Lehi City Council Meeting
Agenda
June 23, 2020

5:30 PM - This will be on online electronic meeting and can be viewed at www.lehi-ut.gov. To submit comments go to www.lehi-ut.gov/government/public-meetings.

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

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

   2.2. Benefit Discussion on Postpartum Recovery Leave- David Kitchen, Human Resources Director

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Consent Agenda

2.1. Approve Minutes from the May 26, 2020 City Council Meeting
052620CC3.pdf

2.2. Approve Purchase Orders
PO Index.pdf
Morgan Pavement.pdf

Regular Agenda

3. Consideration of Final subdivision approval for The Towns at Snow Springs, a 59-unit residential development located at approximately 700 South 1900 West.

Petitioner: Ivory Development

CC Staff Report The Towns at Snow Springs Final Subdivision 06.23.20.docx
Towns at Snow Springs Final Subdivision DRC 06.03.2020.docx
The Towns at Snow Springs Final Subdivision 06.03.20 plans.pdf
The Towns at Snow Springs elevations.pdf
Aerial Towns at Snow Springs.pdf
General Plan Towns at Snow Springs.pdf
Zoning Towns at Snow Springs.pdf

4. Consideration of a Plat Amendment for the Carol Nickels Estates, amending Lot 5 of the Pine Tree Estates Plat B located at 325 East 2600 North in an RA-1 zone.

Kenneth Jones

CC Staff Report Carol Nickel Estates Plat Amendment 06.23.20.docx
Carol Nickel Plat Amendment DRC 06.10.2020.docx
Carol Nickles Estates Plat Amendment.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

5. Consideration of Ordinance #35-2020, a General Plan Amendment for Taylor Meadows, changing the land use designation from VLDRA to VLDR on approximately 16.8 acres at approximately 7550 North 8350 West (600 West 1300 South).

Petitioner: Dan Ford

CC Staff Report Taylor Meadows General Plan Amendment 06.23.20.docx
Taylor Meadows General Plan Amendment DRC 5.13.2020.docx
Taylor Meadows General Plan Amendment DRC 05.13.20.pdf
Ord 35-2020.docx
Taylor Meadows aerial.pdf
Taylor Meadows GP.pdf
Taylor Meadows Zoning.pdf

6. Consideration of Ordinance #36-2020, a Development Code Amendment to Table 05-030-B to add auto sales of one acre or larger as a permitted use in the Commercial zone.

Petitioner: Cody Black

CC Staff Report Black Development Code Amendment 06.23.20.docx
Table 05.030-B DRC 05.06.2020.docx
Black Development Code Amendment Table 05.030B.pdf
Ord 36-2020.docx

7. Consideration of Ordinance #37-2020, a Development Code Amendment to Chapters 11 and 17, including clarification of requirements for (PUE's) Public Utility Easements.

Petitioner: Lehi City

CC Staff Report PUE Development Code Amendment.docx
Ord 37-2020.docx
PUE Development Code Amendments DRC 5.13.2020.pdf
Dev Code Chapters 11 and 17 Draft Code Sections.pdf

8. Consideration of Resolution #2020-46, approving an updated Storm Water Management Program.

Petitioner: Lehi City

Res 2020-46.docx
Lehi-City-SWMP-2020.06.18.pdf

9. Consideration of Resolution #2020-47, approving an Interlocal Cooperation Agreement between Utah County and Lehi City for disbursement from the Corona Virus Relief Fund.

Petitioner: Lehi City

Res 2020-47.docx
COVID-19 Interlocal Cooperation Agreement. Final County Approved Version.06-17-2020.pdf

10. Consideration of Resolution #2020-48, an Amendment to the Design Standards for Fiber Conduit.

Petitioner: Lehi City

Res 2020-48.docx
Lehi City Communication Standards.pdf

11. Consideration of Resolution #2020-49, temporarily suspending the acceptance of land use applications to rezone property to the Transit Oriented Development Zone.

Petitioner: Lehi City

Res 2020-49.docx

12. Consideration of Resolution #2020-50, authorizing staff to access and transact with Utah Public Treasurers' Investment Fund (PTIF) accounts.

Petitioner: Lehi City

Res 2020-50 Entity Resolution Form.pdf

13. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2254.

- This agenda has been properly posted and a copy provided to the local news media.

City Council Agenda Item Report

Meeting Date: June 23, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section:

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

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: June 23, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Benefit Discussion on Postpartum Recovery Leave- David Kitchen, Human Resources Director

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: June 23, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve Minutes from the May 26, 2020 City Council Meeting

Suggested Action:

Attachments:
052620CC3.pdf

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **May 26, 2020,** online at www.lehi-ut.gov.

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

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

Pre-Council, 4:00 p.m.

1. **Tour of Development in Salt Lake City**
   Council and staff participated in a tour of transit stations and developments in Salt Lake County.

The meeting recessed at approximately 6:30 p.m.
The meeting reconvened at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. **Welcome, Roll Call, Pledge of Allegiance**
   Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Albrecht led the Pledge.

2. **Consent Agenda**

2.1. Approve Minutes from the May 5, 2020 Council Meeting.

2.2 Approve Purchase Orders

2.3 Re-approve Ordinance #28-2019, the Goulding Annexation

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

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

DRAFT

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

Mr. Struthers reported on the concept plan. He suggested that they add a condition that those issues be addressed at the time of preliminary plat that includes easements for public utilities.

Councilor Koivisto inquired about the requested zone change. Mr. Struthers clarified that there is a development agreement that allows them to have a certain number of residential units in the commercial zone. He said this is a very unique situation that applies to both of the concept applications. The development agreement overrides the zoning. There is a maximum allowed density in the agreement and this should use all of that.

Councilor Koivisto stated that she received many emails from residents asking if it was possible to table this item until residents can come to a Council meeting in person to express their concerns. Councilor Southwick asked if the concern from the residents was the zone change, because if that's their concern, we already have a development agreement that needs to be honored. Councilor Koivisto stated that they would still like to voice their opinions in a public meeting.

Mayor Johnson stated that they've done everything they can to provide an avenue for the public to comment on these issues. He explained that it's the applicant's right to present their application to the Council. Councilor Albrecht inquired if Councilor Koivisto had suggested that the residents submit their comments. Councilor Koivisto stated that she did suggest that. Councilor Albrecht said that she was surprise then that the residents didn't at least avail themselves with that opportunity if they felt so strongly. Councilor Koivisto stated that she told the residents that she would at least ask the applicant since we are so close to returning to public meetings. She said she had a handful of emails that she'd be willing to forward to the other Councilmembers.

Brandon Watson was representing the applicant. He stated that this is part of the overall development agreement to allow residential in the commercial zone. He said that they would not feel comfortable waiting for an in-person meeting. Councilor Southwick stated that the Council has requested that residents submit their comments by email or online, so he was concerned that the Council would be giving special privileges for this one application if they choose to table it.

There was further discussion about tabling the item until the public can comment at an in person meeting.

Mayor Johnson stated that the applicant is here for concept plan, so the things that they should be discussing tonight are things like layouts, colors, and architecture. The density has already been decided per the development agreement. He said that they tabled this in the pervious meeting because there was concern with the utilities layout and easements and that has been resolved.

Mr. Watson stated that they asked residents of the Exchange what they can do better for this project. They also wanted to make it more walkable. This will have different color schemes with new architecture. Councilor Albrecht stated that with this many units, variation is very

important, so she encouraged design innovation for this project. Mr. Watson stated that the units will have some individuality with surface materials and colors.

Councilor Koivisto asked if the applicant would be willing to reach out to TSSD and get a positive recommendation from them. Councilor Condie stated that TSSD is not a land use authority, so it may not be appropriate to ask the developer to require their recommendation. There was discussion regarding the relationship with TSSD and how they plan for capacity. Mr. Wood stated that it hasn't been the tradition to ask for a positive recommendation from TDDS and even if they said no, he doesn't believe they have any legal standing to stop development. Lorin Powell stated that a developer shouldn't have to work with TSSD. It's the city's job to work with TSSD and ensure there is adequate capacity for current and future use.

There was discussion about the development agreement. It rearranges some of the density and brought it along 2100 North. It allows a certain amount of units to be added to a commercial zone. Mr. Wood stated that the development agreement went through the public process and was voted on and approved by the City Council. He said those rights are now vested with the developer.

Motion: Councilor Condie moved to approve the Concept for the Willow Point, a 420-lot residential development located at approximately 4100 West Hardman Way; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion and requested that the motion include the comments from Mr. Struthers regarding the need to address utility easements and concerns at preliminary plat. Councilor Condie amended his motion to include those comments. Councilor Southwick stated that his second stands.

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

Councilor Koivisto noted for the record that she voted yes because of the developer's vested rights.

4. Consideration of Concept approval for the Timp Point, a 200-lot residential development located at approximately 3400 West 2100 North.

This agenda item was discussed with item #3.

There was discussion regarding the block length exception and Mr. Watson stated that they can add an access if needed. There was also discussion regarding the color and architecture. Mr. Watson stated that there will be some varying surface materials. There will be more color schemes beyond what's currently shown. Mayor Johnson stated that he would like to see more variation.

Motion: Councilor Southwick moved to approve the Concept for the Timp Point, a 200-lot residential development located at approximately 3400 West 2100 North; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

Councilor Koivisto noted for the record that she voted yes because of the developer's vested rights.

5. Consideration of Resolution #2020-37, approval of the Goulding Annexation Agreement on 55.37-acres of property located at approximately 3000 West Traverse Mountain Boulevard with proposed TOD zoning and associated TOD Land Use Plan.

Jerrod Morgan was representing the applicant.

There was discussion regarding the public land dedicated to the City and that if the TOD doesn't come to fruition, then that land is given back to the developer. Councilor Albrecht had concerns with this because the density has already been granted as part of that public land being donated.

Mr. Morgan stated that if there is no public transit station at all then they would like the property back and they would then come back with a different plan. He said that the City will still be able to determine the zoning for the property.

Councilor Hancock stated that the density has already been granted so if there is no transit station then there will already be too much density and anything else build on the donated 6 acres could be problematic. If the transit station doesn't come then he would like that dedicated property to be a park or open space.

Mr. Struthers stated that if the transit station doesn't come then the developer would need to come back and amend their land use plan.

Mr. Wood stated that if the developer decided to max out all the residential units that they are entitled to in the next 20 years, and the transit station doesn't happen, then the City is not obligated to give them additional density in place of the transit station. If they don't max out their density and wanted to move residential units to where the station would have been, then they would need to amend the land use plan.

Councilor Southwick suggested that they work with the developer after 20 years if the station is not built.

Jason Walker stated that when this was originally approved the motion included that the park impact fees stay in the development, but that was not included in this agreement because he understood that the Council's intent was not to allocate park impact fees solely for this development.

Motion: Councilor Hancock moved to approve Resolution #2020-37, approval of the Goulding Annexation Agreement on 55.37-acres of property located at approximately 3000 West Traverse Mountain Boulevard with proposed TOD zoning and associated TOD Land Use Plan; and include in the developer's

agreement that at the 20 year mark if the transit station is not built, then the developer and the City will meet to determine what would be the best solution or use for the transit station property, and note that it could be left as open space. Councilor Koivisto seconded the motion.

There was discussion about the park impact fees being distributed throughout the city and not exclusively for this development. Mr. Wood stated that the agreement currently has nothing about the allocation of park impact fees, so if it's approved as is then the park impact fees can be used at the Council's discretion.

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

6. Allred B Annexation

a. Public Hearing

There were no comments

b. Consideration of Ordinance #30-2020, approval of the Allred B Annexation, approximately .57-acres located at approximately 968 East Mesa Avenue with RA-1 zoning.

Motion: Councilor Koivisto moved to approve Ordinance #30-2020, approval of the Allred B Annexation, approximately .57-acres located at approximately 968 East Mesa Avenue with RA-1 zoning; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

7. Consideration of Resolution #2020-31, taking formal action to pick up required employee contributions in the new Public Safety and Firefighter Tier II Contributory Retirement System.

Mr. Lundell stated that this item needs to be tabled because the Resolution needs to be rephrased.

