses - Continued						
New Equipment	-	44,230	-	-	0%	(44,230)
Debt Service	1,896,176	3,088,550	3,088,550	3,088,550	9%	-
Fiber System - Engineering	-	-	-	-	0%	-
Fiber System - Backbone	-	-	-	-	0%	-
Fiber System - Drops	-	-	45,000	45,000	0%	45,000
Fiber System - Distribution	-	26,220,000	26,220,000	26,220,000	80%	-
Cost of Issuance	227,253	-	-	-	0%	-
Total Fiber Expenses	**$ 3,632,399**	**$ 31,919,741**	**$ 32,819,204**	**$ 32,819,204**	**100%**	**$ 899,463**

IT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Charge to General Fund	$ 1,253,700	$ 1,353,712	$ 1,353,712	$ 1,436,354	65%	$ 82,642
Charge to Recreation Fund	67,608	67,608	67,608	67,608	3%	-
Charge to Water Fund	80,748	97,242	97,242	122,242	6%	25,000
Charge to Sewer Fund	45,372	61,871	61,871	86,871	4%	25,000
Charge to Electric Fund	91,488	141,485	141,485	166,485	8%	25,000
Charge to PI Fund	50,748	59,242	59,242	84,242	4%	25,000
Charge to Drainage Fund	45,372	53,871	53,871	78,871	4%	25,000
Charge to Fleet Fund	3,156	3,155	3,155	3,155	0%	-
Charge to Risk Mgt Fund	4,596	4,600	4,600	4,600	0%	-
Charge to Bldgs & Grounds Fund	7,140	7,140	7,140	7,140	0%	-
Charge to Fiber Fund	6,820	6,820	6,820	6,820	0%	-
Transfer from Capital Projects Fund	-	-	-		0%	-
Miscellaneous Revenue	3,759	-	-	-	0%	-
Reserves	-	148,820	348,306	140,664	6%	(8,156)
Interest Income	10,491	7,500	7,500	7,500	0%	-
Total Revenues	$ 1,670,999	$ 2,013,066	$ 2,212,552	$ 2,212,552	100%	$ 199,486
IT Operations Expenses	$ 1,796,038	$ 2,013,066	$ 2,212,552	$ 2,212,552	100%	$ 199,486
Surplus(Deficit)	**$ (125,039)**	**$ -**	**$ -**	**$ -**		

IT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTE's	5	6	6	6		0
Salaries & Wages	$ 437,548	$ 466,523	$ 489,909	$ 489,909	22%	$ 23,386
Employee Benefits	277,507	274,232	322,632	322,632	15%	48,400
Books, Subscriptions, Memberships	-	2,000	2,000	2,000	0%	-
Travel & Training	3,739	15,000	15,000	15,000	1%	-
Office Supplies	1,182	1,500	1,500	1,500	0%	-
Fleet Fund Charges	3,000	3,000	3,000	3,000	0%	-
Fuel	330	500	500	500	0%	-
Utilities	-	5,000	5,000	5,000	0%	-
Supplies & Maintenance	315,202	303,483	303,483	303,483	14%	-
Risk Mgmt Fund Charges	18,600	18,603	18,603	18,603	1%	-
Professional & Technical	84,272	75,000	75,000	75,000	3%	-
Software Maintenance	44,667	45,000	45,000	45,000	2%	-
Miscellaneous	44,643	43,049	43,049	43,049	2%	-
Software Licensing	242,936	406,176	497,876	497,876	23%	91,700
O & M - Hardware	144,823	200,000	200,000	200,000	9%	-
Hardware Replacement	-	54,000	-	-	0%	(54,000)
Software Upgrade	126,220	100,000	190,000	190,000	9%	90,000
Reserves	-	-	-	-	0%	-
Depreciation	51,369	-	-	-	0%	-
Total IT Expenses	**$ 1,796,038**	**$ 2,013,066**	**$ 2,212,552**	**$ 2,212,552**	**100%**	**$ 199,486**

FLEET FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Charge to General Fund	$ 2,405,004	$ 2,488,601	$ 3,001,615	$ 2,674,371	30%	$ 185,770
Charge to Recreation Fund	2,004	2,000	2,000	2,000	0%	-
Charge to Water Fund	266,748	439,593	461,593	311,218	3%	(128,375)
Charge to Sewer Fund	184,140	184,139	184,139	235,126	3%	50,987
Charge to Electric Fund	495,924	495,928	495,928	825,000	9%	329,072
Charge to Drainage Fund	144,576	144,581	144,581	332,652	4%	188,071
Charge to IT Fund	3,000	3,000	3,000	3,000	0%	-
Charge to Risk Mgt Fund	5,000	5,000	5,000	5,000	0%	-
Charge to PI Fund	52,512	52,512	52,512	75,000	1%	22,488
Charge to Bldgs & Grounds Fund	33,864	33,867	33,867	33,867	0%	-
Charge to Class C Roads	119,484	136,959	136,959	136,959	2%	-
Charge to Fiber Fund	-	22,619	22,619	22,619	0%	-
Transfer from Capital Projects	-	1,190,000	750,000	750,000	8%	(440,000)
Fund Balance Appropriation	-	423,902	-	-	0%	(423,902)
Miscellaneous	1,108	-	-	-	0%	-
Capital Lease	-	-	3,600,000	3,600,000	40%	3,600,000
Gain/Loss on Disposal of Fixed Assets	129,177	-	-	-	0%	-
Interest Income	57,088	20,000	20,000	20,000	0%	-
Total Revenues	$ 3,899,629	$ 5,642,701	$ 8,913,813	$ 9,026,812	100%	$ 3,384,111
Total Expenses	$ 3,970,107	$ 5,642,701	$ 26,475,982	$ 9,026,812	100%	$ 3,384,111
Surplus(Deficit)	**$ (70,478)**	**$ -**	**$ (17,562,169)**	**$ -**		

FLEET FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTE's	4.5	5.5	5.5	6.5		1
Salaries & Wages	$ 402,304	$ 427,373	$ 647,511	$ 495,454	5%	$ 68,081
Overtime	25,033	-	-	-	0%	-
Employee Benefits	242,008	231,960	346,233	255,109	3%	23,149
Books, Subscriptions, Memberships	8,274	8,190	8,190	8,190	0%	-
Travel & Training	6,901	13,331	13,331	13,331	0%	-
Office Supplies	1,350	1,260	1,260	1,260	0%	-
Operating Expenses	1,140,960	831,063	997,275	997,275	11%	166,212
Fuel	38,517	10,000	10,000	10,000	0%	-
IT Fund Charges	3,156	3,155	3,155	3,155	0%	-
Utilities	2,802	-	-	-	0%	-
Supplies & Maintenance & Tires	40,389	75,000	75,000	75,000	1%	-
Risk Mgmt Fund Charges	45,000	45,000	45,000	45,000	0%	-
Professional & Technical	221	-	50,000	50,000	1%	50,000
Miscellaneous	4,417	12,911	12,911	12,911	0%	-
Capital	-	158,000	-	-	0%	(158,000)
New Vehicle Purchases	-	1,274,602	3,878,200	848,500	9%	(426,102)
Equipment Replacement	11,000	1,415,000	18,187,915	1,415,000	16%	-
Capital Lease Payments	135,414	1,135,856	2,200,000	1,135,856	13%	-
Capital Lease Purchases	-	-	-	3,600,000	40%	3,600,000
Reserves	-	-	-	60,770	1%	60,770
Depreciation	1,862,362	-	-	-	0%	-
Total Fleet Expenses	**$ 3,970,107**	**$ 5,642,701**	**$ 26,475,982**	**$ 9,026,812**	**100%**	**$ 3,384,111**

RISK MANAGEMENT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Charge to General Fund	$ 1,295,996	$ 996,000	$ 996,000	$ 1,021,000	49%	$ 25,000
Charge to Recreation Fund	65,004	65,000	65,000	65,000	3%	-
Charge to Water Fund	106,716	114,720	114,720	139,720	7%	25,000
Charge to Sewer Fund	80,004	88,000	88,000	113,000	5%	25,000
Charge to Electric Fund	300,000	325,000	325,000	375,000	18%	50,000
Charge to PI Fund	75,000	79,500	79,500	104,500	5%	25,000
Charge to Drainage Fund	45,000	49,500	49,500	74,500	4%	25,000
Charge to IT fund	18,600	18,603	18,603	18,603	1%	-
Charge to Fleet Fund	45,000	45,000	45,000	45,000	2%	-
Charge to Bldgs & Grounds Fund	30,000	30,000	30,000	30,000	1%	-
Appropriated Fund Balance	-	-	551,400	86,400	4%	86,400
Miscellaneous revenue	126,793	-	-	-	0%	-
Interest Income	-	4,099	4,099	4,099	0%	-
Total Revenues	$ 2,188,113	$ 1,815,422	$ 2,366,822	$ 2,076,822	100%	$ 261,400
Total Expenses	$ 2,918,745	$ 2,365,422	$ 2,366,822	$ 2,076,822	100%	$ (288,600)
Surplus (Deficit)	**$ (730,632)**	**$ (550,000)**	**$ -**	**$ -**		

RISK MANAGEMENT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTE's	1	1	1	1		
Salaries & Wages	$ 108,155	$ 112,155	$ 116,648	$ 116,648	6%	$ 4,493
Employee Benefits	64,903	57,263	62,248	62,248	3%	4,985
Books, Subscriptions, Memberships	1,075	2,950	2,950	2,950	0%	-
Travel & Training	4,504	5,000	5,000	5,000	0%	-
Office Supplies	13	500	500	500	0%	-
Fleet Fund Charges	5,000	5,000	5,000	5,000	0%	-
Fuel	1,399	3,500	3,500	3,500	0%	-
Damage Repairs	562,153	45,000	45,000	45,000	2%	-
Utilities	-	500	500	500	0%	-
Safety	2,517	20,000	20,000	20,000	1%	-
IT Fund Charges	4,596	4,600	4,600	4,600	0%	-
Electricity - Lehi City Power	-	500	500	500	0%	-
Professional & Technical	33,852	15,500	15,500	15,500	1%	-
Litigation Claims Mgmt	750,067	590,000	590,000	300,000	14%	(290,000)
Insurance Expense	1,364,279	1,477,875	1,477,875	1,477,875	71%	-
Miscellaneous	16,232	17,000	17,000	17,000	1%	-
Reserves	-	8,079	-	-	0%	(8,079)
Total Risk Mgmt Expenses	**$ 2,918,745**	**$ 2,365,422**	**$ 2,366,822**	**$ 2,076,822**	**100%**	**$ (288,600)**

BUILDING/GROUNDS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Charge to General Fund	$ 1,372,116	$ 1,878,122	$ 1,878,122	$ 1,878,122	53%	$ -
Charge to Recreation Fund	150,000	150,000	150,000	200,000	6%	50,000
Charge to Water Fund	150,000	173,250	173,250	173,250	5%	-
Charge to Sewer Fund	90,000	113,250	113,250	113,250	3%	-
Charge to Electric Fund	225,000	318,000	318,000	318,000	9%	-
Charge to PI Fund	75,000	86,625	86,625	136,625	4%	50,000
Charge to Drainage Fund	75,000	86,625	86,625	136,625	4%	50,000
Charge to Fiber Fund	2,004	2,000	2,000	2,000	0%	-
Transfer from Capital Projects	-	-	515,025	515,025	14%	515,025
Interest Income	10,054	-	233,131	83,131	2%	83,131
Grants	-	-	-	-	0%	-
Reserves	-	260,915	-	-	0%	(260,915)
Total Revenues	$ 2,149,174	$ 3,068,787	$ 3,556,028	$ 3,556,028	100%	$ 487,241
Total Expenses	$ 2,360,208	$ 3,068,787	$ 3,556,028	$ 3,556,028	100%	$ 487,241
Surplus (Deficit)	**$ (211,034)**	**$ -**	**$ -**	**$ -**		

BUILDING/GROUNDS FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Personnel FTE's	20	22.5	22.5	22.5		0
Salaries & Wages	$ 1,140,881	$ 1,459,949	$ 1,552,797	$ 1,552,797	44%	$ 92,848
Overtime	32,474	20,000	20,000	20,000	1%	-
Employee Benefits	537,844	576,978	592,360	592,360	17%	15,382
Uniforms	5,268	6,600	6,600	6,600	0%	-
Books, Subscriptions, Memberships	13	500	500	500	0%	-
Travel & Training	4,500	4,500	4,500	4,500	0%	-
Office Supplies	2,168	3,000	3,000	3,000	0%	-
Fleet Fund Charges	33,864	33,867	33,867	33,867	1%	-
Repairs	168,582	355,000	355,000	355,000	10%	-
Utilities	7,038	4,000	4,000	4,000	0%	-
Supplies	218,501	224,000	259,000	259,000	7%	35,000
IT Fund Charges	7,140	7,140	7,140	7,140	0%	-
Risk Mgmt Fund Charges	30,000	30,000	30,000	30,000	1%	-
Equipment Maintenance	74,696	107,900	128,886	128,886	4%	20,986
Bldg Beautification Expenses	27,148	21,500	21,500	21,500	1%	-
Miscellaneous	9,261	21,853	21,853	21,853	1%	-
Capital Outlay	-	192,000	515,025	515,025	14%	323,025
Depreciation	-	-	-	-	0%	-
Reserves	60,830	-	-	-	0%	-
Total Buildings/Grounds Expenses	**$ 2,360,208**	**$ 3,068,787**	**$ 3,556,028**	**$ 3,556,028**	**100%**	**$ 487,241**

2027 LEHI CITY BUDGET REQUESTS

DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST ONGOING	REQUEST ONE TIME	FUNDED ONGOING	FUNDED ONE TIME	UNFUNDED	TAX INCREASE FUNDED
GOVERNMENTAL FUNDS								
HUMAN RESOURCES	1	ISOLVED TALENT SOFTWARE LICENSE INCREASE	4,761		4,761			
HUMAN RESOURCES	2	RAP BACK CHECKS FOR CURRENT EMPLOYEES INCREASE	3,000		3,000			
HUMAN RESOURCES	3	HEALTH INSURANCE RESERVE FUND		600,000		600,000		
HUMAN RESOURCES	4	HR GENERALIST/TRAINING SPECIALIST	126,614				126,614	
JUSTICE COURT	1	NEW FULL TIME EMPLOYEE	92,537					92,537
JUSTICE COURT	1	NEW FULL TIME EMPLOYEE	92,537				92,537	
CITY RECORDER	1	GRANICUS SOFTWARE UPDATE - MEETING CLOSED CAPTIONING	9,393	8,236	9,393	8,236		
CITY RECORDER	2	2ND DEPUTY CITY RECORDER	72,484				72,484	
CITY RECORDER	3	SWAGIT SUITE - FULL MEETING PRODUCTION	40,044	53,196			93,240	
ADMINISTRATION		LEGISLATIVE TRACKING SOFTWARE		7,500		7,500		
ADMIN/SPECIAL EVENTS		REFRIGERATOR & FREEZER		10,244		10,244		
ADMIN/SPECIAL EVENTS		NATIONAL NIGHT OUT LINE ITEM INCREASE	1,500		1,500			
FINANCE	2	MANAGEMENT ANALYST	104,794				104,794	
EMERGENCY MANAGEMENT	1	NEW TRUCK REQUEST	22,819				22,819	
INFORMATION CENTER	1	BUSINESS LICENSE OFFICIAL	101,021				101,021	
INFORMATION CENTER	2	BUSINESS LICENSE STUDY		20,000		20,000		
POLICE		AXON DRAFT ONE	84,334		84,334			
POLICE	1	NEW PATROL OFFICER	167,515	9,575	167,515	9,575		
POLICE	2	NEW PATROL OFFICER	167,515	9,575	167,515	9,575		
POLICE	3	NEW PATROL OFFICER	167,515	9,575				177,090
POLICE	4	NEW PATROL OFFICER	167,515	9,575				177,090
POLICE	5	NEW PATROL OFFICER	167,515	9,575			177,090	
POLICE	6	NEW PATROL OFFICER	167,515	9,575			177,090	
POLICE	7	NEW PATROL OFFICER	167,515	9,575			177,090	
POLICE	8	NEW PATROL OFFICER	167,515	9,575			177,090	
POLICE	9	NEW SRO	165,265	9,575				174,840
POLICE	10	FULL TIME RECORDS CLERK	89,328					89,328
POLICE	11	SHIFT DIFFERENTIAL PAY	111,867					111,867
POLICE	12	UNIFORM ALLOWANCE LINE ITEM INCREASE	32,400		32,400			
FIRE		FIRE WAGE INCREASES	640,000				250,000	390,000
FIRE	1	ASSISTANT FIRE CHIEF	223,128	8,300				231,428
FIRE	2	TRAVEL & TRAINING LINE ITEM INCREASE	10,000		10,000			
FIRE	2	OVERTIME LINE ITEM INCREASE	25,000		25,000			
FIRE	2	UNIFORM ALLOWANCE LINE ITEM INCREASE	25,000		25,000			
FIRE	2	PROFESSIONAL & TECHNICAL LINE ITEM INCREASE	21,000		21,000			
FIRE	2	MISCELLANEOUS LINE ITEM INCREASE	7,500		7,500			
FIRE	3	HEAVY RESCUE APPARUTUS	131,232	115,000	131,232	115,000		
FIRE	4	TW0 SURRON ELECTRIC MOUNTAIN BIKES		20,000		20,000		
FIRE	5	FIRE INSPECTOR	121,294	8,300			129,594	
PLANNING	1	BIKE/PED- PLANNER I	106,494				106,494	
PLANNING/ENVIRO SUSTAIN	2	LEHI CITY BEAUTIFICATION	78,128	78,128			78,128	
INSPECTIONS	1	COMMERCIAL PLANS EXAMINER	135,909				135,909	
STREETS	1	NEW FULL TIME STREETS WORKER	97,221		97,221			
STREETS	3	OPTION 1 - BED & SANDER REPLACEMENT	13,443				13,443	
STREETS	3	OPTION 2 - 10 WHEELER & PLOW REPLACEMENT	57,095		57,095			
STREETS	4	NEW TRUCK FORD F-250	11,142				11,142	
STREETS	5	EQUIPMENT MAINTENANCE LINE ITEM INCREASE	5,000		5,000			
STREETS	5	DEPARTMENT SUPPLIES LINE ITEM INCREASE	5,000		5,000			
STREETS	5	UNIFORM ALLOWANCE LINE ITEM INCREASE	1,000		1,000			

2027 LEHI CITY BUDGET REQUESTS

DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST ONGOING	REQUEST ONE TIME	FUNDED ONGOING	FUNDED ONE TIME	UNFUNDED	TAX INCREASE FUNDED
STREETS	6	OVERTIME LINE ITEM INCREASE	10,000		10,000			
STREETS	7	SIGN TRUCK REPLACEMENT	23,205				23,205	
STREETS	8	CRACK SEAL MACHINE REPLACEMENT	15,170		15,170			
PARKS	1	RENEWAL - IRRIGATION WEATHERTRAK CONTROLLER SUBSCRIPTION	36,000		36,000			
PARKS	2	OPEN SPACES FULL TIME EMPLOYEE	98,812		98,812			
PARKS	3	LEISURE PARK CREW FULL TIME EMPLOYEE	98,812					98,812
PARKS	4	IRRIGATION CREW FULL TIME EMPLOYEE	87,670					87,670
PARKS	5	MAVERICK FILTERS		16,900		16,900		
PARKS	6	FULL TIME ARBORIST TECHNICIAN	98,812					98,812
PARKS	7	LOADER	34,403				34,403	
PARKS	8	SKID STEER	14,677		14,677			
PARKS	8.5	STUMP GRINDER ATTACHMENT		15,000		15,000		
PARKS	9	2026 POLARIS RANGER UTV	10,248				10,248	
PARKS	10	STAND ON BLOWER		14,000		14,000		
PARKS	11	PAVED TRAIL & PARKING LOT MAINTENANCE LINE ITEM INCREASE	15,000		15,000			
PARKS	12	MISCELLANEOUS LINE ITEM INCREASE	15,000		15,000			
PARKS	13	PARK MAINTENANCE LINE ITEM INCREASE	20,000		20,000			
PARKS	14	DUMP TRAILER		70,000			70,000	
PARKS	16	HAUL-IT WORKHORSE TRAILER		32,000			32,000	
PARKS	17	TRACTOR WITH BROOM MOWER		90,000			90,000	
PARKS/CAPITAL	7	JORDAN WILLOWS AREA ACTION PLAN		3,600		3,600		
LIBRARY	1	ADDITIONAL EMPLOYEE WAGE INCREASE	75,586				75,586	
LIBRARY	2	BOOK BUDGET LINE ITEM INCREASE	80,000		10,000	40,000	30,000	
LIBRARY	3	LIBRARY PROGRAMS & OUTREACH	18,000				18,000	
LIBRARY	4	SUBSCRIPTION LINE ITEM INCREASE	10,000		10,000			
LIBRARY	5	OUTREACH VEHICLE	8,410				8,410	
LITERACY CENTER	1	ADDITIONAL FUNDING SATELLITE LOCATION	100,000		100,000			
CEMETERY	1	ASPHALT MAINTENANCE & PRESERVATION		60,000		60,000		
CEMETERY	2	FLAGPOLE & MEMORIAL UPGRADE		51,600		51,600		
RECREATION/LEGACY CENTER		LEGACY CENTER LINE ITEM INCREASES	11,745		11,745			
RECREATION/LEGACY CENTER		OVERTIME LINE ITEM INCREASE	2,500		2,500			
RECREATION/LEGACY CENTER		BOOKS, SUBSCRIPTIONS & MEMBERSHIPS LINE ITEM INCREASE	1,000		1,000			
RECREATION/LEGACY CENTER		PROFESSIONAL & TECHNICAL LINE ITEM INCREASE	20,000		20,000			
RECREATION/LEGACY CENTER		BIRTHDAY PARTY LINE ITEM INCREASE	4,500		4,500			
RECREATION/LEGACY CENTER		SWIMMING PROGRAM LINE ITEM INCREASE	6,486		6,486			
RECREATION/LEGACY CENTER	1	LC FINANCIAL OPERATIONS ASSESSMENT & RENOVATION FEASIBILITY		100,000		100,000		
RECREATION/LEGACY CENTER	2	LEGACY CENTER BOILER (1 OF 2)		30,000		30,000		
RECREATION/LEGACY CENTER	3	FENCING AROUND OUTSIDE POOL DECK		35,000		35,000		
RECREATION/LEGACY CENTER	4	RETRACTABLE ROOF REPLACEMENT ENGINEERING PLANS FOR POOL		15,000			15,000	
RECREATION/LEGACY CENTER	5	GYM CURTAIN REPLACEMENT (3)		55,000			55,000	
RECREATION/LEGACY CENTER	6	STRUCTURAL BEAM REPAIR SOLUTION - LEISURE POOL		19,000		19,000		
RECREATION/LEGACY CENTER	7	FULL TIME RECREATION COORDINATOR	95,704				95,704	
RECREATION/OUTDOOR POOL		OUTDOOR POOL OPERATION & MAINTENANCE LINE ITEM INCREASE	3,990		3,990			
RECREATION/OUTDOOR POOL	1	OUTDOOR POOL LIGHTS		15,000			15,000	
IT		PRIVILEGED ACCOUNT MANAGEMENT SOFTWARE	50,000		50,000			
IT		DISASTER RECOVERY PROJECT	37,200		37,200			
IT		TRAINING & SOFTWARE LICENSING - UTILITY SPECIALIST	4,500		4,500			
IT		INCREASE STORAGE CAPACITY		90,000		90,000		

2027 LEHI CITY BUDGET REQUESTS

DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST ONGOING	REQUEST ONE TIME	FUNDED ONGOING	FUNDED ONE TIME	UNFUNDED	TAX INCREASE FUNDED
FLEET		OPERATING LINE ITEM INCREASE	166,212		166,212			
FLEET		ADDITIONAL FULL TIME MECHANIC	110,395				110,395	
FLEET		ADDITIONAL FULL TIME MECHANIC	110,395				110,395	
FLEET		MECHANIC PART TIME WORKERS (2)	44,782		22,391		22,391	
FLEET		ADDITIONAL PART TIME OFFICE ASSISTANT	27,275		27,275			
FLEET		BUILDING DESIGN		50,000		50,000		
FLEET		VEHICLE REPLACEMENTS		18,187,915		5,000,000	13,187,915	
FLEET/EMERGENCY MGMT		NEW TRUCK		97,000			97,000	
FLEET/POLICE		NEW PATROL VEHICLE		78,000		78,000		
FLEET/POLICE		NEW PATROL VEHICLE		78,000		78,000		
FLEET/POLICE		NEW PATROL VEHICLE		78,000		78,000		
FLEET/POLICE		NEW PATROL VEHICLE		78,000		78,000		
FLEET/POLICE		NEW PATROL VEHICLE		78,000			78,000	
FLEET/POLICE		NEW PATROL VEHICLE		78,000			78,000	
FLEET/POLICE		NEW PATROL VEHICLE		78,000			78,000	
FLEET/POLICE		NEW PATROL VEHICLE		78,000			78,000	
FLEET/POLICE		NEW SRO VEHICLE		65,000		65,000		
FLEET/FIRE		ASSISTANT CHIEF VEHCILE		57,000		57,000		
FLEET/FIRE		HEAVY RESCUE VEHICLE		1,500,000			1,500,000	
FLEET/FIRE		FIRE INSPECTOR VEHICLE		57,000			57,000	
FLEET/PARKS		OPEN SPACES FULL TIME EMPLOYEE		57,100		57,100		
FLEET/PARKS		LEISURE PARK CREW FULL TIME EMPLOYEE		57,100		57,100		
FLEET/PARKS		FULL TIME ARBORIST TECHNICIAN		57,100		57,100		
FLEET/PARKS		LOADER		235,000			235,000	
FLEET/PARKS		SKID STEER		75,000		75,000		
FLEET/PARKS		2026 POLARIS RANGER UTV		33,000			33,000	
FLEET/STREETS		OPTION 1 - BED & SANDER REPLACEMENT		65,000			65,000	
FLEET/STREETS		OPTION 2 - 10 WHEELER & PLOW REPLACEMENT		375,000		375,000		
FLEET/STREETS		CRACK SEAL MACHINE REPLACEMENT		79,000		79,000		
FLEET/STREETS		NEW TRUCK FORD F-250		55,000			55,000	
FLEET/STREETS		SIGN TRUCK REPLACEMENT		175,000			175,000	
FLEET/LIBRARY		OUTREACH VEHICLE		46,700			46,700	
FLEET/WATER		MAINTENANCE CREW TRUCK		89,200		89,200		
BUILDINGS/GROUNDS	1	GENERATOR MAINTENANCE	20,986		20,986			
BUILDINGS/GROUNDS	2	SUPPLIES & MAINTENANCE LINE ITEM INCREASE	35,000		35,000			
BUILDINGS/GROUNDS	3	VETS PARK - SPORTS TOWER/CONCESSION BUILDING ROOF REPLACEMENT		15,000		15,000		
BUILDINGS/GROUNDS	4	LEGACY CENTER WATER HEATER		20,000		20,000		
BUILDINGS/GROUNDS	5	NEW FLOOR MACHINE - POWER DEPT		12,000		12,000		
BUILDINGS/GROUNDS/CAPITAL	1	LEHI CIVIC CENTER CAMPUS BUILDING LIGHTS		154,327		154,327		
BUILDINGS/GROUNDS/CAPITAL	2	TRANSFER SWITCH		13,698		13,698		
BUILDINGS/GROUNDS/PLANNING		ADDITIONAL FUNDS TO REMODEL EXISTING CITY HALL		200,000		200,000		
TOTAL GOVERNMENTAL FUNDS			**5,831,879**	**24,179,319**	**1,613,910**	**7,963,755**	**18,625,931**	**1,729,474**

2027 LEHI CITY BUDGET REQUESTS

DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST ONGOING	REQUEST ONE TIME	FUNDED ONGOING	FUNDED ONE TIME	UNFUNDED	TAX INCREASE FUNDED
CAPITAL PROJECTS/IMPACT FEES								
CLASS C ROADS/STREETS	1	SIGNAL LIGHT & DEVELOPMENT LINE ITEM INCREASE	120,000		120,000			
CLASS C ROADS/STREETS	2	ROAD MAINTENANCE LINE ITEM INCREASE	300,000		300,000			
CLASS C ROADS/STREETS	3	ADA SIDEWALKS/SIDEWALK REPLACEMENT LINE ITEM INCREASE	75,000		75,000			
CLASS C ROADS/STREETS	4	EQUIPMENT RENTAL LINE ITEM INCREASE	25,000		25,000			
PARC TAX/PARKS CAPITAL	1	2027 PLAYGROUND REPLACEMENTS		315,000		315,000		
PARC TAX/PARKS CAPITAL	2	FAMILY PARK - SAFETY SURFACING RE-SEAL		128,463		128,463		
PARC TAX/PARKS CAPITAL	3	SPORTS PARK - PROTECTIVE ROOF/SHADE OVER PLAYGROUND		80,000		80,000		
PARC TAX/PARKS CAPITAL	4	HOLBROOK PICKLEBALL LIGHTING		115,000		115,000		
PARC TAX/PARKS CAPITAL	5	MAIN STREET CHRISTMAS GARLAND UPGRADES		32,000		32,000		
PARC TAX/PARKS CAPITAL	6	BANDWAGON PARK - BATHROOM/STAGE/IRRIGATION DESIGN		20,000		20,000		
PARC TAX/PARKS CAPITAL	8	CAMPSITE RENOVATIONS AT WILLOW PARK		420,000		420,000		
CAPTIAL PROJECTS/STREETS	2	NUISANCE TREES		250,000		250,000		
GRANT/ROAD PROJECTS		REDWOOD ROAD DRAIN		250,000		250,000		
GRANT/ROAD PROJECTS		PONY EXPRESS PARKWAY - UTAH LAKE TRAIL		200,000		200,000		
PARK IMPACT FEES	1	INVERNESS - PHASE 1 TRAILHEADS & TRAILS		1,500,000		1,500,000		
PARK IMPACT FEES	2	LAKEVIEW PARK CONSTRUCTION INCREASE		750,000		750,000		
PARK IMPACT FEES	3	MELLOR RHODES SPORTS COMPLEX - REDESIGN		150,000		150,000		
PARK IMPACT FEES	4	PARK PROPERTY ACQUISTION & IMPROVEMENTS	50,000		50,000			
PARK IMPACT FEES	5	TRIANGLE PARK DESIGN & CONSTRUCTION		950,000		950,000		
ROAD IMPACT FEES		1300 SOUTH 1400 W TO 1700 W		250,000		250,000		
TOTAL CAPITAL PROJECTS/IMPACT FEES			**570,000**	**5,410,463**	**570,000**	**5,410,463**		

2027 LEHI CITY BUDGET REQUESTS

DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST ONGOING	REQUEST ONE TIME	FUNDED ONGOING	FUNDED ONE TIME	UNFUNDED	TAX INCREASE FUNDED
ENTERPRISE FUNDS								
WATER		WATER SHARE RENTAL LINE ITEM INCREASE	506,090		506,090			
WATER	1	ADDITIONAL MAINTENANCE CREW - 4 FULL TIME	408,000		408,000			
WATER	2	MAINTENANCE CREW TRUCK	22,000		22,000			
WATER	3	SATILLITE LEAK DETECTION SYSTEM		150,000		150,000		
WATER	4	PILGRIMS BOOSTER UPGRADES		350,000		350,000		
WATER	5	WILLOW PARK WATER/SEWER EXTENSION		225,000		225,000		
WATER IMPACT FEES		1300 S WATERLINE 1400 W TO 1700 W		230,000		230,000		
SEWER	1	THANKSGIVING POINT LIFT STATION UPGRADE		360,000		360,000		
POWER	1	3 REEL TRAILER - SMALL		32,000		32,000		
POWER	2	3 REEL TRAILER - LARGE		81,000		81,000		
POWER	3	AG2 WEATHER FORECASTING PLATFORM	16,000		16,000			
POWER	4	513 CIRCUIT GET-AWAY RECONDUCTOR		50,000		50,000		
POWER	5	5-22 RECONDUCTOR BULL RIVER SUB & WEST FRONTAGE I-15		200,000		200,000		
POWER	6	5-23 750mcm TO 1100mcm		225,000		225,000		
POWER	7	WILLOW PARK TO MAIN STREET TIE		140,000		140,000		
POWER	8	1500 N JORDAN RIVER CROSSING		400,000		400,000		
PI/FINANCE/PI METERS	1	PART TIME UTILITY BILLING TECHNICIAN	21,271		21,271			
DRAINAGE	1	SUPPLIES & MAINTENANCE LINE ITEM INCREASE	5,000		5,000			
PARKS/DRAINAGE	15	IRRIGATION CONTROLLERS (20)		22,600		22,600		
DRAINAGE/DETENTION	1	MELLOR RHODES PARK DETENTION		250,000		250,000		
FIBER	1	CONTRACT SERVICES LINE ITEM INCREASE	205,000		205,000			
FIBER	2	SYSTEM MAINTENANCE LINE ITEM INCREASE	95,000		95,000			
FIBER	3	STRATA NETWORK OPERATOR EXPENSE LINE ITEM INCREASE	534,476		534,476			
FIBER	4	PUBLIC WIFI		74,000		74,000		
FIBER	4	PUBLIC WIFI	13,000		13000			
TOTAL ENTERPRISE FUNDS			**1,825,837**	**2,789,600**	**1,825,837**	**2,789,600**		

LEHI CITY CORPORATION

MAYOR'S RDA TENTATIVE BUDGET FY 2027



RDA MILL POND

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Property taxes	$ -	$ -	$ -	$ -	0%	-
Miscellaneous Revenue	-	-	-	-	0%	-
Reappropriation of Fund Balance	-	2,302,500	1,380,000	1,380,000	99%	(922,500)
Interest Income	106,784	7,500	7,500	7,500	1%	-
Total Revenues	$ 106,784	$ 2,310,000	$ 1,387,500	$ 1,387,500	100%	(922,500)
Expenses						
Millpond RDA engineering	$ -	$ -	$ -	$ -	0%	-
Millpond RDA streets	-	-	-	-	0%	-
Millpond RDA water	13,365	400,000	-	-	0%	(400,000)
Millpond Properties	-	800,000	1,000,000	1,000,000	72%	200,000
Millpond Property Cleanup	906,361	1,110,000	387,500	387,500	28%	(722,500)
Reserves	-	-	-	-	0%	-
Total Expenses	$ 919,726	$ 2,310,000	$ 1,387,500	$ 1,387,500	100%	(922,500)
Surplus(Deficit)	**$ (812,942)**	**$ -**	**$ -**	**$ -**		

TI RDA

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Property Taxes	$ 6,912,605	$ 9,000,000	$ 9,000,000	$ 9,000,000	100%	$ -
Total Revenues	$ 6,912,605	$ 9,000,000	$ 9,000,000	$ 9,000,000	100%	$ -
Expenses						
Texas Instruments	$ 4,838,823	$ 6,300,000	$ 6,300,000	$ 6,300,000	70%	$ -
Lehi City	912,257	1,193,400	1,193,400	1,193,400	13%	-
Alpine School District	916,611	1,193,400	1,193,400	1,193,400	13%	-
Utah County	159,618	207,900	207,900	207,900	2%	-
TSSD	80,877	105,300	105,300	105,300	1%	-
Total Expenses	$ 6,908,187	$ 9,000,000	$ 9,000,000	$ 9,000,000	100%	$ -
Surplus(Deficit)	**$ 4,417**	**$ -**	**$ -**	**$ -**		

CDA XACTWARE

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Property taxes	$ 395,872	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Note proceeds	-	-	-	-	0%	-
Total Revenues	$ 395,872	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Expenses						
EDA costs	$ -	$ -	$ -	$ -	0%	$ -
Taxing entities	383,996	363,750	363,750	363,750	97%	-
Administration	11,876	11,250	11,250	11,250	3%	-
Redevelopment expenditures	-	-	-	-	0%	-
Total Expenses	$ 395,872	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