Motion: Councilor Southwick moved to table this item. Councilor Koivisto seconded the motion.

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

8. Consideration of Resolution # 2020-32, adopting the Lehi City Budget and Consolidated Fee Schedule.

Mr. Lundell stated that he would prefer they pass the budget as is and then they can make adjustments if they need to be more conservative.

Motion: Councilor Condie moved to approve Resolution # 2020-32, adopting the Lehi City Budget and Consolidated Fee Schedule for 2021; and include that staff can work with elected officials to make budget adjustments based on economic data; and include that the merit increase (up to 4%) be put into effect on July 1, and not be delayed to save money. Councilor Hancock seconded the motion.

Mayor Johnson stated that he would prefer to still have the option of delaying merit increases. Councilor Condie wanted to keep his motion as is.

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

9. Consideration of Resolution #2020-34, approval of an agreement between Lehi City and Hadco Construction for widening and improving Main Street.

Motion: Councilor Condie moved to approve Resolution #2020-34, an agreement between Lehi City and Hadco Construction for widening and improving Main Street. Councilor Koivisto seconded the motion.

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

10. Consideration of Resolution #2020-33, approving an agreement between Lehi City and PEC for parks design and construction documents.

Motion: Councilor Southwick moved to approve Resolution #2020-33, approving an agreement between Lehi City and PEC for parks design and construction documents. Councilor Albrecht seconded the motion.

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

11. Consideration of Resolution #2020-36, approval of an agreement between Lehi City and Morgan Pavement for slurry seal application to streets.

Motion: Councilor Southwick moved to approve Resolution #2020-36, approval of an agreement between Lehi City and Morgan Pavement for slurry seal application to streets. Councilor Koivisto seconded the motion.

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

12. Consideration of Resolution #2020-35, approving an agreement between Lehi City and C&L Water Solutions for the relining of reinforced concrete pipe at Jordan Willows.

Motion: Councilor Hancock moved to approve Resolution #2020-35, approving an agreement between Lehi City and C&L Water Solutions for the relining of reinforced concrete pipe at Jordan Willows. Councilor Koivisto seconded the motion.

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

13. Consideration of Resolution #2020-39, approving an amendment to the City's flexible benefit plan for the CARES Act.

Motion: Councilor Southwick moved to approve Resolution #2020-39, approving an amendment to the City's flexible benefit plan for the CARES Act. Councilor Koivisto seconded the motion.

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

14. Consideration of Resolution #2020-38, approving a Lease Agreement between Lehi City and Utah County for Willow Park.

Motion: Councilor Condie moved to approve Resolution #2020-38, approving a Lease Agreement between Lehi City and Utah County for Willow Park. Councilor Southwick seconded the motion.

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

15. Consideration of Adjourning into a Closed Executive Session for the purpose of discussing the character, professional competence, or physical or mental health of an individual.

Motion: Councilor Koivisto moved to Adjourn into a Closed Executive Session for the purpose of discussing the character, professional competence, or physical or mental health of an individual. Councilor Southwick seconded the motion.

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

The meeting adjourned into a closed session at 9:40 p.m.
The meeting reconvened at approximately 10:08 p.m.

14. Adjournment

With no further business to come before the City Council at this time, Councilor Albrecht moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:10 p.m.

Approved: June 23, 2020 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

City Council Agenda Item Report

Meeting Date: June 23, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:
PO Index.pdf

Morgan Pavement.pdf

LEHI CITY
CITY COUNCIL AGENDA
June 23, 2020

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Morgan Pavement	Slurry Coat Asphalt Roads	$200,000.00	$259,865.94

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE **# 6608**

LEHI CITY

32644
ISSUED TO: MORGAN PAVEMENT MAINTENANCE

P.O. BOX 190
CLEARFIELD UT 84089

SHIP TO: STREETS
439 WEST 300 NORTH
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 06/16/2020

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	tYPE II SLURRY COAT ASPHALT ROADS TO HELP MAINTAIN LIFE	200,000.00	200,000.00	11-50-09-010

TOTAL 200,000.00

Authorized By:

Dave Norman
Department Head

City Council Approval Date *

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

Mayor or City Administrator

6608

Lehi City Purchase Requisition Request

Supplier	**Name**	Morgan Pavement		**Vender #**	
	Street	PO Box 190		**Date**	**6.16.2020**
	City	Clearfield	**State**	UT	
	Zip	84015	**Phone**	801-544-5947	

Dean Lundell

Street Department	11-50-09-010	Dave Norman
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
		Type II Slurry Seal coat on asphalt roads to help		$200,000.00
		maintain life span. Morgan Pavement will be the ones		
		applying the materials and notifying residents of work		
		to be done.		
		This is part of an overall contract to do 2 million sq.ft		
		of slurry that will go through several different		
		subdivisions. Quantities will be verified through		
		Todd King Pavement Manager.		
		Total		$200,000.00

Justification:	**Price Determination**	
This was put out to bid and Morgan	**Verbal Quote**	
Pavement was low bidder, they have done	**Informal Bid**	
acceptable work in the past. This has been	**Written Bid**	X
approved through Councel as well.	**State Bid**	
	Other	

259,865.94

City Council Agenda Item Report

Meeting Date: June 23, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Final subdivision approval for The Towns at Snow Springs, a 59-unit residential development located at approximately 700 South 1900 West.
Petitioner: Ivory Development

Suggested Action:

Attachments:
CC Staff Report The Towns at Snow Springs Final Subdivision 06.23.20.docx

Towns at Snow Springs Final Subdivision DRC 06.03.2020.docx

The Towns at Snow Springs Final Subdivision 06.03.20 plans.pdf

The Towns at Snow Springs elevations.pdf

Aerial Towns at Snow Springs.pdf

General Plan Towns at Snow Springs.pdf

Zoning Towns at Snow Springs.pdf

THE TOWNS AT SNOW SPRINGS FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Brad Mackay- Ivory Development		
Meeting Date	June 23, 2020		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 700 South 1900 West		
Existing Land Use	Mink Ranch		
Existing Zoning	R-3		
General Plan Land Use Designation	HDR (High Density Residential)		
Number of Lots/Units	59 units		
Adjacent Zoning and Land Use	*North*	R-1-12	Sunset Meadows
	South	PF	Sports Park
	East	TH-5	Vacant
	West	R-1-12	Dapple Gray Trails Plat C
Date of DRC Review	June 3, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.180. Effective Period of Final Subdivision Plat Approval.
The approval of a final subdivision plat shall be effective for a period of two (2) years from the date the final plat is approved and signed by the City Council, at the end of which time such final subdivision plat shall have been recorded in the office of the Utah County Recorder.

Section 37.020. Multi-Family Residential Design Standards
Townhome Building Orientation. Townhomes shall be oriented towards all public streets with rear loading garages accessed by a paved parking area or alley way (see Figure 138). In addition, rear loading townhomes shall be required for a minimum of 50 percent of the total townhome units in a development with building entrances being oriented towards streets, parks, courtyards, and other open spaces. Units required to orient towards public streets may be considered toward meeting the 50 percent requirement. Off-street parking shall not be allowed between the building entrance of rear-loading townhomes and the street sidewalk.

Open Space. Common open space is an essential design feature of all multi-family projects, and the following standards shall be met for all new multi-family developments:

a. Open space areas shall respect and maintain natural features, such as trees and significant vegetation, hills, drainages, wetlands, water bodies, water ways, and other natures features.

b. All open space areas within multi-family developments shall be designed to have two or more sides of the open space fronting primary internal public or private streets to ensure that open space is visible and available to all residents in the area (see Figure 141).

c. Open spaces shall be centrally located so they are accessible as a community amenity to all units in the development.

Pedestrian circulation. Mult-family residential projects shall provide a circulation plan and include the following improvements to improve pedestrian circulation and safety:

a. Pedestrian walkways that interconnect the adjacent streets, open spaces, parking areas, building entrys, adjacent sites and adjacent master planned trails where applicable. Each building located along a public road shall provide a sidewalk connection from the building entrance to the public sidewalk.

b. Walkways shall be hard surfaced with concrete, brick pavers or asphalt.

Crosswalks shall be placed where pedestrian walkways cross streets and internal roads and shall be painted or made of concrete or brick pavers.

APPLICABLE GENERAL PLAN SECTIONS

Best Practice 9.1: ***Develop local neighborhood programs to bring residents together under common causes and character.***

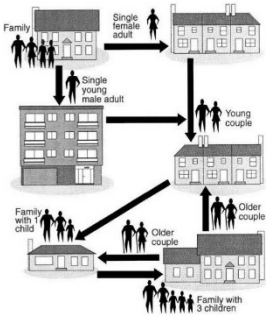


Diagram of life-cycle housing needs
Source: Envision Utah.

Neighborhoods are created by the coming together of individual households to form strong bonds. Communities are adopting programs and strategies to improve and strengthen neighborhood bonds and community character.

i. Life-Cycle Housing: Plan for housing suitable for different stages of life, including smaller, more affordable units for first-time buyers, singles, young couples, families with many children, and older home owners, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Housing policy should work to create opportunities for people to live and grow in the same community. This will enable young couples, families and the elderly to live near relatives, and stay within their same social networks (e.g. church boundaries) throughout their lives.

ii. Inclusionary Approach: High quality neighborhoods are inclusive and welcome people of all stages of life. Communities are addressing housing affordability using an inclusionary approach that allows for a mixture of housing types and prices, recognizing that housing affordability is integral to the long-term success of the City. Segregating housing by type, price, and size can lead to major divides in a community, most often along socioeconomic lines. This can ultimately lead to areas of higher crime, poverty, and other challenges. Ensuring neighborhoods include housing diversity minimizes the creation of these problem areas, and leads to a more inclusive, diverse, and accepting community. Children in such communities will grow up knowing people from different ages, walks of life, and from different socio-economic groups.

iii. Communal Activity: Community activity such as community gardens, joint art projects, dance and cultural exchange, and other such events introduce people to each other and make it easier for neighborhood policing and easy identification of strangers. That sense of identity also puts *eyes on the street* and neighbors look out for each other's kids and property.

Planning should be strategic, and careful, to ensure that increased densities have minimum or low impacts on the fabric of existing neighborhoods.

PROPERTY HISTORY

June 12, 2007 This property was annexed into Lehi City as part of the Winford Gray Annexation.

December 10, 2019	The City Council approved a General Plan Amendment and Concept Plan for the Jonsson Mink Ranch Property.
February 11, 2020	The City Council approved the Jonnson Park Towns Preliminary Subdivision.

REPORT ANALYSIS

The applicant requests final subdivision approval of a proposed 59-lot subdivision located at approximately 700 South and 1900 West. The proposed subdivision meets the density, layout, architecture, and connectivity requirements. This section will review these requirements as well as the DRC comments.

Density

The applicant's plan shows that their intention is to build 59 townhomes on the 5.34-acre property and demolish the existing mink farm operation and homes. The proposed 11 units per acre included in this subdivision would not exceed the maximum density of 12 units per acre allowed in the R-3 zone. The density for this project was set by a completed development agreement and shown on the approved concept plan and preliminary subdivision.

The proposed final subdivision is intended to provide more diverse housing options that can support households in different stages of the life cycle and at differing income levels. **Best Practice 9.1** of the General Plan is to develop local neighborhood programs to bring residents together under common causes and character. Best Practice 9.1 includes three strategies to increase neighborhood bonds which include: life cycle housing, an inclusionary approach, and communal activity. The proposed subdivision is consistent with Best Practice 9.1 by providing a greater diversity of housing options to the area.

Layout

The Multi-Family Residential Design standards require 50 percent of townhomes to rear load and have front doors onto public streets or open space. This layout shows all rear loading townhomes except for 12 which are front loading townhomes. The 12 frontloading units are located along the west property line, and the proposed layout meets the 50 percent rear loading requirements. The proposed elevations meet the material requirements and architectural variety has been incorporated with the design. The layout also includes surface parking for visitors of the townhomes and a tot lot playground has been included as an amenity.