EDA ADOBE

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Property taxes	$ 1,262,857	$ 1,300,000	$ 1,300,000	$ 1,300,000	100%	$ -
Total Revenues	$ 1,262,857	$ 1,300,000	$ 1,300,000	$ 1,300,000	100%	$ -
Expenses						
EDA costs	$ -	$ -	$ -	$ -	0%	$ -
Taxing entities	1,178,625	1,235,000	1,235,000	1,235,000	95%	-
Administration	84,232	65,000	65,000	65,000	5%	-
Redevelopment expenditures	-	-	-	-	0%	-
Total Expenses	$ 1,262,857	$ 1,300,000	$ 1,300,000	$ 1,300,000	100%	$ -
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

CDA OUTLETS AT TRAVERSE MOUNTAIN

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Sales Tax	$ -	$ -	$ -	$ -	0%	$ -
Property Taxes	244,576	375,000	375,000	375,000	100%	-
Total Revenues	$ 244,576	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Expenses						
Sales tax reimbursement	$ -	$ -	$ -	$ -	0%	$ -
Property tax reimbursement	-	375,000	375,000	375,000	100%	-
Total Expenses	$ -	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Surplus(Deficit)	**$ 244,576**	**$ -**	**$ -**	**$ -**		

CDA MEADOW POINTE

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Property Taxes	$ 55,868	$ -	$ -	$ -	0%	$ -
Sales Taxes	125,044	100,000	100,000	100,000	100%	-
Total Revenues	$ 180,912	$ 100,000	$ 100,000	$ 100,000	100%	$ -
Expenses						
Sales tax reimbursement	$ -	$ -	$ -	$ -	0%	$ -
Reserves	-	100,000	100,000	100,000	100%	-
Property tax reimbursement	-	-	-	-	0%	-
Total Expenses	$ -	$ 100,000	$ 100,000	$ 100,000	100%	$ -
Surplus(Deficit)	**$ 180,912**	**$ -**	**$ -**	**$ -**		

LEHI CITY CORPORATION

MAYOR'S LOCAL BUILDING AUTHORITY
TENTATIVE BUDGET FY 2027



LOCAL BUILDING AUTHORITY

ACCOUNT DESCRIPTION	ACTUAL FY 2025	ESTIMATED BUDGET FY 2026	DEPT REQ BUDGET FY 2027	FINAL BUDGET FY 2027	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2026-FY2027
Revenues						
Interest Income	$ 921,691	$ -	$ -	$ -	0%	$ -
Bond Proceeds	-	-	-	-	0%	-
Transfer from Capital Projects	-	-	-	-	0%	-
Transfer from General Fund	1,534,680	1,739,675	1,676,278	1,676,278	59%	(63,397)
Transfer from Fire Impact Fees	201,000	100,000	100,000	100,000	4%	-
Re-appropriate fund balance	-	16,175,000	1,070,897	1,070,897	38%	(15,104,103)
Total Revenues	$ 2,657,371	$ 18,014,675	$ 2,847,175	$ 2,847,175	100%	$ (15,167,500)
Expenditures						
Bond Fees	$ 2,000	$ -	$ 7,500	$ 7,500	0%	$ 7,500
Debt Service - Interest	1,521,524	1,504,675	1,504,675	1,504,675	53%	-
Debt Service - Principal	330,846	335,000	335,000	335,000	12%	-
Fire Station - Engineering	43,851	-	-	-	0%	-
Fire Station - Sitework	2,752	-	-	-	0%	-
Fire Station - FF & E	320,110	-	-	-	0%	-
City Hall - Engineering	500	-	-	-	0%	-
City Hall - Sitework	65,155	-	-	-	0%	-
City Hall - FF & E	-	-	-	-	0%	-
City Hall - Building Construction	16,442,915	16,175,000	1,000,000	1,000,000	35%	(15,175,000)
Total Expenditures	$ 18,729,654	$ 18,014,675	$ 2,847,175	$ 2,847,175	100%	$ (15,167,500)
Surplus(Deficit)	**$ (16,072,282)**	**$ -**	**$ -**	**$ -**		

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
CEMETERY			
Spaces			
Resident lower section	$1,000	$1,000	$1,000
Non-Resident lower section	$1,300	$1,300	$1,300
Resident upper section	$1,300	$1,300	$1,300
Non-Resident upper section	$1,600	$1,600	$1,600
Infant (Resident or Non-Resident)	$250	$250	$250
Cremains (1/2 space)	$500	$500	$500
Title/Certificate Transfer Resident to Resident (or Family) (per certificate)	$75	$75	$75
Title/Certificate Transfer Resident to Non-Resident (per certificate)	-	$375	$375
Headstone Setting			
Resident	$50	$50	$50
Non-Resident	$50	$50	$50
Disinterment			
Standard Vault	$1,200	$1,500	$1,500
Infant	$800	$800	$800
Cremains	$600	$600	$600
Interment			
Weekends and Holidays - additional fee	$350	$350	$350
Overtime (3:00 pm or later arrival) - additional fee	-	$350	$350
Adult			
Resident	$500	$500	$500
Non-Resident	$850	$850	$850
Child/Infant			
Resident	$300	$400	$400
Non-Resident	$400	$400	$400
Cremation			
Resident	$300	$300	$300
Non-Resident	$400	$400	$400
Niche Cremation Wall/Boulder Niche			
Resident	$1,200	$1,200	$1,200
Non-Resident	$1,500	$1,500	$1,500
First Opening	$100	$100	$100
Second Opening	$300	$300	$300
Niche pricing includes the engraving of the deceased on the wall and can hold 2 urns			
CITY RECORDER			
Election Registration	$35	$35	$35
Audio Recording / meeting	$5	$5	$5
GRAMA Request rates / hour:			
Department Heads	$55	$55	$55
Supervisory Staff	$45	$45	$45
Professional Staff	$35	$35	$35
Support Staff	$25	$25	$25
GRAMA Request copies:			
GIS Maps:			
24" x 36" Color	$10	$10	$10
17" x 24" Color	$5	$5	$5
11" x 17" Color	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2
Other GRAMA Copies:			
Up to 11" x 17" Color	$0.25	$0.25	$0.25
Up to 11" x 17" Black & White	$0.10	$0.10	$0.10

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
INFORMATION CENTER			
Dumpster Rental (for residents paying for Lehi City gargabe)	$250	$300	**$350**
Landfill Transfer Station Punch Card:			
Punch Card (1 per year for eligible residents)	Free	Free	Free
Fingerprinting:			
Resident	$10	$10	$10
Non-Resident	$25	$25	$25
Business License			
Home-Occupied Business (no impact)	No Fee	No Fee	No Fee
Home-Occupied Business (impact) - fire inspection fee	$50	$60	$60
General	$140	$150	$150
Base Fee	$140	$150	$150
Fireworks	$100	$110	$110
Seasonal/Temporary (Christmas tree lot, snow cone shack, etc)	$100	$110	$110
Beer License	$175	$165	$165
Single event alcohol	$100	$110	$110
Alcohol License	$320	$330	$330
Solicitor (per person)	$50	$60	$60
Reactivation Fee (license closed after 90 days of non-payment - fee assessed after all license fees are paid in full)	$50	$50	$50
Fine - Operating a Business without a license	$100	$100	$100
Passport			
Passport Application Fees* (In addition to State Department Charges**)	$35	$35	$35
Photo Fee	$12	$12	$12
Overnight Delivery Fee	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.

IMPACT FEES

All impact fees are adopted separately by the City and are set forth in the applicable impact fee facilities plan(s), fee analysis, and corresponding fee schedule(s), as amended from time to time, available on the City website.

https://www.lehi-ut.gov/media/zbpmzh3k/connection-impact-fees-fy-updated-3-3-2026.pdf

LIBRARY			
Library Card			
Resident	Free	Free	Free
Non-Resident / year	$100	$100	$100
Non-Resident / 6 months	$50	$50	$50
Replacement of Card	$3	$3	$3
Check Out Fees			
Inter-Library Loan / item	$7	$7	$7
Inter-Library Loan kits / kit	$15	$15	$15
Copies			
Black & White - Letter size - **Single Sided**	$0.10	$0.10	**$0.15**
Black & White - Legal size - **Single Sided**	$0.15	$0.15	**$0.20**
Black & White - Letter size - **Double Sided**	$0.10	$0.10	**$0.30**
Black & White - Legal size - **Double Sided**	$0.15	$0.15	**$0.40**
Color - Letter size - **Single Sided**	$0.10	$0.10	**$0.25**
Color - Legal size - **Single Sided**	$0.15	$0.15	**$0.30**
Color - Letter size - **Double Sided**	$0.10	$0.10	**$0.50**
Color - Legal size - **Double Sided**	$0.15	$0.15	**$0.60**
Printing	$0.10	$0.10	$0.10
Used book sales	$0.50 - $1.00	$0.50 - $1.00	$0.50 - $1.00
Damage			
Repairable Damage	up to full cost of item	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

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
LITERACY CENTER			
After-School Reading & Math Tutoring Program			
Resident - Per Class/Per Student (free lunch qualified)	-	$0	$0
Resident - Per Class/Per Student (reduced lunch qualified)	-	$10	$10
Resident - Per Class/Per Student	-	$20	$20
Non-Resident - Per Class/Per Student (dependent upon availabiltiy)	-	$75	$75
ABC Pre-K Program			
Resident - Per Class/Per Student (free lunch qualified)	-	$0	$0
Resident - Per Class/Per Student (reduced lunch qualified)	-	$25	$25
Resident - Per Class/Per Student	-	$50	$50
Non-Resident - Per Class/Per Student (dependent upon availabiltiy)	-	$150	$150
Discovery Days Materials Fee - **Resident**	$25	$25	$25
Discovery Days Materials Fee - Non-Resident	-	-	$50

PARKS						
Pavilion Reservation:	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Allred Park / full day	$80	$55	$80	$55	$80	$55
Allred Park / half day	$55	$40	$55	$40	$55	$40
Bandwagon Park East / full day	$55	$40	$55	$40	$55	$40
Bandwagon Park East / half day	$40	$25	$40	$25	$40	$25
Bandwagon Park West / full day	$55	$40	$55	$40	$55	$40
Bandwagon Park West / half day	$40	$25	$40	$25	$40	$25
Dry Creek Park / full day	$80	$55	$80	$55	$80	$55
Dry Creek Park / half day	$55	$40	$55	$40	$55	$40
Dry Creek Park East Pavilion / full day	$80	$55	$80	$55	$80	$55
Dry Creek Park East Pavilion / half day	$55	$40	$55	$40	$55	$40
Eagle Summit Park / full day	$80	$55	$80	$55	$80	$55
Eagle Summit Park / half day	$55	$40	$55	$40	$55	$40
Exchange Park / full day	$55	$40	$55	$40	$55	$40
Exchange Park / half day	$40	$25	$40	$25	$40	$25
Holbrook Farms Pavilion / full day	-		$80	$55	$80	$55
Holbrook Farms Pavilion / half day	-		$55	$40	$55	$40
Holbrook Farms Pavilion/Food Truck Plaza / full day	-		$225	$175	$225	$175
Holbrook Farms Pavilion/Food Truck Plaza / half day	-		$175	$125	$175	$125
Osier Park / full day	$80	$55	$80	$55	$80	$55
Osier Park / half day	$55	$40	$55	$40	$55	$40
Olympic Park / full day	$80	$55	$80	$55	$80	$55
Olympic Park / half day	$55	$40	$55	$40	$55	$40
Osier Park / full day	$80	$55	$80	$55	$80	$55
Osier Park / half day	$55	$40	$55	$40	$55	$40
Outdoor Pool Park / full day	$80	$55	$80	$55	$80	$55
Outdoor Pool Park / half day	$55	$40	$55	$40	$55	$40
Skate Park Building / full day	-		$175	$125	$175	$125
Skate Park Building / half day	-		$125	$75	$125	$75
Sports Complex Horseshoe / full day	$55	$40	$55	$40	$55	$40
Sports Complex Horseshoe / half day	$40	$25	$40	$25	$40	$25
Sports Complex North Fields/ full day	$55	$40	$55	$40	$55	$40
Sports Complex North Fields / half day	$40	$25	$40	$25	$40	$25
Triumph Park / full day	$55	$40	$55	$40	$55	$40
Triumph Park / half day	$40	$25	$40	$25	$40	$25
Wines Park #1 / full day	$80	$55	$80	$55	$80	$55
Wines Park #1 / half day	$55	$40	$55	$40	$55	$40
Wines Park #2 / full day	$80	$55	$80	$55	$80	$55
Wines Park #2 / half day	$55	$40	$55	$40	$55	$40
Wines Park #3 / full day	$55	$40	$55	$40	$55	$40
Wines Park #3 / half day	$40	$25	$40	$25	$40	$25
Wines Park #4 / full day	$55	$40	$55	$40	$55	$40
Wines Park #4 / half day	$40	$25	$40	$25	$40	$25
Special events maintenance fee / per hour	$150	$125	$150	$125	$150	$125
Willow Park Pavilion / Campground Fees (check-out 1:00 pm)						
Pavilion / half day	$65		$65		$65	
Pavilion / full day	$100		$100		$100	
Group Areas / overnight camping	$175		$175		$175	
Overnight camping / per site	$25		$25		$25	
Family Park Amphitheater	-		-		**$750**	

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
SENIOR CITIZEN CENTER			
Membership - Annual	$5	$10	$10
SPECIAL EVENTS			
Stage Rental (first day)	$1,000	$1,000	$1,000
+ Additional Day Fee (with move)	$1,000	$1,000	$1,000
+ Additional Day Fee (without move)	$750	$750	$750
Hourly Transportation Cost (if outside Lehi City limits)	$190	$190	$190
Legacy Center Overflow Parking Lot Reservation - South			
Resident	$100	$100	$100
Non-resident	$125	$125	$125
Small Special Event Permit base (less than 150 people)	$20	$20	$20
Small Special Event Permit deposit (refundable)	$100	$100	$100
Large Special Event Permit base (150+ people)	$100	$100	$100
Large Special Event Permit deposit (refundable)	$200	$200	$200
+ Police Service / officer (2 hour min) / hour	$90	$90	$90
+ / Sergeant / hour (any event requiring more than 3 officers must include a Sergeant)	$75	$75	$75
+ Additional Charge - Holidays	25% of Police Service Fee	25% of Police Service Fee	25% of Police Service Fee
+ Additional Charge - less than 72 hours notice of event	25% of Police Service Fee	25% of Police Service Fee	25% of Police Service Fee
+ Fire & EMS / person / hour	$50	$50	$50
+ Ambulance or Brush Truck with two-person crew / hour	$100	$150 / hour	$150 / hour
+ Engine or Tower with four-person crew / hour	$200	$250 / hour	$250 / hour
+ Streets Service / hour	$25	$25	$25
+ Parks Service / hour	$25	$25	$25
Broadbent Community Room Rental			
Resident/Lehi City Employee - per hour	$50	$50	$50
Non Resident - per hour	$60	$60	$60
Deposit	$200	$200	$200
Senior Center Facility Rental			
Small room rental	$25	$25	$25
Age 60 + / hour (Birthday or Anniversary)	$25	$25	$25
Other / hour	$50	$50	$50
Non-Resident / hour	$60	$60	$60
Deposit	$200	$200	$200
TREASURER			
Utility Sign-up Processing	$30	$30	$30
Disconnect/connect fee (Water and Power)	$50	$50	$50
Overdue Charge / month (if past 30 days)	1.5%	1.5%	1.5%
Returned Check	Max Allowed by Law	Max Allowed by Law	Max Allowed by Law
Bankruptcy Deposit/Adequate Assurance	Max Allowed by Law	Max Allowed by Law	Max Allowed by Law
FIRE			
Ambulance: (as established by the Utah Bureau of Emergency Medical Services)			
Basic Ground Ambulance / transport	$951	$1,234.92	$1,234.92
Intermediate Ground Ambulance / transport	$1,256	$1,630.32	$1,630.32
Paramedic Ground Ambulance / transport	$1,838	$2,630.32	$2,630.32
Standard Mileage Rate / mile	$36.90	$44.35	$44.35
+ Off-Road / mile (if >10 mi. traveled)	$1.50	$1.50	$1.50
Fuel Fluctuation / mile (if > $4.25 / gallon)	$0.25	$0.25	$0.25
AOS Assessment / treatment without transport	$225	$225	$225
Waiting time (per quarter hour)	$22.05	$22.05	$22.05
False Alarm:			
Fire/Smoke/CO2 (if>3 / yr. at business) / alarm	$150	$150	$150
Fire/Smoke/CO2 (if>3 / yr. at residence) / alarm	$50	$50	$50
Annual Operational Permits:			
Single Use Permit:			
Agricultural Burn Permit / Year	$25	$25	$25
Residential Burn Permit / Year	-	**$25**	**$25**
Fireworks Display (ground)	$125	$125	$125
Aerial Fireworks Display:			
< 250 devices	$140	$140	$140
> 250 devices	$215	$215	$215
Pyrotechnics (other)	$110	$110	$110
Candles and open flames	$60	$60	$60

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
Carnivals:			
< 10 attractions	$60	$60	$60
> 10 attractions	$100	$100	$100
Tent, Canopy, and Air Supported Structures > 400 sq ft	$100	$100	$100
Fire Stand-by at Special Events	$80	$80	$80
Inspections & Enforcement:			
Exempt Child Care Facility	$25	$25	$25
Daycare/Pre-School	$25	$25	$25
Nursing Homes	$50	$50	$50
Assisted Living Facilities	$50	$50	$50
Boarding School	$100	$100	$100
Outpatient Provider	$75	$75	$75
Hospital	$200	$200	$200
Final for Occupancy - Life Safety Systems			
Base (2 hours)	$60	$60	$60
1 System	$80	$80	$80
2 Systems	$100	$100	$100
3 Systems	$120	$120	$120
Flammable Finish Operations:			
Spray Booth	$150	$150	$150
Powder Coating	$150	$150	$150
Electrostatic Apparatus	$150	$150	$150
Dipping Tank / tank	$150	$150	$150
Amusement Building	$100	$100	$100
Combustible Fiber Storage	$60	$60	$60
Cutting and Welding	$60	$60	$60
Dry Cleaning Plant	$60	$60	$60
High Piled Storage	$60	$60	$60
Hot Work Operations	$60	$60	$60
Industrial Ovens / oven	$60	$60	$60
LPG Dispensing	$60	$60	$60
Spray Booths & Auto Painting	$60	$60	$60
Lumber Yards	$75	$75	$75
Woodworking Plants	$75	$75	$75
Alarm User Permit	$25	$25	$25
Fireworks Sales / location	$125	$125	$125
Automatic Fire Sprinkler Systems:			
Plan Review:			
< 100 heads	$125	$125	$125
100 - 199 heads	$175	$175	$175
200 - 299 heads	$225	$225	$225
≥ 300 heads	$275	$275	$275
+ / head	$0.50	$0.50	$0.50
Acceptance Testing:			
Underground Flush	$60	$60	$60
Final Occupancy - Hydrostatic, Acceptance, Any Acceptance per hour (over 2 hours)	$80	$80	$80
Other Fire Protection Systems:			
Additional Riser	$50	$50	$50
Standpipe (2 hour maximum)	$100	$100	$100
Automatic Fire Sprinkler System Remodel or Tenant Finish:			
Plan Review:			
< 5 heads	$65	$65	$65
5 - 50 heads	$125	$125	$125
> 50 heads	$150	$150	$150
+ / head	$0.50	$0.50	$0.50
Acceptance Testing:			
Final Occupancy - Hydrostatic, Acceptance (per hour over 2 hrs)	$80	$80	$80
Fire Alarm Systems:			
Plan Review:			
New System	$115	$115	$115
Remodel	$65	$65	$65
Additional Floors	$60	$60	$60
Acceptance (per hour over 2 hours)	$80	$80	$80
Commercial Hood Systems:			
Plan Review / hood	$115	$115	$115
Acceptance (per hour over 2 hours)	$80	$80	$80
Fire Hydrant Installation and Testing:			
Fire Hydrant Flow Test	$120	$120	$120

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
LPG and Hazardous Materials:			
LPG Storage Tanks and Gas Systems:			
Plan Review	$50	$50	$50
< 500 gallons (private use)	$140	$140	$140
< 500 gallons (retail use)	$140	$140	$140
> 500 gallons (private use)	$165	$165	$165
> 500 gallons (retail use)	$215	$215	$215
> 2000 gallons (plans)	$215	$215	$215
> 4000 gallons (plans)	$265	$265	$265
Hazardous Materials Storage Annual Permit:			
Minimal Storage	$80	$80	$80
Haz Mat Storage	$165	$165	$165
Haz Mat Dispensing	$215	$215	$215
Manufacturing	$265	$265	$265
Haz Mat Production	$265	$265	$265
Waste Production	$300	$300	$300
Multiple-Use Site	$315	$315	$315
Liquid Storage Tank / tank (installation and closure):			
Plan Review	$50	$50	$50
Underground:			
≤ 500 gallons	$115	$115	$115
501 - 1000 gallons	$165	$165	$165
> 1000 gallons	$265	$265	$265
Above Ground:			
≤ 500 gallons	$115	$115	$115
501 - 1000 gallons	$165	$165	$165
> 1000 gallons	$265	$265	$265
Explosives and Blasting / project	$75	$75	$75
Explosives and Blasting annually	$365	$365	$365
Compressed Gas Systems:			
Compressed Gas	$115	$115	$115
Medical Gas	$115	$115	$115
Combustible and Flammable Liquid Systems:			
Plan Review	$50	$50	$50
If not UST or AST	$215	$215	$215
+ / additional hour for reviews, inspections, approvals, etc. > 2 hours	$60	$60	$60
Fire Report Copy	$15	$15	$15
Plan Review Rush - Alarm	$100	$100	$100
Plan Review Rush - Sprinkler	$200	$200	$200
Stop Work Removal	$100	$100	$100
After-Hrs. Inspection / hour (2 hour min.)	$75	$75	$75
Installation without Permit			
Open Burning: (for violations only)			
Type 1 Equipment / hour	$230	$230	$230
Type 2 Equipment / hour	$150	$150	$150
Type 6 Equipment / hour	$120	$120	$120
Fire Chief or Marshal / **hour**	$95	$95	$95
EMT-Paramedic / hour	$25	$25	$25
EMT-Intermediate / hour	$22	$22	$22
Community Emergency Response Team Training			
Resident	$35	$35	$35
Nonresidents	$40	$40	$40
POLICE			
Traffic School (+ Plea in Abeyance fine)	$65	$65	$65
Small Claims: (as established by the Utah State Courts)			
Up to $2,000	$60	$60	$60
$2,001 - $7,499	$100	$100	$100
$7,500 - $10,000	$185	$185	$185
Counterclaim up to $2,000	$50	$50	$50
Counterclaim $2,001 - $7,499	$70	$70	$70
Counterclaim $7,500 - $10,000	$120	$120	$120
Appeal	$10	$10	$10

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
Police Reports:			
Accident Reports (DI9) Residents	$15	$5	$5
Accident Reports (DI9) Non Residents	-	$20	$20
Police Report copies Residents	$25	$5	$5
or / page (whichever is greater)	$0.25	$0.25	$0.25
Police Report copies Non Residents	-	$20	$20
or / page (whichever is greater)	-	$0.25	$0.25
Audio/Video Recordings - body cam, etc / storage device (copy)	$30	$30	$30
Video Redaction, research time (Per Utah GRAMA § 63G-2-203)	actual labor cost	actual labor cost	actual labor cost
Processed Color Photo	$25	$25	$25
Digital Color Photo Printout / page	-	**$8**	**$8**
Police Clearance	$5	$5	$5
False Alarm:			
Intrusion/Burglar (if > 3 / year) / alarm	$100	$100	$100
Duress/Hold-Up (if > 3 / year) / alarm	$100	$100	$100
Intrusion/Burglar (if > 10 / year) / alarm	$200	$200	$200
Duress/Hold-Up (if > 10 / year) / alarm	$200	$200	$200
Animal Control:			
Large Animal Trap - refundable deposit	-	$250	$250
Small Animal Trap - refundable deposit	$100	$100	$100
Animal Trap - per week charge	$10	$10	$10
BUILDING INSPECTIONS			
Building Permits (valuation based on 90% of the ICC Building Valuation Data - AUGUST 2025):			
Total Valuation of $1.00 - $500	$23.50	$23.50	$23.50
+ / $100 increase ($501 - $2,000)	$3.05	$3.05	$3.05
First $2,000 of the Total Valuation	$69.25	$69.25	$69.25
+ / $1,000 increase ($2,001 - $25,000)	$14	$14	$14
First $25,000 of the Total Valuation	$391.75	$391.75	$391.75
+ / $1,000 increase ($25,001 - $50,000)	$10.10	$10.10	$10.10
First $50,000 of the Total Valuation	$643.75	$643.75	$643.75
+ / $1,000 increase ($50,001 - $100,000)	$7	$7	$7
First $100,000 of the Total Valuation	$993.75	$993.75	$993.75
+ / $1,000 increase ($100,001 - $500,000)	$5.60	$5.60	$5.60
First $500,000 of the Total Valuation	$3,233.75	$3,233.75	$3,233.75
+ / $1,000 increase ($500,001 - $1,000,000)	$4.75	$4.75	$4.75
First $1,000,000 of the Total Valuation	$5,608.75	$5,608.75	$5,608.75
+ / $1,000 increase (above $1,000,001)	$3.65	$3.65	$3.65
Plan Review			
Residential (as % of permit fee)	40%	40%	40%
Non-Residential (as % of permit fee)	65%	65%	65%
+ State charge (as % of permit fee)	1%	1%	1%
Third-Party Plan Review (major commercial/industrial)	Third Party Charges plus 10%	Third Party Charges plus 10%	Third Party Charges plus 10%
Building Valuation Calculator:			
Single-Family Residential (/ sq. ft.)			
Main Floor	$149.47	$149.47	**$153.72**
Second Floor	$149.47	$149.47	**$153.72**
Unfinished Basement	$37.37	$37.37	**$38.43**
Semi-Finished Basement	$37.37	$37.37	**$38.43**
Finished Basement	$74.74	$74.74	**$76.86**
Garage - Wood Frame	$59.83	$59.83	**$62.67**
Open Carports	$47.86	$47.86	**$50.14**
Building Plans Copies - Flash Drive	$50	$50	$50
Retaining Wall Permits:			
Permit Fee	$250	$250	$250
Performance Bond (refundable)	$2,000	$2,000	$2,000
Sidewalk Bond (refundable)	$2,000	$2,000	$2,000
Reinspection Fee	$100	$100	$100
Residential Temporary Power Setup	$80	$80	$80

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
PLANNING & ZONING			
Annexation base	$200	$200	$200
+ / acre <50 acres	$20	$20	$20
+ / acre >50 acres	$5	$5	$5
Area Plan base	$3,000	$3,000	$3,000
+ / acre	$10	$10	$10
Area Plan Amendment			
Minor (affecting 3 pages or less)	$400	$400	$400
Intermediate (affecting 4 pages or more)	$1,000	$1,000	$1,000
Major (addition of new property) base	$1,500	$1,500	$1,500
+ / acre	$10	$10	$10
Amendments to:			
General Plan	$400	$400	$400
Zone District Maps	$400	$400	$400
Development Code	$400	$400	$400
Accessory Dwelling Units (Apartments)			
Application Fee	$25	$25	$25
Accessory Dwelling Units - Detached			
Application Fee	$25	$25	$25
Impact Fees	$4,253	$4,253	$4,253
Concept (Charge applies as a credit to Preliminary Subdivision or Site Plan)			
Single Family Residential / lot	$20	$20	$20
Multi-Family Residential base	$100	$100	$100
+ / unit	$5	$5	$5
Non-Residential base	$100	$100	$100
+ / acre	$10	$10	$10
Concept PC base	$500	$500	$500
+ / acre	$2	$2	$2
Preliminary Subdivision Plat			
Residential Single Family detached lots base	$250	$250	$250
+ / lot	$60	$60	$60
Residential Multi-Family attached units base	$250	$250	$250
+ / unit	$50	$50	$50
Non-Residential base	$250	$250	$250
+ / lot or unit	$75	$75	$75
Final Subdivision Plat			
Residential Single Family detached lots base	$350	$350	$350
+ / lot	$80	$80	$80
Residential Multi-Family attached units base	$350	$350	$350
+ / unit	$70	$70	$70
Condominium base	$300	$300	$300
+ / lot or unit	$55	$55	$55
Non-Residential base	$350	$350	$350
+ / lot or unit	$100	$100	$100
No Improvements	$350	$350	$350
+ / lot or unit	$100	$100	$100
Plat Recording - Additional pages - per page > 1	-	-	**$50**
Site Plan			
Single Family Residential base	$350	$350	$350
+ / lot or unit	$75	$75	$75
Multi Family Residential base	$500	$500	$500
+ / lot or unit	$10	$10	$10
Non-Residential / acre	$350	$350	$350
or / 1,000 bldg. sq. ft. (if greater)	$50	$50	$50
Lot Line Adjustments (not requiring a plat)	$200	$200	$200
Final Plat Revision, Amend, Vacation base	$200	$200	$200
+ / lot or unit	$100	$100	$100
Cellular Facilites			
New Cell Towers	$200	$200	$200
Revision or Collocation	$50	$50	$50
Model Homes	$50	$50	$50
Moving a Building	$200	$200	$200
Two-Lot Subdivision with an Existing Home	$350	$350	$350
Short Term Rental Application Fee	$50	$50	$50
Permitted Use (existing bldgs. only)	$50	$50	$50
Conditional Use	$300	$300	$300
Modification of Existing Conditional Use	$150	$150	$150

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
Residential Facility for Persons with a Disability	$200	$200	$200
Preliminary Site Plan/Final Grading & Utility Plan Approval	$100	$100	$100
Temporary Uses	$40	$40	$40
Vacate a Public Street	$200	$200	$200
Zoning Verification Letters	$50	$50	$50
Sign Permits:			
Temporary Special Event	$25	$25	$25
Temporary On Premise Project Sign	$100	$100	$100
Temporary Directional Sign for Project	$100	$100	$100
Temporary Weekend Directional Sign	$10	$10	$10
Hearing Examiner	$200	$200	$200
Construction Drawing Revision (first page)	$100	$100	$100
+ each subsequent page	$20	$20	$20
Revision to Approved Dev. Agreement or CC&Rs	$2,500	$2,500	**$400**
Replacement of Development Bonds / bond	$350	$350	$350
Public Improvement Inspection base (% of bond)	1.4%	1.4%	1.4%
+ / linear ft. T.V. fee for sewer lines	$0.45	$0.45	$0.45
+ / linear ft. T.V. fee for storm drain lines	$0.45	$0.45	$0.45
First Extension of Development Approval	$250	$250	$250
If made after original expiration date	$500	$500	$500
+ additional extension requests	$500	$500	$500
Grading Permit first 20 acres	$100	$100	$100
+ / each additional 20 acres	$100	$100	$100
GIS Maps:			
24" x 36" Color	$10	$10	$10
17" x 24" Color	$5	$5	$5
11" x 17" Color	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2
Copies:			
11" x 17" Color	$0.25	$0.25	$0.25
11" x 17" Black & White	$0.10	$0.10	$0.10
8.5" x 11" Color	$0.25	$0.25	$0.25
8.5" x 11" Black & White	$0.10	$0.10	$0.10
Flash Drive (For pre-construction plans copies only)	$75	$75	$75
STREETS			
Encroachment Fees (previously Road Cut Fees)			
Age Based Fee (Base Fee plus square foot)			
Asphalt/Concrete - Less than 1 year	$1000 + $4.00 per sq ft	$1000 + $4.00 per sq ft	$1000 + $4.00 per sq ft
Asphalt/Concrete - 2 - 5 years	$500 + $3.00 per sq ft	$500 + $3.00 per sq ft	$500 + $3.00 per sq ft
Asphalt/Concrete - 5 + years	$400 + $2.00 per sq ft	$400 + $2.00 per sq ft	$400 + $2.00 per sq ft
Bore Directional Base Fee	$250	$250	$250
Bore per linear foot (Base fee plus)	$0.50	$0.50	$0.50
Pothole per Core	$25	$25	$25
Road Closure (per lane / per day / per block) - Minor Arterial / Collector	$300	$300	$300
Road Closure (per lane / per day / per block) - Major Arterial / Collector	$1,000	$1,000	$1,000
Shoulder / Bike Lane / Sidewalk Closure (per day)	$250	$250	$250
Closure Extension - Due to Anything Outside of Weather	$1,000	$1,000	$1,000
Driveway Approach Permit (existing curb, gutter, & sidewalk)	$50	$50	$50
Driveway Approach Permit - Past City Standard (per linear foot)	$40	$40	$40
No Driveway Approach Permit (per linear foot)	$80	$80	$80
Dumpster / Moving Pod with Approved Traffic Control (per week)	$500	$500	$500
Dumpster / Moving Pod with Approved Traffic Control (per month)	$2,500	$2,500	$2,500
No Permit Fee (if found working without ANY City permits)	$2,500	$2,500	$2,500
Franchise Agreement Permits - Separate Permit Request Created (must have Franchise Agreement with the City)	$350-400	$350-400	$350-400

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
CULINARY WATER			
Water Connection Fee:			
3/4" Meter	$425.62	$464.30	**$476.73**
1" Meter	$514.67	$553.35	**$568.45**
1 1/2" Meter	$1,691.38	$2,625.74	**$2,701.51**
2" Meter	$2,713.39	$2,901.92	**$2,985.98**
3" Meter	$2,989.27	Discontinued	Discontinued
4" Meter	$6,865.63	$5,121.39	**$5,272.03**
6" Meter	$7,402.91	$6,459.22	**$6,650.00**
8" Meter	$8,584.94	$7,466.17	**$12,689.97**
Water Service Charge:			
Residential			
Base rate / connection / month	$18.84	$18.84	$18.84
per 1,000 gallon used from 1 - 30,000 gallons	$1.26	$1.26	$1.26
per 1,000 gallon > 30,000 gallons	$2.53	$2.53	$2.53
Commercial			
Base rate / connection / month	$18.84	$18.84	$18.84
per 1,000 gallon used	$1.26	$1.26	$1.26
ELECTRIC			
Connection Fee:			
Residential Single Phase up to 200 AMPS (self contained)	$374.02	$374.02	$465.57
Residential Single Phase 201-400 AMPS (self contained)	$442.02	$442.02	$544.00
Commercial Single Phase up to 200 AMPS (self contained)	$264.02	$264.02	$315.57
Commercial Single Phase 201-400 AMPS (self contained)	$280.02	$280.02	$280.02
Commercial Single Phase 201-400 AMPS (instrament rated)	$1,588.17	$1,588.17	$1,058.00
Commercial 3 Phase up to 400 AMP (self contained)	$575.62	$575.62	$999.00
Commercial 3 Phase 401-800 AMP (instrament rated)	$1,764.17	$1,764.17	$2,239.00
Commercial 3 Phase 801-4000 AMP (intrament rated)	$1,582.17	$1,582.17	$2,428.00
Single Phase Multimeter / meter	$140	$140	$197
(AMPS cost schedule same as single meter)			
3 Phase Multimeter / meter	$365	$365	see power dept
(AMPS cost schedule same as single meter)			
Net Meter	$394.81	$394.81	$465.57
Service Charge:			
Residential			
Monthly Customer Charge/Base	$7.50	$10.00	$10.00
Energy Charge (0-1,000 kWh) ($/kWh)	$0.098440	$0.086310	$0.086310
Energy Charge (over 1,000 kWh) ($/kWh)	$0.10972	$0.10038	$0.10038
Commercial			
Monthly Customer Charge/Base (if No Demand)	$12	$13	$13
+ / kWh, 1st 1,000 kWh (if no demand)	$0.10583	$0.09420	$0.09420
+ / kWh, >1st 1,000 kWh (if no demand)	$0.10583	$0.09420	$0.09420
Monthly Customer Charge/Base (if Demand)	$24	$29	$29
+ / kWh, 1st 1,000 kWh (if demand)	$0.08033	$0.06970	$0.06970
+ / kWh, > 1st 1,000 kWh (if demand)	$0.08033	$0.06970	$0.06970
+ Demand / kW	$9.00	$9.00	$9.00
Net Meter			
Monthly Customer Charge/Base	$7.50	$10.00	$10.00
Energy Charge (0-1,000 kWh) ($/kWh)	$0.098440	$0.086310	$0.086310
Energy Charge (over 1,000 kWh) ($/kWh)	$0.10972	$0.10038	$0.10038
kWh credit if generated by Customer exceeds consumption	$0.081440	$0.078180	$0.078180
Feed In Tariff			
Class 1 (1 kW to 10 kW) - credit per kWh	$0.05	$0.05	$0.05
Class 2 (>10 kW to 1,000 kW) - credit per kWh	$0.04	$0.04	$0.04
PPAC (all energy) ($0.010/kWh)	$0.017	$0.00813	$0.00813
included in all Energy Charges and all Rate Classes above			
Meter Tampering	$100	$100	$100
Conduit Lease Fee (per foot, per year)	$0.75	$0.75	$0.75
Pole Attachment / year	$18	$18	$18
Solar Insepction Fee	-	-	**$120**
10 kW to 50 kW Solar Interconnection Study	$350	$350	$350
Over 50 kW Solar Interconnection Study	$1,500	$1,500	$1,500
Single Phase Temporary Service	-	$750	**$1,440**
Three Phase Temporary Service	-	-	**$4,279**
Standard Circuit Study	-	-	**$5,000**
Large Project Circuit Study	-	-	**Based on actual cost**

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025	APPROVED FY 2026	PROPOSED FY 2027
FIBER			
Residential Subscription Fees (network & infrastructure fees only - ISP fees to be charged separately by ISP)			
250 Mbps	$52	$52	$52
1000 Mbps	$57	$57	$57
2 Gbps	$67	$67	$67
10 Gbps	$107	$107	$107
Commerical Subscription Fees	varies based on service level	varies based on service level	varies based on service level
GARBAGE			
First garbage tote / month	$14.94	$15.94	**$16.94**
Additional garbage tote(s) each / month	$9.00	$9.00	**$9.50**
Recyclables tote (bi-weekly collect) / month	Free	Free	Free
PRESSURIZED IRRIGATION			
PI Connection Fee:			
1" Lateral	$541.66	$567.04	**$567.04**
1 1/2" Lateral	$2,493.58	$2,625.74	**$2,701.51**
2" Lateral	$2,713.39	$2,901.92	**$2,985.98**
3" Lateral	$2,989.27	Discontinued	Discontinued
4" Lateral	$6,865.63	$5,121.39	**$5,272.03**
6" Lateral	$7,402.91	$6,459.22	**$6,650.00**
8" Lateral	$8,584.94	$7,466.17	**$12,689.97**
10" Lateral	$9,079.94	Discontinued	Discontinued
PI Service Charge:			
Base rate / connection / month	$6.20	$6.51	**$6.83**
+ / sq ft of lot divided by 43560	$56.88	$59.72	**$62.70**
Minimum / month charge	$20.42	$21.44	**$22.50**
Pre-construction water permit base	$85	$85	$85
+ / 1,000 sq ft of lot	$1	$1	$1
or + / lot (whichever is less)	$25	$25	$25
Fire Hydrant Non-Metered Usage	$110	$110	$110
Additional cost per lot (if greater than 1)	$25	$25	$25
Hydrant meter deposit	$2,300	$2,600	**$2,800**
Base rate / metered fire hydrant connection / month	$6.20	$6.51	**$6.83**
+ / 1,000 gallons used	$1.26	$1.26	$1.26
Minimum / month charge	$20.42	$21.44	**$22.50**
Shareholder Charge base	$8.68	$9.11	**$9.56**
+ / month / share	$7.97	$8.37	**$8.78**
Penalty for violation of secondary water conservation code			
First violation	Written notice	Written notice	Written notice
Second violation	$100	$100	$100
Third	$500	$500	$500
SEWER			
Service Charge:			
Base rate / connection / month	$25.75	$29.61	**$34.05**
+ /1,000 gallons water used	$2.65	$3.05	**$3.51**
Timpanogos Special Service District			
Impact Fee:			
Single Family Housing / house	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
Multi Unit Residential / dwelling unit	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
Commercial, Industrial, Institutional	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
STORM DRAIN			
Impact Fees:			
Impact fees are adopted separately by the City and are established in the current Impact Fee Schedule, as amended from time to time, available on the City website			
Service Charge:			
Residential / month	$5.75	$6.00	**$6.25**
Commercial / 1,000 sq. ft. of impervious surface	$1.92	$2.00	**$2.08**

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025		APPROVED FY 2026		PROPOSED FY 2027	
LEGACY CENTER						
Rentals:						
Field Rental / day	$175		$175		**$185**	
+ deposit	$125		$125		$125	
Field Rental / hour / field	$35		$35		**$38**	
+ deposit / hour / field	$25		$25		$25	
Additional Field Prep / diamond (Baseball only)	$53		$53		**$56**	
+ on Saturdays and Holidays (Baseball only)	$70		$70		**$74**	
Field Lighting / hour / field	$30		$30		**$32**	
Daily Pass						
Adult Full Facility (Ages 18-59)	$6		$6		$6	
Youth Full Facility (Ages 12-17)	$6		$6		$6	
Child Full Facility (Ages 3-11)	$5		$5		$5	
Toddler (2 & under)	Free		Free		Free	
Senior Full Facility (Ages 60+)	$5		$5		$5	
Group Rate Discounts:						
10-29 People (discount / person)	$0.50		$0.50		$0.50	
30-49 People (discount / person)	$1		$1		$1	
50 or more (discount / person)	$1.50		$1.50		$1.50	
Gym	$3.50		$3.50		$3.50	
Weight & Cardio	$3.50		$3.50		$3.50	
Aerobics Class	$4.50		$4.50		$4.50	
Water Aerobics	$4.50		$4.50		$4.50	
Cycling Class	$4.50		$4.50		$4.50	
Track	$1.25		$1.25		$1.25	
Climbing Wall	$8		$8		$8	
Day Care, first child / hour	$2.50		$2.50		$2.50	
+ / additional child / hour	$1.50		$1.50		$1.50	
Day Care Punch Card	$36		$36		$36	
Memberships:						
20% discount @ Health & Fitness Fair						
10% off annual pass during Member Appreciation Week						
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Monthly Pass						
Family/Group	$87	$53	$88	$54	**$89**	$54
Additional Person	$6.00	$3.50	$6.00	$3.50	$6.00	$3.50
Adult Couple (18-59)	$71	$43	$72	$44	**$73**	$44
Adult Individual (18-59)	$48	$29	$49	$29	$49	**$30**
Youth Individual (12-17)	$27	$17	$28	$17	$28	$17
Child Individual (3-11)	$22	$13	$22	$13	**$23**	**$14**
Toddler (2 & under)	Free	Free	Free	Free	Free	Free
Senior Couple (60+)	$48	$29	$49	$29	$49	**$30**
Senior Individual (60+)	$27	$17	$28	$17	$28	$17
Annual Pass						
Family/Group	$875	$530	$885	$535	**$890**	**$540**
Additional Person	$57	$34	$57	$34	**$58**	**$35**
Adult Couple (18-59)	$710	$430	$720	$435	**$725**	**$440**
Adult Individual (18-59)	$495	$300	$495	$300	**$505**	**$305**
Youth Individual (12-17)	$270	$165	$280	$170	$280	$170
Child Individual (4-11)	$225	$135	$225	$135	$225	$135
Senior Couple (60+)	$495	$300	$495	$300	**$505**	**$305**
Senior Individual (60+)	$270	$165	$280	$170	$280	$170
Summer Pass						
Family/Group	$320	$194	$325	$197	**$300**	**$200**
Programs:						
Team Sports						
Women's Volleyball	$615	$410	$615	$410	**$625**	**$415**
Coed Volleyball	$615	$410	$615	$410	**$625**	**$415**
Men's Softball	$765	$510	$780	$520	**$790**	**$525**
Men's Basketball	$1,270	$845	$1,285	$855	**$1,305**	**$870**
Pickleball Tournament (per team)	$42	$35	$43	$36	$43	$36
Youth Sports						
Wrestling	$69	$51	$70	$52	$70	$52
(if member)	$62	$46	$63	$47	$63	$47
Girls Volleyball	$86	$57	$87	$58	**$89**	**$59**
(if member)	$77	$51	$78	$52	**$80**	**$53**
Volleyball Camp	$75	$50	$75	$50	**$77**	**$51**

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025		APPROVED FY 2026		PROPOSED FY 2027	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Flag Football (K-6th)	$73	$54	$74	$55	$74	$55
(if member)	$66	$49	$67	$50	$67	$50
Flag Football (7th-8th)	$88	$65	$89	$66	**$90**	**$67**
(if member)	$79	$59	$80	$59	**$81**	**$60**
Flag Football (9th-10th Teams)	$880	$650	$890	$660	**$905**	**$670**
Indoor Soccer	$65	$43	$65	$43	**$66**	**$44**
(if member)	$59	$39	$59	$39	$59	**$40**
Outdoor Soccer (K-6th)	$58	$43	$58	$43	**$59**	**$44**
(if member)	$52	$39	$52	$39	**$53**	**$40**
Outdoor Soccer (7th-9th)	$74	$55	$76	$56	**$77**	**$57**
(if member)	$67	$50	$68	$50	**$69**	**$51**
Youth Track & Field	$101	$67	$102	$68	**$104**	**$69**
Cross Country	$71	$47	$71	$47	**$72**	**$48**
Golf - 7yrs & Under	$69	$46	$69	$46	**$71**	**$47**
Golf - 8yrs & Up	$113	$75	$114	$76	**$116**	**$77**
Golf - Intermediate	$149	$99	$152	$101	**$153**	**$102**
Women's Golf	$120	$80	$122	$81	**$123**	**$82**
Tennis Lessons	$85	$63	$86	$64	**$88**	**$65**
(if member)	$77	$57	$77	$58	**$79**	**$59**
Tennis League	$135	$100	**Discontinued**		**Discontinued**	
Kids Sports Camp	$84	$56	$86	$57	**$87**	**$58**
(if member)	$76	$50	$77	$51	**$78**	**$52**
Basketball Camp - 3 Day (Skyridge) K-2nd	$72	$72	$73	$73	**$74**	**$74**
Basketball Camp - 3 Day (Skyridge) 3rd-5th	$72	$72	$73	$73	**$74**	**$74**
Basketball Camp - 3 Day (Skyridge) 6th-8th	$98	$98	$99	$99	**$101**	**$101**
Basketball Camp - 3 Day (Skyridge) 9th-12th	$98	$98	$99	$99	**$101**	**$101**
Basketball Camp - 4 Day (LC) 1st-2nd	$72	$72	$73	$73	**$74**	**$74**
Basketball Camp - 4 Day (LC) 3rd-5th	$98	$98	$99	$99	**$101**	**$101**
Basketball Camp - 4 Day (LC) 6th-9th	$98	$98	$99	$99	**$101**	**$101**
Basketball Camp - Girls - 3 Day (Skyridge) K-2nd	$51	$51	$52	$52	**$53**	**$53**
Basketball Camp - Girls - 3 Day (Skyridge) 3rd-12th	$77	$77	$78	$78	**$79**	**$79**
Jr. Jazz Basketball (K-4th grade)	$70	$52	$72	$53	**$73**	**$54**
(if member)	$63	$47	$65	$48	**$66**	**$49**
Jr. Jazz Basketball (5th-6th grade)	$89	$66	$90	$67	**$92**	**$68**
(if member)	$80	$59	$81	$60	**$83**	**$61**
Jr. Jazz Basketball (7th-8th grade)	$108	$80	$109	$81	**$111**	**$82**
(if member)	$97	$72	$98	$73	**$100**	**$74**
Jr. Jazz Basketball (9th-12th)-Teams only	$1,080	$800	$1,095	$810	**$1,105**	**$820**
Baseball (3rd-8th grade)	$153	$102	$155	$103	**$165**	**$110**
(if member)	$138	$92	$140	$93	**$149**	**$99**
Baseball (2nd grade) - Machine Pitch	$88	$65	$89	$66	$89	$66
(if member)	$79	$59	$80	$59	$80	$59
Baseball (T-ball & coach pitch)	$70	$52	$72	$53	$72	$53
(if member)	$63	$47	$65	$48	$65	$48
Softball (3rd-11th grade)	$153	$102	$155	$103	**$165**	**$110**
(if member)	$138	$92	$140	$93	**$149**	**$99**
Swimming						
Summer Swimming Lessons	$62	$41	$62	$41	**$63**	**$42**
(if member)	$56	$37	$56	$37	**$57**	**$38**
School Year Swimming Lessons	$62	$41	$62	$41	**$63**	**$42**
(if member)	$56	$37	$56	$37	**$57**	**$38**
Summer Rec Swim Team	$186	$124	$188	$125	**$191**	**$127**
Summer Rec Swim Camp	$35	$23	$35	$23	$35	$23
Cheer Camp 6-15 years old	-	-	$82	$61	$82	$61
Dance Camp 5 & 6 year olds	$61	$45	$61	$45	**$62**	**$46**
Dance Camp 7-14 years old	$82	$82	$83	$83	**$84**	**$84**
Sessions:						
Babysitter Certification	$107	$71	$108	$72	**$110**	**$73**
CPR & First Aid	$93	$69	$95	$70	$95	$70
Hunter Safety	$12	$8	$12	$8	$12	$8
Rocking Climbing Camp	-	-	$27	$20	**$35**	**$26**
Itty Bitty Baseball	$53	$44	$53	$44	**$54**	**$45**
(if member)	$48	$40	$48	$40	**$49**	**$41**
Itty Bitty Soccer	$53	$44	$53	$44	**$54**	**$45**
(if member)	$48	$40	$48	$40	**$49**	**$41**
Itty Bitty Basketball	$53	$44	$53	$44	**$54**	**$45**
(if member)	$48	$40	$48	$40	**$49**	**$41**

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025		APPROVED FY 2026		PROPOSED FY 2027	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Itty Bitty Football	$53	$44	$53	$44	**$54**	**$45**
(if member)	$48	$40	$48	$40	**$49**	**$41**
Itty Bitty Ball	$53	$44	$53	$44	**$54**	**$45**
(if member)	$48	$40	$48	$40	**$49**	**$41**
Parenting With Love & Logic	$49	$41	$50	$42	$50	$42
Sign Language	$70	$52	$72	$53	$72	$53
Women On Weights- members only	$185	$155	$185	$155	**$190**	**$160**
Summer Youth Camp	$84	$56	$86	$57	**$87**	**$58**
Princess & Superhero Party	$20	$15	$20	$15	$20	$15
Princess Camp	-	-	$27	$20	$27	$20
Super Hero Camp	-	-	$27	$20	$27	$20
Bunko Night	$18	$15	$18	$15	$18	$15
Safety On Wheels Fair	$18	$15	$18	$15	$18	$15
Adult Art Class	$35	$29	$39	$29	**$41**	**$30**
RAD Women	$44	$44	$44	$44	**$45**	**$45**
Science Class	$123	$91	$134	$99	**$136**	**$101**
Science Camp	$173	$128	$176	$130	**$177**	**$131**
Robotics Camp	$164	$137	Discontinued		**Discontinued**	
Teen Night	$31	$26	$31	$26	$31	$26
Social Date Dance Night	$13	$11	$14	$12	$14	$12
Kids Hiking Club	$20	$17	$20	$17	$20	$17
Fishing Club	$47	$39	$47	$39	**$48**	**$40**
Skateboarding Camp	$120	$120	$122	$122	**$123**	**$123**
Computer Game Programming Classes	$191	$159	Discontinued		**Discontinued**	
Lego Engineering Camp - 3 Hours	$274	$203	$277	$205	**$281**	**$208**
Lego Engineering Camp - 1 1/2 Hours	$169	$125	$170	$126	**$171**	**$127**
Lego Engineering Class	$135	$100	$138	$102	**$139**	**$103**
Magic Camp	$243	$243	$246	$246	**$299**	**$249**
Pop Up Magic Workshop	$84	$70	$84	$70	**$85**	**$71**
Youth Art Class	$104	$70	$105	$70	**$107**	**$71**
Youth Entrepreneur Fair	$17	$11	$30	$20	$30	$20
Sewing Camp	$104	$70	$105	$70	**$107**	**$71**
Gymnastics - Fall						
45 minutes 1 day per week	$65	$43	$65	$43	$65	$43
1 hour 1 day per week	$71	$47	$71	$47	$71	$47
1 hour 1 day per week - Ninja	$69	$51	$70	$52	**$70**	**$52**
1 1/4 hours 2 days per week (PreTeam)	$104	$87	$106	$88	**$106**	**$88**
1 1/2 hours 1 day per week	$72	$60	$72	$60	$72	$60
1 1/2 hours 2 days per week	$125	$104	$127	$106	**$127**	**$106**
1 1/2 hours 2 days per week (PreTeam)	$122	$102	$124	$103	**$124**	**$103**
2 hours 1 day per week	$84	$70	$85	$71	$85	$71
2 hours 2 day per week - Beg. Team	-	-	$146	$108	**$146**	**$108**
2 hours 3 days per week	$182	$151	$184	$153	**$184**	**$153**
3 hours 2 days per week	$181	$151	$184	$153	**$184**	**$153**
3 hours 3 days per week	$242	$202	$246	$205	**$246**	**$205**
5 hours per week	$163	$136	$166	$138	**$166**	**$138**
8 hours per week	$214	$178	$217	$181	**$217**	**$181**
Ninja Camp	$89	$74	$90	$75	**$90**	**$75**
Dance						
Enrollment Fee	$35	$35	$36	$36	$36	$36
40 minutes	$50	$42	$50	$42	**$52**	**$43**
50 minutes	$54	$45	$54	$45	**$55**	**$46**
Summer Dance - 40 minutes	$95	$70	$96	$71	**$97**	**$72**
Summer Dance - 50 minutes	$111	$82	$112	$83	**$113**	**$84**
Cheer						
Enrollment Fee	$16	$16	$25	$25	$25	$25
40 minutes (Fall)	$49	$41	$49	$41	**$50**	**$42**
50 minutes (Fall)	$54	$45	$54	$45	**$55**	**$46**
Cheer (Summer)						
40 minutes	$84	$70	$85	$71	**$86**	**$72**
50 minutes	$98	$82	$100	$83	**$101**	**$84**
Preschool						
2 days a week	$116	$86	$117	$87	**$119**	**$88**
3 days a week	$144	$107	$146	$108	**$149**	**$110**
Summer Preschool	$230	$170	$232	$172	**$235**	**$174**

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025		APPROVED FY 2026		PROPOSED FY 2027	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Hap Ki-Do	$92	$82	$112	$83	**$113**	**$84**
Other Programs						
Concealed Weapons Permit Class	$55	$55	$56	$56	**$57**	**$57**
Personal & Home Safety Class	$34	$26	Discontinued		**Discontinued**	
Adaptive Volleyball	$37	$37	$37	$37	**$38**	**$38**
Adaptive Basketball	$37	$37	$37	$37	**$38**	**$38**
Adaptive Bowling	$50	$50	$51	$51	**$56**	**$56**
Round-Up 3-on-3 Basketball Tournament	$20	$20	$20	$20	$20	$20
Round-Up Horseshoe Tournament	$15	$15	Free	$15	Free	**$20**
Round-Up Doubles Pickleball Tournament	$20	$20	$20	$20	**$30**	$20
Round-Up Tennis Tournament	$20	$20	$20	$20	**$30**	$20
Private Swim Lessons	$42	$28	$42	$28	**$44**	**$29**
Semi-Private Swim Lessons	$26	$17	$26	$17	$26	$17
Private Gymnastics Lessons	$42	$28	$42	$28	**$44**	**$29**
Semi-Private Gymnastics Lessons	$26	$17	$26	$17	$26	$17
Ski & Snowboarding School (joint progam with American Fork City)	$525	$350	$565	$375	**$570**	**$380**
Adaptive Swim Team	$54	$45	$55	$46	$55	$46
USA Swim Team - Stingrays	$41	$30	$47	$38	**$55**	**$42**
USA Swim Team - Dolphins	$109	$81	$112	$83	**$117**	**$88**
USA Swim Team - Sharks	$112	$81	$120	$90	**$128**	**$96**
USA Swim Team - Junior Prep	$123	$91	$140	$106	**$150**	**$112**
USA Swim Team - Juniors	$132	$98	$140	$106	**$150**	**$112**
USA Swim Team - Senior (Mar-Aug)	$153	$113	$165	$125	**$175**	**$131**
WSI	$190	$190	$190	$190	**$195**	**$195**
Junior WSI	-	-	$100	$100	**$105**	**$105**
Lifeguard Class	$210	$210	$215	$215	$215	$215
Junior Lifeguard Class	-	-	$100	$100	**$105**	**$105**
Masters Swimming M/W/F	$50	$37	$50	$37	**$51**	**$38**
Masters Swimming T/TH	$49	$36	$34	$25	$34	$25
Facility Services:						
Body Fat Testing	$21	$14	$21	$14	**$23**	**$15**
Personal Training	Per trainer		Per trainer		Per trainer	
Birthday Party Packages						
Package 1 - Room	$90		$95		$95	
Package 2 - Room & Rock Wall	$110		$110		$115	
Package 3 - Room & Swim	$120		$120		$125	
Package 4 - Room, Swim & Rock Wall	$150		$150		$155	
Kid Fit - 1st Child	$2.50		$2.50		$2.50	
Kid Fit - Each Additional Child	$1.50		$1.50		$1.50	
Facility Rentals						
Pool Rental / 2 hour rental	$400		$400		$400	
Pool Rental - Alpine School District meet	$500		$500		$500	
Lap Lanes - Short Course - Alpine School District	$13		$13		$13	
Lap Lanes - Long Course - Alpine School District	$15		$15		$15	
Lap Lanes - Short Course	$15		$15		$15	
Lap Lanes - Long Course	$15		$15		$15	
Full Gymnasium / hour	$60		$60		$60	
each additional after 3 hours	$30		$30		$30	
all day	$265		$265		$265	
Half Gymnasium	$45		$45		$45	
each additional after 3 hours	$25		$25		$25	
all day	$190		$190		$190	
Full Multi - purpose Room	$60		$60		$60	
each additional after 3 hours	$30		$30		$30	
all day	$265		$265		$265	
Half Multi - purpose Room	$45		$45		$45	
each additional after 3 hours	$25		$25		$25	
all day	$190		$190		$190	
Small Conference Room	$45		$45		$45	
each additional after 3 hours	$25		$25		$25	
all day	$190		$190		$190	
Climbing Wall / hour	$45		$45		$45	

LEHI CITY FY 2027 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2025		APPROVED FY 2026		PROPOSED FY 2027	
OUTDOOR POOL						
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Season Pass						
Family (up to 6 people)	$320	$194	$325	$197	**$330**	**$200**
+ each additional family member	$57	$34	$57	$35	**$58**	$35
If Legacy Center year-round pass holder (30 % discount)	$224	$136	$228	$138	**$231**	**$140**
Individual	$158	$96	$160	$97	**$162**	**$98**
Pool Rental (2 hr rental)	$450		$450		$450	
Daily Admission						
Ages 2 and under	Free		Free		Free	
Individual (Ages 3-11)	$5		$5		$5	
Individual (Ages 12-59)	$6		$6		$6	
Seniors (Ages 60+)	$5		$5		$5	
Lap Swimming	$4.50		$4.50		$4.50	
Water Aerobics	$4.50		$4.50		$4.50	
Group Rate Discounts:						
10-29 People (discount / person)	$0.50		$0.50		$0.50	
30-49 People (discount / person)	$1		$1		$1	
50 or more (discount / person)	$1.50		$1.50		$1.50	
Monday Family Night 4:00 pm - 6:50 pm (up to 8 people)	$25		$25		$25	
CIVIL FINE SCHEDULE						
Parking Violations:						
If paid within 5 business days:						
Overtime Parking (7-1-1)	$25		$25		$25	
Snow Removal (7-1-1)	$25		$25		$25	
Restricted Vehicles in Residential Zone (7-1-2)	$25		$25		$25	
Trailer on Roadway 12 hrs (7-1-2)	$25		$25		$25	
Parking Within 30' Sign or Signal (41-6A-1401)	$25		$25		$25	
Double Parking (41-6A-1401)	$25		$25		$25	
Parking Within Intersection (41-6A-1401)	$25		$25		$25	
Parking Out of Stall (41-6A-1401)	$25		$25		$25	
Parking Within 20' of Crosswalk (41-6A-1401)	$25		$25		$25	
Blocking Driveway (41-6A-1401)	$25		$25		$25	
Abandoned Vehicle 48 hrs (41-6A-1408)	$25		$25		$25	
Red Curb, Yellow Curb, Sign (41-6A-1401)	$30		$30		$30	
Parking On or Over Sidewalk (41-6A-1401)	$30		$30		$30	
Parking in Firelane (41-6A-1401)	$30		$30		$30	
Parking Within 15' Fire Hydrant (41-6A-1401)	$30		$30		$30	
Parked Facing Traffic (41-6A-1402)	$30		$30		$30	
Disability Space (41-1A-414)	$125		$125		$125	
Any Other Parking Violation under City Code or State Law	$25		$25		$25	
If Applicable; +/ any towing and storage fees	100%		100%		100%	
If Paid Between 6-10 business days (multiplied by base fine amt)	x2		x2		x2	
If Paid After 10 business days (multiplied by base fine amt)	x3		x3		x3	
SWPP Illicit Discharges:						
Fees established by Utah State Code (19-5-108.3 c)						
Per occurrence for working without an approved storm water permit	-		-		$500	
Per occurrence for tracking mud on road	-		-		$300	
Per occurrence for failure to clean up or report spills	-		-		$250	
Per occurrence for failure to conduct storm water inspections	-		-		$100	
Per occurrence for failure to maintain storm water records	-		-		$100	
Per site, per occurrence, for failure to use general best management practices, as determined by the authority	-		-		$500	

***Changes made to fees are marked in BOLD under the Proposed FY 2026 column**

Agenda Item No: 5.6

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2026-35, adopting the Community Development Block Grant (CDBG) Annual Action Plan for 2026.

Summary:
The 2026 Annual Action Plan for Lehi City serves as a strategic framework for utilizing federal Community Development Block Grant (CDBG) funds to support low-to-moderate income residents. Administered in partnership with the Mountainland Association of Governments, the plan outlines an allocation of over $342,000 for the upcoming fiscal year. A primary focus is directed toward public infrastructure, specifically upgrading sidewalks and ADA-compliant pathways within the city's historic residential core.

Attachments:

Res 2026-35.docx

FY26 Lehi CDBG Final Project List.pdf

FY26 AAP DRAFT PLAN.pdf

LEHI CITY

RESOLUTION NO. 2026-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEHI AUTHORIZING THE ADOPTION OF THE PROGRAM YEAR 2026 CDBG ANNUAL ACTION PLAN AND AUTHORIZING THE SUBMISSION OF SAID PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, the City of **Lehi** has been designated as an "Entitlement Community" by the U.S. Department of Housing and Urban Development (HUD) and is eligible to receive Community Development Block Grant (CDBG) funds; and

WHEREAS, federal regulations at 24 CFR Part 91 require that the City prepare and submit an Annual Action Plan as a condition of receiving CDBG funds, outlining the specific activities to be undertaken to address the goals of the 5-Year Consolidated Plan; and

WHEREAS, the City has followed its adopted Citizen Participation Plan, including a 30-day public comment period from **April 3, 2026**, to **May 5, 2026**, and a public hearing held on **April 28, 2026**, to ensure that residents had the opportunity to review and comment on the proposed use of funds; and

WHEREAS, the City Council has reviewed the proposed projects and determined that they meet a National Objective of the CDBG program and address the priority needs of the community;

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

SECTION 1. The City Council hereby adopts the Program Year **2026** Annual Action Plan, including the proposed budget of **$342,424** consisting of new entitlement funds, program income, and carryover funds.

SECTION 2. The City Council hereby authorizes the Mayor to execute the Standard Form 424 (SF-424), the Grantee Certifications, and all other required HUD application documents.

SECTION 3. The CDBG Program Manager is hereby authorized and directed to submit the Annual Action Plan and all required supporting documentation to HUD via the Integrated Disbursement and Information System (IDIS).

SECTION 4. The Mayor is authorized to execute Subrecipient Agreements and contracts with the agencies and departments identified in the Plan, provided that such agreements comply with all local and federal procurement standards.

SECTION 5. This Resolution shall take effect immediately upon its adoption.

Approved and Adopted by the City Council of Lehi City this 12th day of May, 2026.

ATTEST

_____ _____

Paul Binns, Mayor Teisha Wilson, City Recorder

FY26 Lehi CDBG Final Project List

Project Name	Funding Amount	Project Type
CDBG Program Administration	$40,000	Program Management & Oversight
Lehi City Sidewalk Infrastructure	$302,424	LMI Neighborhood Improvements
TOTAL FY26 ALLOCATION	**$342,424**	

2026

Lehi City
Annual Action Plan

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LEHI CITY

MAG
COMMUNITY & ECONOMIC DEVELOPMENT
Expert Resources. Enriching Lives.

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Lehi City is an entitlement jurisdiction that receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Dept of Housing and Urban Development (HUD) for community development and affordable housing activities. In alignment with Consolidated Plan priorities, the City will use the funds for public infrastructure and public service activities for LMI residents.

2. Summarize the objectives and outcomes identified in the Plan

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 that 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.

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

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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

Summary from the citizen participation section of the plan.

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, business leaders, 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.

In preparation for this Annual Action Plan, Lehi City again sought input from stakeholders and held a public hearing to gather input from residents, and a draft plan was made available for public comment.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments at this time. The draft plan was made available to the public through the Lehi City CDBG program website, which can be found at magutah.gov/lehicdbg.

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

No comments were received for this Annual Action Plan. All comments are considered and utilized to inform the needs assessment, goal setting, and prioritization of funding.

7. Summary

The **2026 Annual Action Plan** outlines the projects and funding priorities for the program year, which runs July 1, 2026 – June 30, 2027. The Plan describes the consultation process with local civic leaders and public service providers. The planning process included surveys, public hearings, and consultations.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Table 1 – Responsible Agencies

Narrative

Provo City is the lead agency for the Utah Valley Consortium. MAG is the administering agency for the Lehi City CDBG program. MAG CDBG staff are responsible for the preparation of the Annual Action Plan and for the administration of the grant program.

Consolidated Plan Public Contact Information

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Community Development Specialist, MAG
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801-229-3800

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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.

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)).

In preparing the Program Year 2026 Annual Action Plan, CDBG staff held consultations with various organizations that provide services throughout Utah County, including local leaders, housing providers, and service providers. Some of these consultations are informal discussions held on an ongoing basis throughout the year.

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.

Lehi City falls under the Mountainland Continuum of Care, which works to prevent homelessness in Utah, Wasatch, and Summit Counties. The COC is a coalition of local non-profit and government agencies that work together to find solutions to the area's housing needs, including temporary emergency shelter and affordable homeownership. MAG staff attend the COC meetings, participate on the Executive Committee and State funding Committee, and receive monthly communication from the agencies.

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

No Utah Valley Consortium members receive ESG funds

2. Agencies, groups, organizations and others who participated in the process and consultations

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Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	MAG
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lehi City elected officials and staff met with MAG staff to review ConPlan priorities and needs.
2	**Agency/Group/Organization**	Lehi City
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Local Government that assisted in identifying needs within the community. The joint effort facilitated discussions and feedback from departments working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including infrastructure improvement areas within the community.
3	**Agency/Group/Organization**	Family Haven (Lehi)
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the application process. Identified a need to fill in missing curb and gutter, sidewalk, and pavement. They also identified a need to provide financial support to small businesses.
4	**Agency/Group/Organization**	Tabitha's Way
	Agency/Group/Organization Type	Services – Children Services – Education Services – Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community
5	**Agency/Group/Organization**	My Story Matters
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community
6	**Agency/Group/Organization**	Deafinity
	Agency/Group/Organization Type	Services – Education Non-Homeless Special Needs Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community

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?
Continuum of Care	United Way of Utah County	Assist those experiencing homelessness and those at risk of homelessness.
Community Needs Assessment	Community Action Services and Food Bank	Income, employment, and housing
FY25-29 Consolidated Plan	Utah County, Orem City, Provo City	Consortium members. This plan was written in collaboration with all other consortium members.

Table 3 - Other local / regional / federal planning efforts

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Narrative

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AP-12 Participation - 91.401, 91.105, 91.200(c)

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

Pursuant to the CDBG program regulations, Lehi City is required to prepare a Citizen Participation Plan to establish policies and procedures for citizen participation in the development of the CDBG Annual Action Plan. Per the CPP, citizens were given the opportunity to provide comments directly to CDBG staff and at a public meeting where potential projects for the coming year were discussed. The first public hearing was on October 8, 2025. This public hearing was to solicit initial public input on the community development and housing needs of the area for the upcoming year. The AAP draft was posted on the Lehi CDBG website located at magutah.gov/lehi for the duration of the 30-day public comment period. A second public hearing was held on April 28, 2026, at Lehi City Hall.

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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	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	No comments were received via email, phone, or a Google form set up to collect responses on this plan.	No comments received	All comments were accepted and taken into consideration as the Plan developed.	https://magutah.gov/lehicdbg/
2	Public Hearing	Non-targeted/broad community	Sought input from citizens/residents on the ideas, community needs, and project proposals for the upcoming program year. Hearing was held October 8, 2025	No comments received	All comments were accepted and taken into consideration as the Plan developed.	

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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)
3	Public Hearing	Non-targeted/broad community	Sought input from citizens/residents on the Draft Annual Action Plan. Hearing was held on April 28, 2026	No comments received	All comments were accepted and taken into consideration as the Plan developed.	

Table 4 – Citizen Participation Outreach

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Expected Resources

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

Introduction

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	$342,424	0	0	$342,424	0	Lehi City will receive an FY26 allocation of $342,424

Table 1 - Expected Resources – Priority Table

DRAFT

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 that will be used to improve neighborhood infrastructure. Lehi City will provide the necessary project management for the project. 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.

If appropriate, describe publically 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.

Discussion

DRAFT

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	2026	2027	Non-Housing Community Development		Public infrastructure and Neighborhood improvement	CDBG: $302,424	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: approximately 33 Persons Assisted
2	Program Administration	2026	2027	Administration		Program Administration	CDBG: $40,000	

Table 2 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Facilities and Infrastructure Improvements
	Goal Description	An infrastructure improvement process will be undertaken in a low- and moderate-income neighborhood in Lehi.

DRAFT

AP-35 Projects - 91.420, 91.220(d)

Introduction

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

Pre-Award Costs: Should Lehi City's CDBG Grant Agreement with HUD be finalized after the beginning of the Program Year, which could cause award recipients to delay beginning their proposed activities, the City will authorize award recipients to begin delivery of their services and other project activities, related to and included in this 2026 AAP, beginning July 1, 2026. These costs are necessary for the efficient and timely performance of all proposed FY2026 projects. All other requirements for the expenditure of CDBG before Grant Agreements are signed will be completed.

As authorized by 24 CFR 570.200(h) and 24 CFR 92.212(b), the City plans to expend pre-award costs prior to the execution of the program years CDBG Investment Partnerships Agreement. The use of these funds will not affect future grants.

#	Project Name
1	MAG Program Administration
2	FY26 Lehi City Sidewalk Infrastructure

Table 3 – 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.

DRAFT

AP-38 Project Summary

Project Summary Information

1	**Project Name**	MAG Program Administration
	Target Area	N/A
	Goals Supported	Program Administration
	Needs Addressed	N/A
	Funding	CDBG: $40,000
	Description	Costs associated with the overall management and administration of the CDBG program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	586 E 800 N Orem, UT 84097
	Planned Activities	Program Administration and Management
2	**Project Name**	FY26 Lehi City Sidewalk Infrastructure
	Target Area	City-wide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Public infrastructure and Neighborhood improvement
	Funding	CDBG: $302,424

DRAFT

	Description	Installation and ADA-upgrades of sidewalks, curb, and gutter in CDBG-eligible low-to-moderate income areas of Lehi City.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide a direct benefit to 33 individuals through immediate neighborhood improvements. 70% of the direct beneficiaries are LMI. Additionally, the project provides a broader "Area Benefit" for students and families utilizing these pathways for safe routes to school and local transit.
	Location Description	Eligible LMI Target Areas City-wide
	Planned Activities	Installation and repair of sidewalks and ADA barriers in residential LMI neighborhoods

DRAFT

DRAFT

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

For the 2026 Program Year, Lehi City will direct 100% of its project-specific CDBG funding toward infrastructure improvements within the city's historic downtown residential core. This area is characterized by older housing stock and a high concentration of low-to-moderate income (LMI) households.