A development agreement was approved for this project by the City Council. The development agreement includes this project as well as the Ivory Ridge Amendment and Holbrook Farms Amendment. The development agreement states that the applicant will construct a precast concrete fence between the Jonsson Property and the property to the east owned by Utah Power and Light Company. Additionally, the applicant will construct the trail along the south side of the powerline corridor. The building setbacks will be reduced along 700 South to 15' minimum front to porch to create a better pedestrian interface and allow for more flexibility in building designs. The proposed setbacks along the west property line match the 20' setbacks allowed in the Dapple Gray Subdivision. The development agreement includes additional setback considerations for setbacks from the side yard to a road, between buildings, and adjacent to open space.

Architecture

The applicant provided proposed elevations that include a variety of decorative details and styles. A few examples of the elevations are included in the packet and additional elevations were reviewed by the DRC. If the final subdivision receives approval, City Staff will work with the applicant to ensure the product mix, corner lot and other code requirements are met.

Connectivity

The proposed final subdivision has a connectivity index score of 2.5 which meets the required score of 1.75. The

maximum allowed block length of 600 feet for a density of more than 4.1 units per acre is met. These connectivity standards seek to promote an increase in walkability and overall transportation connections. With smaller block lengths and a higher connectivity index score, this proposed final subdivision's design encourages walkability.

DRC Comments

The DRC had 5 comments including the following:

1. Recommend using a modified curb or other curb type on the private roads that will do better to discourage drivers from parking onto the sidewalk.
2. Need to provide overflow for retention area to ensure that the lots or adjacent homes are not flooded

Please consider all DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed The Towns at Snow Springs final subdivision including the DRC comments from June 3, 2020. This recommendation is based on the following findings:

1. The proposed subdivision meets the density, layout, architecture, and connectivity standards of the Lehi City Development Code.
2. The proposed final subdivision is consistent with Best Practice 9.1 of the General Plan by providing more opportunity for life-cycle housing and utilizing a more inclusionary approach.
3. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals.
5. Other findings based upon information presented at the public hearing.

Towns at Snow Springs Final Subdivision
DRC Redline Comments

Ivory Development- requests final subdivision review of The Towns at Snow Springs, a 59-unit residential development located at approximately 700 South 1900 West

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 5/21/2020

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Detention pond behind units MUST have an outfall to the city street, see previous comment from previous submittal

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets:
2. Should the sub base and road base depth be changed?
   Asphalt
   Road base
   Sub base
3. Change note from APWA to Lehi City

Ross – Engineering:
4. Need to provide overflow for retention area to ensure that the lots or adjacent homes are not flooded

Kim – Planning:
5. Recommend using a modified curb or other curb type on the private roads that will do better to discourage drivers from parking onto the sidewalk.

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Reimbursement Agreement for any reimbursable improvement items must be in place.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Provide elevations for the other townhome buildings (all front load, and rear load) in the project.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Irrigation Company signature on the construction drawings for the irrigation piping.
10. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
11. Provide a signed development agreement (prepared by Lehi City Planning Department).
12. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
13. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
14. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
15. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
16. Address any comments or conditions from City Council approval.
17. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

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.

18. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

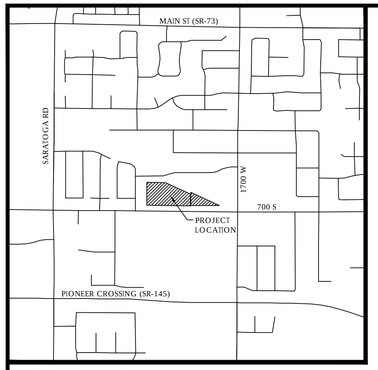
THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JUNE 23, 2020.

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

THE TOWNS AT SNOW SPRINGS

P.U.D PHASE 1

LOCATED IN THE SE 1/4 AND SW 1/4 OF SECTION 18, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- SECTION MONUMENT (CALCULATED)

SITE TABULATIONS

TOTAL ACREAGE	3.30 ACRES
TOTAL LOTS	32 LOTS
TOTAL ACREAGE IN LOTS	1.02 ACRES
TOTAL OPEN SPACE	.76 ACRES
TOTAL ACREAGE IN ROW	1.36 ACRES
LANE MILES OF ROAD	0.16 MILES
TOTAL UNITS PER ACRE	9.69 UNITS/ACRE

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	40.76	73°11'07"	52.06	S36°35'33"E	48.59
C2	28.00	30°08'48"	14.73	N20°22'01"E	14.56
C3	23.00	44°40'11"	17.93	S22°20'06"W	17.48
C4	78.76	72°30'20"	99.67	N53°09'44"W	93.15
C5	23.00	43°29'19"	17.46	N21°44'40"W	17.04
C6	23.00	36°07'23"	14.50	N25°25'38"W	14.26
C7	23.00	74°59'42"	30.10	N37°29'51"E	28.00
C8	59.76	89°24'58"	93.26	N44°42'29"W	84.08
C9	78.76	16°54'30"	23.24	N08°27'15"W	23.16
C10	78.76	89°24'58"	122.91	N44°42'29"W	110.81
C11	23.00	7°21'56"	2.96	S03°40'58"E	2.95
C12	23.00	43°29'19"	17.46	N21°44'40"W	17.04
C13	40.76	16°13'51"	11.55	S81°18'02"E	11.51
C14	40.76	89°24'58"	63.61	S44°42'29"E	57.35
C15	23.00	15°35'20"	6.26	S82°47'22"W	6.24
C16	28.00	5°17'37"	2.59	N02°38'49"E	2.59
C17	23.00	90°35'02"	36.36	S45°17'31"W	32.69

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

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

3. A 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT HAS BEEN PROVIDED ALONG ALL STREET FRONTAGE

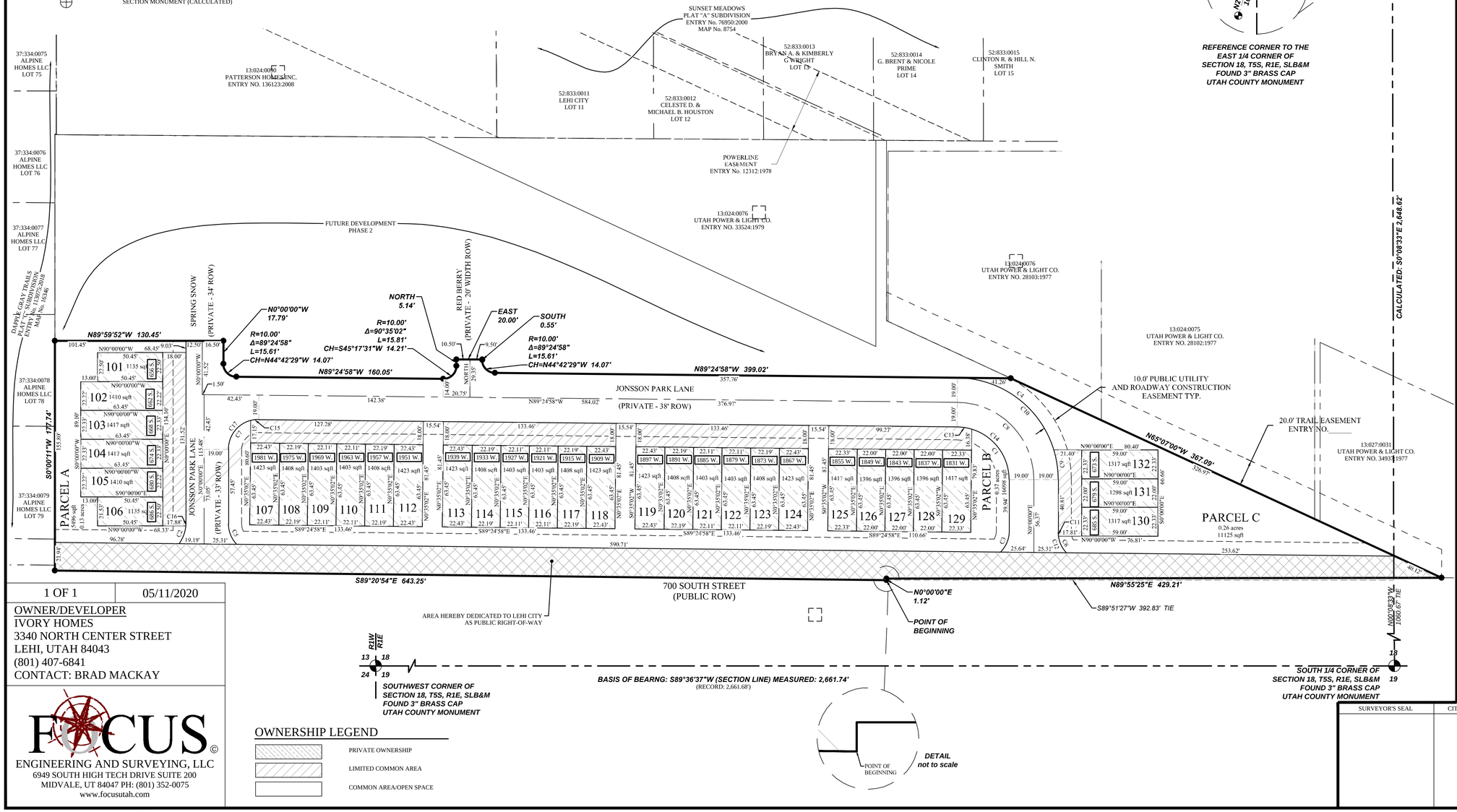
4. PARCELS A-C TO BE COMMON/OPEN SPACE OWNED AND MAINTAINED BY THE HOA.

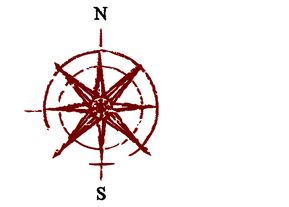
5. ZONED: R-3

6. REDUCED BUILDING SETBACKS ON THE JONSSON PROPERTY WILL BE ALLOWED AS
   - A) FRONT ALONG 700 SOUTH STREET = 15' MIN FRONT TO PORCH (TO CREATE A BETTER PEDESTRIAN INTERFACE AND ALLOW FOR MORE FLEXIBLE BUILDING DESIGNS)
   - B) SIDE YARDS ALONG 700 SOUTH STREET = 12' (TO GIVE A 2 FT BUFFER AWAY FROM THE PUE)
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   - D) BETWEEN BUILDINGS = 12'
   - E) BUILDING TO CURB/SIDEWALK ON DRIVEWAY SIDE = 18' IF FULL DRIVEWAY OR 6' DRIVE APRON
   - F) ADJACENT TO OPEN SPACE = 0'

7. THIS SITE WILL BE WATERED OFF OF A 1 1/2 INCH SECONDARY WATER SERVICE PROVIDED IN PHASE 1

8. THE PROPOSED RAIN GARDENS MUST BE BUILT TO CAPACITY AND MAY NOT BE MODIFIED OR ELIMINATED AFTER CONSTRUCTION IS COMPLETE



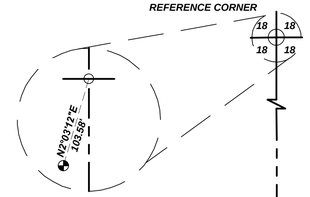


GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

EAST 1/4 CORNER OF SECTION 18, T5S, R1E, SLB&M RECORD LOCATION AS ESTABLISHED BY REFERENCE CORNER



REFERENCE CORNER TO THE EAST 1/4 CORNER OF SECTION 18, T5S, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT

SURVEYOR'S CERTIFICATE

"I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Evan J. Wood Date
Professional Land Surveyor
Certificate No. 183395

BOUNDARY DESCRIPTION

A parcel of land situate in the SW1/4 and the SE1/4 of Section 18, Township 5 South, Range 1 East, SLB&M, located in Lehi City, Utah, being a part of two (2) parcels identified by Utah County tax numbers 13:024:0021 & 13:024:0024, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of 8170 North County Road (700 South Street, Lehi City), located N00°08'33"W 1,060.67 feet along the Quarter Section line and S89°51'27"W 392.83 feet from the South Quarter Corner of Section 18, T5S, R1E, SLB&M; running thence along said northerly right-of-way line N89°20'54"W 643.25 feet; thence N00°00'11"E 177.74 feet to and along the easterly line of DAPPLE GRAY TRAILS PLAT "C" Subdivision, on file as Entry No. 113075:2018, Map No. 16346, in the Utah County Recorder's Office; thence S89°59'52"E 130.45 feet; thence South 17.79 feet; thence along the arc of a curve to the left with a radius of 10.00 feet a distance of 15.61 feet through a central angle of 89°24'58" Chord: S44°42'29"E 14.07 feet; thence S89°24'58"E 160.05 feet; thence along the arc of a curve to the left with a radius of 10.00 feet a distance of 15.81 feet through a central angle of 90°35'02" Chord: N45°17'31"E 14.21 feet; thence North 5.14 feet; thence East 20.00 feet; thence South 0.55 feet; thence along the arc of a curve to the left with a radius of 10.00 feet a distance of 15.61 feet through a central angle of 89°24'58" Chord: S44°42'29"E 14.07 feet; thence S89°24'58"E 399.02 feet to the southwesterly line of a Warranty Deed on file as Entry No. 28103:1977 in the Utah County Recorder's Office; thence along said deed thence S65°07'00"E 367.09 feet to and along the southerly line of a Warranty Deed on file as Entry No. 28102:1977 in the Utah County Recorder's Office, and to and along the southerly line of a Warranty Deed on file as Entry No. 34937:1977 in the Utah County Recorder's Office to the northerly right of way line of said 700 South Street; thence along said northerly right of way S89°55'25"W 429.21 feet; thence South 1.12 feet to the point of beginning.

Contains: 143,819 square feet or 3.30 acres+/-, 32 Units and 3 Parcels.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS

THE TOWNS AT SNOW SPRINGS
P.U.D

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____

HAND THIS ____ DAY OF _____ A.D. 20____

_____
CHRISTOPHER P. GAMVROULAS, PRESIDENT
IVORY DEVELOPMENT, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20__

_____ _____
APPROVED BY MAYOR

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

PLANNING COMMISSION APPROVAL

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

_____ _____
DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

THE TOWNS AT SNOW SPRINGS

P.U.D PHASE 1

LOCATED IN THE SE 1/4 & SW 1/4 OF SECTION 18, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

1 OF 1	05/11/2020

OWNER/DEVELOPER
IVORY HOMES
3340 NORTH CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focususah.com

OWNERSHIP LEGEND

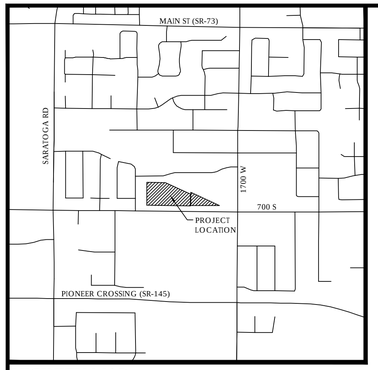
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA/OPEN SPACE

Z:_2020\20-0074 The Towns at Snow Springs\design\20-0074\dwg\sheets\C2-FINAL PLAT PH1.dwg

THE TOWNS AT SNOW SPRINGS

P.U.D

LOCATED IN THE SE 1/4 AND SW 1/4 OF SECTION 18, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- SECTION MONUMENT (CALCULATED)

SITE TABULATIONS		
TOTAL ACREAGE	2.08	ACRES
TOTAL LOTS	27	LOTS
TOTAL ACREAGE IN LOTS	0.81	ACRES
TOTAL OPEN SPACE	0.81	ACRES
TOTAL ACREAGE IN ROW	0.46	ACRES
LANE MILES OF ROAD	0.06	MILES
TOTAL UNITS PER ACRE	12.98	UNITS/ACRE

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

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

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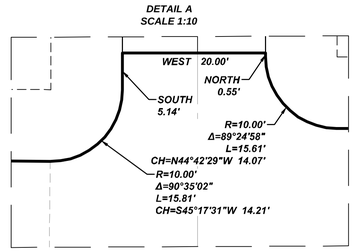
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5. ZONED: R-3

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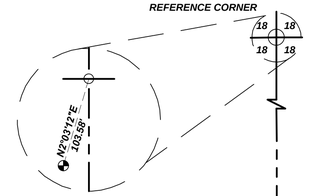


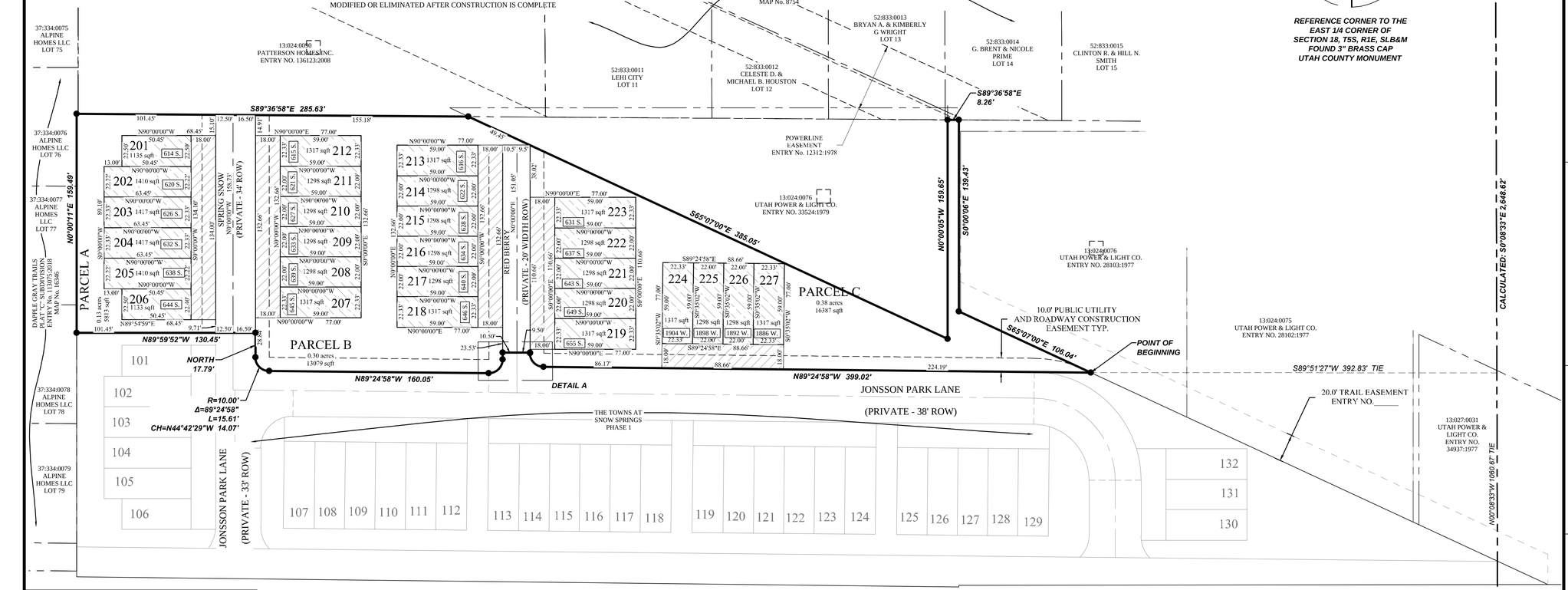


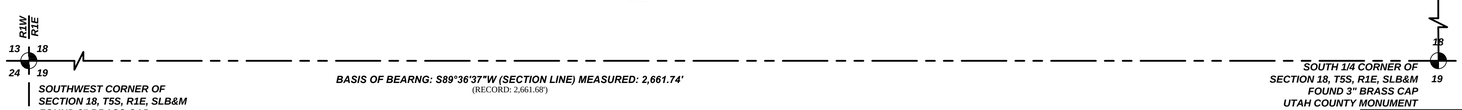
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.







OWNERSHIP LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA/OPEN SPACE

1 OF 1	05/12/2020

OWNER/DEVELOPER
IVORY HOMES
3340 NORTH CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

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ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S CERTIFICATE

"I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Evan J. Wood — Date
Professional Land Surveyor
Certificate No. 183395

BOUNDARY DESCRIPTION

A parcel of land situate in the SW1/4 and the SE1/4 of Section 18, Township 5 South, Range 1 East, SLB&M, located in Lehi City, Utah, being a part of two (2) parcels identified by Utah County tax numbers 13:024:0021 & 13:024:0024, more particularly described as follows:

Beginning at a point on the southwesterly line of a Warranty Deed on file as Entry No. 28103:1977 in the Utah County Recorder's Office, said point being N00°08'33"W 1,216.59 feet along the Quarter Section line and S89°51'27"W 296.24 feet from the South Quarter Corner of Section 18, T5S, R1E, SLB&M; running thence N89°24'58"W 399.02 feet; thence along the arc of a curve to the right with a radius of 10.00 feet a distance of 15.61 feet through a central angle of 89°24'58" Chord: N44°42'29"W 14.07 feet; thence North 0.55 feet; thence West 20.00 feet; thence South 5.14 feet; thence along the arc of a curve to the right with a radius of 10.00 feet a distance of 15.81 feet through a central angle of 90°35'02" Chord: S45°17'31"W 14.21 feet; thence N89°24'58"W 160.05 feet; thence along the arc of a curve to the right with a radius of 10.00 feet a distance of 15.61 feet through a central angle of 89°24'58" Chord: N44°42'29"W 14.07 feet; thence North 17.79 feet; thence N89°59'52"W 130.45 feet to the easterly line of DAPPLE GRAY TRAILS PLAT "C" Subdivision, on file as Entry No. 113075:2018, Map No. 16346, in the Utah County Recorder's Office; thence along said easterly line N00°00'11"E 159.49 feet; thence S89°36'58"E 285.63 feet to and along the southerly line of a Special Warranty Deed on file as Entry No. 136123:2008, in the Utah County Recorder's Office, to the southwesterly line of a Warranty Deed on file as Entry No. 33524:1979 in the Utah County Recorder's Office; thence along said deed the following two (2) courses: (1) S65°07'00"E 385.05 feet thence (2) North 159.65 feet to the southerly line of SUNSET MEADOWS PLAT "A" Subdivision, on file as Entry No. 76950:2000, Map No. 8754, in the Utah County Recorder's Office; thence along said plat S89°36'58"E 8.26 feet to the westerly line of a Warranty Deed on file as Entry No. 28103:1977 in the Utah County Recorder's Office; thence along said deed the following two (2) courses: (1) South 139.43 feet; thence (2) S65°07'00"E 106.04 feet to the point of beginning.