Specifically, the city will focus on residential neighborhoods where pedestrian infrastructure is either missing or non-compliant with ADA standards. By concentrating resources in these established areas, the city aims to improve safe routes to school for local students and enhance overall neighborhood connectivity for residents who rely on non-vehicular transportation.

Geographic Distribution

Target Area	Percentage of Funds

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

No geographic areas have been targeted for allocation priority during this 5-year Consolidated Plan period.

Discussion

Lehi CDBG funds will prioritize Lehi residents.

DRAFT

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The most significant public policy barriers to the development and preservation of affordable housing in Lehi include high land acquisition costs, a limited supply of rental units for large families, and elevated construction interest rates. Ongoing market volatility continues to exert pressure on the local housing inventory, making it increasingly difficult for low-to-moderate income (LMI) residents to compete in the purchase and rental markets.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Lehi City remains proactive in implementing zoning and land-use policies that foster affordability. Recent initiatives include the adoption of Transit-Oriented Development (TOD) zones to increase density near commuter rail stations and the universal allowance of Accessory Dwelling Units (ADUs) in all single-family residential zones. Furthermore, the City utilizes CDBG funds to modernize infrastructure in the historic downtown core, directly supporting the preservation of the city's most attainable housing stock.

Discussion

Lehi City continues to pursue policies and actions that support affordable housing for its residents.

DRAFT

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

Introduction

This section will identify other actions to be taken in this program year.

Actions planned to address obstacles to meeting underserved needs

The City will continue its active participation in regional service delivery networks, collaborating with specialized providers to ensure Lehi residents have access to critical social services. Staff will work to bridge the gap between regional non-profits and local residents to ensure that underserved populations are aware of available resources.

Actions planned to foster and maintain affordable housing

As a member of the Utah Valley HOME Consortium, Lehi City supports regional programs such as the homeowner rehabilitation loan program, which helps LMI homeowners maintain the safety and viability of their properties. The City's investment in downtown infrastructure further stabilizes older residential neighborhoods, preventing blight and maintaining housing quality.

Actions planned to reduce lead-based paint hazards

Lehi City coordinates with the Mountainland Association of Governments (MAG) and the Utah County Health Department to provide education on lead-based paint risks. All CDBG-funded rehabilitation or acquisition projects involving pre-1978 structures are strictly required to undergo lead testing and mitigation as a condition of funding.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy focuses on economic empowerment by attracting diverse industries that offer a range of employment opportunities. By fostering a robust local economy, the City creates entry-level and technical job opportunities that allow residents to achieve a higher standard of living. Additionally, the City supports public services that remove barriers to employment, such as transit access and specialized training for populations.

Actions planned to develop institutional structure

Lehi City and its administrative partnership with MAG continue to refine the process to ensure high-level compliance with federal regulations. This institutional framework allows for better consultation with

DRAFT

housing providers and social service agencies, creating a more integrated delivery system for CDBG resources. 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 plans to maintain its involvement in regional service delivery structures. This participation includes actively engaging developers and affordable housing providers to pinpoint opportunities for developing affordable housing. Utah County communities have already implemented several innovative, regional collaborations. For instance, the Provo Redevelopment Authority manages the HOME Consortium, and although it is a Provo City agency, Provo has committed resources to support the broader, regional Valley HOME Consortium. Similarly, the United Way of Utah County provides administrative support and oversight for the Continuum of Care. While the United Way Agency initially focused on serving Provo, it has extended its administrative capacity to provide the necessary 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 most needy populations.

DRAFT

Program Specific Requirements

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

Introduction

Program specific requirements

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

DRAFT

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 FY26, 100% of funds will be used to benefit low- and moderate-income persons.

DRAFT

Agenda Item No: 5.7

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Teisha WIlson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #17-2026, approving a Development Code Amendment to Table 05.030-B and Chapter 39 adding a Flex Commercial Building use. (Tabled from the April 14, 2026 Meeting)

Summary:

Attachments:

Ord_17-2026.docx

X Development Development Code Amendment

ORDINANCE NO: 17-2026

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE TABLE 05.030.B. AND CHAPTER 39, FLEX COMMERCIAL BUILDING

WHEREAS, X Development requests to amend Table 05.030B and Chapter 39 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to add a new Flex Commercial Building Use; and

WHEREAS, following a public hearing on March 26, 2026, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on May 12, 2026, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of March 26, 2026, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Table 05.030B and Chapter 39 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:

Table 05.030.B and Chapter 39 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance #17-2026 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

required by law.

Approved and Adopted by the City Council of Lehi City this 12th day of May, 2026.

ATTEST

_____	_____
Paul Binns, Mayor	Teisha Wilson, City Recorder

State of Utah
County of Utah

Subscribed and sworn/affirmed before me by

_____
Name of Person

This ___ day of _____ _____
Month Year

By_____
Notary Public

X DEVELOPMENT- FLEX COMMERCIAL BUILDING DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	X Development
Meeting Date	April 14, 2026
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	February 18, 2026
Date of Planning Commission Review	March 26, 2026

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant requests approval of their proposed amendments to Table 05.030.B. and Chapter 39 Definitions. The applicant would like to add a new use “Flex Commercial Building”. They originally wanted to amend “Light Office Warehouse” but the use is different enough, Staff recommended they create a new use.

The use is intended to include a small portion (15 percent minimum) of retail, services or office space. This area will look like a regular retail space. The rest of the building will include warehouse space. Typical businesses might include those who primarily do internet sales but also want a retail front.

The applicant proposes designating “Flex Commercial Building” as a permitted use in the Commercial, Heavy Commercial, Regional Commercial, Light Industrial, Mixed Use, and Technical Manufacturing zones.

The Reviewing Departments (DRC) reviewed the proposed Development Code Amendment and had the following comments:

1. Might need examples or measurable standards (windows, transparency percentage, entry design) to reduce subjective interpretation
2. Clarify if the15% is calculated on the entire building, or each unit.
3. Recommend removing this use from Mixed-Use.
4. Possible alternative: Flex Commercial Building – A commercial building designed for flexible interior use of retail, office, warehouse, or service functions. At least 15% of the building's gross floor area shall be occupied by office, retail, or service uses. Street-facing facades shall have a retail or office storefront appearance, including windows, entries, and architectural features consistent with pedestrian-oriented design. Interior layouts may be modified without structural changes to accommodate different tenant needs.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Code Amendment will provide more commercial opportunity in the City.
2. The proposed Development Code Amendment will/ will not preserve the character of the commercial areas in the City.
3. The proposed Development Code amendment is/is not 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 Development Code Amendment on March 26,2026. The minutes and motion from that meeting follow.

3.1) Public hearing and recommendation of X Development's request for review of a Development Code Amendment to Table 05.030-B and Chapter 39 adding a Flex Commercial Building use. (Tabled from the March 12th meeting)

Brittney Harris presented the item. The applicant originally wanted to amend the light warehouse use in the code, but staff suggested a new use instead. This use will cater to small warehouse businesses with storefronts included. It is recommended for light industrial and commercial zones, but not for mixed-use. Commissioner Roberts asked why mixed-use is not one of the recommended allowed zones. Harris explained that its geared more towards warehouse uses.

Jason Woll was present, representing X Development. They feel there is a need for uses that contain a warehouse component but also have a heavy retail focus. Design elements were included to make the buildings more approachable, and Woll gave examples of business that might fit this use.

Commissioner Eyre asked what the benefit of rebranding office warehouse as flex commercial would be. Woll explained that it would incorporate more customer-facing businesses.

Commissioner Roberts asked some logistical questions about the area of storefronts versus the area of warehouse space.

Carla Mata, with X Development, explained that there are currently no exact examples in Lehi of the type of project

they would like to allow, as the businesses that this amendment would cater to are currently spread across large areas with warehouse storage in one location and retail in another.

Commissioner Eyre opened and closed public comment.

Commissioner Su'a-Filo mentioned his personal experience with a type of business in American Fork that would benefit from this amendment. Commissioner Roberts agreed that he can see the need.

Mata explained that ideally, developers will be able to build additional smaller businesses around warehouses to create a more cohesive retail area.

Commissioner Jones shared that he likes and appreciates the proposal. He mentioned staff comments that say this warrants an amendment.

Commissioner Roberts feared that this could be utilized by large-scale warehouses with storefronts, but other than that, he was in favor. He acknowledged that that wasn't the applicant's goal with the amendment.

> **Motion:** Commissioner Jones moved to give a positive recommendation to the Lehi City Council with the findings that this proposed amendment will provide more commercial opportunity in the city, it will preserve the character of the relevant commercial areas, and that it is in conformance with the purposes, intent, and provisions of the General Plan and it's various elements. He included all DRC comments. Commissioner Roberts seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

X Development—Development Code Amendment
DRC Redline Comments

X Development- requests review of a Development Code Amendment to Table 05.030-B. And Chapter 39 Definitions adding a Flex Commercial Building Use

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Karla Mata, Eric Towner and Jason Boal
Date of Plans Reviewed: 02/11/26
Time Start: 2:17pm
Time End: 2:20pm

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

1. Might need examples or measurable standards (windows, transparency percentage, entry design) to reduce subjective interpretation
2. Clarify if the 15% is calculated on the entire building, or each unit.
3. Recommend removing this use from Mixed-Use.
4. Possible alternative:
   Flex Commercial Building – A commercial building designed for flexible interior use of retail, office, warehouse, or service functions. At least 15% of the building's gross floor area shall be occupied by office, retail, or service uses. Street-facing facades shall have a retail or office storefront appearance, including windows, entries, and architectural features consistent with pedestrian-oriented design. Interior layouts may be modified without structural changes to accommodate different tenant needs.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 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.

Purpose and Intent

The purpose of this proposed text amendment is to modernize the Lehi City zoning code through the addition of a new land use definition, “Flex Commercial Building.” This new definition is intended to address the evolution of contemporary flex commercial and employment-oriented development while maintaining compatibility with surrounding land uses.

The introduction of a Flex Commercial Building category provides a distinct regulatory framework for a development type that is increasingly common in today’s market but not adequately captured by existing definitions in the city of Lehi. The proposed amendment aligns Lehi City’s zoning standards with current development patterns, tenant demands, and nationally recognized best practices for flex space design, while preserving established community expectations related to building orientation, façade treatment, and operational impacts.

Limitations of Existing Definitions

While Lehi’s existing land use definitions have served traditional office and warehouse development well, they are not structured to accommodate modern flex building typologies. Current classifications rely on fixed internal use ratios, particularly office-heavy requirements, that do not reflect how contemporary flex buildings are designed, leased, or operated.

Today’s flex users, which include entertainment concepts, athletic events and training, ecommerce businesses with showroom components, small start-ups, technology firms, contractors, research and development tenants, and service-oriented businesses, require adaptable space configurations. These uses often emphasize showroom, display, staging, light assembly, or storage functions, supported by a smaller but still meaningful office or customer-facing component. Existing definitions do not provide a clear pathway for these low-impact, commercially oriented uses, despite their compatibility with commercial and employment districts.

Industry research indicates that rigid internal use thresholds can unintentionally discourage reinvestment, reduce tenant flexibility, and push otherwise appropriate uses into heavier industrial zoning districts, even when their operational impacts remain low-intensity and suitable for customer-facing environments.

Rationale for the Proposed Definition

The proposed Flex Commercial Building definition establishes a separate, purpose-built category that recognizes flexibility as a defining characteristic rather than an exception. By requiring a minimum of 15 percent commercial, office, or retail space, the definition ensures that buildings maintain an active, professional presence and support customer interaction, while allowing the

remaining floor area to accommodate a broad range of low-impact employment and commercial activities.

This approach reflects best practices identified in flex space research and zoning studies, which consistently emphasize adaptability as critical to long-term project viability. Flex Commercial Buildings are intentionally designed to evolve over time in response to changing business models, technology, and workforce needs—without requiring repeated zoning amendments or variances.

Planning literature also demonstrates that neighborhood compatibility is driven less by internal space allocation and more by external design, site layout, access management, and operational controls. These factors are directly addressed and reinforced through the standards associated with the proposed definition.

Compatibility and Design Safeguards

The proposed amendment incorporates clear design and operational safeguards to ensure compatibility with adjacent land uses and public streets, including:

- Building facades fronting roadways must maintain an office or storefront appearance.
- Roll-up doors are limited to facades not facing public streets, preserving a pedestrian-oriented and professional streetscape.
- Individual suite or unit sizes are capped at 30,000 square feet, preventing large-scale industrial operations that would be inconsistent with commercial district character.

These standards are consistent with national flex development guidance and regional zoning practices, which identify high-quality façade design and controlled loading access as key tools for mitigating perceived industrial impacts in commercial settings.

Economic Development and Local Context

From an economic development standpoint, the addition of a Flex Commercial Building definition supports small and mid-sized businesses that are increasingly underserved by traditional zoning categories. In Utah and similar high-growth markets, flex commercial projects have emerged as significant employment generators, providing space for entrepreneurs and growing firms that do not fit neatly into “office-only” or “warehouse-only” classifications.

Importantly, the proposed flex commercial framework is intended to function as a customer-facing, employment-oriented environment rather than a traditional industrial area. By emphasizing building design, site layout, and operational characteristics that support client interaction, employee accessibility, and compatibility with surrounding uses, this zoning approach creates a more inviting and commercially oriented experience for customers and the public.

Establishing a clear flex definition improves regulatory clarity, enhances project feasibility, and encourages reinvestment in commercial employment areas, while maintaining expectations for high-quality development, customer-oriented design, and community compatibility.

Conclusion

The proposed text amendment represents a targeted, policy-consistent update that reflects current development realities while preserving Lehi City's community character and design standards. By adding a new Flex Commercial Building definition, the zoning code will more effectively support economic diversification, adaptive reuse, and long-term flexibility, while continuing to protect the public realm through strong design and operational controls.

Chapter 39: Definitions

(new definition)

Flex Commercial Building - A commercial building designed to accommodate flexibility in the internal arrangement of retail, office, warehouse and service. At least fifteen percent (15%) of the building square footage shall consist of office, retail or service area. As a retail focused building, facades fronting roadways shall have an office/storefront appearance.

TABLE 05-030-B

TABLE OF USES – NONRESIDENTIAL ZONES

USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
COMMERCIAL/NONRESIDENTIAL USES											
Financial Institutions and Services	P	P		P	P	P		P	P		
Flex Commercial Building		**P**	**P**	**P**			**P**	**P**	**P**		
Funeral Home	P	P	P	P			P	P			

Agenda Item No: 5.8

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #24-2026, approval of the Greene Zone Change on 1.57 acres located at 2001 West 1500 North, changing the zoning from A-1 to R-1-22.

Summary:

Attachments:

Ord 24-2026.docx

Greene Zone Change 1.pdf

ORDINANCE NO: 24-2026

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 2001 WEST 1500 NORTH

WHEREAS, Mike Greene, applicant for property located at 2001 West 1500 North and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-1-22; and

WHEREAS, following a public hearing on April 23, 2026, 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, 2026, the Lehi 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, 2026; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-1-22.

PART II:

A. If a provision of this Ordinance 24 -2026 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the

provision in this Ordinance shall prevail.

B. This ordinance and its various 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 2026.

ATTEST

_____	_____
Paul Binns, Mayor	Teisha Wilson, City Recorder

State of Utah
County of Utah

Subscribed and sworn/affirmed before me by

_____
Name of Person

This ___ day of _____ _____
Month Year

By_____
Notary Public

EXHIBIT “A”

GREENE ZONE CHANGE

Taxing Description: COM N 82.5 FT & E 868.46 FT FROM THE NW COR. SEC. 7, T5S, R1E, SLB&M; E 185.14 FT; S 1 DEG 15' 0" W 377.66 FT; W 178.29 FT; N 0 DEG 12' 39" E 377.57 FT TO THE POB. AREA 1.574 AC.

GREENE ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Mike Greene		
Meeting Date	May 12, 2026		
Requested Action/Purpose	Approval of a proposed zone change		
Location	2001 West 1500 North		
Project Area	1.57 acres		
Existing Zoning	A-1		
Proposed Zoning	R-1-22		
Existing General Plan Land Use Designation	VLDRA		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	A-1	Single family residential
	East	A-1	Single family residential
	West	A-1	Church
Date of DRC Review	March 25, 2026		
Date of Planning Commission Review	April 23, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA)

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

Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified

by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

Section 05.020. Zoning Districts Purpose

B. The Very Low Density Residential Agricultural Districts (A-5, A-1, and R-1-22) provide for large-lot single-family residential areas. These districts are designed to encourage lands suited for farming and ranching operations.

PROPERTY HISTORY

December 11, 1978 The Lehi Meadows Addition annexation incorporated this property into Lehi City.

REPORT ANALYSIS

The applicant requests approval for a zone change from A-1 to R-1-22 for property located at 2001 W 1500 N. This zone change is on 1.57 acres of property and will eventually develop with a single flag lot. The proposed R-1-22 zoning aligns with the Very Low-Density Residential Agriculture designation in the General Plan.

The Development Review Committee (DRC) reviewed the proposed zone change and had one comment regarding water dedication: Water dedication will be required as a condition prior to recording the zone change ordinance.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on April 23, 2026. The minutes and motion from this meeting are as follows:

3.6) Public hearing and recommendation of Mike Greene's request for review of the Greene Zone Change on 1.57 acres located at 2001 West 1400 North, changing the zoning from A-1 to R-1-22.

Mike West presented the item. The zoning is allowed in the General Plan Zoning Designation.

The applicant, Mike Greene, was present. He intends to eventually create a flag lot on the property.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the zone change will not significantly impact the character of the surrounding

area, that the zone change is consistent with the goals and policies of the General Plan, that the zone change is consistent and compatible with the land uses of nearby and adjoining properties, that the property and use will be suitable based on the existing uses identified by the General Plan, and that the zone change will provide an overall community benefit. She included all DRC comments. Commissioner Roberts seconded.

Vote: Commissioner Jones, yes. Commissioner Gehman, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

Greene Residential Zone Change
DRC Redline Comments

Mike Greene- requests review of the Greene Zone Change on 1.57 acres located at 2001 West 1500 North, changing the zoning from A-1 to R-1-22.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Mike Greene
Date of Plans Reviewed: 03/13/26
Time Start: 1:00 pm
Time End: 1:06 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S.– Building/Inspections: No comments
Shelbey– Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:
1. Water dedication will be required as a condition of recording the zone change. The amount of water would be .90 acre feet of culinary and 4.06 acre feet of irrigation water.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 23, 2026.

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.

To whom it may concern, 05 March 2026

My name is Mike Greene

I am requesting an amendment to the zoning map for the parcel that I currently reside on.

My address is 2001 W 1500 N, and the lot is currently 1.57 acres and zoned A-1

I am requesting a zone change to R-1-22 to facilitate the building of a new home at the rear of the property. This home will be on a flag lot.

The zone change would be consistent with other properties in the area, that have the same designation on the general plan.

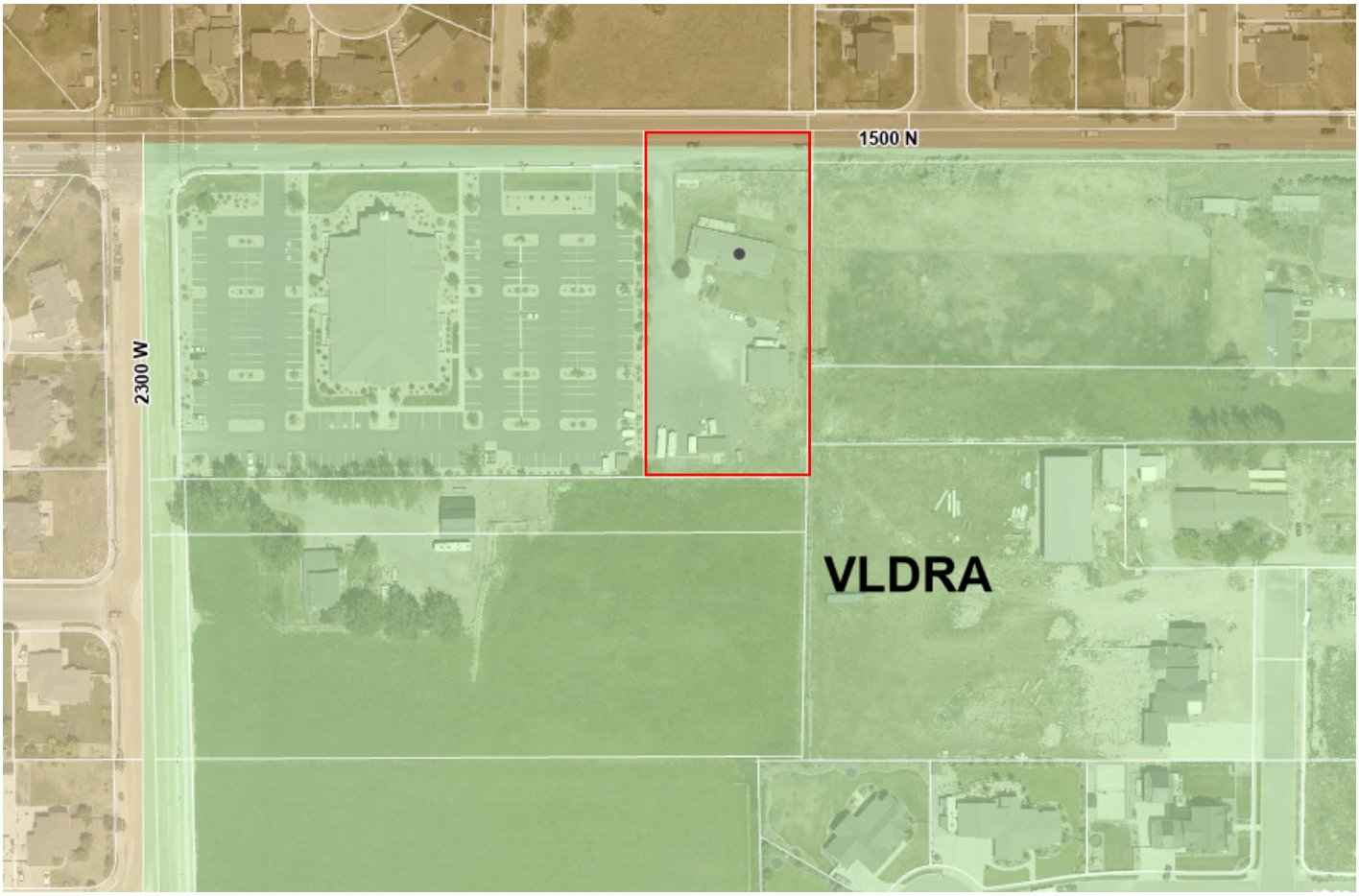
The effect on the surrounding properties in my opinion would be a positive one, utilizing property that would otherwise be less attractive in the current state, such as weeds and vehicle parking.

The gain to public health, safety, and community benefit from the zone change would be again just being able to utilize property that would be otherwise unused and potentially not properly maintained contributing to a less desirable piece of property.

Thank you,

Mike Greene


1500 N
2300 W
2350 W
1340 N


1500 N
2300 W
VLDRA

Greene Zone Change

Aerial

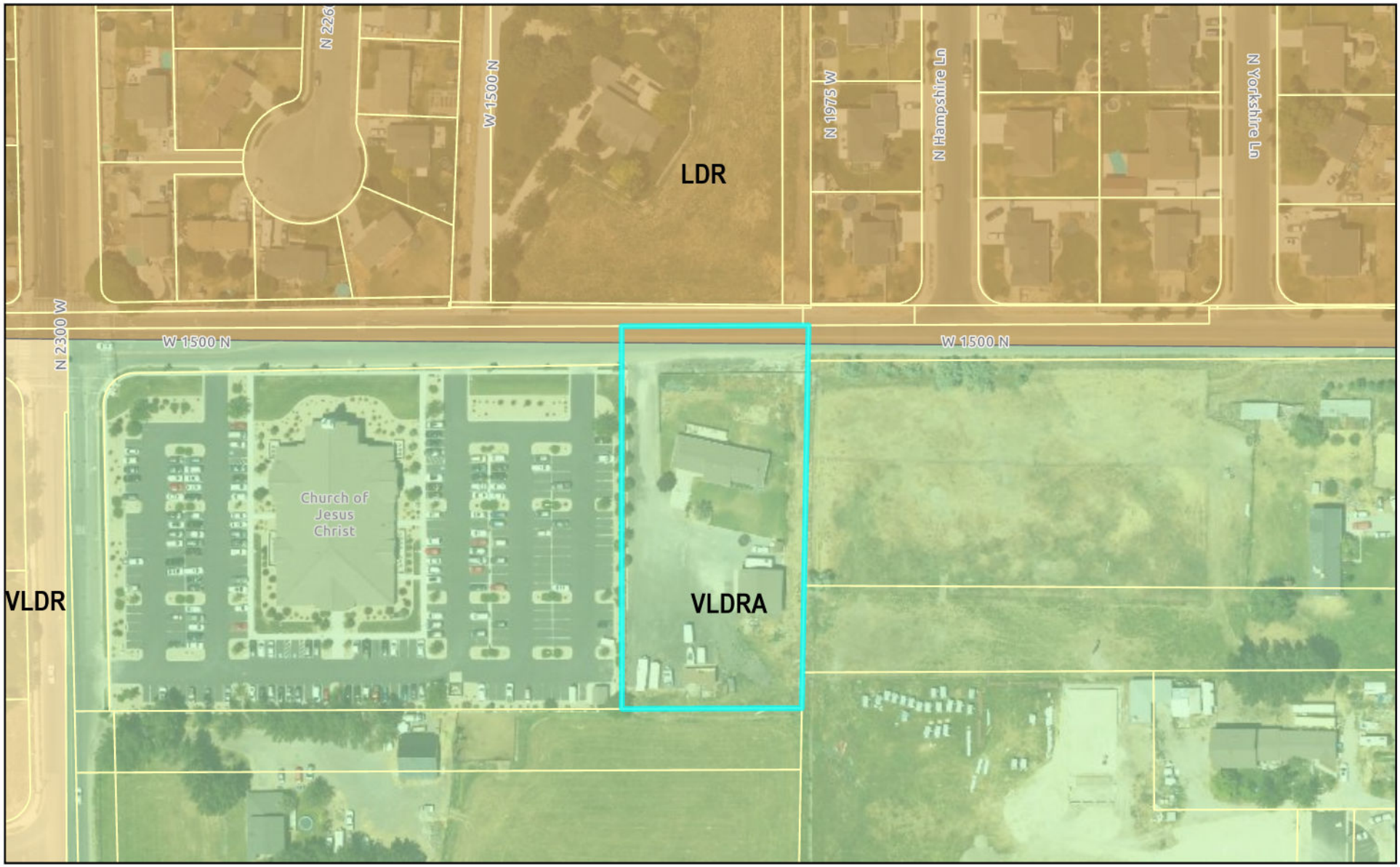


0 175 350 700 Feet

LEHI CITY

Greene Zone Change

General Plan

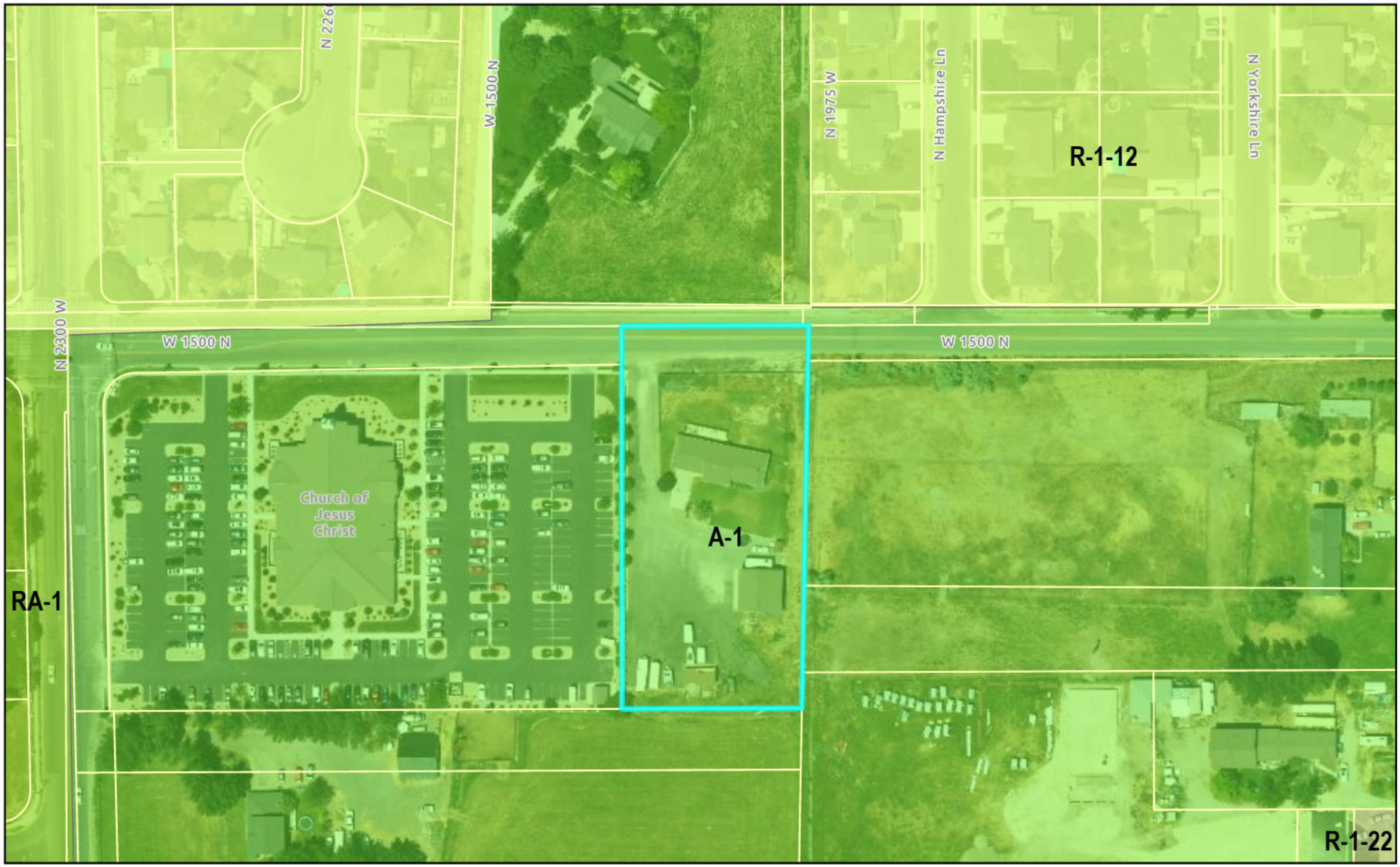


0 175 350 700 Feet

LEHI CITY

Greene Zone Change

Zoning



0 175 350 700 Feet

LEHI CITY

Agenda Item No: 5.9

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2026-34, amending the Hansen Tennis Facility Development Agreement, allowing for signage as part of the project.

Summary:

Attachments:

Res 2026-34.docx

Hansen DA 1.pdf

LEHI CITY

RESOLUTION NO. 2026-34

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AMENDMENT TO A DEVELOPMENT AGREEMENT BETWEEN JACOB HANSEN AND LEHI CITY

WHEREAS, Jacob Hansen ("Developer") has a legal interest in certain real property and desires to add signage for a newly built commercial recreational tennis facility that was allowed by Development Agreement;

WHEREAS, on April 23, 2026, the Planning Commission 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 Planning Commission, the Council finds: (i) that it should approve the amendment to the previously approved Development Agreement with Jacob Hansen; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Development Agreement amendment attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 12th day of May, 2026.

LEHI CITY

_____

Paul Binns, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT A

HANSEN (JJR) TENNIS CLUB FACILITY
DEVELOPMENT AGREEMENT AMENDMENT

HANSEN (JJR) TENNIS CLUB FACILITY
DEVELOPMENT AGREEMENT AMENDMENT
CITY COUNCIL REPORT

Applicant	Jacob Hansen		
Meeting Date	May 12, 2026		
Requested Action/Purpose	Review of a proposed Development Agreement amendment		
Location	2065 W 900 N		
Project Area	1.2 acres		
Existing Zoning	A-1		
General Plan Land Use Designation	VLDRA		
Existing Land Use	Tennis Facility		
Adjacent Zoning and Land Use	*North*	A-1	Single-family residential
	South	TH-5	Undeveloped
	East	TH-5	Single-family residential
	West	A-1	Ascent Academy
Date of DRC Review	April 1, 2026		
Date of Planning Commission Review	April 23, 2026		
Assigned Planner	Katie Bussell		
REQUIRED ACTION			
Planning Commission	Review and recommendation		
City Council	Final approval		

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 29.020. Criteria for Entering into a Development Agreement.
The city may enter into a development agreement only if the development agreement:

A. Has been duly adopted by the City Council in accordance with the provisions of this chapter.

B. The proposed development to which the development agreement pertains is in conformity with the general plan, zoning district regulations, and other applicable requirements of the City.

C. The proposed development subject to the agreement contains outstanding features that advance the policies, goals and objectives of Lehi City, or the property owner agrees to provide capital improvements that exceed the development's proportionate share of the costs of the facilities needed to service the development, which hereby advance the provision of facilities to serve Lehi City.

APPLICABLE STATE CODE REGULATIONS

10-9a-532

(2) (a) A development agreement may not:
(i) limit a municipality's authority in the future to:
(A) enact a land use regulation; or
(B) take any action allowed under Section 10-8-84;

(ii) require a municipality to change the zoning designation of an area of land within the municipality in the future; or

(iii) allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 10-9a-502, including a review and recommendation from the planning commission and a public hearing.

PROPERTY HISTORY

June 7, 1985	This property was annexed into Lehi City as the Wilkin Addition.
June 8, 2021	The Lehi City Council tabled a proposed General Plan Amendment on the property and directed staff to draft a Development Agreement which was later approved.
July 11, 2023	The Lehi City Council approved an amendment to the Hansen (JJR) Tennis Facility Development Agreement Amendment for phasing and landscape concerns.

REPORT ANALYSIS

The applicant is requesting approval of an amendment to the Hansen (JJR) Tennis Club Development Agreement to allow for signage on the property and building. The original agreement allowed for the commercial recreational tennis facility, but signs for the building were overlooked and not clearly defined during the approval process. The building is now complete and operational.

Most types of signage are not allowed or are restricted in residential zones, including home occupations, but due to the non-residential nature of the facility Staff believes it would make sense to allow signage under the agreement. The proposed signs are smaller in size but comparable to what would typically be allowed in nonresidential areas.

As noted in the DRC comments, the applicant's narrative states they want simple spotlights for illumination. The Code does not allow spotlights that shine upwards. The Planning Commission and City Council will need to decide if they are comfortable with the applicant's proposal of lighting type as well.

There were two redline comments from the DRC including:

1. No monument signs (foundations) are allowed in the PUE space.

2. Spotlights from the ground are not typically allowed per Section 12.110(C)(1) of the Development Code: Shielding of fixtures. Outdoor lighting shall be fully shielded and installed in such a manner that light is directed downward and the area of direct illumination is contained on the site. All fixtures shall be appropriately shielded, as per Figure 2

Please consider all DRC comments in your motion.

After DRC, the applicant submitted a sample draft text of the amendment that is included in the packet.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed amendments to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on April 23, 2026. The minutes and motion from this meeting are as follows:

3.10) Public hearing and recommendation of Jacob Hansen's request for review of an amendment to the Hansen Tennis Facility Development Agreement, allowing for signage as part of the project.