Contains: 89,013 square feet or 2.04 acres+/-, 27 Units and 3 Parcels.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS

THE TOWNS AT SNOW SPRINGS
P.U.D

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____

HAND THIS ____ DAY OF _____ A.D. 20____

_____
CHRISTOPHER P. GAMVROULAS, PRESIDENT
IVORY DEVELOPMENT, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20__

_____ _____
APPROVED BY MAYOR

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

PLANNING COMMISSION APPROVAL

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

_____ _____
DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

THE TOWNS AT SNOW SPRINGS

P.U.D

LOCATED IN THE SE 1/4 & SW 1/4 OF SECTION 18, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

PARKING TABULATION:
REQUIRED PARKING - 2 STALLS/DWELLING UNIT (NOT IN TANDEM) + 1 GUEST PARKING SPACE PER 3 DWELLING UNITS. 1 SPACE PER UNIT TO BE WITHIN A FULLY ENCLOSED GARAGE OR UNDERGROUND PARKING STRUCTURE.
TOTAL REQUIRED PARKING = 140 STALLS (60 GARAGED)

PROVIDED PARKING - UNITS 1, 6, 7, 12-60 = TWO STALLS/UNIT = 104 STALLS (ALL GARAGED)
UNITS 2-5, 8-11 = ONE STALL PER UNIT = 8 STALLS (ALL GARAGED)
UNCOVERED OFFSTREET PARKING STALLS = 29 STALLS
TOTAL PROVIDED PARKING = 141 STALLS (112 ARE GARAGED)

Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	44.27'	28.00'	90°35'26"	28.29'	N45°17'43"E	39.80'
C2	43.69'	28.00'	89°24'34"	27.71'	S44°42'17"E	39.39'
C3	23.41'	15.00'	89°24'58"	14.85'	S44°42'29"E	21.10'
C4	15.81'	10.00'	90°35'02"	10.10'	N45°17'31"E	14.21'
C5	23.41'	15.00'	89°24'58"	14.85'	S44°42'29"E	21.10'
C6	44.27'	28.00'	90°35'26"	28.29'	N45°17'43"E	39.80'
C7	44.27'	28.00'	90°35'02"	28.29'	S45°17'31"W	39.80'
C8	43.69'	28.00'	89°24'34"	27.71'	S44°42'17"E	39.39'
C9	71.41'	45.76'	89°24'58"	45.29'	S44°42'29"E	64.38'
C10	115.11'	73.76'	89°24'58"	73.01'	S44°42'29"E	103.78'

NOTES:
1) 2' T-PATCH WILL BE REQUIRED ON ALL UTILITY CUTS ON 700 SOUTH

LEGEND
BOUNDARY
ROW
CENTERLINE
LOT LINE
PUE
15" RCP SD — 15 SD
36" RCP SD — 36 SD
8" PVC SDR-35 SEWER — 8 SS
6" PVC DR-18 C900 WATER — 6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE) — 8 SW
EXIST. 12"RCP SD — Ex 12 SD
EXIST. 18"RCP SD — Ex 18 SD
EXIST. 10" SDR-35 SEWER — Ex 10 SS
EXIST. 8" DR-18 C900 WATER — Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 10 SW
EXIST. FENCE
EXIST. CONTOUR MAJOR — XXXX
EXIST. CONTOUR MINOR — XXXX
SD MH, INLET, AND COMBO
SEWER MANHOLE
VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. SD INLET & MH
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
EXIST. POWER POLE
SPOT ELEVATION — o XXXX.XX

SNOW SPRING DRIVE (PUBLIC - 54' WIDE)
DAPPLE DRIVE (PUBLIC - 54' WIDE)
37:134:0075 ALPINE HOMES LLC LOT 75
37:134:0076 ALPINE HOMES LLC LOT 76
37:134:0077 ALPINE HOMES LLC LOT 77
37:134:0078 ALPINE HOMES LLC LOT 78
37:134:0079 ALPINE HOMES LLC LOT 79
13:024:0080 PATTERSON HOMES INC. ENTRY No. 136123:2008
52:033:0111 LEHI CITY LOT 111
CELESTE E. PARK... HOUSTON LOT 12
13:024:0075 UTAH POWER & LIGHT CO. ENTRY No. 33524:1979
13:024:0076 UTAH POWER & LIGHT CO. ENTRY No. 28102:1977
13:024:0075 UTAH POWER & LIGHT CO. ENTRY No. 28102:1977
EXIST. CABLE BOX TO REMAIN IN PLACE
123.8' POWER EASEMENT
EXIST. TRANSMISSION TOWER TO REMAIN IN PLACE
EXIST. STORM DRAIN SUMP TO REMAIN IN PLACE
EXIST. OVERHEAD POWER TO REMAIN IN PLACE
EXIST. TRANSMISSION TOWER
EXIST. FIRE HYDRANT
EXIST. ELECTRICAL CABINET TO REMAIN IN PLACE
EXIST. UNDERGROUND POWER TO REMAIN IN PLACE
EXIST. FENCE TO REMAIN IN PLACE
EXIST. UNDERGROUND POWER
EXIST. GAS MAIN TO REMAIN IN PLACE
MATCHLINE A
PARCEL A
PARCEL B
PARCEL C
PARCEL D
SPRING SNOW
RED BERRY
JONSSON PARK LANE
700 SOUTH
700 SOUTH STREET (PUBLIC - 66'W)
GANDER WAY
18.0'+ TYP. DRIVEWAY
PROP. 2' ROLLED CURB (TYP.)
PROP. 2' ROLLED CURB AND GUTTER
10.0' PROP. PUE
1' RIBBON CURB
PROP. PUE
PROP. PLAYGROUND
5.0' SIDEWALK (TYP.)
(15) 9'x20' PARKING STALLS
(12) 9'x20' PARKING STALLS
ADA RAMP #104 PER LEHI CITY STDS. ROAD-7
ADA RAMP #105 PER LEHI CITY STDS. ROAD-7
ADA RAMP #106 PER LEHI CITY STDS. ROAD-7
ADA RAMP #103 PER LEHI CITY STDS. ROAD-7
ADA RAMP #101 PER LEHI CITY STDS. ROAD-7
ADA RAMP #102 PER LEHI CITY STDS. ROAD-7
ADA RAMP #107 PER LEHI CITY STDS. ROAD-7
ADA RAMP #108 PER LEHI CITY STDS. ROAD-7
FIRE HYDRANT #101 PER LEHI CITY STD. WATER-8
FIRE HYDRANT #102 PER LEHI CITY STD. WATER-8
FIRE HYDRANT #103 PER LEHI CITY STD. WATER-8
STREET SIGN #101 PER LEHI CITY STDS. SECTION 2.6
STREET SIGN #102 PER LEHI CITY STDS. SECTION 2.6
STREET SIGN #103 W/STOP SIGN PER LEHI CITY STDS. SECTION 2.6
STREET SIGN #104 PER LEHI CITY STDS. SECTION 2.6
STREET SIGN #105 PER LEHI CITY STDS. SECTION 2.6
STREET SIGN #106 PER LEHI CITY STDS. SECTION 2.6
STREET SIGN #107 PER LEHI CITY STDS. SECTION 2.6
5' TRANSITION FROM ROLLED CURB TO HIGH BACK CURB AND GUTTER
5' TRANSITION FROM RIBBON CURB TO HIGH BACK CURB AND GUTTER
3' TO 4' TALL FENCE ALONG 700 S FRONTAGE OF UNITS 107-129
3' TO 4' TALL FENCE ALONG 700 S FRONTAGE OF PARCEL C
6' PRECAST CONCRETE OR MASONRY FENCE ALONG THE TRAIL.
PROP. 10' TRAIL 3" ASPHALT 4" ROADBASE
PROP. 2' ROLLED CURB AND GUTTER
PROP. 2' HIGHBACK CURB AND GUTTER
PROP. 4' WATERWAY PER APWA STD. #211
PROP. 35' SIGHT TRIANGLES (TYP.)
PROP. ASPHALT CUT PER APWA STD.
PROP. ASPHALT CUT PER LEHI CITY STD.
CONNECT TO EXIST. SIDEWALK
CONNECT TO EXIST. CURB AND GUTTER
CONNECT TO EXIST. 8" SECONDARY WATER AND 6" CULINARY WATER MAINS
RELOCATE EXISTING BLOWOFF AND FIRE HYDRANT INTO PARKSTRIP
RELOCATE EXISTING FIRE HYDRANT INTO PARKSTRIP
7.0' PARKSTRIP
58.0' ASPHALT
13:024:0075 UTAH POWER & LIGHT CO. ENTRY No. 28102:1977

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
N
S

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

86' MINOR COLLECTOR 700 SOUTH
N.T.S.
86.00' RIGHT-OF-WAY
5.00' SIDEWALK | 7.00' PARKSTRIP | 6.00' BIKE LANE | 9.00' SHOULDER | 12.00' TRAVEL LANE | 12.00' TRAVEL LANE | 9.00' SHOULDER | 6.00' BIKE LANE | 7.00' PARKSTRIP | 5.00' SIDEWALK
2.00' FUTURE CURB WALL (x2)
2.00% | -0.25' | -0.58' | 00.0' | -0.07'
CBR = 8.9
3" ASPHALT
6" SUB BASE
8" ROAD BASE
HIGH BACK CURB & GUTTER WITH 6" ROADBASE (TYP.) PER LEHI CITY STD. ROAD-5
6" THICK CONCRETE SIDEWALK OVER 6" ROADBASE (TYP.)

20' RED BERRY PRIVATE DRIVEWAY
N.T.S.
20.00' RIGHT-OF-WAY
1.00' | 8.50' DRIVEWAY | 8.50' DRIVEWAY | 2.00'
0.19 | -0.17' | 2.00% | 00.0' | 2.00% | -0.17' | 0.00'
CBR = 8.9
3" ASPHALT
6" SUB BASE
8" ROAD BASE
1' RIBBON CURB WITH 6' ROADBASE (TYP.)
ROLLED CURB & GUTTER WITH 6" ROADBASE (TYP.) PER APWA STD. #205 TYPE-G

38' JONSSON PARK LANE
N.T.S.
38.00' RIGHT-OF-WAY
5.00' SIDEWALK | 2.00' | 12.00' ROADWAY | 12.00' ROADWAY | 2.00' | 5.00' SIDEWALK
0.02' | 2.00% | -0.08' | -0.24' | 2.00% | 00.0' | 2.00% | 0.24' | 0.40' | 2.00% | 0.50'
CBR = 8.9
3" ASPHALT
6" SUB BASE
8" ROAD BASE
ROLLED CURB & GUTTER WITH 6" ROADBASE (TYP.) PER APWA STD. #205 TYPE-G
6" THICK CONCRETE SIDEWALK OVER 6" ROADBASE (TYP.)

29' SPRING SNOW
N.T.S.
29.00' RIGHT-OF-WAY
5.00' SIDEWALK | 2.00' | 10.00' DRIVEWAY | 10.00' DRIVEWAY | 2.00'
0.43' | 2.00% | 0.33' | 0.17' | 2.00% | 00.0' | 2.00% | -0.17' | 0.00'
CBR = 8.9
3" ASPHALT
6" SUB BASE
8" ROAD BASE
ROLLED CURB & GUTTER WITH 6" ROADBASE (TYP.) PER APWA STD. #205 TYPE-G

18' PARKING STALLS
N.T.S.
25.00'
2.00' | 18.00' PARKING STALL | 5.00' SIDEWALK
6" THICK CONCRETE OVER 6" ROADBASE
2.00% | 0.50% | 2.00%
CBR = 8.9
3" ASPHALT
6" SUB BASE
8" ROAD BASE
ROLLED CURB & GUTTER WITH 6" ROADBASE (TYP.) PER APWA STD. #205 TYPE-G
6" THICK CONCRETE SIDEWALK OVER 6" ROADBASE (TYP.)

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THE TOWNS AT SNOW SPRINGS
LEHI CITY
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	---	---
2	---	---
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SITE PLAN

Scale: 1"=40' | Drawn: TBM
Date: 05/26/20 | Job #: 20-0074
Sheet: C3.1

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LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
36" RCP SD	36 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

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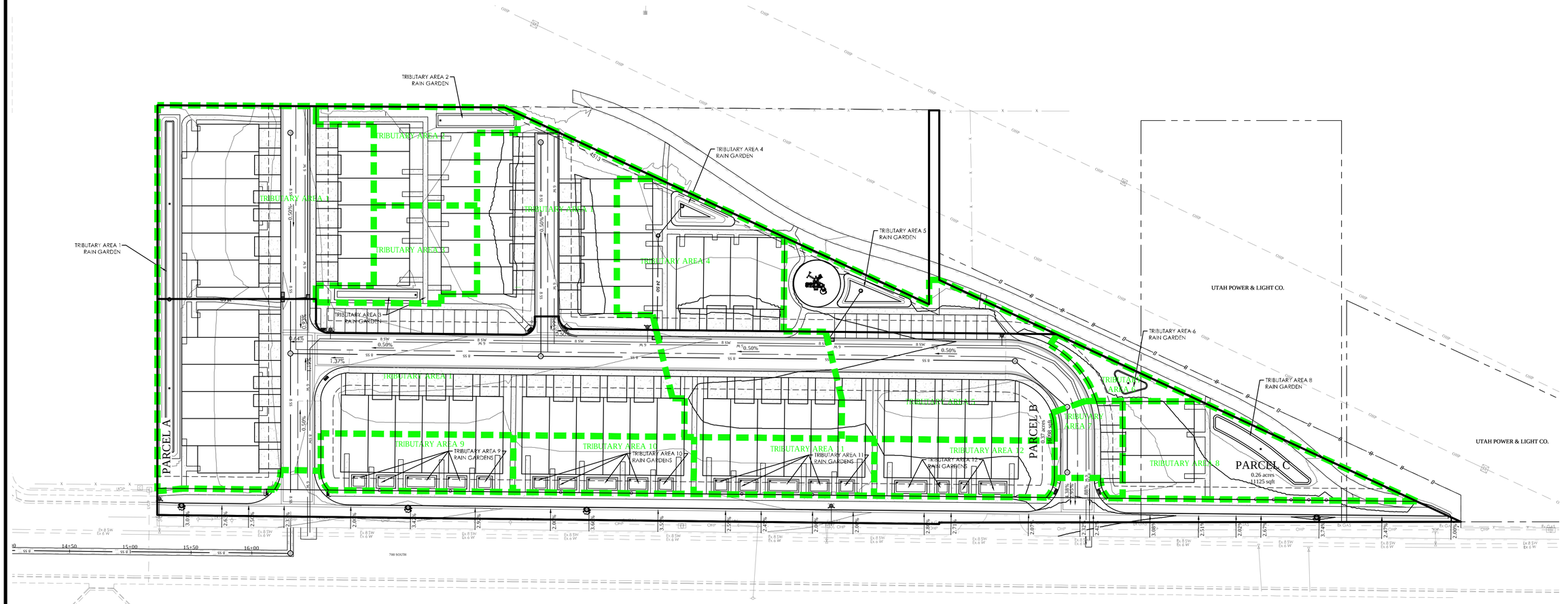
NOTE:
SEE THE DRAINAGE NARRATIVE FOR RAIN GARDEN CALCULATIONS AND DEPTHS

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



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THE TOWNS AT SNOW SPRINGS

LEHI CITY

RAIN GARDEN PLAN

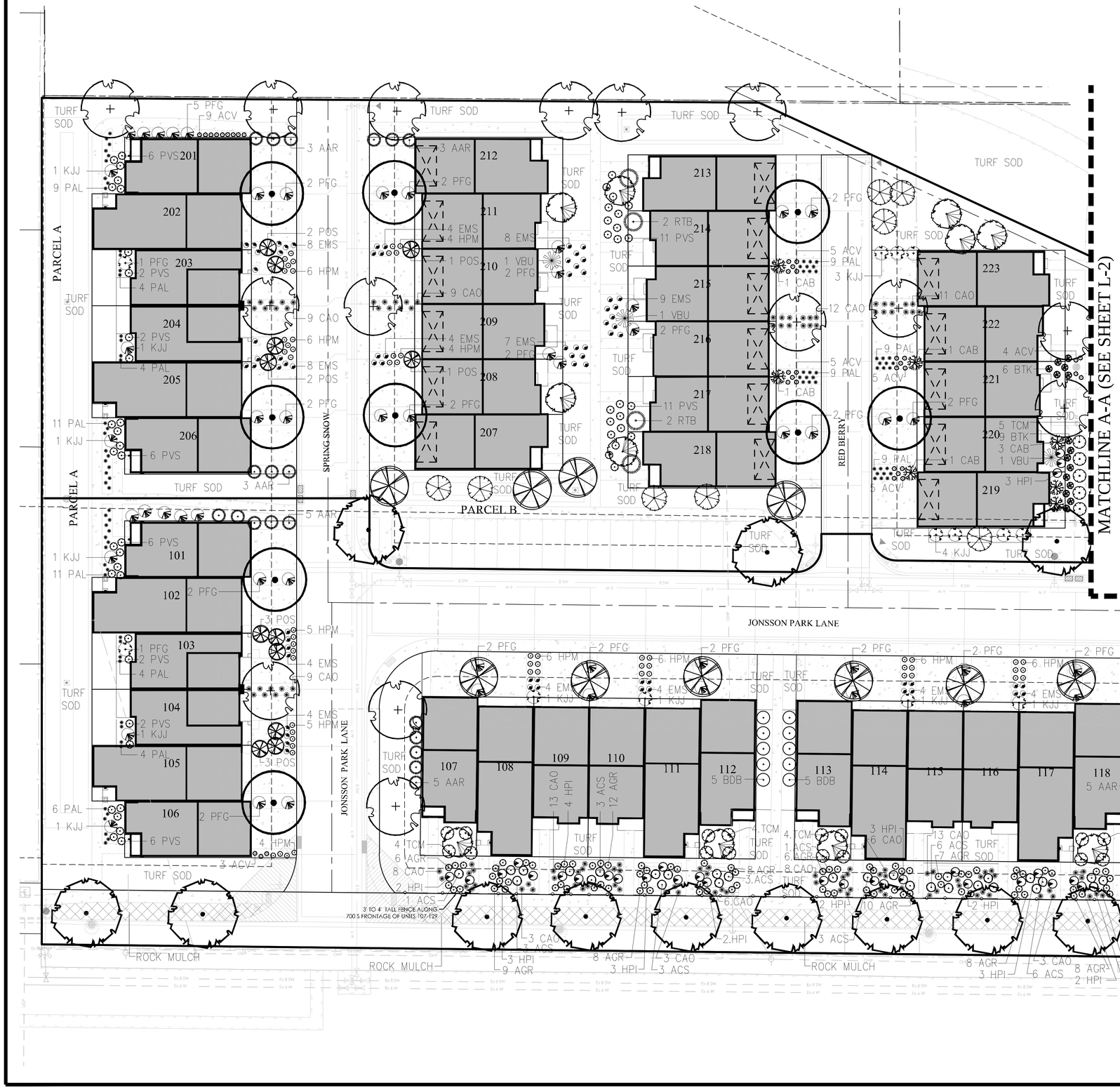
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RAIN GARDEN PLAN

Scale: 1"=20' | Drawn: TBM
Date: 05/26/20 | Job #: 20-0074
Sheet: C5.2

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PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Waterwise
SHRUBS					
AAR	Amelanchier alnifolia 'Regent'	Serviceberry Shrub	5 Gal	44	Yes
ACS	Artemisia cana	Silver Sagebrush	1 Gal	52	Yes
BDB	Buddleia davidii 'Black Knight'	Butterfly Bush	2 Gal	30	Yes
BTK	Berberis thunbergii 'Koren' Sunjoy Citrus Barberry	Citrus Yellow Leafed Barberry	2 Gal	21	Yes
CAB	Cornus alba 'Bailhalo' Ivory Halo	Varietaged Dogwood	5 Gal	8	No
HPI	Hydrangea paniculata 'ILVOBO' Bobo	Hydrangea	5 Gal	65	No
KJJ	Kerria japonica	Japanese Kerria	5 Gal	27	No
PFG	Potentilla fruticosa 'Goldfinger'	Yellow Shrubby Cinquefoil	5 Gal	62	Yes
POS	Physocarpus opulifolius 'Seward'	Ninebark	5 Gal	12	Yes
RTB	Rhus typhina 'Bailtiger'	Yellow Sumac	5 Gal	17	Yes
TCM	Taxus cuspidata 'Monloo'	Emerald Spreader Yew	2 Gal	37	No
VBU	Viburnum x burkwoodii	Viburnum	5 Gal	3	No
PERENNIALS & ORNAMENTAL GRASSES					
ACV	Astilbe chinensis 'Visions'	False Goat's Beard	1 Gal	64	No
AGR	Andropogon gerardii 'Red October'	Bushy Bluestem	1 Gal	153	Yes
CAO	Calamagrostis acutiflora 'Overdam'	Feather Reed Grass	1 Gal	172	Yes
EMS	Echinacea 'Matthew Saul' BIG SKY Harvest Moon	Coneflower	1 Gal	88	No
HPM	Hemerocallis 'Pardon Me'	Red Reblooming Daylily	1 Gal	82	Yes
PAL	Perovskia atriplicifolia 'Little Spire'	Russian Sage	1 Gal	98	No
PVS	Heuchera 'Guacamole'	Coral Bells	1 Gal	94	No

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. TOP DRESS ALL PARK STRIP AREAS ON AND OTHER AREAS LABELED "ROCK MULCH" WITH 4" DEEP OF 2" TO 4" SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
4. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS AND BETWEEN LAWN AREAS AND NATIVE GRASS.
5. RESEED ALL DISTURBED AREAS OUTSIDE THE TURF GRASS AREA WITH RE-VEGATATIVE SEED MIX LABELED NATIVE GRASSES.

2" TO 4" SOUTH TOWN COBBLE ROCK MULCH

TREE LEGEND

Abies concolor
White Fir 6' tall (1 total)

Acer ginnala 'Embers'
Amur Maple 2" cal. (19 total)

Crataegus x mordenensis 'Toba'
Flowering Hawthorne 2" cal. (18 total)

Fagus sylvatica 'Rotundifolia'
Round Leaf Beech 2" cal. (1 total)

Malus 'Spring Snow'
Flowering Crabapple 2" cal. (10 total)

Pinus leucodermis
Bosnian Pine 6' tall (11 total)

Prunus virginiana 'Canada Red'
Chokecherry 2" cal. (17 total)

Gleditsia triacanthos 'Draves'
Street Keeper Honeylocust 2" cal. (28 total)

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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THE TOWNS AT SNOW SPRINGS

LEHI CITY

LANDSCAPE PLAN

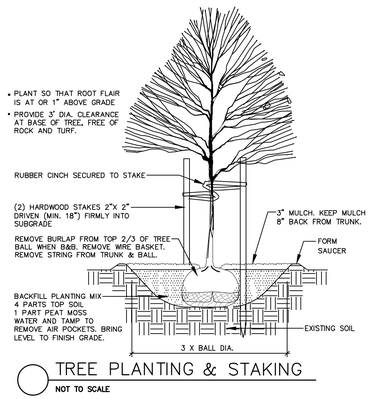
REVISION BLOCK

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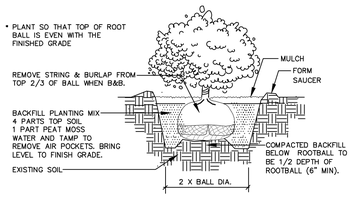
LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	SAV
Date:	05/26/20	Job #:	20-0074
Sheet:	L1		

E:_2020\20-0074 The Towns at Snow Springs\4-design\20-0074 dwg sheets\L1 - LANDSCAPE PLAN.dwg

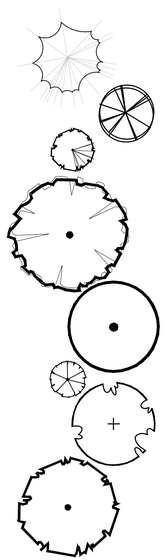


TREE PLANTING & STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

TREE LEGEND



Abies concolor
White Fir 6' tall (1 total)

Acer ginnala 'Embers'
Amur Maple 2" cal. (19 total)

Crataegus x mordenensis 'Toba'
Flowering Hawthorne 2" cal. (18 total)

Fagus sylvatica 'Rotundifolia'
Round Leaf Beech 2" cal. (1 total)

Malus 'Spring Snow'
Flowering Crabapple 2" cal. (10 total)

Pinus leucodermis
Bosnian Pine 6' tall (11 total)

Prunus virginiana 'Canada Red'
Chokecherry 2" cal. (17 total)

Gleditsia triacanthos 'Draves'
Street Keeper Honeylocust 2" cal. (28 total)

N
S

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Waterwise
SHRUBS					
AAR	Amelanchier alnifolia 'Regent'	Serviceberry Shrub	5 Gal	44	Yes
ACS	Artemisia cana	Silver Sagebrush	1 Gal	52	Yes
BDB	Buddleia davidii 'Black Knight'	Butterfly Bush	2 Gal	30	Yes
BTK	Berberis thunbergii 'Koren' Sunjoy Citrus Barberry	Citrus Yellow Leafed Barberry	2 Gal	21	Yes
CAB	Cornus alba 'Bailhalo' Ivory Halo	Varietaged Dogwood	5 Gal	8	No
HPI	Hydrangea paniculata 'ILVOBO' Bobo	Hydrangea	5 Gal	65	No
KJJ	Kerria japonica	Japanese Kerria	5 Gal	27	No
PFG	Potentilla fruticosa 'Goldfinger'	Yellow Shrubby Cinquefoil	5 Gal	62	Yes
POS	Physocarpus opulifolius 'Seward'	Ninebark	5 Gal	12	Yes
RTB	Rhus typhina 'Bailtiger'	Yellow Sumac	5 Gal	17	Yes
TCM	Taxus cuspidata 'Monloo'	Emerald Spreader Yew	2 Gal	37	No
VBU	Viburnum x burkwoodii	Viburnum	5 Gal	3	No
PERENNIALS & ORNAMENTAL GRASSES					
ACV	Astilbe chinensis 'Visions'	False Goat's Beard	1 Gal	64	No
AGR	Andropogon gerardii 'Red October'	Bushy Bluestem	1 Gal	153	Yes
CAO	Calamagrostis acutiflora 'Overdam'	Feather Reed Grass	1 Gal	172	Yes
EMS	Echinacea 'Matthew Saul' BIG SKY Harvest Moon	Coneflower	1 Gal	88	No
HPM	Hemerocallis 'Pardon Me'	Red Reblooming Daylily	1 Gal	82	Yes
PAL	Perovskia atriplicifolia 'Little Spire'	Russian Sage	1 Gal	98	No
PVS	Heuchera 'Guacamole'	Coral Bells	1 Gal	94	No

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. TOP DRESS ALL PARK STRIP AREAS ON AND OTHER AREAS LABELED "ROCK MULCH" WITH 4" DEEP OF 2" TO 4" SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
4. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS AND BETWEEN LAWN AREAS AND NATIVE GRASS.
5. RESEED ALL DISTURBED AREAS OUTSIDE THE TURF GRASS AREA WITH RE-VEGATATIVE SEED MIX LABELED NATIVE GRASSES.