Mike West presented the item. This will enable the applicant to have a wall sign on the building and a monument sign out on the street. The applicant proposed uplighting, but DRC would prefer downlighting if possible.

Jacob Hansen, the applicant, was present. He explained that this was an oversight in the original agreement. He specified that they don't want anything super bright, just visible. He is open to putting it on a pedestal and using downlighting. He thinks the approved lighting on the building will be sufficient for the wall signage.

West clarified that the development agreement mentions uplighting, meaning it has already been approved. He said that the Commission could recommend using downlighting in their motion.

Commissioner Eyre opened and closed public comment.

> **Motion:** Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. She recommended that lighting be code-compliant. She included all DRC comments. Commissioner Gehman seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Gehman, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

Hansen Tennis Facility Development Agreement
DRC Redline Comments

Jacob Hansen- requests review of an amendment to the Hansen Tennis Facility Development Agreement, allowing for signage as part of the project.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 03/24/26
Time Start: 1:00 pm
Time End: 1:06 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. No monument signs (foundations) are allowed in the PUE space.

Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:
2. Spotlights from the ground are not typically allowed per Section 12.110(C)(1) of the Development Code:

   Shielding of fixtures. Outdoor lighting shall be fully shielded and installed in such a manner that light is directed downward and the area of direct illumination is contained on the site. All fixtures shall be appropriately shielded, as per Figure 2

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 23, 2026.

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.

JJR Tennis CLub
Revision to Development Agreement:

We need to amend the development agreement between JJR Tennis Club, LLC and Lehi City because it doesn't define what type of sign we may put in front of the property and on the building.

We are proposing a monument sign that is no bigger than 48" wide and 48 " high and two to three feet off the ground. The sign will not be backlit, but will have simple spotlights from the ground for illumination.

We would also like two signs on the building that are approximately 10 feet in diameter on the east and west side of the building. They won't be backlit, but will have spotlights from the ground for illumination.

JJR TENNIS CLUB
AMENDED DEVELOPMENT AGREEMENT

This AMENDED DEVELOPMENT AGREEMENT ("Agreement") effective as of the date the last Party signs below ("Effective Date") by and among Lehi City, a political subdivision of the State of Utah ("City") and JJR Tennis Club, L.L.C. ("Developer"). The City and the Developer are hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. City, acting pursuant to its authority under Municipal Land Use, Development, and Management Act, Utah Code Ann. §§ 10-9a-101, -803, as amended, and in furtherance of its land use policies, goals, objectives, ordinances, and regulations of Lehi City, in the exercise of its legislative discretion, has elected to approve and enter into this Agreement.

B. Developer has a legal interest in certain real property, as described in Exhibit A attached hereto ("Property") and has an approved concept plan to construct a Tennis and Pickleball Facility with both indoor and outdoor courts, club house, pro shop, vending machine/concession area and meeting room ("Approved Use") on the property.

C. On June 8, 2021, the City Council tabled Developer's proposed General Plan Amendment and directed City Staff to prepare a development agreement that would allow the proposed use in the current Very Low Density Residential Agricultural designation to allow a tennis and pickleball facility in the current General Plan designation and A-1 Zone.

D. On October 22, 2021 the JJR Tennis Club Development Agreement was recorded, entry #179971:2021.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1

1.1 Use Approval. The City agrees, and this Agreement confirms, that a tennis and pickleball facility, in other words, the Approved Use, shall be a permitted use on the Property described herein on Exhibit "A" as of the Effective Date of this Agreement, subject to the terms of this Agreement. In consideration for the Approved Use, the minimum setbacks are allowed to be reduced to 10 feet on the side and rear yard setbacks. The building(s) that will be part of the tennis and pickleball facility described above (the "Building") may be up to 45 feet high. The Building size can be any size that fits within the 10-foot setbacks and complies with the 45-foot height maximum.

1.2 Phases. Developer may construct the Approved Use in multiple phases:

(a) Phase 1: Construction of the clay courts. Once completed, the clay courts may be used with portable restrooms and an all-weather driveway until Phase 2 is completed.

(b) Phase 2: Construction of the indoor courts building and land improvements such as the parking lot, landscaping, drive aisle and utilities as shown on the approved site plan.

(c) Phase 3: Construction of new indoor pickleball courts provided the site still meets parking requirements for the Approved Use, including any additional spaces required for the indoor pickleball courts.

ARTICLE 2

2.1 Developer agrees to the following:

2.1.1 Developer will install a six-foot high sight obscuring fence between the recreational facility and the adjacent residential/agricultural properties to the east and south. Developer will also include a fence or hedge along the west property line from 900 North to the start of Ascent Academy's property line. A natural barrier such as hedges may be substituted for a fence if the natural barrier extends five feet or higher at full growth.

Hours of operation shall be limited to the hours of 6:00am to 10:00pm.

2.1.2 All DRC comments noted in their review of the concept plan and dated May 12, 2021, and Planning Commission requirements from May 27, 2021, will need to be resolved to City Staff's satisfaction at the time of site plan application, provided that the Developer and City agree as follows:

(a) The Building may be up to 100% made from metal, excluding the windows and other design elements used at the Developer's discretion.

(b) The Building will include decorative lighting on the outside. All lighting shall be shielded to minimize light trespass. Outdoor court lighting shall not exceed 25' in height.

(c) The Building will include a cupola or some type of similar architectural design on the roof to enhance the aesthetics.

(d) The Building will have an agricultural aesthetic like what was shown in the concept plan on May 12, 2021 (DRC) and May 27, 2021 (planning commission).

(e) The Developer is not restricted by the A-1 Zone Lehi City Development Code requirements unless specifically stated in this Agreement.

(f) The site shall provide adequate parking on-site, including any parking needs for events or tournaments.

2.1.3 Prior to issuance of a building permit, Developer will dedicate water for the proposed commercial recreation facility at a rate of 1.35 acre feet of culinary water per acre of property and 1.25 acre feet of irrigation water per acre of property. If the land use of the property

changes, additional water may be required to be dedicated to Lehi City based on the Water Rights Conveyance Requirements in Section 27.070 of the Development Code.

2.1.4 This Agreement and Developer's right to develop and use the property described on Exhibit "A" for the Approved Use shall begin on the Effective Date and expire only upon termination of this Agreement or expiration of the Approved Use as specifically provided for elsewhere in this Agreement. This Agreement will terminate without further action by either party if Developer has not completed Phase 2 within four years of the Effective Date of this Agreement ("Termination Date"). If Developer is making reasonable progress toward completion, Developer may request an extension of the Termination Date of up to one additional year. Developer must make the request within 60 days of the Termination Date, and the City will not unreasonably withhold or delay granting such extension. Once Phase 1 has been completed, if Developer elects not to proceed with the construction of the indoor courts building described in Phase 2, Developer must still complete the Phase 2 land improvements within two years of the Effective Date ("Modified Approved Use"). As long as Phase 1 and the Phase 2 land improvements are completed within two years of the Effective Date, unless otherwise agreed to by the parties in writing, and except as otherwise specifically set forth in or provided by this Section 2.1.4 or Section 2.1.5 or Section 3.1 below, this Agreement and the Developer's right to develop and use the property described on Exhibit "A" for the Modified Approved Use will continue in perpetuity regardless of whether subsequent phases are constructed. The completion of Phase 1 and the Phase 2 land improvements shall not extend the deadline for the construction of the indoor courts building as described in this section 2.1.4.

2.1.5 Should Developer abandon the Approved Use for one full year at any time after completion of Phase 1, the Approved Use shall expire and only those uses allowed in the current A-1 Zone (or the then current zoning of the property) shall be allowed.

2.1.6 Signage

JJR Tennis Club, LLC is hereby expressly authorized to install the following signage as an integral Part of the approved Project:

1. One (1) Monument (Ground) Entrance Sign at the primary frontage/entrance of the property, the sign will not be more than 6 feet long and extend more than 6 feet off the ground.

2. Building-Mounted Signage on the exterior façades of the tennis facility building, including: two circular logos (approximately 108 inches wide by 108 inches high non-illuminated).

3. Signage will follow Lehi City guidelines in section 12.110 of the development code except as modified in this agreement.

ARTICLE 3

3.1 Breach and Cure. Any material failure by any Party to perform any term or provision of this Agreement, which breach continues uncured for a period of ten (10) days following written notice of such failure from the non-defaulting Party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged breach and, where appropriate, the manner in which said breach satisfactorily may be cured. If the nature of the alleged breach is such that it cannot reasonably be cured within such 10-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 10-day period. Upon the occurrence of an uncured breach or default under this Agreement as described above, the non-defaulting party may terminate this Agreement by written notice to the breaching party, and the non-defaulting Party may pursue any and all available legal or equitable remedies.

ARTICLE 4

4.1 Indemnification. Developer agrees to indemnify, hold harmless and defend the City from and against any and all loss, damage, or expense which the City may suffer or for which the City may be held liable by reason of any injury (including death) or damage to any property to the extent arising out of the Developer's breach of this Agreement. This indemnity provision shall not apply to claims arising from or attributable to the negligence or intentional conduct of the City.

4.2 No Agency, Joint Venture or Partnership. It is specifically understood and agreed to by and between the Parties that this Agreement does not create any form of agency relationship, joint venture, or partnership expressed or implied between them.

4.3 Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the Parties.

4.4 Other Necessary Acts. Each Party shall execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement.

4.5 Construction/Interpretation. The Parties acknowledge that each has had the opportunity to have this Agreement reviewed and revised by legal counsel and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

4.6 Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

4.7 Waiver. No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach of any provision of this Agreement shall not operate or be construed as a waiver by such Party of any subsequent breach, except as outlined in Article 4.1 above.

4.8 Utah Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

4.9 Covenant of Good Faith and Fair Dealing. Each Party shall use its best efforts and take and employ all necessary actions in good faith consistent with this Agreement to ensure that the rights secured by the other Parties through this Agreement can be enjoyed.

4.10 Representations. Each Party hereby represents and warrants to each other Party that the following statements are true, complete and not misleading as regards the representing warranting Party;

(a) Such Party is duly organized, validly existing and in good standing under the laws of the state of its organization.

(b) Such Party has full authority to enter into this Agreement and to perform all of its obligations hereunder. The individual(s) executing this Agreement on behalf of such Party do so with the full authority of the Party that those individual(s) represent.

(c) This Agreement constitutes the legal, valid and binding obligation of such Party enforceable in accordance with its terms, subject to the rules of bankruptcy, moratorium and equitable principles.

4.11 No Third-Party Beneficiaries. This Agreement is between the City and the Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

4.12 Force Majeure. No liability or breach of this Agreement shall result from delay in performance or nonperformance caused, directly or indirectly, by circumstances beyond the reasonable control of the Party affected ("Force Majeure"), including, but not limited to, fire, extreme weather, terrorism, explosion, flood, war, power interruptions, pandemics and related governmental restrictions or actions, the act of other governmental bodies, accident, labor trouble or the shortage or inability to obtain material, service, personnel, equipment or transportation, failure of performance by a common carrier, failure of performance by a public utility, or vandalism.

4.13 Notices.

Any notice or communication required hereunder between the parties must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address to which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the City:
The Honorable Mayor Mark Johnson
Lehi City
153 North 100 East
Lehi, UT 84043

With Copies to:
Ryan Wood
Lehi City Attorney
153 North 100 East
Lehi, UT 84043

If to Developer:
JJR Tennis Club, L.L.C.
Attn: James V. Anderson
824 N. 700 W.
American Fork, UT 84003

4.14 Entire Agreement, Counterparts and Exhibits. Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Developer. This Agreement may only be modified as mutually agreed by both Parties in a writing signed by appropriate authorities of City and Developer.

4.15 Non-Assignability; Agreement to Run with the Land. This Agreement shall not be assignable by Developer except upon the express written consent of the City in its sole discretion; provided however, that Developer may fully assign this Agreement to its corporate parent, a corporate affiliate or a subsidiary. Notwithstanding the foregoing or any other provision of this Agreement to the contrary, this Agreement shall be recorded against the property described on Exhibit "A" and shall be deemed to run with the land and shall be binding on and inure to the benefit of the City and all successors and assigns of Developer in the ownership or development of any portion of such property. To avoid any doubt, all future owners of the property described on Exhibit "A" shall be permitted to develop and use the same for the Approved Use as permitted under this Agreement, unless the Approved Use has been terminated as provided in Sections 2.1.4, 2.1.5 or 3.1 of this Agreement.

[Remainder of page intentionally left blank; signature page to follow]

IN WITNESS WHEREOF, this Agreement has been entered into by and between City, and Developer as of the Effective Date.

LEHI CITY CORPORATION

_____
By: Mark Johnson
Its: Mayor

ATTEST:

_____
Teisha Wilson
City Recorder

JJR TENNIS CLUB, L.L.C.

_____
By: _____
Its: _____

STATE OF UTAH)
ss:
COUNTY OF _____)

On this_____ day of _____, 2021 before me, _____ a notary public, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the _____ of JJR Tennis Club, L.L.C. and that said document was signed by him in behalf of said Company by Authority of its operating agreement, or member or manager consent, and said _____ acknowledged to me that said Company executed the same.

Witness my hand and official seal.

_____
Notary Public

(notary seal)

Exhibit "A"

Property Legal Description: LOT 1, LEHI TENNIS FACILITY SUB AREA 3.105 AC.



1. FRONT ENTRANCE SIGN - 48" W X 36" H



FRONT OF SIGN - 48" W X 36" H



BACK OF SIGN - 48" V





CIRCLE LOGO 84" W X 84" H - NON-LIT



CIRCLE LOGO 84" W X 84" H - NON-LIT

BUILDING SIDE 2 - ORANGE LOGO STYLE 1 NON-LIT VIEW

Hansen Tennis Club Development Agreement Revision

Aerial



0 175 350 700 Feet

LEHI CITY

Hansen Tennis Club Development Agreement Revision

General Plan

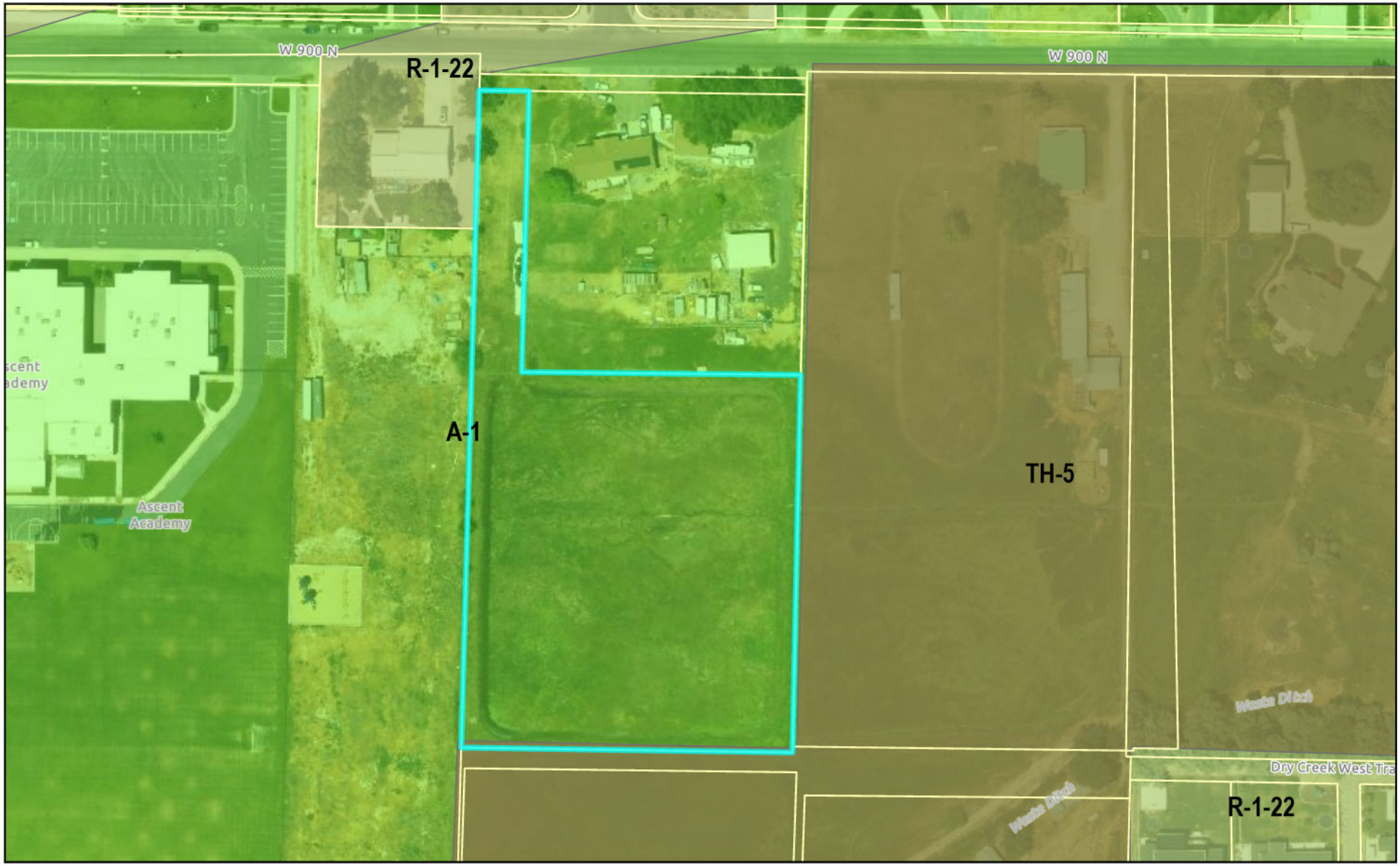


0 175 350 700 Feet

LEHI CITY

Hansen Tennis Club Development Agreement Revision

Zoning



0 175 350 700 Feet

LEHI CITY

Agenda Item No: 5.10

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for an amendment to the Traverse Mountain Area Plan, moving units out of West Canyon and adding them to locations near Timpanogos Highway.

Summary:

Attachments:

Traverse Mountain Area Plan Amendment Concept.pdf

TRAVERSE MOUNTAIN AREA PLAN AMENDMENT CONCEPT

CITY COUNCIL REPORT

Applicant	Perry Commercial
Meeting Date	May 12, 2026
Requested Action/Purpose	Approval of a conceptual area plan amendment
Decision Type	Legislative
Location	Various areas in Traverse Mountain
Date of DRC Review	March 4, 2026
Date of Planning Commission Review	April 23, 2026
Assigned Planner	Brittney Harris

REQUIRED ACTION

Planning Commission	Public hearing, 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 15.040. Effect of Area Plan Approval.
An Area Plan shall remain in effect as adopted by the City unless and until amended by an action of the City following the procedures for a General Plan amendment as identified in Chapter 04 of this Code. Further, and at the discretion of the City, an Area Plan may be adopted by the City, with an accompanying Development Agreement pursuant to Chapter 29 of this Code, identifying the terms of the agreement, including the effective period of the Area Plan and review and amendment procedures.

REPORT ANALYSIS

The applicant requests approval of a proposed conceptual amendment to the Traverse Mountain Area Plan. A concept plan is the required first step for major amendments to an area plan. The applicant wants to redistribute density to different areas. This report will provide an overview of the proposed changes.

Overall Density
The applicant worked with City Staff to determine the number of units remaining in the Traverse Mountain Area Plan. Based on all of the existing development and the remaining areas, it was determined there are 1,182 units remaining.

The applicant proposes adjusting where these units can be used. They are not requesting any additional units.

West Canyon
The applicant proposes flexibility with the 600 dwelling units allocated for the West Canyon area. They want the ability to transfer any number of these units. Staff urges the Planning Commission to consider including in your motion a total removal of all units from West Canyon and the reclamation of the area. The current proposal would include reclamation of 0.12 acres of property for every unit transferred but allows the developer to determine the number of units that are transferred.

Perry A1 and B1 Areas
These areas currently are undeveloped parcels of land. The existing Area Plan allows 250 dwelling units. The proposal would increase the allowed maximum number of dwellings units to 827. This again would be restrained by the total of 1,182 units remaining.

Perry D6-HDR Zone
This area currently allows for the transfer of units from other areas up to 546 dwelling units. The proposal would designate 300 dwelling units for this area. The applicant already has a proposed concept plan for this site with the 300 units.

Highway Commercial
This area currently does not allow any residential units. The proposed amendment would allow dwelling units to be transferred to this area with a maximum of 300 dwelling units.

Perry C-HDR
The current plan allows 458 dwelling units and 383 have been built. The proposed amendment will add an additional 225 so that 300 more dwelling units can be built in this area.

Perry D
This area is currently designated as HDR. The proposal would change it to Highway Commercial with no dwelling units.

This amendment does not increase overall units, utilities or traffic though it will redirect them to different areas. The applicant is aware that utility and traffic studies will be required before density can be increased in all of these areas. Traffic and environmental benefits would come from removing all of the units from West Canyon. And would provide an opportunity to expand the conservation easement in Traverse Mountain.

The Reviewing Departments (DRC) had six comments, including:
1. As density is transferred out of West Canyon, additional park space should also be transferred out of West Canyon into these areas that will have higher density.
2. Staff encourage transferring all units out of west canyon with this amendment.
   This amendment could provide the following benefits if all units are transferred:
   - Avoid higher infrastructure and long term maintenance costs associated with development in West Canyon.
   - Avoid severe snow removal challenges
   - Avoid emergency access constraints
   - Reduce wildfire risks
   - Gives a better opportunity to reclaim the disturbed hillside landscape
   - Reduced geotechnical risks of building on the mass graded areas in West Canyon
   - This is putting density where the infrastructure already exists.
   - Puts housing closer to regional transportation, employment and goods and services
   - More viable for future transit, walkability, and mixed-use development

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed concept will reduce units in West Canyon providing environmental, traffic, and other benefits.
2. The proposed concept plan will increase density around existing neighborhoods.
3. West Canyon has already had material mined from the area so removing the units will not preserve native, natural open space.
4. The proposed concept is/is not consistent with the Lehi City Development Code.
5. The proposed concept does/ does not conform to the goals and policies of the General Plan.
6. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Area Plan Amendment on April 23, 2026. The minutes and motion from that meeting follow.

3.5) Public hearing and recommendation of Perry Commercial's request for review of a concept for an amendment to the Traverse Mountain Area Plan, moving units out of West Canyon and adding them to locations near Timpanogos Highway.

Mike West presented the item. He began by going over the process for Area Plan amendments. The proposal will not increase the overall density. The developer is trying to move units from West Canyon down to a more urbanized and infrastructure-supported area near Timpanogos Highway.

Commissioner Eyre asked if there were still plans to install another entrance to the north of Thanksgiving Point. The entrance is planned, and is in the master plan. The initial Area Plan had a much heavier density. It is better for public safety if more units are moved out of West Canyon.

Commissioner Eyre asked what would happen to the land initially designated for the units. West said that the developer would likely be able to answer that, but that as far as he is aware it will provide more open space in the area for the development that is still happening. Commissioner Eyre clarified that this would not add any increased density.

Commissioner Kunze asked for a map of all the individual areas up for the transfer.

Commissioner Gehman asked if there were any outcomes where the units in Center Canyon were maxed out and needed to be moved back to West Canyon. Mike West explained that there is flexibility built into the amendment that would allow that.

Matt Swain was present representing Perry Companies. He noted that this initiated with staff as a way to get density out of West Canyon. They would also like the density flexibility as it will allow them to work with the market. As such, the exact number of moving units is not yet determined.

Commissioner Kunze asked where the additional park space would end up in the new areas when the units are moved. Swain explained that a park is already required in the new areas. They are open to making it bigger and relocating it. They are also open to dedicating unused open space in West Canyon to the city. Commissioner Eyre disliked the uncertainty of both of those propositions. He clarified for the applicant that hard figures would be needed in future presentations if this is approved tonight.

Commissioner Kunze asked if the half acre park is all that is required. Mike West explained that five acres of open space was the original requirement for this area, and that four and a half acres were turned into Triumph Park. This is the half acre that's left of that requirement.

Commissioner Gehman asked if there was any designation between "open space" and usable open space. She admitted that there is a lot of open space in the West Canyon area, but notes that it largely won't be usable. Mike West explained that the Area Plan currently requires "park space" which will be amenitized. There will also be open space, which can be used by the city for conservation easements, or things like bike and walking trails. Swain clarified again that they are open to increasing the amenitized space.

Commissioner Roberts asked what the development in West Canyon would look like. They will likely develop large single family lots based on the topography, but they are guided by the market. The development in Central Canyon will be highly dense, and more vertical residential. The unit size will be much smaller and on much smaller acreage. Commissioner Roberts asked if the market is still demanding high density housing. Swain affirmed that the trend is heading that way based on the expense of construction. There is always a market for larger lots like in West Canyon, but they hope to hit the markets on different timelines. Commissioner Roberts asked why the units are being moved now after so much work has been put into West Canyon. Swain explained that they are looking long term and want to make good developments that work with the market. They are looking for flexibility. They want to make a compromise with the city. Commissioner Roberts asked if there would be room for 400 half acre lots in West Canyon. Swain said they would not all be half-acres, and there may be high-end townhomes as well. There will be a mix of product types.

Commissioner Eyre asked about the timeline on West Canyon's development. Swain redirected the Commission to Geneva. Perry has not had communication from them on a timeline.

Commissioner Eyre asked why this concept plan will be seen by the City Council, as they don't usually see concept plans. West explained that items that will ultimately be approved by Council, like an Area Plan Amendment are typically seen by them in preliminary stages.

Commissioner Eyre opened the public comment period and set a time limit of two minutes per comment.

Rob Ludlow has been actively involved in this project throughout its history. He thinks the proposal is unacceptable and unravels an agreement previously made with citizens. He sees this as a density grab. When the current Area Plan was proposed in 2011, several compromises were made that this current deal is trying to undo. The city intentionally brought density out of Central Canyon, and the density was compartmentalized. The Area Plan locks density in and will not allow transfer. He also pointed out the massive sand and gravel contract with Geneva in which West Canyon was mined to create a pad for the allotted development. He sees the mass grading as a blatant money grab that lets Perry avoid putting in infrastructure while profiting off of natural resources in an already populated area. He pointed out the increase from 250 units to 827 units in Central Canyon. He argues that the open space in West Canyon is no longer usable due to the mining, which makes this an unfair trade. Additionally, open space should be next to populated areas, which moving units out of West Canyon would prevent. He pointed out that the developer runs the HOA but doesn't pay dues. He strongly recommends that the amendment be denied.

Zach Zabriski lives in Central Canyon. He moved in for the view lots and picked this neighborhood as he liked it best because of the lot sizes and the promised proximity to a park. The park was relocated and he worries about losing his view lot. He thinks that Perry Homes is being disingenuous by asking for this amendment. He does not trust them. He is against the amendment.

Drew Armstrong lives in Central Canyon. He has concerns over if the city has invested in infrastructure in West Canyon that may be abandoned if the developer is granted this flexibility. He likes the idea of moving density closer to transportation corridors, but he wants to maintain the single-family lot feel of the neighborhood.

Erin Effington lives in the Crossing neighborhood to the west. She is upset about the environmental damage done in West Canyon and thinks the units should not be moved after. She mentioned the Do Not Exceed clause in the Area Plan. She noted that the density would be increased 300-400% in Central Canyon. She thinks the developer needs to be responsible for the financial burden of developing West Canyon.

Marian Ludlow was present for the original plan decision. She said the districts were a huge part of having this Area Plan allowed in the first place. She also thinks the city needs to hold them to the West Canyon units, as the mining operation wouldn't have been approved if development wasn't happening in the area. She argues that if this amendment had been in the original plan, the Area Plan wouldn't have been approved. She urges the Commission to hold Perry to the Area Plan.

Montagne Hamilton lives in Traverse Mountain. He thinks the city needs to prioritize the established vested rights, rather than allowing Perry to change those rights. He is open to change but has seen nothing in the proposal that would justify this happening. He would like to see a traffic study or a similar study that would support the developer's arguments if the Commission chooses to go through with this amendment. He urges caution when changing entitlements.

Angie Parket is a longtime resident. She encouraged the Commission to come on a hike to see what Perry has done to West Canyon. She emphasized that the mountain that used to be there is gone. She urged the Commission to require the developers to mitigate the damages done and the dust problems that have resulted from the mass grading. She thinks that Perry Homes has not been a good neighbor and thinks that the mining operation was a front as she suspects that Perry never had any intentions of doing development in West Canyon.

Josh Coleman recommended that the Commission look at a map of the nearby high-density housing. He discussed the lack of open space in the area, and worried about putting more high-density area in an area that already has a great deal of high-density housing. He feels that Perry Homes is reneging on the promises they made with the original Area Plan.

Ryan Kingle has lived in the area since 2017. He argues that the fact that everyone showed up is a sign that the amendment should not go through, especially since the project is in early stages.

Shanna Coleman lives in the area. She pointed out the high traffic in the area with the two schools. She thinks the half acre park should not be put in by the intersection. She noted traffic concerns over the Whole Foods being constructed.

Brian Effington mentioned the slow timeline on the park construction, and how it has caused him to mistrust Perry Homes. He wants more park space if the units are allowed to be moved. He is concerned about property values going down. He is in favor of sticking to the Area Plan.

Brian Utell lives in the area. He stated that there are already five apartment complexes in the area. He is worried about overcrowding in high-density housing with up to four times as many people living in apartments than should be allowed. He has water conservation concerns with population increase. He is worried that allowing more low-income people to live in the city will increase violent crime. He asked if Perry would be reimbursing people who were promised a view that will disappear if more construction goes in.

Paul Randstrom lives close to one of the parcels being considered tonight. He is not anti-high-density or anti-development, but the increased high-density will affect his quality of life. He is especially worried about tall apartment buildings. He feels the developer is only after profit.

Clint Jorgenson lives near the potential developments. Based on his experience with development and cost analysis, he feels that the developer is only after profit, as they would have had the information before submitting the original plan.

There were many comments online. Many of the same concerns were brought up. One mentioned buffering that should be considered. Traffic concerns, quality of life, and pedestrian safety were all concerns. There was one comment in support.

Commissioner Eyre closed the public comment.

Commissioner Jones asked West how much the density of the designated areas would be increased if units are moved. West explained that 1100 units are allowed in the Area Plan, and that they can reach the max potential in several, but not all, of the designated plots. This is a potential increase of 577 units for area A1.

Commissioner Eyre addressed some of the comments. He asked staff about the existing infrastructure in West Canyon. Gary Ellis said that there are no utilities in the area, and that any infrastructure would need to be installed by Perry. Commissioner Eyre mentioned view lots and explained that a view is not a property right, or something the Planning Commission can affect. He mentioned that the process is not out of order, and that a concept plan is not designed to be heavily detailed. The process is being properly followed, and the presentation is not out of order. He is interested in hiking up to see West Canyon.

Commissioner Gehman asked if the potential increased housing units would decrease the amount of commercial property in the area. West explained that some of the commercial space could be taken away depending on how many residential units are relocated. The commercially designated area is still not a guarantee that any particular type of commercial development will happen, just that it is allowed. Commissioner Gehman asked if the transit station is still being planned in the area. West confirmed that there are stations at Adobe, the hospital, and one more confirmed in the area.

Matt Swain returned to the stand. He shared his experience seeing growth around his home. He explained that the driving force of the discussion is where the density would best fit. He explained that the numbers haven't been run on the cost of infrastructure. He stated that the moving of the units is primarily to increase resident proximity to infrastructure, shopping, and parks. He explained that Perry is open to rearranging density based on needs and wants of residents and the city. Ultimately this decision is completely up to the Lehi City Council.

He clarified a few things about the riverbend property. They are considering a mixed-use project down the SR-92 corridor with the developer of that property. He clarified that the park is not going in the location shown, the diagram is only to show the required size. Perry is open to a larger improved park than what is required. He emphasized that Perry is only here for fact finding currently, and that if this doesn't get approved, they will continue with the Area Plan as it stands.

Commissioner Eyre asked if Perry Homes was in a position to cut ties with Geneva and the mining operation if this was approved. Swain did not have the answer at the time. He emphasized that Geneva has the rights to do what they are doing. He has no details on the contract currently. Swain thinks that these two need to be seen as two separate items. Commissioner Eyre disagreed as the projects are linked to each other.

Swain emphasized the point of this discussion is to decide if the city wants the density in West Canyon, Central Canyon, or some middle point.

Commissioner Jones felt this is a hard decision. His main reason in supporting this is due to staff recommendation that the unit transfer happen. He went over the staff reasoning for the unit transfer, which can be found in the agenda packet. However, after seeing the hard numbers and hearing the public comment, he thinks that the ask is astronomically high. He would be more open to a middle-ground approach.

Commissioner Gehman agreed with Commissioner Jones. She sympathized with the citizens that have spoken tonight. She liked the idea of promoting walkability and saw this as a potential step towards putting transit and connection points in place. She commiserated with the difficulty in rewilding the mining operation.

Commissioner Roberts would like to see less development in the canyon and more where there are roads and planned transit. He is in favor of a middle-ground plan as well. He also shared an interest in seeing the mitigation acreage increasing. He thinks it is wiser as a city to put population closer to the amenities but is worried about the size of the ask.

Commissioner Gehman would like to see more of a focus on homeownership over renting, which will help with home affordability. She would prefer condos to apartments if those are going in.

Commissioner Kunze noted that changing this doesn't feel like this benefits the residents, and that it only benefits Perry. She appreciated the residents' attendance and their understanding of the Area Plan. She was in favor of honoring the agreements that have already been made.

Commissioner Eyre appreciated the comments from the Ludlows, and their explanation of the history of the area. He felt it would be disingenuous to ignore the discussion and compromise that went into the original plan. He likes the idea of spreading out density rather than centralizing it in only one location as there are consistent issues in areas that are exclusively high-density. He felt that the amendment should be given a negative recommendation.

> **Motion:** Commissioner Jones moved to give a negative recommendation to the Lehi City Council with the findings that it is not consistent with the Lehi City Development Code, and that the proposed concept does not conform to the goals and policies of the General Plan. He included all DRC comments and recommended that the developer come back with a modified plan that transitions some density out of West Canyon. Commissioner Kunze seconded the motion.
>
> **Vote:** Commissioner Jones, yes. Commissioner Gehman, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

Traverse Mountain Area Plan Amendment Concept
DRC Redline Comments

Perry Commercial- requests review of the Traverse Mountain Area Plan Amendment Concept moving units out of West Canyon.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Jake Finlinson and Matthew Swain
Date of Plans Reviewed: 02/23/26
Time Start: 2:52pm
Time End: 3:12pm

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks:
1. As density is transferred out of West Canyon, additional park space should also be transferred out of West Canyon into these areas that will have higher density.
2. Include a reclamation plan for West Canyon as part of the Area Plan Amendment
3. If all 600 units are transferred out, this reclaims 72 acres. Is there additional acreage in this area that would need to be reclaimed?

Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering: No comments.
Kim – Planning:
4. On all of the pages with map exhibits, can you make the polygons transparent (maybe 60%?) so that you can see the existing underlaying conditions?
5. Page 9 of the amendment gives a reference to the concept plan for planning area D6, but the concept plan is not included in the packet.
6. Staff encourage transferring all units out of west canyon with this amendment.

This amendment could provide the following benefits if all units are transferred:
-avoid higher infrastructure and long term maintenance costs associated with development in West Canyon.
- Avoid severe snow removal challenges
- Avoid emergency access constraints
- Reduce wildfire risks
- Gives a better opportunity to reclaim the disturbed hillside landscape
- Reduced geotechnical risks of building on the mass graded areas in West Canyon
- This is putting density where the infrastructure already exists.
- Puts housing closer to regional transportation, employment and goods and services
- More viable for future transit, walkability, and mixed-use development

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON MARCH 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.