2" TO 4" SOUTH TOWN COBBLE ROCK MULCH

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

MATCHLINE A-A (SEE SHEET L-1)

MATCHLINE B-B (THIS SHEET)

JONSSON PARK LANE

700 SOUTH STREET
(PUBLIC ROW)

PARCEL B

PARCEL C

3 TO 4' TALL FENCE ALONG 700 S FRONTAGE OF UNITS 107-129

3 TO 4' TALL FENCE ALONG 700 S FRONTAGE OF PARCEL C

ROCK MULCH

TURF SOD

FOCUS®
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

THE TOWNS AT SNOW SPRINGS

LEHI CITY

LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

LANDSCAPE PLAN

Scale: 1"=20'	Drawn: SAV
Date: 05/26/20	Job #: 20-0074
Sheet: L2	

P:\2020\20-0074 The Towns at Snow Springs\Design\20-0074 ld-wtg plan-set\L2 - LANDSCAPE PLAN.dwg



Mora Backyard 1



West Property Ground Level



West Neighborhood Perspective



West Property Perspective 2



West Neighborhood Perspective



West Property Perspective 2

The Towns at Snow Springs Final Subdivision

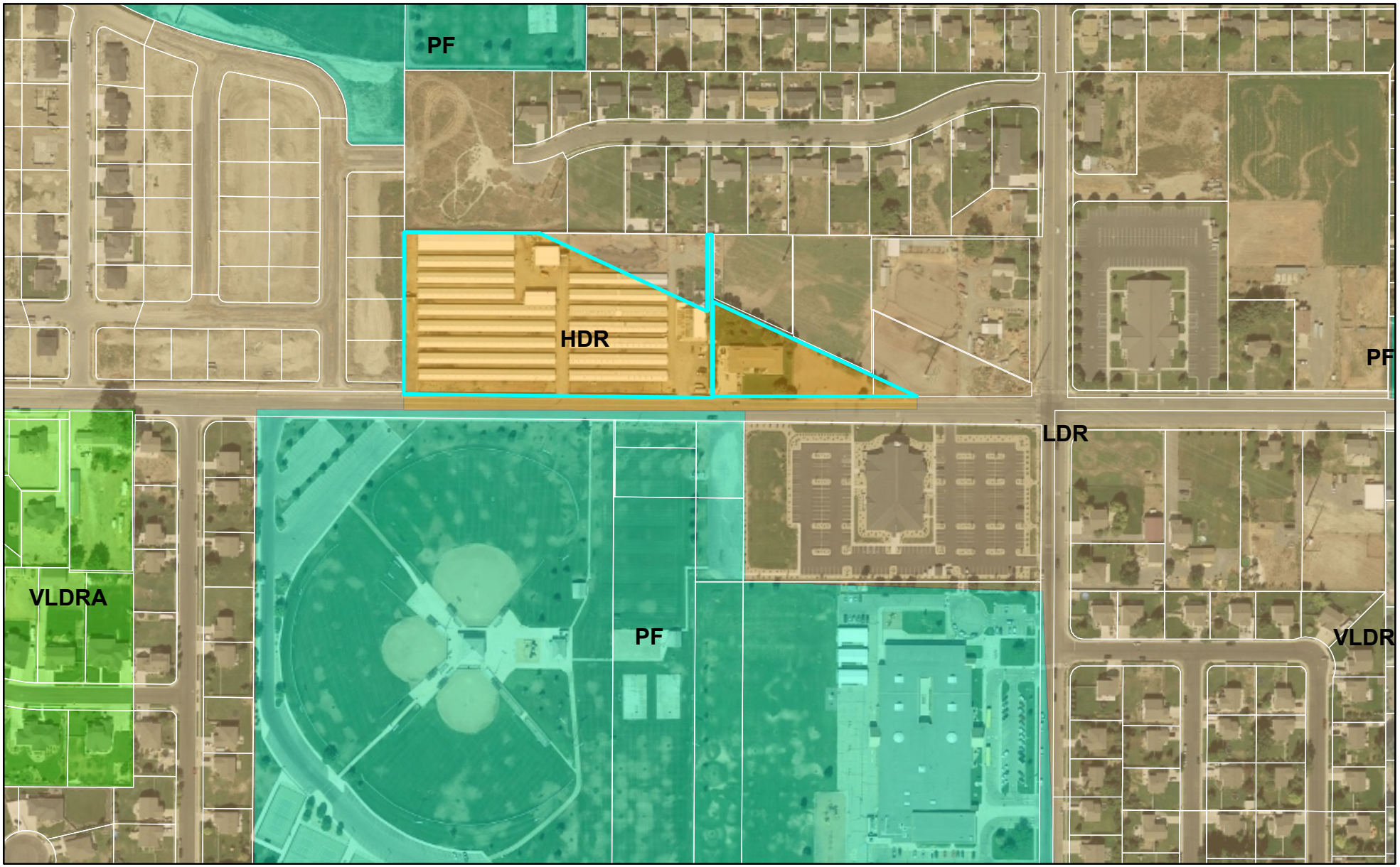
Aerial



LEHI CITY

The Towns at Snow Springs Final Subdivision

General Plan

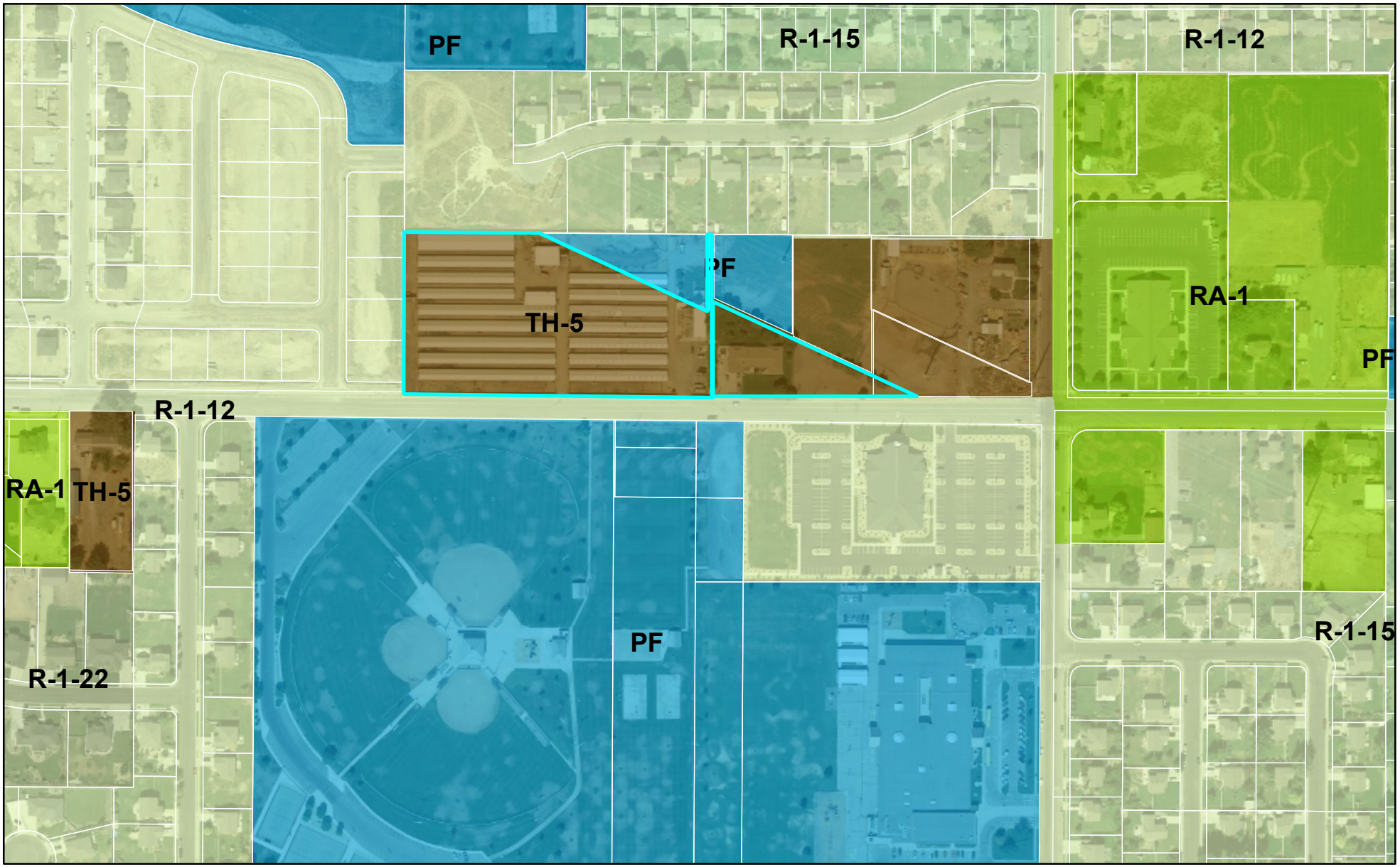


0 340 680 Feet

LEHI CITY

The Towns at Snow Springs Final Subdivision

Zoning



LEHI CITY

City Council Agenda Item Report

Meeting Date: June 23, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of a Plat Amendment for the Carol Nickels Estates, amending Lot 5 of the Pine Tree Estates Plat B located at 325 East 2600 North in an RA-1 zone.
Kenneth Jones

Suggested Action:

Attachments:
CC Staff Report Carol Nickel Estates Plat Amendment 06.23.20.docx

Carol Nickel Plat Amendment DRC 06.10.2020.docx

Carol Nickles Estates Plat Amendment.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

CAROL NICKLE ESTATES PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	Kenneth Jones		
Meeting Date	June 23, 2020		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	325 East 2600 North		
Existing General Plan Designation	Very Low Density Residential (VLDR)		
Existing Zoning	RA-1 and A-1		
Existing Land Use	Garage and undeveloped land		
Number of Lots/Units	2		
Adjacent Zoning and Land Use	*North*	RA-1	Single Family Homes
	South	RA-1/A-1	Single Family Homes
	East	RA-1	Single Family Homes
	West	RA-1	Single Family Homes
Date of DRC Review	06/10/20		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

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

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

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

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

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

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

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

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

the subdivision that are not:

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

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

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

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

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

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

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

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

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

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

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

Section 02.030 Lots in Two or More Districts. (Amended 3/28/00)

Where a lot of record at the time of passage of this Code or any amendments thereto falls into two or more districts, the more restrictive zoning district provisions shall apply. However, the TH-5 District shall not be considered for this purpose.