PROPOSED AMENDMENT

Traverse Mountain Area Plan

West Canyon Density Transfer & Perry Planning Area Modifications

Summary

This Amendment to the Traverse Mountain Area Plan will provide flexibility to meet market demand for the landowner as well as to benefit the City with the following:

- Reduce higher infrastructure and long-term maintenance costs associated with the development in West Canyon
- Reduce severe snow removal challenges
- Reduce wildfire risks
- Provides an opportunity to reclaim the disturbed hillside landscape
- Reduce geotechnical risks of building on the mass graded areas in West Canyon
- Prioritizing density where the infrastructure already exists
- Puts housing closer to regional transportation, employment, and goods and services
- Provides more viability for future transit, walkability, and mixed-use development

1. Amendment to Density Transfer Provisions

Notwithstanding any prior provision of the Traverse Mountain Area Plan outlining the restriction or ability to transfers density between Planning Districts, the following shall apply:

A. West Canyon Density Transfers

Any number of the six hundred (600) dwelling units allocated to the West Canyon Planning District may be transferred, to the following Planning Areas:

- Perry A1 HDR – 34.9ac
- Perry B1 HDR – 25.4ac
- Perry C HDR – (New Boundary shown in Exhibit C Below)
- Perry HDR
- Highway Commercial
- Highway Commercial/HDR

Such transfers may occur without requiring a corresponding reduction in density within the receiving Planning District's underlying zoning designation limitations, except as specifically modified herein.

In no case shall the number of units in Traverse Mountain exceed 2,388. From this time on, in no case shall the future approved dwelling units in Traverse Mountain exceed 1,182 dwelling units. A power system study will be required at the time of the formal Area Plan Amendment application. In each transfer, a utility analysis (storm drain, sewer, power, culinary, and pressure irrigation source, storage and transmission) and traffic impact analysis shall be completed during each administrative review.

Upon completion and vacation of operations in the West Canyon, for each dwelling unit transferred, 0.12 acres of West Canyon land will be reclaimed. Reclamation (a formal reclamation plan will be created at the time of the formal Area Plan Amendment application) will be defined as:

- This is defined as slope stabilization and erosion control – with the assistance of a geotechnical engineer and environmental consultant studies.
- Revegetation through plantings and/or hydroseeding

Upon reclamation, for each dwelling unit transferred, 0.12 acres of West Canyon land shall be deeded to the City of Lehi.

All open space/park requirements shall remain in effect for all Planning Areas. As density is transferred out of West Canyon, an additional 1 acre of park space will be transferred to the Perry A1/Perry B1 HDR areas.

A half-acre park shall be constructed and deeded to the City in one of the following Planning Areas:

- Perry A1 HDR
- Perry B1 HDR
- Perry C HDR

---

2. Modifications to Perry A1 and Perry B1 Planning Areas

Upon transfer of dwelling units from West Canyon:

- The combined maximum dwelling units within Perry A1 and Perry B1 shall be 827 dwelling units.
- Maximum density shall be 50 dwelling units per acre.
- Maximum building height shall be eighty-five (85) feet, not to exceed seven (7) stories.

- Building height at Morning Vista Rd elevation in the section shown in blue (Exhibit A) cannot exceed 15'.

All other development standards of the Perry Homes Planning District shall remain in effect unless specifically modified herein.

Perry A1 & B1 HDR (6.1 - 20) 60.3ac	Existing DU	Max Transfer	Maximum Allowed DU	Used	Remaining
Perry A1 HDR	250	577	827	0	827
Perry A1 HDR Totals	250	577	827	0	827

---

3. Modifications to Perry HDR Zone (Identified as D6)

The land area as shown in Exhibit B shall now be identified as Perry D6 HDR.

Upon transfer of dwelling units from West Canyon:

- The maximum dwelling units permitted within the Perry D6 HDR shall be 300 dwelling units.

All other applicable development standards shall remain unchanged.

Perry D6 HDR	Existing DU	Max Transfer	Maximum Allowed DU	Used	Remaining
Perry D6 HDR	0	300	300	0	300
Perry D6 HDR Totals	0	300	300	0	300

4. Modifications to Perry C Planning Area

The boundaries of Perry C shall be revised as shown in Exhibit C.

Upon transfer of dwelling units from West Canyon:

- Maximum dwelling units shall be 300 dwelling units.
- Maximum density shall be 30 dwelling units per acre.

All other applicable development standards shall remain unchanged.

Perry C HDR	Existing DU	Max Transfer	Maximum Allowed DU	Used	Remaining
Perry C HDR	458	225	683	383	300
Perry C HDR Totals	458	225	683	383	300

5. Modifications to Perry D Planning Area

A new commercial component of Perry D shall be called Perry D2 Highway Commercial. This new portion of land is identified in Exhibit D.

The land use designation for Perry D2 shall be amended to:

- Highway Commercial

No residential dwelling units shall be permitted within Perry D2.

6. Modifications to Highway Commercial Planning Area

Upon transfer of dwelling units from West Canyon:

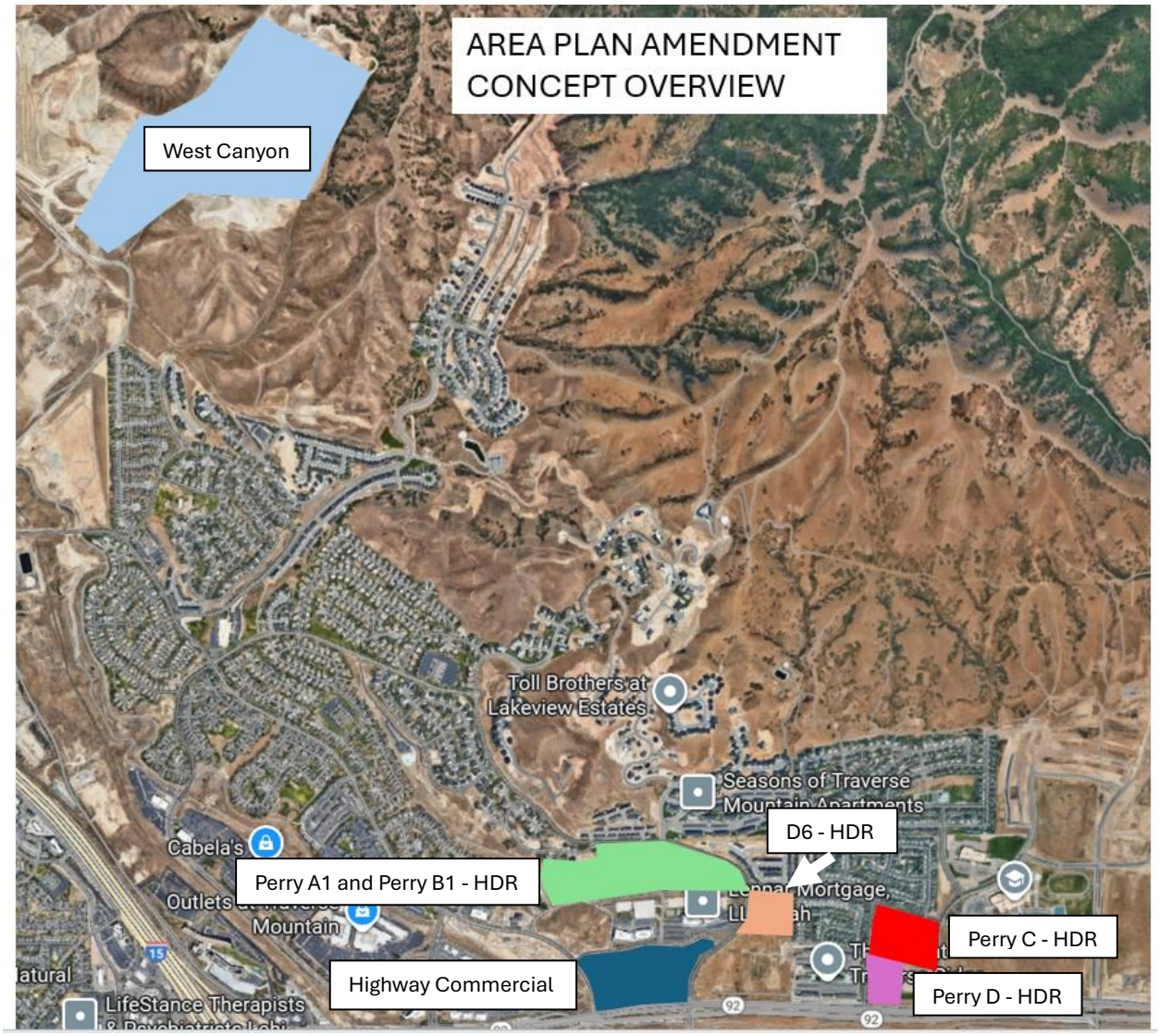
- Maximum dwelling units shall be 300 dwelling units.
- Maximum density shall be 30 dwelling units per acre.

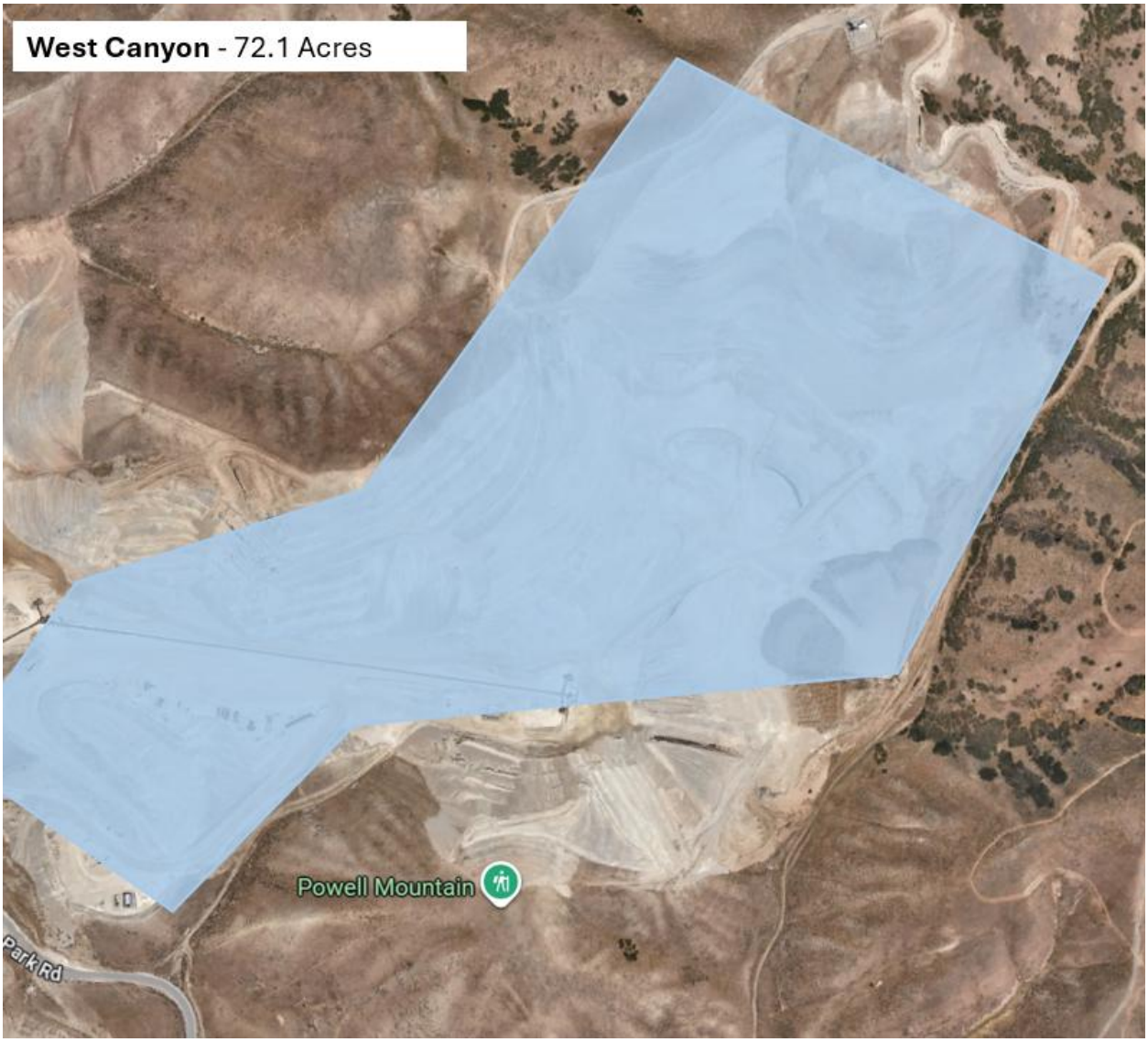
7. Superseding Language

All provisions of the Traverse Mountain Area Plan inconsistent with this amendment, including restrictions limiting density transfers solely within Planning Districts or prohibiting transfers from West Canyon to other Planning Districts, are hereby modified to the extent necessary to give effect to this amendment.

All other provisions of the Traverse Mountain Area Plan shall remain in full force and effect.

Exhibit A – Traverse Mountain Area Plan Amendment Overview



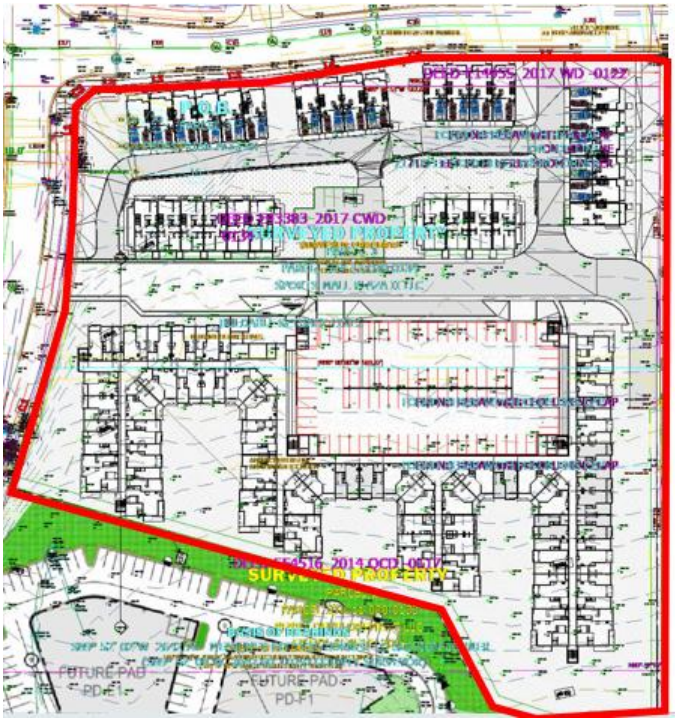


Perry A1 and Perry B1 – HDR – 60.3 Acres

Amended Change
827 Dwelling Units
Maximum density of 50 units/acre
Maximum building height of 85', or 7 stories.
Building height at Morning Vista Rd elevation in section shown in blue cannot exceed 15'.




D6 – HDR - Approx. 8.70 Acres
Amended Change:
300 Dwelling Units
Maximum Density of 30 units/Acre
See attached site plan concept on next slide
W Travers
900 W
N 900 W
Lennar Mortgage, LLC Utah
Free Lennar Homebuyer Webinar
raverse Pkwy
ning Vista Rd





Highway Commercial- Approx. 8.70 Acres

Amended Change:
Units may be transferred to this parcel if a joint venture is entered into. Maximum of 300 Dwelling Units
Maximum Density of 30 units/Acre



Perry C – HDR - 67.7 Acres

Amended Change:
Perry C2 – About 11.42 Acres
Allowed Dwelling Units – 300
Maximum Density of 30 units/acre

Area Shown in Blue shows required 0.5 acre park




Perry D – HDR - 25.6 Acres
Amended Change:
Perry D2 – About 5.69 Acres
Change to Highway Commercial
No Dwelling Units Allowed
Mountain View
W Sunrise Wy
Central Bank - Traverse Mountain
N 500 W
Timpanogos Hwy
Utah State Route 92

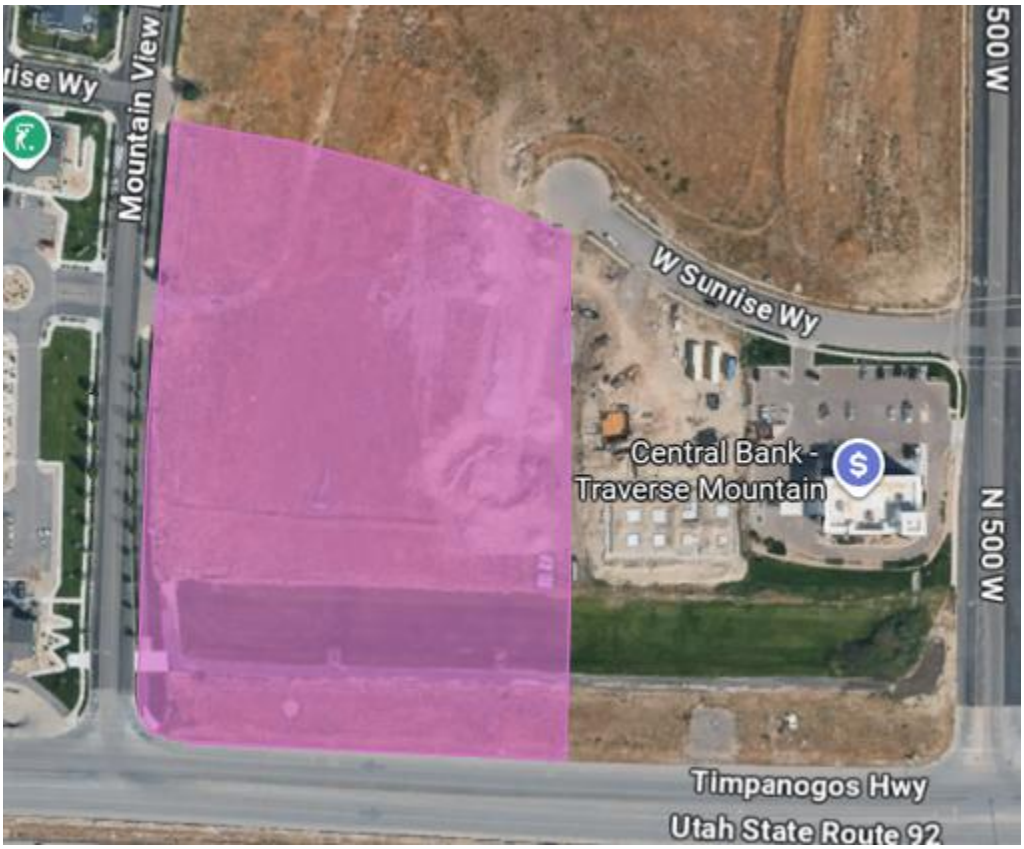
Exhibit B – Perry D6 Planning Area Boundary



Exhibit C – Perry C Planning Area Boundary



Exhibit D – Perry D2 Planning Area Boundary



Current Area Plan Designations



Traverse Mountain Area Plan Breakdown - Perr

2/4/2025 M.H. - 2-11-2025 M.H. - 3/4/2025 M.H.

Traverse Mountain Area Plan not to Exceed 5812 Total Units - As of February 1st, 2025 - 4302 DU's have been platted

TM Perry Planning District (153.6 Gross acres) 968 Allowable

Perry C HDR (6.1 - 20) 67.7ac - 458du	Allowed DU	Used	Remaining	Notes:
The Crossing - Phase 1 (75)		75	0	
The Crossing - Phase 2 (33)		33	0	
The Crossing - Phase 3 (18)		18	0	
The Crossing - Phase 4 (51)		51	0	
The Crossing - Phase 5 (26)		26	0	
The Crossing - Phase 6 (14)		14	0	
The VUE Apartments		48		The 48 DU's were used in the Perry C HDR area - The VUE Project is in Perry D
**(Area Plan shows 5ac Park) Ridgeview Towns Ph 1		44		
Ridgeview Towns Ph 2		34		
Ridgeview Towns Ph 3		40		
Perry C HDR Totals	458	383	75	

Perry D HDR (6.1 - 20) 25.6ac - 260du	Allowed DU	Used	Remaining	Notes:
The VUE Apartments	260	260	0	48 DU's to be deducted from Perry C HDR as The VUE Apartments cros
Perry D HDR Totals	260	260	0	

Perry A1 HDR (6.1 - 20) 34.9ac - 130du	Allowed DU	Used	Remaining	Notes:
Perry A1 HDR	130	0	130	Not to exceed 197du
Perry A1 HDR Totals	130	0	130	

Perry B1 HDR (6.1 - 20) 25.4ac - 120du	Allowed DU	Used	Remaining	Notes:
Perry B1 HDR	120	0	120	Not to exceed 152du
Perry B1 HDR Totals	120	0	120	

	Allowed DU	Used	Remaining	
TM Perry Planning District Total:	968	643	325	

Central Canyon (No Rent Zone) 136.3ac 900du

Central Canyon FLEX - Not to Exceed 500 Homes - 89.3ac

Perry	Allowed DU	Used	Remaining	Notes:
FLEX - Fox Canyon - A1		23		10.3ac
FLEX - Fox Canyon - I1		15		8.4ac
Perry "Fox Canyon Totals" Totals		38		

Toll Brothers	Allowed DU	Used	Remaining	Notes:
FLEX - Hidden Canyon - Plat A		39		
FLEX - Hidden Canyon - Plat B		116		
FLEX - Hidden Canyon - Plat C		49		
Perry "B1 HDR" Totals		204		

Fieldstone	Allowed DU	Used	Remaining	Notes:
FLEX - Hidden Canyon Phase D Plat 1		20		
FLEX - Hidden Canyon Phase D Plat 2		13		
FLEX - Hidden Canyon Phase D Plat 3		16		
FLEX - Hidden Canyon Phase D Plat 4		10		
FLEX - Hidden Canyon Phase D Plat 5		19		
FLEX - Hidden Canyon Phase D Plat 6		35		
Fieldstone "Hidden Canyon Flex" Totals		113		

	Allowed DU	Used	Remaining	
Central Canyon FLEX Total:	500	355	145	Remaining DU's can only Transfer into Perry HC / HDR 27.3ac piece

Central Canyon - Remaing DU's can only Transfer into Perry HC / HDR 27.3ac

Central Canyon-J1 - HDR2(9.1 - 14) 12.9ac 141d	Allowed DU	Used	Remaining	Notes:
Perry - Fox Canyon - J1	141	84	57	Remaining DU's can only Transfer into Perry HC / HDR 27.3ac piece
Central Canyon - J1 Totals	141	84	57	

Central Canyon - L1 - HDR1(6.1-9) 12.5ac 100d	Allowed DU	Used	Remaining	
Perry - Fox Canyon - L1	100	41	59	Remaining DU's can only Transfer into Perry HC / HDR 27.3ac piece
Central Canyon - L1 Totals	100	41	59	

Central Canyon - K1 - HDR2(9.1-14) 7.9ac 79du	Allowed DU	Used	Remaining	
Fieldstone - NorthRidge - Plat A		10	0	
Fieldstone - NorthRidge - Plat B		19	0	
Fieldstone - NorthRidge - Plat C		7	0	
Fieldstone - NorthRidge - Plat D		9	0	
Fieldstone - NorthRidge - Plat E		14	0	
Fieldstone - NorthRidge - Plat F		9	0	
Fieldstone - NorthRidge - Plat G		8	0	
Fieldstone - NorthRidge - Plat H		4	0	
Perry - Eagle Summit Ph 8		3		
Central Canyon - K1 Totals	79	83	-4	

	Allowed DU	Used	Remaining	
Central Canyon Total:	320	208	112	Remaining DU's can only Transfer into Perry HC / HDR 27.3ac piece

	Allowed DU	Used	Remaining	
Central Canyon & CC Flex Total:	820	563	257	Allowed density is 900du - The 80 missing du's are in MT which Geneva Rock owns.

West Canyon (No Rent Zone) 72.1 ac 600 du

A1 HDR2(9.1-14) 7.0ac 78du - PERRY	Allowed DU	Used	Remaining	
A1	78	0	78	
West Canyon - A1 Totals	78	0	78	

A3 HDR(6.1-9) 7.5ac 56du - PERRY	Allowed DU	Used	Remaining	
A3	56	0	56	
West Canyon - A3 Totals	56	0	56	

B1 MDR 3.2ac 16du - PERRY	Allowed DU	Used	Remaining	
B1	16	0	16	
West Canyon - B1 Totals	16	0	16	

B2 MDR 1.9ac 10du - PERRY	Allowed DU	Used	Remaining	
B2	10	0	10	
West Canyon - B2 Totals	10	0	10	

C1 HDR(6.1 - 9) 13.8ac 105du - PERRY	Allowed DU	Used	Remaining	
C1	105	0	105	
West Canyon - C1 Totals	105	0	105	

D1 HDR4(18.1 - 20) 5.7ac 103du	Allowed DU	Used	Remaining	
D1	103	0	103	
West Canyon - D1 Totals	103	0	103	

E1 HDR3(14.1 - 18) 12.0ac 176du - PERRY	Allowed DU	Used	Remaining	
E1	176	0	176	
West Canyon - E1 Totals	176	0	176	

F1 MDR(4.1 - 6) 7.3ac 40du - PERRY	Allowed DU	Used	Remaining	
F1	40	0	40	
West Canyon - F1 Totals	40	0	40	

F3 MDR 3.2ac 16du - PERRY	Allowed DU	Used	Remaining	
F3	16	0	16	
West Canyon - F3 Totals	16	0	16	

	Allowed DU	Used	Remaining	
West Canyon (No Rent Zone) Total:	600	0	600	If Churches are built (32 du), Total reduces to 568

Highway Commercial / HDR (If Residential Construction, Not to Ex

Perry Development,llc (2 parcels) - Sports Mall Plaza ll (1 parcels) - 27.29ac Total

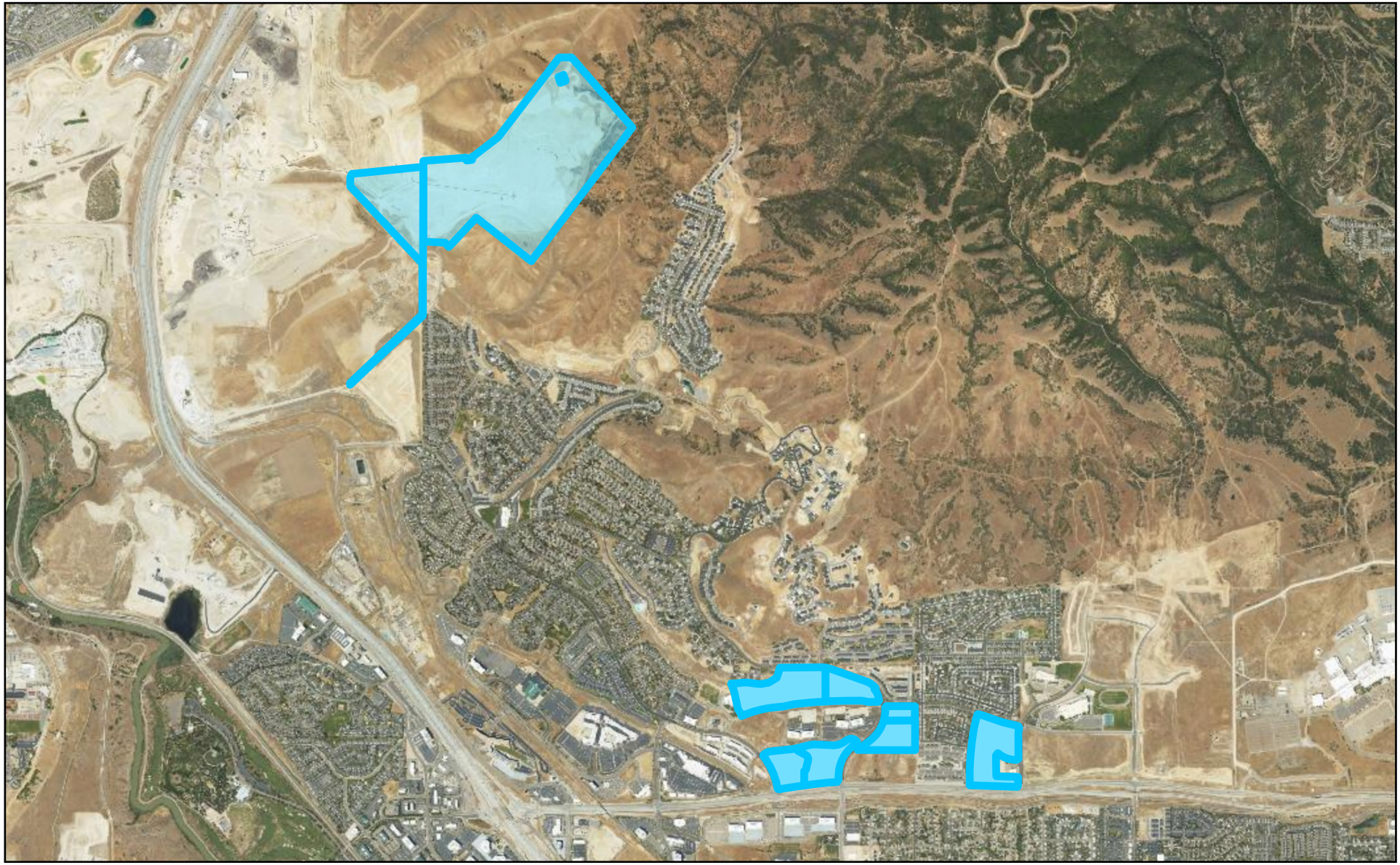
Perry	Allowed DU	Used	Remaining	
Perry - Highway Commercial / HDR	546	***	***	Only Central Canyon DU's can transfer into this Perry Highway Commercial/HDR
Highway Commercial / HDR Totals	546	0	0	

Traverse Mountain Area Plan Used/Remaining Density

	Allowed DU	Used	Remaining	
Perry Planning District	968	643	325	
Central Canyon Flex	500	355	145	These 2 Areas are part of Centreal Canyon (No Rent Zone) 136.3ac - 900 Total du - Missing DU's (80) are from the M1 HDR4 4.0ac parcel Geneva Rock Owns
Central Canyon	320	208	112	
West Canyon	600	0	600	
Highway Commercial / HDR		0	***	***This number will be a transfer from Cental Canyon/Central Canyon Flex
TOTALS:	**2388**	**1206**	**1182**	

Traverse Mountain Area Plan Amendment

Overall Aerial

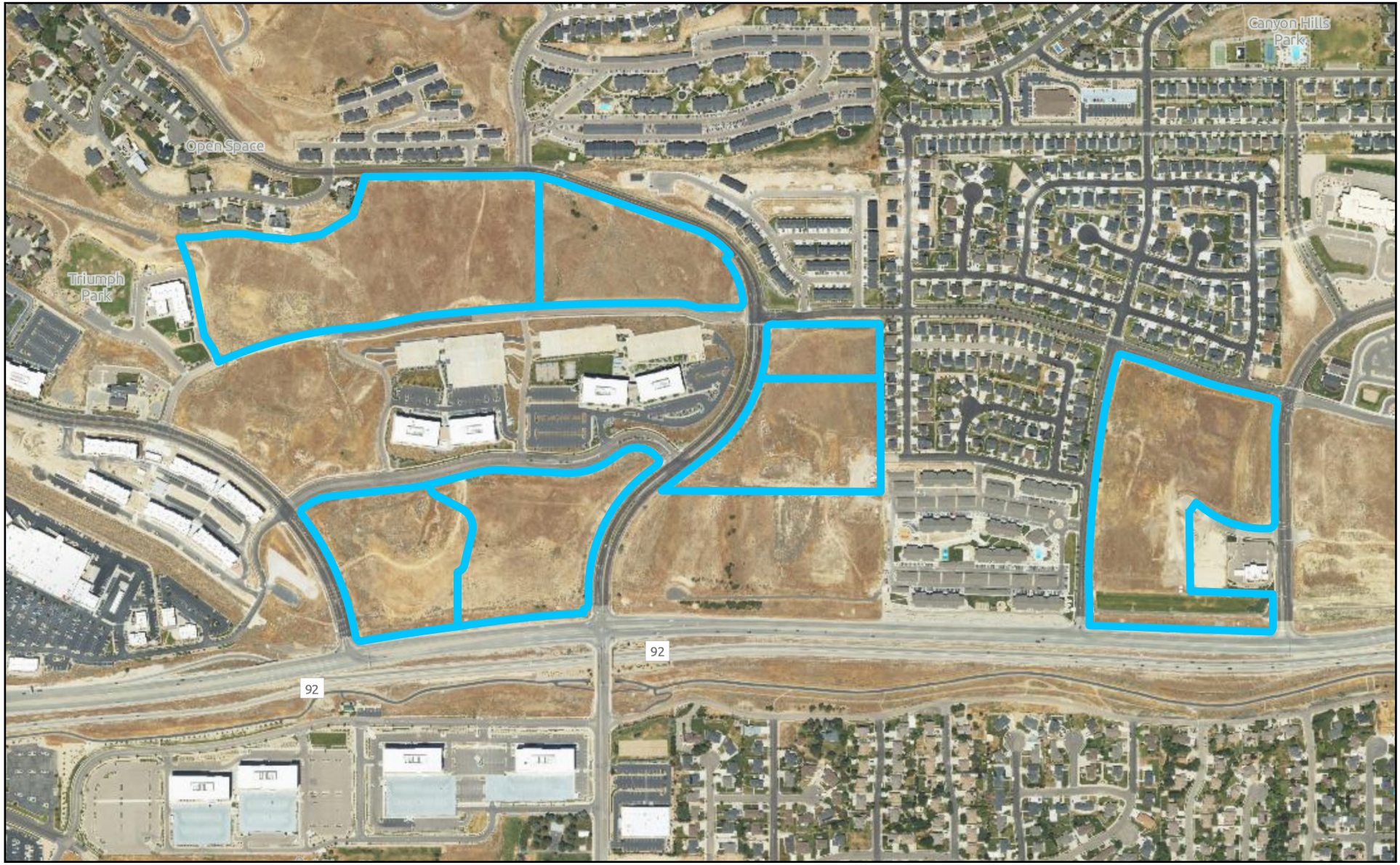


0 3,000 6,000 12,000 Feet

LEHI CITY

Traverse Mountain Area Plan Amendment

Aerial

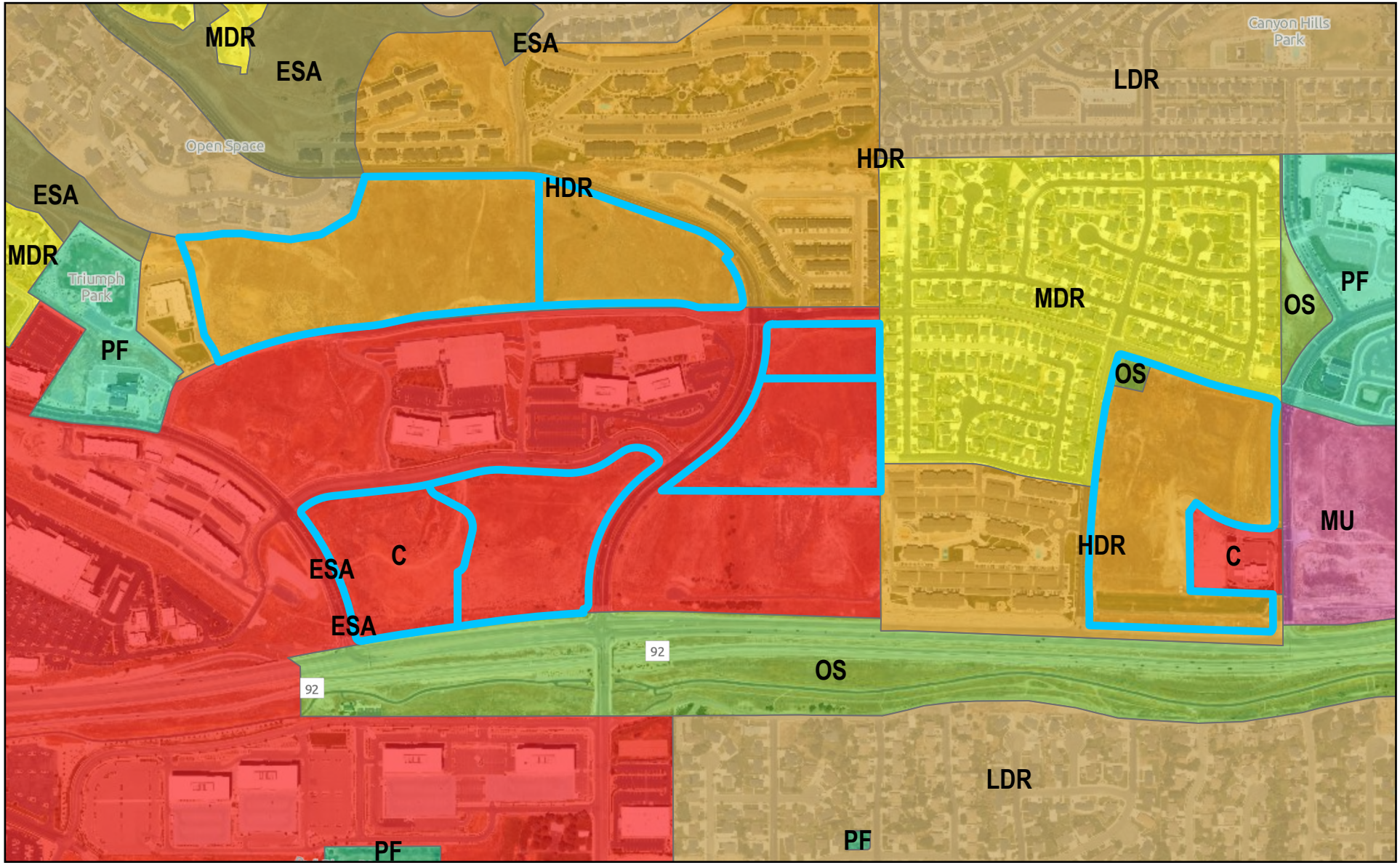


0 500 1,000 2,000 Feet

LEHI CITY

Traverse Mountain Area Plan Amendment

General Plan

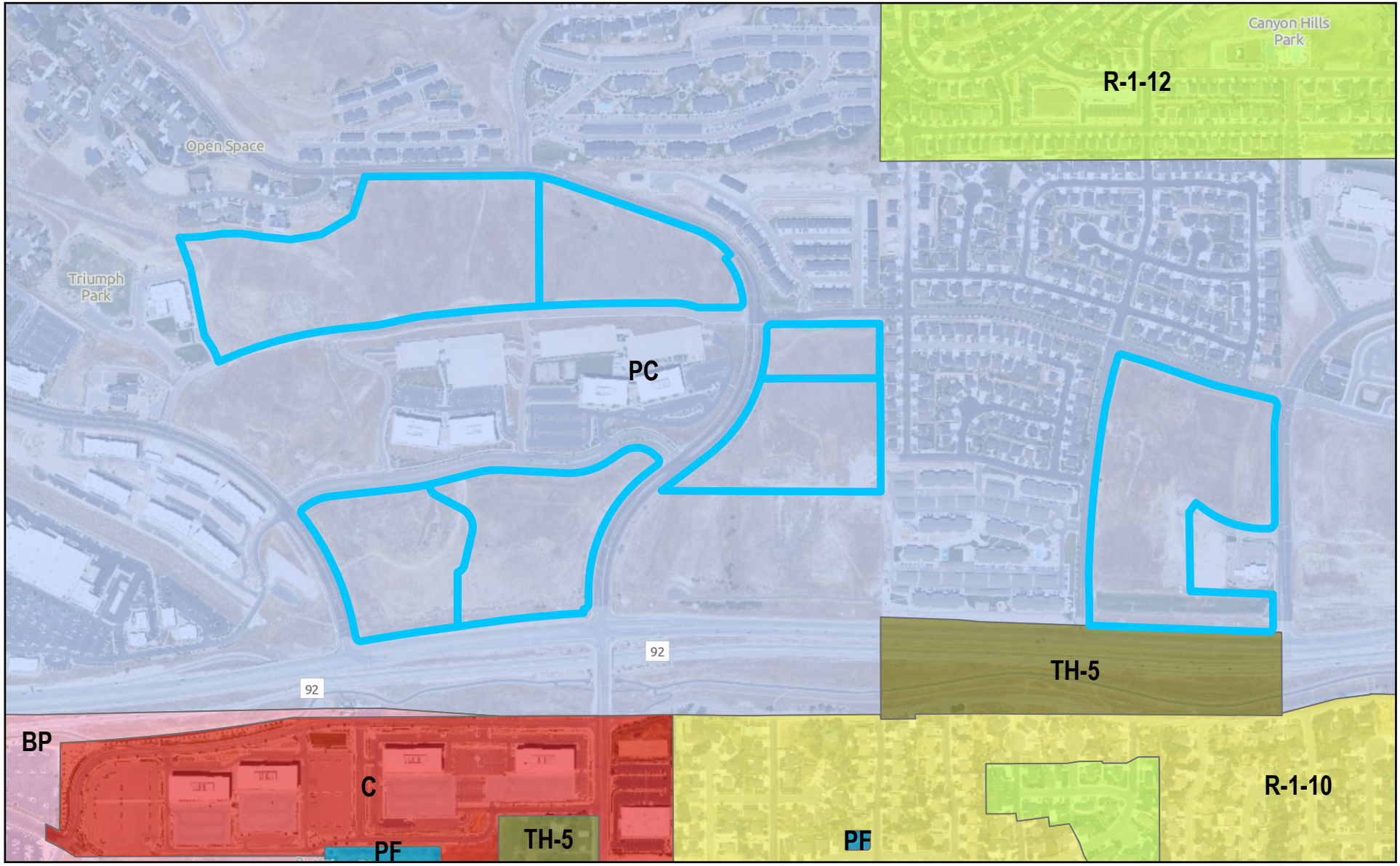


0 500 1,000 2,000 Feet

LEHI CITY

Traverse Mountain Area Plan Amendment

Zoning

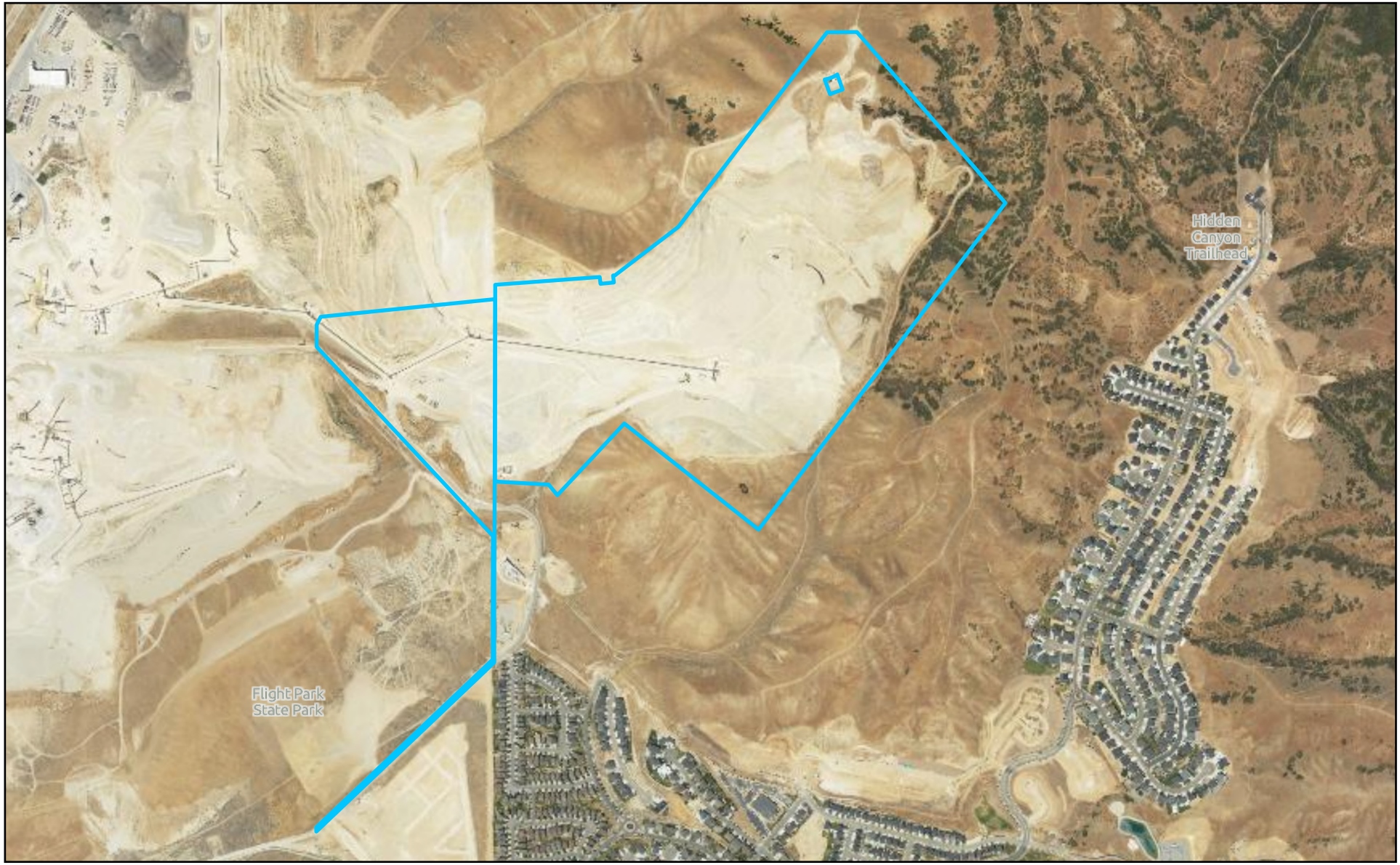


0 500 1,000 2,000 Feet

LEHI CITY

Traverse Mountain West Canyon

Aerial

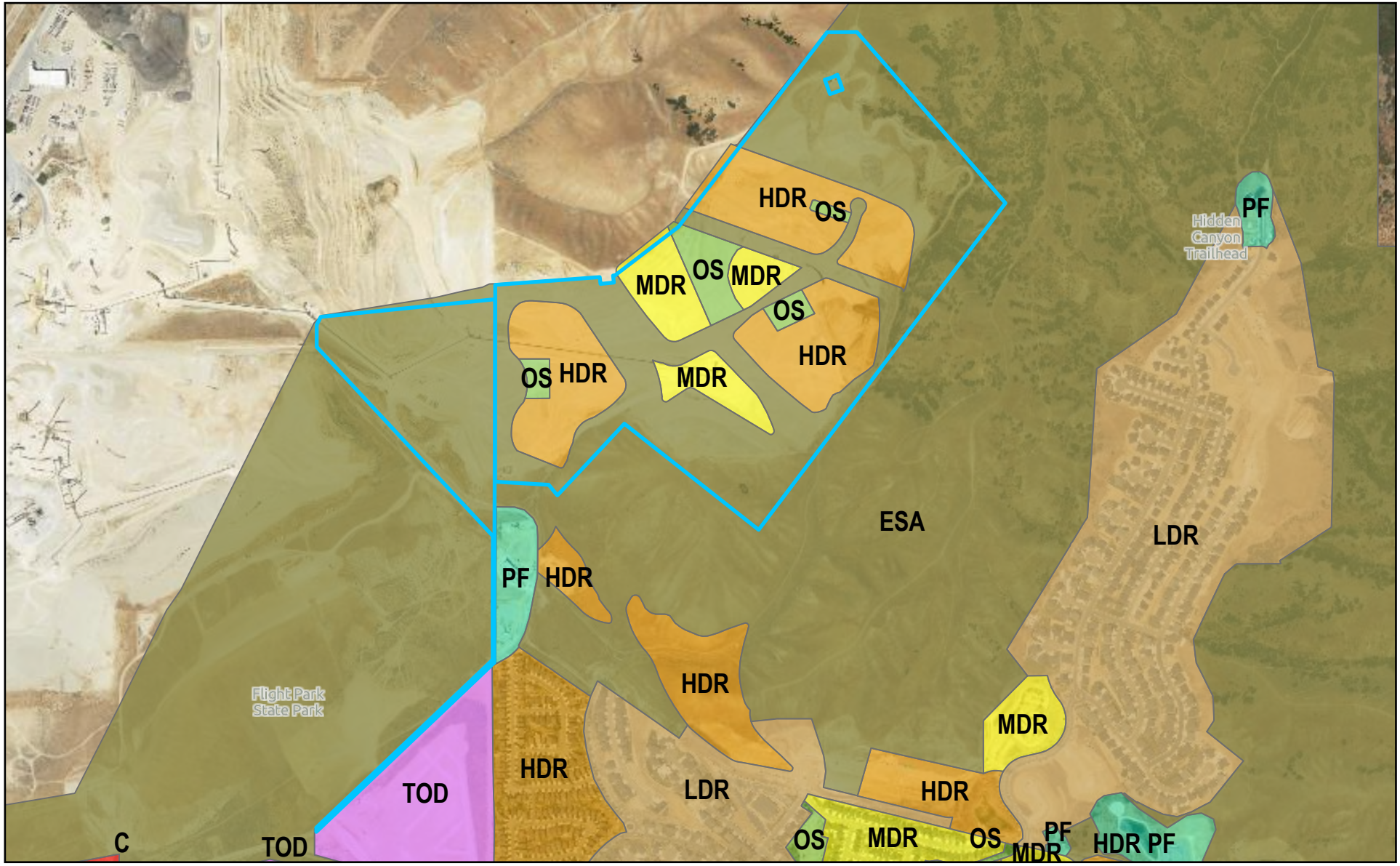


0 1,250 2,500 5,000 Feet

LEHI CITY

Traverse Mountain West Canyon

General Plan

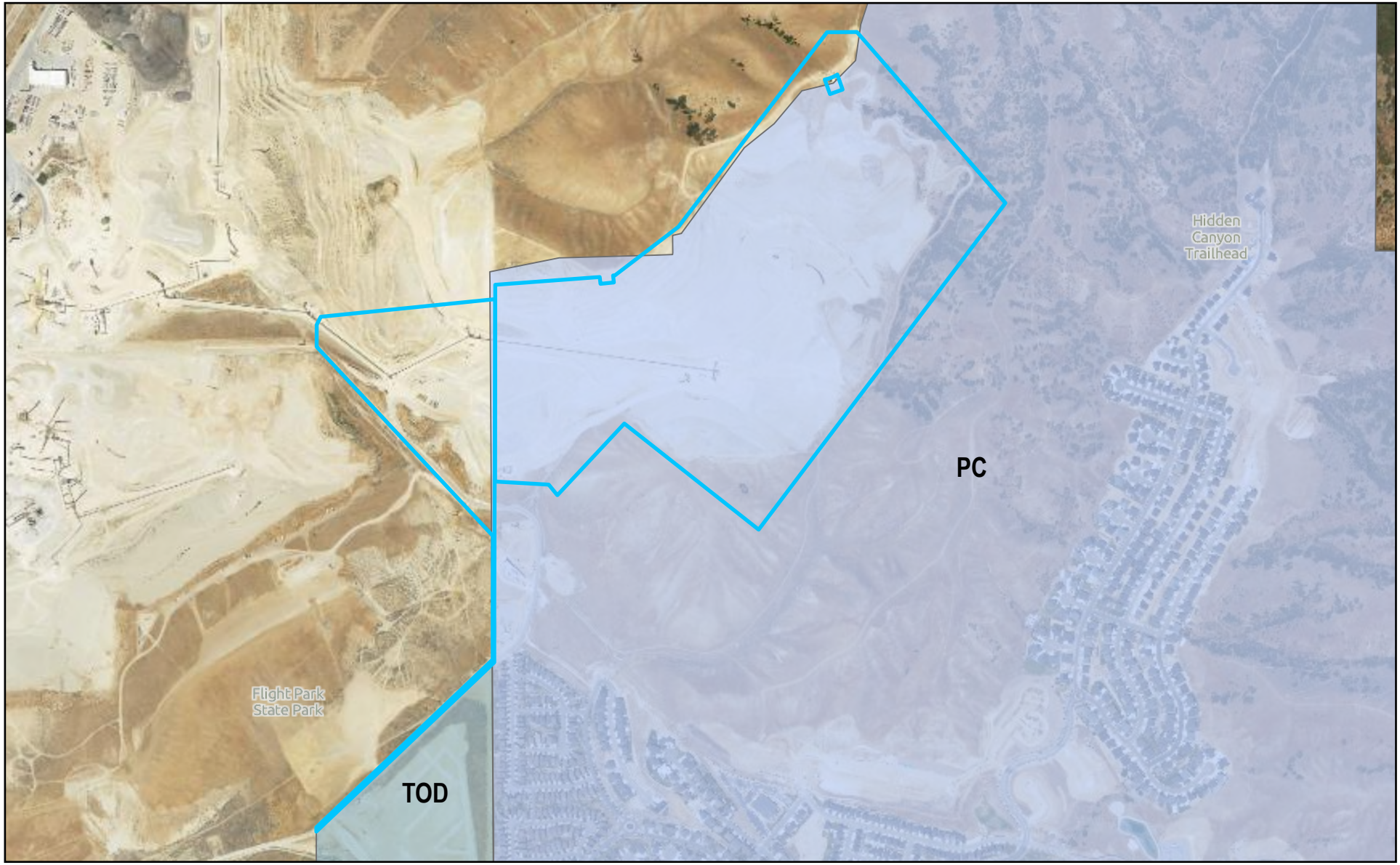


0 1,250 2,500 5,000 Feet

LEHI CITY

Traverse Mountain West Canyon

Zoning



0 1,250 2,500 5,000 Feet

LEHI CITY

Agenda Item No: 5.11

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
(POSTPONED TO MAY 26 MEETING) Consideration of Resolution #2026-29, approving an Interlocal Agreement between the Lehi City Redevelopment Agency and Lehi City regarding the Thanksgiving Point Housing Transit Reinvestment Zone. (Tabled from the April 14, 2026 Meeting)

Summary:

Attachments:

Res 2026-29

LEHI CITY

RESOLUTION NO. 2026-29

A RESOLUTION APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE LEHI CITY REDEVELOPMENT AGENCY AND LEHI CITY REGARDING THE THANKSGIVING POINT HOUSING TRANSIT REINVESTMENT ZONE.

WHEREAS pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the "**Act**"), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS the Lehi City Redevelopment Agency (the "**Agency**") and Lehi City (the **"Taxing Entity**") are "public agencies" for purposes of the Act; and

WHEREAS after careful analysis and consideration of relevant information, the Taxing Entity desires to enter into an interlocal agreement with the Agency (the "**Interlocal Agreement**") whereby the Taxing Entity consent to the Agency receiving and retaining, for an extended period of time, a portion of the tax increment produced by the Taxing Entity's levy personal and real property tax within the Thanksgiving Point HTRZ (the "**Project Area**"); and

WHEREAS Section 11-13-202.5 of the Act requires that certain interlocal agreements be approved by resolution of the legislative body of a public agency.

NOW, THEREFORE, BE IT RESOLVED BY LEHI CITY AS FOLLOWS:

The Interlocal Agreement, substantially in the form attached hereto as **EXHIBIT A** is approved and shall be executed by Lehi City.

Pursuant to Section 11-13-202.5 of the Act, the Agreement has been submitted, or will be submitted prior to execution, to legal counsel of the Taxing Entity for review and approval as to form and legality.

Pursuant to Section 11-13-209 of the Act and upon full execution of the Interlocal Agreement, a duly executed original counterpart thereof shall be filed immediately with the keeper of records of the Taxing Entity.

This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this _____ day of _____, 2026.

LEHI CITY

_____

Paul Binns, Mayor

ATTEST:

_____

Teisha Wilson, City Recorder

EXHIBIT A

Thanksgiving Point Housing Transit Reinvestment Zone Interlocal Agreement

Agenda Item No: 5.12

City Council Agenda Item Report

Meeting Date: May 12, 2026
Submitted By: Teisha WIlson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #15-2026, approving a Development Code Amendment to both Table of Uses and to Chapter 12 to convert conditional uses to permitted uses based on preexisting supplementary requirements. (Tabled April 14, 2026 Meeting)

Summary:

Attachments:

Ord_15-2026.docx

Ch 5 Table of Uses and Ch 12

ORDINANCE NO: 15-2026

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 5 TABLE OF USES AND CHAPTER 12

WHEREAS, it has become necessary to amend Chapter 5 Table of Uses and Chapter 12 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to adjust several of the conditional uses to be permitted uses; and

WHEREAS, following a public hearing on March 12, 2026, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on May 12, 2026, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of March 12, 2026, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 5 Table of Uses and Chapter 12 of the Lehi City Development Code should be created; 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 5 Table of Uses and Chapter 12 of the Lehi City Development Code is hereby created.

PART II:

A. If a provision of this Ordinance #15-2026 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 12th day of May, 2026.

ATTEST

_____	_____
Paul Binns, Mayor	Teisha Wilson, City Recorder

State of Utah
County of Utah

Subscribed and sworn/affirmed before me by

_____
Name of Person

This ___ day of _____ _____
Month Year

By_____
Notary Public

TABLE OF USES (CHAPTER 5) & CHAPTER 12 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	April 14, 2026
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	February 18, 2026
Date of Planning Commission Review	March 12, 2026

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

Lehi City requests approval for a proposed amendment to the Table of Uses (Chapter 5) and Chapter 12 of the Development Code. The Planning Division is proposing to begin a comprehensive update to the non-residential and residential Table of Uses of the Development Code.

Due to the size and complexity of the number of uses, Staff proposes to break up the update into smaller pieces. The purpose of this comprehensive update is to adjust several of the conditional uses to be permitted uses per Planning Commission direction. This first part of the amendment prioritizes uses that already contain supplementary requirements in Chapter 12 of the Development Code that essentially act as the “conditions of approval”.

Minor updates are proposed to Chapter 12 of the Development Code to correspond with concurrent updates to both Tables of Uses. The updates will help provide clear supplementary requirements for certain uses that are transitioning from being conditional to permitted. This will give Staff, developers, and residents clear direction on what to expect when uses that have more potential for impact come in for review.

Additional context and specifics on the proposed changes are included in the narratives for both Chapters.

The DRC reviewed the proposed amendment and made no comments.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on March 12, 2026. The minutes and motion from this meeting are as follows:

3.7) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to both Table of Uses and to Chapter 12 to convert conditional uses to permitted uses based on preexisting supplementary requirements.

Katie Bussell presented the item. This is the first of several phases updating the residential and nonresidential tables of uses. This amendment prioritizes conditional uses that already have preexisting conditions in the code.

Commissioner Eyre clarified that the goal of this amendment is to remove conditional uses. Bussell explained that this will help streamline approval processes. Craig Chambers explained that staff looked into reasonable conditions that would be applied in the case of a conditional use, and changed the requirements to include those. Commissioner Eyre asked if any items would be removed from the Planning Commission's purview, or if they would come before the Commission as a permitted use. The amendment will likely cut down the number of items that need to be seen, unless exceptions are being asked for.

Commissioner Jones asked if the complete removal of helipads would make them unauthorized in any zone. Bussell explained that helipads are being removed entirely from the Table of Uses, but that they can still be allowed as an accessory use for hospitals. City staff clarified that if something that contradicts the Table of Uses is in the code, the code overrules the Table of Uses. The Table of Uses also allows accessory uses incidental to an authorized use.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Roberts moved to give a positive recommendation to the Lehi City Council, with the findings that the proposed application does conform with the goals and policies of the General Plan. Include all DRC comments. Commissioner Kunze seconded.

Vote: Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

Table of Uses & Chapter 12
DRC Redline Comments

Lehi City- request review of updates to the Table of Uses and Chapter 12 to convert conditional uses to permitted uses based on preexisting supplementary requirements.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 02/04/26
Time Start: 4:00 pm
Time End: 4:00 pm

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 12TH 2026.

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.

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

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

February 18, 2026

Narrative –Chapter 5, Table of Uses Development Code Amendments

The Planning Division is proposing to begin a comprehensive update to the non-residential and residential Table of Uses of the Development Code. Due to the size and complexity of the number of uses, Staff proposes to break up the update into smaller pieces. The purpose of this comprehensive update is to adjust several of the conditional uses to be permitted uses per Planning Commission direction. This first part of the amendment prioritizes uses that already contain supplementary requirements in Chapter 12 of the Development Code that essentially act as the "conditions of approval".

Conditional uses have long been a difficult topic for the Planning Commission because the threshold to deny them is high and has put the Planning Commission into tough positions during public meetings.

After receiving requests to investigate adjusting Conditional Uses, in May 2025 we held a work session with the Planning Commission to receive their input on some initial potential changes. Following that work session, Planning Staff and Legal worked closely to review the uses again and the feedback received. The DRC conducted an initial review in September 2025, but due to the size of the amendment more time was requested for review by the Engineering Department. The decision was also made to put this amendment on hold temporarily until after the election cycle had concluded. Staff anticipates additional updates will be proposed to the Planning Commission and City Council in coming months.

Please contact the Planning Division if you have any questions. A more detailed explanation of the changes follows on the following pages of this narrative.

Thank you,

Jacob Curtis, AICP
Planner 3

Residential Table of Uses

- Detached ADU- square footage was removed because this information is in Section 26.040. Additionally, the 15,000 sq. ft reference is outdated. It has changed to 14,520.
- Superscript annotations and corresponding notes were removed because they did not pertain to any of the uses on the Table.
- Bed and Breakfast- These were updated to Permitted and added to the R-2 and R-3 areas based on the supplementary requirements in Section 12.230. It was thought that a Bed and Breakfast would most likely occur in a larger lot area (hobby farm type) or in a historic Downtown home (zoned R-2 or R-3 typically).
- Child Daycare (Commercial)- These were updated to Permitted based on the supplementary requirements in Section 12.200.
- Kennels- These were updated to Permitted based on a conversation with Officer Peterson from Animal Control. There are standards in the Municipal Code that regulate this as well.
- Rock, Sand, Gravel, and Topsoil Storage and Distribution was removed from being allowed conditionally in A-5. We felt this use was not compatible with residential and belongs solely as a Light Industrial use.

Nonresidential Table of Uses

- Adds Detached ADU to show they would be allowed in Mixed Use zone since there are several existing single-family homes still.
- Combined Sports Fields and Courts with other Parks related uses.
- Bar- This were updated to Permitted based on the supplementary requirements in Section 12.130-C.
- Heliport was removed due to an amendment last year that clarified that heliports are allowed as an accessory use for hospitals.
- Liquor Store- This were updated to Permitted based on the supplementary requirements in Section 12.130-D.
- Medical Cannabis Pharmacy- removed as a permitted use from multiple zones that seemed like less ideal fits, but still meets State Code.
- Retail Facilities and Services accessory to a principal use was removed as a duplicate use. It is very similar to Retail Sales, General which is allowed in just about every zone.
- Smoke Shop- This were updated to Permitted based on the supplementary requirements in Section 12.130-I.

TABLE 05-030-A
TABLE OF USES − AGRICULTURE AND RESIDENTIAL DISTRICTS

(Amended 10/10/00; 3/27/01; 04/09/02; 07/09/02; 11/18/03; 09/25/07; 09/09/08; 12/09/08; 04/27/10; 12/14/10; 05/22/12; 11/13/12; 02/24/15; 01/26/16; 05/24/16; 09/13/16; 01/16/18; 09/25/18; 01/22/19; 03/31/20; 01/10/23; 02/28/23; 09/19/23; 02/11/25)

USE	DISTRICT											
	TH-5	A-5	A-1	RA-1	R-1-22	R-1-15	R-1-12	R-1-10	R-1-8/ R-1-Flex	R-2	R-2.5	R-3
RESIDENTIAL DWELLING TYPES												
Single-Family Dwelling	P[1]	P	P	P	P	P	P	P	P	P	P	P
Twin Home										P	P	P
Two-Family Dwelling (Duplex)										P	P	P
Three-Family Dwelling										P	P	P
Four-Family Dwelling										P	P	P
Internal Accessory Dwelling Unit (see Sec. 26.030)	P[1]	P	P	P	P	P	P	P	P	P	P	P
Detached Accessory Dwelling Unit ~~[>15,000 square foot lot;~~ See Sec. 26.040]	P[1,4]	P[4]	P[4]	P[4]	P[4]	P[4]	P[4]	P[4]	P[4]	P[4]	P[4]	P[4]
Group Homes	P[1]	P	P	P	P	P	P	P	P	P	P	P
Modular Home	P[1]	P	P	P	P	P	P	P	P	P	P	P
Multi-Family Dwellings [>4 dwelling units]										P	P	P
Townhouses/Condominiums [See Sec.37.040]										P	P	P
PUBLIC/CIVIC USES												
Churches (places of worship)		P	P	P	P	P	P	P	P	P	P	P
Parks, Playgrounds, Sports Fields, Open Space, Golf Courses, Trails and Greenways	P[1]	P	P	P	P	P	P	P	P	P	P	P
Public/Civic Buildings		P	P	P	P	P	P	P	P	P	P	P
Schools, Private & Public		P	P	P	P	P	P	P	P	P	P	P
Sporting Facilities, Arenas-Non-Municipal	P[1]	C	C									

Notes: Section 12.120 or Table 12.260 of this Code has information for Animal Rights, which are primarily determined by lot size.
P = Uses allowed as a Permitted Use.
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[1] Permitted to the extent that such use can occur without city culinary or pressurized irrigation water services. However, a building permit will not be issued without compliance with Table 12-060. Such compliance may require a zone change and water dedication pursuant thereto;
~~[2] Use conditioned upon a finding by the Planning Commission that such use is compatible with surrounding uses.~~
~~[3] Requires Site Plan approval by the Planning Commission.~~
[42] ~~Detached Accessory Dwelling Units require a minimum lot size of 15,000 square feet. May require a conditional use permit based on year built.~~

USE	DISTRICT											
	TH-5	A-5	A-1	RA-1	R-1-22	R-1-15	R-1-12	R-1-10	R-1-8/ R-1-Flex	R-2	R-2.5	R-3
UTILITIES												
Electrical Substations and Power Transmission Lines, Municipal		P	P	P	P	P	P	P	P	P	P	P
Electrical Substations and Power Transmission Lines, Non-Municipal		C	C	C	C	C	C	C	C	C	C	C
Oil & Gas Transmission Lines		C	C	C	C	C	C	C	C	C	C	C
Public and Private (with franchise agreement) Utility Underground Lines, and Rights of Way		P	P	P	P	P	P	P	P	P	P	P
Public and Private (with franchise agreement) Utility Buildings and Other Above Ground, Structures		C	C	C	C	C	C	C	C	C	C	C
Renewable Energy System (Solar and Small Wind Energy Systems – See Chapter 19)	P	P	P	P	P	P	P	P	P	P	P	P
OTHER USES												
Accessory Buildings and Uses incidental to an allowed use	P[1]	P	P	P	P	P	P	P	P	P	P	P
Adult Day Care	P[1]	P	P	P	P	P	P	P	P	P	P	P
Agriculture (Horticulture)	P[1]	P	P	P	P	P	P	P	P	P	P	P
Nursing Home, Rest Home, Assisted Living Facility, or Retirement Home/Center										C	C	C
Bed and Breakfast Inn (See Sec. 12.230)		~~C~~P	~~C~~P	~~C~~P	~~C~~P					P		P
Beekeeping [See Sec. 12-120(E)]	P[1]	P	P	P	P	P	P	P	P	P	P	P
Cannabis Production Establishment [See Sec. 12-130(L)]			P									
Child Daycare (commercial) (See Sec. 12.200)										~~C~~P	~~C~~P	~~C~~P

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USE	DISTRICT											
	TH-5	**A-5**	**A-1**	**RA-1**	**R-1-22**	**R-1-15**	**R-1-12**	**R-1-10**	**R-1-8/ R-1-Flex**	**R-2**	**R-2.5**	**R-3**
Commercial Campgrounds		C										
Commercial Recreation Facilities	C[1]	C	C	C	C	C	C					
Greenhouses (commercial)		C	C	C	C							
Kennels		~~C~~P	~~C~~P									
Model Home [See Sec.12.220]		P	P	P	P	P	P	P	P	P	P	P
Portable Storage Container [See Sec. 12.130-D]	P	P	P	P	P	P	P	P	P	P	P	P
~~Rock, Sand, Gravel, and Topsoil Storage and Distribution~~		~~C~~										
Short Term Rental [See Sec. 12. 240]		P	P	P	P	P	P	P	P	P	P	P

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TABLE 05-030-B
TABLE OF USES – NONRESIDENTIAL ZONES

(Amended 01/09/01; 08/07/01; 04/09/02; 07/09/02; 04/27/04; 04/12/05; 05/10/05; 06/14/05; 08/09/05; 11/15/05; 07/10/07; 05/22/08; 04/14/09; 06/09/09; 07/28/09; 12/08/09; 11/15/11; 12/13/11; 04/24/12; 09/11/12; 07/22/14; 02/24/15; 03/24/15; 01/12/16; 01/26/16; 02/13/18; 08/28/18; 09/25/18; 11/13/18, 01/08/19;01/22/19; 03/12/19; 07/30/19; 08/27/19; 03/31/20; 11/10/20; 12/08/20; 02/09/21; 11/15/22; 01/10/23; 04/11/23; 08/22/23; 03/26/24)

USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
RESIDENTIAL USES											
Dwelling Unit for caretaker/security guard (For caretaker and immediate family only)	P	P	P	P		P	P	P	P		P
Group Home (See Section 12.150)							P	P			
Juvenile Group Facility (See Section 12.160)							C				
Vertical Mixed Use (Residential Above Commercial)								P[2]			
Rehabilitation and Treatment Facilities [See Sec. 12.~~180~~170]							C				
Nursing Home, Assisted Living, or Retirement Home/Center	P	P						P			
Single-Family Dwelling								P[1]			
Multi-family Residential (See Section 37.010.B.1)								P[2]			
Internal Accessory Dwelling Unit (see Sec. 26.030)								P			
Detached Accessory Dwelling Unit (See Sec. 26.040)								P			
PUBLIC/CIVIC USES											
Cemetery										P	
Churches (places of worship)	P	P	P	P	P	P	P	P	P	P	P
Cultural and Artistic uses, such as Museums, Galleries, Libraries, Performing Arts Centers	P	P		P		P	P	P		P	P
Golf Courses, Country Clubs, Driving Ranges, and Putting Greens		P	P	P		P	P		P	P	
Marina (public/private)										P	
Parks, Playgrounds, Sports Fields and Courts, Open Space, Trails and Greenways	P	P	P	P	P	P	P	P	P	P	P

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P[2]= Allowed provided there is remaining density as allocated per Map 05.010 Maximum TOD and Mixed Use Density Map.
P[3]= Only permitted for Financial Services and Pharmacy uses that: 1) are on a parcel adjacent to a UDOT Principal Arterial or along the 2100 North Corridor, 2) incorporate pedestrian-oriented design elements into the site plan (such as pedestrian walkway or trail), and 3) are designed to shield headlights from adjacent properties.
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Public/Civic Buildings or Structures	P	P	P	P		P	P	P	P	P	P
USE	**DISTRICT**										
	NC	**C**	**C-H**	**CR**	**C-1**	**BP**	**LI**	**MU**	**T/M**	**PF**	**HI**
Schools	P	P	P	P	P	P	P	P	P	P	P
Sporting Facilities, Arenas		P	P	P		P	P	P	P	P	
~~Sports Fields and Courts~~		~~P~~	~~P~~	~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	
Transit Station	P	P	P	P	P	P	P	P	P	P	P
COMMUNICATION & UTILITIES											
Communication Facilities and Towers [See Sec.12.140]		C	C	C		C	C	C	C	P	
Electrical Substations and Power Transmission Lines, Municipal	P	P	P	P	P	P	P	P	P	P	P
Electrical Substations and Power Transmission Lines, Non-Municipal		C	C	C		C	C	C	C	C	
Oil & Gas Transmission Lines	C	C	C	C	C	C	C	C	C	C	C
Public and Private (with franchise agreement) Utility Underground Lines, and Rights of Way	P	P	P	P	P	P	P	P	P	P	P
Public and Private (with franchise agreement) Utility Buildings and Other Above Ground, Structures	C	C	C	C	C	C	C	C	C	C	C
Renewable Energy System (Solar and Small Wind Energy Systems – see Chapter 19)	P	P	P	P	P	P	P	P	P	P	P
Wind Energy Facility – see Chapter 19										C	
COMMERCIAL/NONRESIDENTIAL USES											
Accessory uses incidental to an authorized use	P	P	P	P	P	P	P	P	P	P	P
Adult Daycare	P	P	P	P		P		P			
Artisan Shop	P	P	P	P		P	P	P			
Athletic Instruction	P	P	P	P		P	P	P			
Automobile Sales/Rental sites 1 acre or larger (see Sec. 12.130-J)			P	P			P				
Automobile Service and Repair		P	P	P			P				

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Automobile Service and Repair, Large			C				C				
USE	**DISTRICT**										
	NC	**C**	**C-H**	**CR**	**C-1**	**BP**	**LI**	**MU**	**T/M**	**PF**	**HI**
Bakery, Retail	P	P	P	P		P		P			P
Bar (see Sec. 12.130-C)			~~C~~P				~~C~~P				
Bed and Breakfast (See Sec. 12.230)	P	P	P	P				P			
Body Art Facility							P				
Brew Pub	P	P	P	P		P	P	P			
Building and Property Maintenance Services		C	P				P		P		
Building Materials Supply Store		P	P				P				
Car Wash		P	P	P			P				
Check Cashing, Title Loans & other Credit Services (See Section 12.130E)		C	C			C	C				
Child Daycare (Commercial)	P	P		P		P		P		P	
Commercial Campgrounds										P	
Commercial Laundries, Linen Service							P				
Commercial Parking Lot/Structure (Paid Parking)		P	P	P		P	P	P	P		P
Commercial Entertainment Facility		C	C				C				
Commercial Recreational Facility	P	P	P	P		P	P	C	P		
Conference Center, Convention Center, Reception Center		P		P		P		P	P		
Construction Service			P				P				
Convenience Store, with Gasoline Sales		P	P	P			P				
Convenience Store, without Gasoline Sales	P	P	P	P		P	P	P			
Crematory			P				P				
Dog Care Facility	C	C	C	C		C	C	C	C		

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Drive through facilities incidental to an allowed use	P[3]	C	P	P		P	P				
USE	**DISTRICT**										
	NC	**C**	**C-H**	**CR**	**C-1**	**BP**	**LI**	**MU**	**T/M**	**PF**	**HI**
Equipment Sales and Rental			C		C		P				
Financial Institutions and Services	P	P		P	P	P		P	P		
Funeral Home	P	P	P	P			P	P			
Grocery Store		P									
Grocery Store- Small	P	P						P			
Hardware Store	P	P	P	P			P	P			
Health Care Facility	P	P	P	P		P		P		C	
Health/Fitness Club	P	P	P	P	P	P	P	P	P		
~~Heliport~~		~~C~~	~~C~~	~~C~~		~~C~~	~~C~~		~~C~~		
Hobby Garages (see Sec. 12.130-K)			P				P				
Hospital		P		P		P					
Hotels (see Sec. 12.130-B)		P	P	P		P	P	P	P		
Indoor Shooting Range		P	P	P			P				
Laboratory - Medical, Dental, Optical		P	P			P	P	P	P		
Laundry Services	P	P	P	P			P	P			
Light Office/Warehouse Combination		P	P	P			P		P		
Liquor Store (see Sec. 12.130-C)			~~C~~P				~~C~~P				
Manufactured Home Sales and Service							P				
Medical, Dental, Optical Clinics	P	P		P		P	P	P	P		
Medical Cannabis Pharmacy (see Sec. 12.130-L(5))		P	P	~~P~~	~~P~~	~~P~~	P		~~P~~		~~P~~
Moving and Storage Facilities			C				P				
Movie Theater		P		P				P			

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USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
Nightclub/Dance Hall		P		P				P			
Offices, Professional	P	P	P	P	P	P	P	P	P		P
Office/Warehouse with no outside storage			P			P	P				
Outdoor Race Tracks for ATV and Motocross or other Motorized Sports Recreational Facilities (includes private or commercial)		C	C				C				
Outdoor Sales and Display	P	P	P	P		P	P	P			P
Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding junk yards and salvage yards)			C				C		C		C
Pawn Shops (see Sec. 12.130 F)		P	P				P				
Personal Services	P	P	P	P		P	P	P			
Pet Grooming Facility	P	P	P	P			P	P			
Pharmacy	P	P		P		P		P			
Plant Nursery	P	P	P	P			P	P			
Portable Storage Container [See Sec. 12.130-D]	P	P	P	P	P	P	P	P	P	P	P
Portable Storage Container Sales ~~[See Sec. 12.130-D]~~			C				C				
Research and Development Facilities		P	P			P	P		P		
Restaurant	P	P	P	P	P	P	P	P	P		P
~~Retail Facilities and Services accessory to a principal use~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~
Retail Sales, General	P	P	P	P	P	P	P	P	P		P
Schools - Vocational and Technical		P	P	P	P	P	P	P	P		
Sexually Oriented Businesses (see Sec. 12.190) ~~(SOB)~~							P		P		
Smoke Shop (see Sec. 12.130-I)							~~C~~P				

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Storage Units, Climate Controlled Indoor		P	P	P			P				
Storage Units, Outdoor Access [See Sec.12.130-A]			C				C				
Storage, Vehicles [See Sec.12.130-A]			C				C				
Towing and Impound Yard [See Sec. 12.130-G]							C				
Unoccupied Structures	C	C	C	C	C	C	C	C	C	C	C
Veterinary Office	P	P	P	P	P	P	P	P			
USE	**DISTRICT**										
	NC	**C**	**C-H**	**CR**	**C-1**	**BP**	**LI**	**MU**	**T/M**	**PF**	**HI**
MANUFACTURING											
Cabinet and Woodworking Shop			C				P				
Cannabis Production							P				
Concrete Manufacturing							C				
Contractor's Storage Yard							C				
Food Processing, Animal					P						
Light Manufacturing, Processing, and Assembly			C		C	C	P		P		P
Lumberyard							C				
Manufacturing, Processing, and Assembly			C				C		C		P
Printing and Publishing Facilities			P			C	P	C	C		
Recycling Center							C				
Recycling Collection Center		C	C				C				
Rock, Sand, Gravel, and Topsoil Storage and Distribution							C				
Warehousing and Wholesale Distribution			C			C	P		P		P
Welding Shop			C				C				
RESOURCE PRODUCTION											
Agriculture (Horticulture)	P	P	P	P	P	P	P	P	P	P	P

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EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

153 North 100 East
Lehi, UT 84043
Office 385.201.1030
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February 18, 2026

Narrative –Chapter 12, Property Development Standards Development Code Amendment

The Planning Division is proposing minor updates to Chapter 12 of the Development Code to correspond with concurrent updates to both Tables of Uses. The purpose of this update is to provide clear supplementary requirements for certain uses that are transitioning from being conditional to permitted. This will give Staff, developers, and residents clear direction on what to expect when uses that have more potential for impact come in for review.

Staff anticipates that a more comprehensive update may be needed for Chapter 12, but due to the size and scale of the Chapter it will be beneficial to tackle it in smaller chunks.

Please contact the Planning Division if you have any questions. A more detailed explanation of the changes follows on the following pages of this narrative.

Thank you,

Jacob Curtis, AICP
Planner 3

Section 12.130- Supplementary Requirements for Nonresidential Districts

- Removed reference to Motel to be consistent with Definitions and Table of Uses.
- Updated the length of stay allowance to not exceed more than 30 days without approval from the Zoning Administrator.
- Bars use was combined with Liquor Store but there was a thought that they should be split up and an additional regulation in place to help with noise if the bar is located near residential.
- The proposed change to the measurement of proximity for both bars and liquor stores was updated to match State Code (**32B-1-202)**
- Pawn Shops- proposed removal of reference to City Municipal Code since this section does not exist.
- Towing and Impound Yards- proposed change clarifies the fencing requirement and does not give an option to have an exception for a chain link fence.
- Tobacco Products was updated to Smoke Shop to match Definitions and Table of Uses.

Section 12.200- Zoning Requirements for Child Day Care, Commercial

- Proposed removal of restriction on commercial daycare being located only on a through street.

Section 12.230- Bed and Breakfast Inns

- Simplified language.

CHAPTER 12
(Amended 10/09/18)
PROPERTY DEVELOPMENT STANDARDS

Section 12.010. Establishment of Development Standards.
Section 12.020. General Requirements.
Section 12.030. Sale of Nonconforming Lots Prohibited.
Section 12.040. Sale or Lease of Required Space Prohibited.
Section 12.050. Effect of Street Plan.
Section 12.060. Infrastructure Provision and Environmental Criteria.
Section 12.070. Compatibility Assessment.
Section 12.080. Project Buffering and Screening Requirements.
Section 12.090. Landscaping and Maintenance Requirements.
Section 12.100. Loading and Unloading Requirements and Regulations.
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Section 12.120. Supplementary Requirements for Agriculture and Residential Districts.
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Section 12.140. Wireless Telecommunications Facilities.
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Section 12.210. Flag Lot Standards.
Section 12.220. Model Homes.
Section 12.230. Bed and Breakfast Inns.
Section 12.240. Short Term Rentals.

Section 12.010. Establishment of Development Standards.

The purpose of development standards is to protect the general health, safety, and welfare of the citizens and property owners of Lehi City and to implement the Lehi City General Plan. Compliance with all provisions of this Code, and the provisions of this Chapter shall be required as a condition to the issuance of any required development approval, license, or permit.

Section 12.020. General Requirements.

(Amended 3/28/00; 4/11/00; 7/13/04; 11/09/04; 09/12/06; 03/08/11)

A. All Uses, Buildings and Structures to Comply with District Requirements - Exceptions. Every building or structure hereafter erected, reconstructed, structurally altered, enlarged, or moved, and every building, structure, premises, or land used, rearranged, designed or intended for any use shall be built or used only as is permitted in the district in which such building, structure, land, or use is located.

1. All uses allowed within the City, either as a permitted or conditional use, are identified in Table 05-030-A, Table 05-030-B and Table 05-030-C.

2. All uses of land and other activities not specifically allowed as a permitted or conditional use as identified in Table 05-030-A, Table 05-030-B, and Table 05-030-C are prohibited.

3. All uses, buildings and structures located in the Zoning Districts of the City shall comply with the intensity, bulk requirements, site coverage standards, and other requirements for uses identified in Table 05-040-A, Table 05-040-B, and Table 05-040-C.

4. All uses, buildings, and structures located and established in the City shall comply with the off-street parking requirements as contained in Chapter 37 of this Code.

5. Exceptions may be allowed for the issuance of a building permit for a single-family dwelling on an existing lot of record that was legally created, complying with the subdivision requirements of the Utah Code in effect at that time, and prior to the effective date of this Code, but which does not meet the bulk and intensity requirements of the applicable zoning district as contained in Table 05-040-A. Requests for construction of a single-family dwelling on a legally created lot of record shall comply with the requirements for Single Lot Building Permits Outside a Recorded Subdivision as contained in Section 11.050. The

of Category One, Two, or Three animals permitted that is greater than 500 square feet in size.

(c) Coops shall be located at least 30 feet from any neighboring dwelling, or other building used for human occupancy and at least 25 feet from any public road.

9. Maintenance. All coops, corrals, barns, and other animal facilities shall be maintained and kept clean as to prevent nuisances to neighboring property owners. See Title 6, Chapter 4, Article E: Miscellaneous Animal Regulations of the Lehi City Municipal Code.

10. Suckling Offspring. Animal offspring do not count toward the maximum number of allowed animals on a property until they are weaned or reach eight months in age.

11. Exotic and Wild Animals.

(a) Exotic animals may be kept with approval of a conditional use permit and any required State permits. Exotic animals include buffalo, ostriches, elk, fallow deer, emu, and peacocks. Other exotic animals may be approved by the Planning Commission.

(b) Wild animals shall not be kept as pets or for exhibition as per Title 6, Chapter 4, Article E: Miscellaneous Animal Regulations Wild animals include those that are vicious, non-domesticated, venomous, or dangerous.

E. Beekeeping. The keeping of bees is allowed on all properties in the A-5, TH-5, A-1, RA-1, R-1-22, R-1-15, R-1-12, R-1-10, R-1-8, R-2, R-2.5, and R-3 Districts as a permitted use subject to the following requirements:

1. There is no defined maximum number of beehives or colonies.

2. Beehives shall not be located in any front yard.

3. Beehives shall be located at least six feet from any adjoining property line or public road. Hives may be located up to 16 inches from the property line or public road if a solid fence or hedge known as a "flyway barrier" of at least six feet in height is provided in front of the hive entrance.

4. A fresh supply of water shall be maintained to prevent bees from collecting at water sources in neighboring properties.

5. Beehives or any component thereof shall not exceed six feet in height.

6. Beehives shall be maintained regularly to prevent swarming. Hive owners shall follow beekeeping best management practices such as disease control, hive management, and working the hive at appropriate times. Bees and associated beehives may be ordered removed from property if they are determined to be a nuisance by the Lehi City animal control officer.

7. Each beekeeper shall register with the Utah Department of Agriculture as provided in the Utah Bee Inspection Act as set forth in Title 4, Chapter 11 of the Utah State Code.

Section 12.130. Supplementary Requirements for ~~Mixed Use,~~ Nonresidential~~, and Special~~ Districts.

(Amended 04/12/05; 08/09/05; 05/9/06; 04/22/08; 07/28/09; 09/27/11; 11/15/11; 12/13/11; 04/24/12; 05/22/12; 01/12/16; 05/14/19; 8/27/19; 03/31/20; 06/09/20; 10/13/20; 02/09/21; 05/11/21; 01/10/23; 10/24/23; 03/26/24)

A. Storage – Mini (Storage Units). Applications to establish a storage unit project shall comply with the following requirements in addition to the other provisions of this Code:

1. A minimum 25-foot landscape buffer shall be provided between the front property line and any building, including the office or caretaker building. The landscape buffer shall include a minimum of one two-inch caliper canopy shade tree, and five, five-gallon shrubs planted for every 40 linear feet of frontage, rounded up to the nearest whole number.

2. The entire area that includes storage use, with the exception of the office or caretaker residence and its customer and employee parking and the access driveways shall be enclosed by a six-foot fence. The fence shall be one of the following two choices:

(a) a privacy fence constructed of brick, stone, or similar masonry product allowing for wrought iron only at the gates or office area; or

(b) a wrought iron fence with a landscape buffer on all sides. The landscape buffer shall be a minimum of ten feet wide and con

sist of a minimum area of 50% live plant material. The ten-foot landscape buffer area may be located on either side of the fence and shall contain at least one, two-inch caliper canopy tree and five five-gallon shrubs planted for every 40 linear feet rounded up to the nearest whole number.

3. Exterior surfaces of all buildings shall be faced with face brick, stone, architectural concrete masonry units or split face block, cast-in-place or precast concrete panels, or an equivalent or better material as approved by the Planning Commission. Masonry or concrete walls shall not be painted. Color shall be integral to the masonry material. The building containing the office or caretaker residence shall include a pitch or hipped roof. The exterior of all buildings, including exterior walls, roofs, trim, and doors shall be finished in neutral earth tone colors.

4. Storage or parking of recreational vehicles, boats, trailers, and other similar outside storage shall not be permitted within 20 feet of any property line on the periphery of the development. Such storage shall be covered and shall be screened by masonry fencing or other storage buildings on site such that the outside storage items are not directly viewed from any public street or from I-15. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, or inoperable vehicles.

5. No entrance doors to storage compartments shall front on any public street.

6. No wall adjacent to or visible from public streets or abutting property shall exceed 100 feet in length without visual relief by means of a vertical reveal at least one foot in depth and ten feet in width, a perceptible change in wall angle or a corner.

7. Driveways and access aisles shall be designed so that fire equipment and other emergency vehicles can readily access and exit all areas of the site.

8. The caretaker residence should be limited to one residential dwelling unit. The Planning Commission may allow exceptions if the owner or applicant can demonstrate that an additional caretaker unit is necessary because of the size of the project or other unusual circumstances. In no case shall the number of caretaker units exceed three units.

9. No business activities other than the rental of storage units shall be conducted on the portion of the premises devoted to the rental of storage units. No retail or wholesale sales shall be conducted on the premises, except sales of goods and services by the management. No auctions or commercial sales or uses, manufacturing, fabricating, or assembly of any items shall be conducted on the site. No activities such as miscellaneous or garage sales shall be conducted on the premises. The servicing or repair of motor vehicles, boats, household, industrial, or commercial items shall not be conducted on the premises.

B. Hotels ~~and motels~~. Applications to establish a hotel ~~or motel facility~~, including hotels with extended stay accommodations, shall comply with the following requirements in addition to the other provisions of this Code:

1. No hotel ~~or motel~~ shall be located within 600 feet of an elementary school or middle school or junior high measured from the nearest entrance of the hotel ~~or motel~~ by following the shortest route of ordinary pedestrian travel to the property boundary of the school.

2. None of the rooms in the hotel ~~or motel~~ shall be used as a dwelling unit or primary residence by its occupant.

3. Travel trailers, campers, and other similar recreational vehicles shall not be occupied on the premises of a hotel ~~or motel facility~~ or used in any way to provide additional accommodations for the hotel ~~or motel~~ occupants unless otherwise approved by the Zoning Administrator.

4. The length of time for guest occupancy of a hotel ~~or motel unit may be limited as part of the Conditional Use approval. In no case shall the length of stay exceed 90~~ shall not exceed 30 consecutive days unless otherwise approved by the Zoning Administrator.

5. Low level security lighting for safety and security shall be provided for all areas of the site that are not covered by a building, including all walkways and trash storage areas.

6. The Lehi City Police Department may provide recommendations regarding the security of the site. Such recommendations may include, but are not limited to, on site security personnel, security lighting, security fencing, secured parking,

information signs, and building design and landscaping to reduce places of potential concealment.

C. Bars. Applications to establish a bar shall be reviewed and considered as a permitted use within the zoning districts authorized and shall comply with the following requirements in addition to the other provisions of this Code:

1. No bar shall be located within 600 feet of any residential zone or use, including the Mixed Use and TOD Zoning Districts, measured in a straight line from the nearest patron entrance of the proposed bar to the closest zone district boundary or property line of the residential use.

2. Any bar located closer than 1000 feet measured in a straight line from the nearest patron entrance of the proposed bar to the closest property line of a residential use shall move all patrons and activities indoors by 10 pm.

~~7.~~3. No bar shall be located within 600 feet of any public building, school, park, or church measured in a straight line from the nearest patron entrance of the proposed bar to the closest property line of the public building, school, park, or church.

~~C.~~D. Liquor Stores. ~~and Bars.~~ Applications to establish a liquor store or bar shall be reviewed and considered as a ~~conditional~~ permitted use within the zoning districts authorized ~~pursuant to Chapter 9 of this Code~~ and shall comply with the following requirements in addition to the other provisions of this Code:

1. No liquor store ~~or bar~~ shall be located within 600 feet of any residential zone or use, including the Mixed Use Zoning District ~~measured in a straight line from the closest property line of the proposed store or club~~ measured in a straight line from the nearest patron entrance of the proposed liquor store to the closest zone district boundary or property line of the residential use.

2. No liquor store ~~or bar~~ shall be located within 600 feet of any public building, school, park, or church ~~measured in a straight line from the closest property line of the proposed store or club~~ measured in a straight line from the nearest patron entrance of the proposed liquor store to the closest property line of the public building, school, park, or church.

D. Portable Storage Containers.

1. Portable storage containers are allowed in all zones subject to the provisions of this section.

2. Vertical stacking of portable storage containers and stacking of any other materials or merchandise on top of any portable storage container shall be prohibited in residential zones.

3. No portable storage container shall be placed or located on a required parking space, circulation aisle/lane, fire access lane, or public right-of-way.

4. With the exception of containers used for construction, moving or emergency purposes as described above, all portable storage containers shall be located behind the front of the main structure of the site they are to be located on.

5. Storage containers with plumbing or electricity connected to the container shall acquire a building permit from Lehi City.

6. Storage containers shall not be used for signage.

7. Portable storage containers that were located on a property prior to the amendment of this section on January 10, 2023 shall be considered legal non-conforming, and shall be allowed to continue, as per Chapter 24, Nonconforming Uses, of this Code. It is the property owner's responsibility to provide evidence that the container existed on the property prior to January 10, 2023.

E. Check Cashing, Title Loans & Other Credit Services.

1. Separation Requirement. No check cashing, title loan, or similar credit service business shall be located within one mile of any other check cashing or title loan business as measured in a straight line between the closest property lines of the lots on which they are located.

2. No more than one check cashing or title loan business shall be allowed for every 10,000 citizens living in the City of Lehi.

3. No bars, chains, or similar security devices visible from the public street or sidewalk are allowed.

4. Neon lighting, other than the building's sign, is not permitted on the exterior.

5. For purposes of this subsection, each separate physical location shall count as a check cashing or title loan business.

F. Pawn Shops ~~and Pawnbrokers~~.

~~1. In addition to the requirements of this section, pawn shops and pawnbrokers shall meet the requirements for pawnbrokers found in the Lehi City Municipal Code Chapter 5.52.~~

~~2.~~1. Separation Requirement. No pawn shop shall be located within one mile of any other pawn shop business as measured in a straight line between the closest property lines of the lots on which they are located.

~~3.~~2. No more than one pawn shop business shall be allowed for every 10,000 citizens living in the City of Lehi.

~~4.~~3. For purposes of this subsection, each separate physical location shall count as a pawn shop business.

~~5.~~4. No bars, chains, or similar security devices visible from the public street or sidewalk are allowed.

~~6.~~5. Neon lighting, other than the building's sign, is not permitted on the exterior.

~~7.~~6. Signage restrictions for pawn shops:

(a) Not more than one exterior monument sign and one wall-mounted sign shall be allowed.

(b) No pole signs shall be allowed.

(c) Painted wall signs shall not be allowed.

(d) No temporary sign, banner, light, or other device designed to draw attention to the business or its location shall be allowed.

G. Towing and Impound Yards.

1. ~~Towing and impound yards may be allowed as Conditional Use in the LI and I Zones.~~ Any towing and impound yard that existed and was legally created prior to the adoption of this section on November 15, 2011 shall be considered legal non-conforming, and shall be allowed to continue, as per Chapter 24 of this Code.

2. In addition to the provisions of this Code, towing and impound yards shall comply with all State requirements.

3. Any towing and impound yard shall include a permanent structure to be used as the office for the business. The building shall conform to the Commercial Design Standards contained in Chapter 37 of this Code.

4. The site shall be suitably landscaped and the impound area ~~should~~ shall be screened from view from any public street or abutting properties by an eight-foot ~~opaque,~~ masonry, pre-cast concrete, or lightweight pre-cast fiber reinforced concrete fence. ~~sight-obscuring fence.~~ The height of the fence shall be measured at finished grade of the subject property. ~~A chain link fence with slats shall not constitute an acceptable screening device to satisfy these requirements, unless specifically approved by the Planning Commission.~~

5. Towing and impound yards shall not include any salvaging or auto wrecking uses.

6. No vehicle shall remain for more than 180 days on a lot.

H. Racetracks for Electric Go-Carts. Applications to establish racetracks for electric go-carts shall comply with the following requirements in addition to the other provisions of this Code:

1. Racetracks for electric go-carts are allowed only as an accessory use to a commercial recreation facility and cannot represent more than 15% of the total attractions.

2. No internal combustion engines are allowed.

3. The commercial recreation facility site shall have a minimum lot size of three and a half acres.

4. Racetracks for electric go-carts shall only be allowed between the railroad tracks and the I-15 right-of-way within the Mixed Use corridor along State Street, and the track shall be adjacent to I-15.

I. ~~Tobacco Products~~Smoke Shops~~.~~

1. No ~~tobacco products~~smoke shop shall be located within one mile of any other ~~tobacco products~~smoke shop as measured in a straight line between the closest property lines of the lots on which they are located.

2. No ~~tobacco products~~smoke shop shall be located within 1,000 feet of any school, public or private, as measured in a straight line between the

closest property lines of the lots in which they are located.

3. No more than one ~~tobacco products~~smoke shop shall be allowed for every 50,000 citizens living in the City of Lehi.

4. For purposes of this subsection, each separate physical location shall count as a ~~tobacco products~~smoke shop.

5. No bars, chains, or similar security devices visible from the public street or sidewalk shall be allowed.

6. Neon lighting, other than the building's sign, is not permitted on the exterior.

7. Signage restrictions for ~~tobacco products~~smoke shops:

(a) Not more than one exterior monument sign and one wall-mounted sign shall be allowed.

(b) No pole signs shall be allowed.

(c) Painted wall advertising shall not be allowed.

(d) No temporary sign, banner, light, or other device designed to draw attention to the business or its location shall be allowed.

J. Automobile Sales and Rental.

1. All properties used for motor vehicle or trailer sales, display, or rental shall provide adequate parking for the number of vehicles being displayed. This includes standard 24-foot wide drive aisles; inventory stalls a minimum of 8 feet wide and 18 feet deep in size for typical auto sales. Inventory stall size shall be large enough for the inventory to completely fit between the stall with a minimum of two feet between inventory, including trailers, boats, and RVs. The maximum number of vehicles for sale shall be identified as a part of the approval process, and shall be determined on a site specific, case-by-case basis.

2. Customer and employee parking shall be provided at a ratio of one space for every seven inventory vehicles or a minimum of two spaces, whichever is greater. Customer and employee parking shall be clearly and visibly posted.

3. An office space devoted to perform transactions in conjunction with the business is required on site for all types of vehicle sales businesses.

4. All display areas shall be paved with asphalt, concrete, or pavers, or as approved by the Reviewing Departments. Vehicles for sale shall not be parked over required landscaping or buffer areas.

5. Light shall be properly shielded and designed, located, and arranged to reflect the light away from any street or adjacent properties. All lighting shall conform with the lighting standards from Section 12.110 of this Code.

6. A minimum 10-foot landscaped setback shall be required between all public streets and display areas. This landscape area shall include street trees as per City street tree standards.

7. For properties one acre or larger in size, the automobile sales and rental use, including the inventory and office space, shall occupy at minimum one-acre of the property. Allowed uses within the applicable zone, including other auto-mobile-related uses, may be located on the same property, but will not count towards the one-acre minimum for the automobile sales and rental use.

K. Hobby Garages.

1. Windows and Doors. In addition to the requirements of the Design Standards in Chapter 37 of this Code, all buildings facing public streets and public trails will include windows and doors.

2. Restrictions. Private garage units shall not be used for manufacturing, retail or wholesale selling, office functions, or human or animal habitation. Private garage units shall not permit storage of any hazardous or flammable materials unless in containers approved by the International Fire Code (IFC), hazardous waste, or any material which creates noxious dust, odor, or fumes.

3. Personal Use. An owner of a unit may use such unit for a personal use that is not considered a residential, business or retail use.

4. Residential Use Not Allowed. No portion of any private garage development shall be used for residential purposes and no owner may sleep overnight in or on their unit. A unit may include bathroom facilities provided that no unit may include or contain more than one toilet. Kitchen-type appliances will be allowed, provided all appliances are limited to a 120-volt, single pole, GFCI receptacle.

or on the exterior walls or roof of the premises;
(e) The sign shall contain alpha-numeric copy only.
(f) Painted wall advertising shall not be allowed;
(g) Signs and advertising shall not permit or allow the display of any matter that is contrary to the provisions of the Lehi City Development Code, Lehi City Municipal Code, or other applicable federal or State statute prohibiting obscenity, nudity, lewdness, profanity, or pornography.

3. No merchandise or pictures of the products or entertainment on the premises shall be displayed in window areas or in any area where they can be viewed from a public sidewalk.

Section 12.200. Zoning Requirements for Child Day Care, Commercial in Residential Zones.
(New 08/09/05)
The following standards apply to commercial daycare services located in residential zones: ~~the R-2 and R-3 Zones:~~

1. The exterior of the building shall resemble a single-family residential dwelling, in harmony with any neighboring residential dwellings.

2. A commercial daycare is not permitted in a multi-family structure.

3. A commercial daycare shall not be located within 400 feet, measured property line to property line, from ~~any school or~~ another commercial daycare service.

~~4. All applications for approval of a commercial daycare center shall comply with the conditional use and site plan requirements as set forth by this Code.~~

~~5.~~4. The entire area of the front yard setback shall be landscaped, except for permitted driveways/walkways.

~~6.~~5. The site plan shall be configured so that no vehicle will back out onto a dedicated public street. Parking and turn-around areas shall be located in the side or rear yard unless the site includes a circular driveway.

~~7. The commercial daycare shall be located on a through street, as opposed to a cul-de-sac or dead-end street.~~

~~8.~~6. The rear yard area and all play areas shall be enclosed with a six-foot high sight-obscuring fence. All gates shall be self-closing and self-locking.

~~9.~~7. No signage will be permitted.

~~10.~~8. No more than 16 children are permitted at any one time.

~~11.~~9. The commercial daycare shall comply with all State licensing requirements.

Section 12.210. Flag Lot Standards.
(New 09/12/06; Amended 03/27/07; 09/13/16; 05/14/19)

A. Definition. A flag lot is defined as a lot in a residential zoning district that does not meet the required frontage on a public street. A flag lot has two distinct parts: the flag, which contains the buildable area and is located behind another lot; and the pole, which connects the flag to the street, provides the only street frontage for the lot, and contains less than the minimum lot frontage for the zone.

B. Purpose. Flag lots are intended to apply only to exceptionally deep or odd shaped parcels that are isolated from public streets and would be difficult to develop or utilize in any other way. The applicant shall demonstrate that a flag lot is the most appropriate development option and that it will not detract from the surrounding neighborhood.

C. Minimum Requirements. A flag lot shall meet the following minimum requirements:

1. The pole portion of the lot shall have at least 20 feet of frontage on a dedicated public street, which frontage serves as access only to the subject lot.

2. The flag lot shall have a hard surfaced driveway from the public street to the required parking area for the flag lot with a minimum 20-foot wide drivable surface from lip of gutter to lip of gutter, p



B. Model homes shall be converted to residential dwellings when the corresponding subdivision becomes 80% developed or has been occupied as a model home for three years, whichever comes first.

C. Adequate off-street parking shall be provided.

D. Hours of operation shall be noted by the applicant, and subsequently approved in accordance with the provisions of this Code.

E. A model home may not be used as a general real estate office, construction management office, or an off-site sales office.

F. The number of model homes per subdivision will be reviewed on a site specific, case-by-case basis. Under no circumstances shall the number of model homes in a particular subdivision exceed the ratio of one model home for every ten houses contemplated by the corresponding recorded plat.

Section 12.230. Bed and Breakfast Inns.

(New 03.31.20; Amended 02/28/23)

Bed and breakfast inns shall ~~are allowed as a commercial use in commercial zones and as a conditional use in the A-5, A-1, R-1-22, and RA-1 zones. They must~~ comply with the following criteria:

A. No bed and breakfast shall be located within 600 feet of an elementary, middle, or junior high school measured from the nearest entrance of the hotel or motel by following the shortest route of ordinary pedestrian travel to the property boundary of the school.

B. ~~Building~~ Bed and Breakfast inns shall be of a historical nature; or if a new build, the building shall contain architectural features and design reflective of the Pioneer, Victorian, Early Twentieth Century, Period Revival, Early Modern, or Post-War Modern as defined by the Utah Heritage foundation. Different architectural styles can be approved by Planning Commission that are consistent with the vision for the area.

C. The owner or an employee needs to be present at all times on the premise.

D. Each bed and breakfast establishment shall have a sign of sufficient size as to be visible from the street. The sign shall be consistent with the architectural style of the establishment.

E. Every bed and breakfast establishment shall have a current business license; and comply with all other necessary City, State, and Fire Code requirements.

Section 12.240. Short Term Rentals.

(New 03.31.20)

Short Term Rentals (STRs) are an allowed use within all residential zones as long as they meet the following criteria:

A. No STR shall be located within 600 feet of an elementary, middle or junior high school measured from the nearest entrance of the STR by following the shortest route of ordinary pedestrian travel to the property boundary of the school.

B. The home shall be the primary residence of the applicant. Primary residency will be shown by providing the following documentation at the time of application and annually thereafter at the time of business license is renewal.

1. The applicant's most recent state and federal tax returns both listing the property as the applicant's primary residence; and

2. A government issued ID with the address of the applicant listed.

C. The owner, employee, or someone the owner designates as a point of contact shall be able to respond to all calls within one hour while the property is being rented.

D. The number of short-term renters shall be no more than 10 individuals, or as limited by off-street parking availability, whichever is less.

E. Every short-term rental establishment shall have a current business license; and comply with all other necessary City, State, and Fire Code requirements. The business license shall be displayed inside the rental area of the home as to be visible to guests.

F. Business licenses shall be renewed annually. Prior to renewal the applicant must show a resolution to any valid complaints related to the requirements set forth in this Section.

G. All parking for short-term rentals shall be provided off street and must meet the requirements of Table 37.070 of this Code. The required parking may take place in the primary garage or driveway space of a home if the applicant can prove that adequate parking will remain for the owner and other permanent occupants of the home.

6-4C-4: KENNEL PERMIT:

A. Permit Required: No person shall own or operate a kennel for which a kennel permit has not been issued.

B. Application: An application for a kennel permit must be completed and submitted to police department. Once an application is received by the police department, an inspection of the kennel for compliance with the requirements will be conducted. Upon approval of the inspection and application, a kennel permit will be issued.

C. Term Of Permit: Kennel permits are good for one year from the date of issue.

D. Random Inspections; Records Maintained: Kennels with permits are subject to random unannounced inspections throughout the duration of the kennel permit. Any person operating a kennel shall permit police department staff and/or their assignees access to all parts of the establishment. Any operator of a kennel shall keep available for inspection upon request by the police department:

1. The name, address and telephone number of the owner of each animal kept at the kennel;

2. Dog license and rabies vaccination records of every dog kept at the kennel.

E. Full Access Required; Deficiencies Corrected: When the supervising animal control officer arrives to inspect the facility, the owner and/or manager must give the officer full access to all areas where animals are kept. All animals must be shown to the officer, who may examine any animals that appear to be in poor health and may also require a veterinarian to so inspect. Owners, managers, caretakers or others who interfere with the officer's duties are in violation of the kennel permit requirements and the permit holder or applicant is therefor subject to denial or revocation of the permit. If the officer observes that the facility is not in full compliance with the kennel permit requirements, he or she will explain and document the deficiencies and will give the owner a deadline for correcting these deficiencies. The officer will return to reinspect the facility and if the deficiencies have not been corrected during the given time frame, the officer may revoke or deny the kennel permit.

F. Revocation, Fines, Fees, Penalties: Kennels that are not in compliance with the city kennel permit requirements are subject to permit revocation and any applicable fines, fees and penalties.

~~G. Conditional Use Permit Required: All kennel permit applications will only be approved upon receipt of proof and confirmation that the applicant has obtained a conditional use permit for a kennel from the planning and zoning department.~~

H. Inoculation, Licensing Requirements Applicable: Animals maintained under a kennel permit are not exempt from proof of inoculation against rabies and/or dog licensing requirements.

I. Applicability Of Other Laws: Animals maintained under a kennel permit are subject to all laws, ordinances, regulations and statutes that govern the ownership of animals.

J. Reasons For Denial Or Revocation: A kennel permit may be denied or revoked by the police department for any of the following reasons:

1. Failure to comply with any provision of the kennel permit requirements;

2. Conviction of the owner, or of any person subject to his or her direction or control, for a violation of any local, state or federal law, rule, order or regulation pertaining to any activity relating to the humane treatment of animals;

3. Evidence that the owner, or any person subject to his or her direction or control, has received an animal control violation within the past twelve (12) months. Animal control violations include, but are not limited to, dog licensing (section 6-4C-1 of this article), nuisance animals (section 6-4A-6 of this chapter), dogs attacking persons and animals (section 6-4C-6 of this article), animals running at large (section 6-4A-4 of this chapter), and rabies vaccination required (section 6-4D-2 of this chapter);

4. Furnishing false information on the application for a kennel permit.

K. Disposal Of Animals Upon Revocation: The operator of any kennel whose permit is denied or revoked shall dispose of all animals in the kennel within ten (10) days after the denial or revocation, or surrender the animals to the police

Activate Windows
Go to Settings to activate Windows.