PROPERTY HISTORY

April 14, 1986	Property brought into the City as part of the North Annexation
June 28, 2005	City Council approved the Pine Tree Estates Plat B Final Subdivision

REPORT ANALYSIS

The applicant requests approval of the Carol Nickle Estates Plat, an amendment to the Pine Trees Estates B Subdivision, combining an additional lot with Lot Five.

As currently configured Lot Five contains 1.01 acres and has a large garage built on it. The applicant wishes to combine an existing adjacent lot that is currently not part of the subdivision. The additional lot has 0.66 acres and has the A-1 zoning designation.

Combining these lots into one lot provides a solution for an otherwise undevelopable lot. The 0.66 acre lot currently has an eight foot wide flag stem which does not meet the Development Code's 20-foot minimum requirement for a flag lot. Adding it to the existing flag lot makes it developable and will limit the number of houses behind other people's houses to one, aiding in the preservation of the large lot single family nature of the neighborhood.

Combining these lots will create a lot with two different zones, the A-1 and the RA-1. This on occasion happens and does not cause a problem. The more restrictive zone determines allowed uses in these cases. City Staff informed the applicant that water has not been dedicated for the 0.66 acre A-1 lot. Water dedication will not be required unless the applicant wishes to use either culinary or pressurized irrigation on that portion of the lot.

The DRC reviewed the proposed amended subdivision and had two redline comments:

1. Provide Narrative
2. In order for the existing shop to remain, it will need to meet the requirements for an accessory building, which would require the new home to either be built east of the shop, or the new home would need to face south so that the shop would be in the side yard of the house (accessory buildings are prohibited in the front yard), and as long as you can meet the setbacks of 25' front, 30' rear, and 10' sides, it should work. The front door of the home would need to be located on the front of the home and face south.

Please consider including these comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Carol Nickle Estates amended subdivision including the DRC comments from June 10, 2020. This recommendation is based on the following findings:

1. The proposed subdivision provides a solution for an otherwise undevelopable lot.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Development Code.
4. The proposed amendment
5. Other findings based upon information presented at the public meeting.

Carol Nickel Plat Amendment
DRC Redline Comments

Kenneth Jones- requests review of the Carol Nickels Estates Plat Amendment, amending the Pine Tree Estates Plat B, combining two lots into one at 325 East 2600 North in an RA-1 zone.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: none due to covid-19
Date of Plans Reviewed: 06/02/2020
Time Start: n/a
Time End: n/a

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

Kim – Planning:
2. In order for the existing shop to remain, it will need to meet the requirements for an accessory building, which would require the new home to either be built east of the shop, or the new home would need to face south so that the shop would be in the side yard of the house (accessory buildings are prohibited in the front yard), and as long as you can meet the setbacks of 25' front, 30' rear, and 10' sides, it should work. The front door of the home would need to be located on the front of the home and face south.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JUNE 23rd

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

CAROL NICKLE ESTATES PLAT "A"



MOORE, CLIFFORD J JR
HARRISON, KEVIN & ANGELA
CLEGG, JASON B & JULIANNE B
KEARSLEY, ERIC & NAE LYN
BARTON, RICHARD H & DIANNA L
CLEGG, GREGORY & TARA JEAN

LINDY SUBDIVISION "A"
LOT 8
LOT 9
LOT 1
NORTH BENCH MANOR "B"
LOT 2
LOT 3
LOT 4
LOT 5

N89°05'24"E 226.03'
SOUTH 16.10'
4.66
N88°57'37"E 397.55'

FOUND REBAR/CAP MARKED K. EDWARD GIFFORD .08' FROM RECORD

LOT 3
OLSEN, BRAD D & LAURA

62.00'
40.00'
EXISTING SHOP TO REMAIN
CONCRETE

LOT 1
72,701 SQ. FT.
1.6690 ACRES
325 East 2600 North

10' P.U.E.

LOT 2
ROGERS, JOHN CARLSTON & WENDY

NORTH BENCH MANOR "E"

LINDY SUBDIVISION "A"
TAYLOR, ALANSON O IV & NATALIE D
LOT 2
NORTH 281.50'

TREE LINE
S88°57'37"W 371.79'
WEST 218.00'
SOUTH 6.78'

PINE TREE ESTATES PLAT "A"
LOT 1
FAULK, DENA SUE (ET AL)
LOT 2
CHRISTENSEN, KAY HENRIE & SARAH

PINE TREE ESTATES PLAT "B"
LOT 4
BREMS, ROBERT C & LACEY

N0°25'49"E 172.79'
S0°25'49"W 273.16'
25' P.U.E. AND SEWER AND WATER EASEMENT

LOT 1
ROGERS, JOHN CARLSTON & WENDY
6' CHAIN LINK

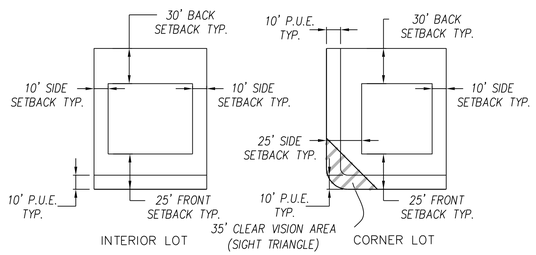
LOT 1
HOLDAWAY, DARYL & ABIGAIL
SOUTH 162.15'
BARKER, WYNN E & WYNN E DEED #15316-92
10' P.U.E. (TYP)
10' P.U.E. (TYP)
10' P.U.E. (TYP) AND SEW & WATER EASE.
EXISTING CURB, GUTTER, PLANTER, AND SIDEWALK
POWER PED.
PPOLE
FT HYD.
WM
PPOLE
4' WALK
S89°43'17"W 8.00'
S89°43'17"W 25.00'
372.23
NORTH 38.879

2600 NORTH STREET
SW COR. SEC. 33 T4S. R1E. SLB&M
SECTION LINE
CL ASPHALT
S 89°55'51" W 1009.500'

Scale 1" = 30 ft

● SET REBAR/CAP

ALL FRONT PROPERTY POINTS SET IN CURB WITH BRASS PIN ALONG EXTENSION OF LOT LINES



DETAIL - TYPICAL BUILDING SETBACK AND PUBLIC UTILITY EASEMENT

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

Project Summary

Total Acreage of project	1.6690 acres
Total acreage of lots	1.6690 acres
Total number of lots	1
Total acreage of streets	0 acres
Total lane miles of streets	0 miles

LOTS 1 ZONE RA-1

Cliff Peterson Land Services 801-372-3810

SURVEYOR'S CERTIFICATE

I, CLIFF PETERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 167172 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF PROPERTY LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point North 89°50'44" East 411.82 feet along the section line from the North Quarter Corner of Section 13, Township 5 South, Range 1 West, Salt Lake Base and Meridian thence South 56.943 feet; thence Southwest 13°00'40" West 157.361 feet; thence South 26°47'13" East 322.435 feet; thence North 63°29'26: East 347.192 feet; thence North 26°39'42" West 248.549 feet; thence North 19°00'02" West 128.745 feet; thence South 89°50'44" West 267.128 feet to the point of beginning.

Containing 149,106 sq. ft. or 3.4230 acres.

BASIS OF BEARING: *North 89°50'44" East* from the North Quarter Corner of Section 13 to the Northeast Corner of said section 13.

DATE

SURVEYOR (SEE SEAL BELOW)

OWNER'S DEDICATION

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

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

ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____ A.D. 20_____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER _____ SIGNED A NOTARY PUBLIC COMMISIONED IN

MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____ DAY OF _____ A.D. 20___.
BY RESOLUTION NO. _____

MAYOR

APPROVED ENGINEER (SEE SEAL BELOW)

ATTEST CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS_____ DAY OF _____ A.D. 20___, BY THE PLANNING COMMISSION

CHAIRMAN, PLANNING COMMISSION

INCLUDING A VACATION OF LOT 5, PINE TREE ESTATES SUBDIVISION, PLAT "B"

CAROL NICKLE ESTATES

A RESIDENTIAL SUBDIVISION

LEHI CITY UTAH COUNTY, UTAH

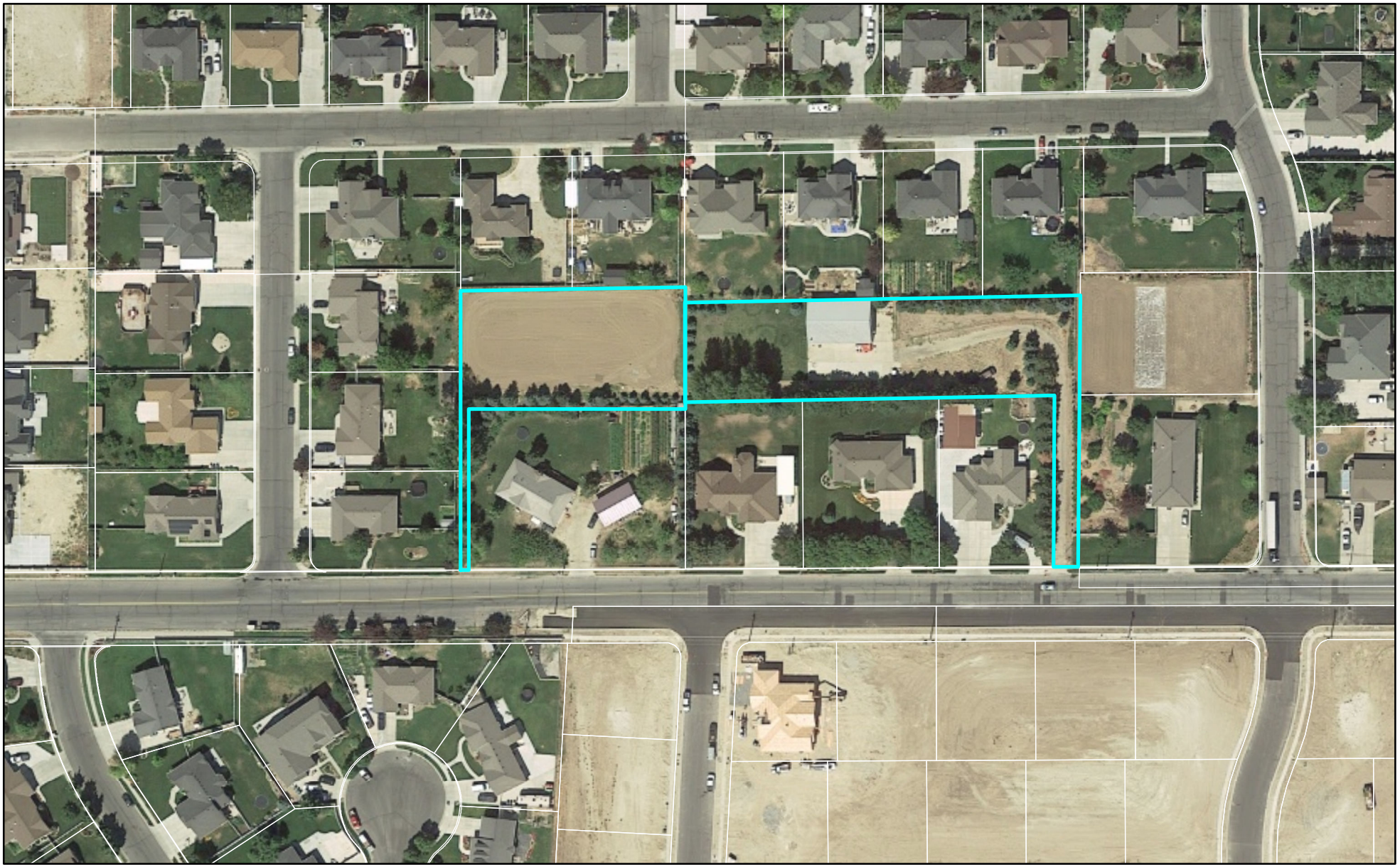
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL	CITY ENGINEER	CITY-COUNTY ENGINEER SEAL	CLERK - RECORDER SEAL

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN.

Carol Nickel Estates Plat Amendment

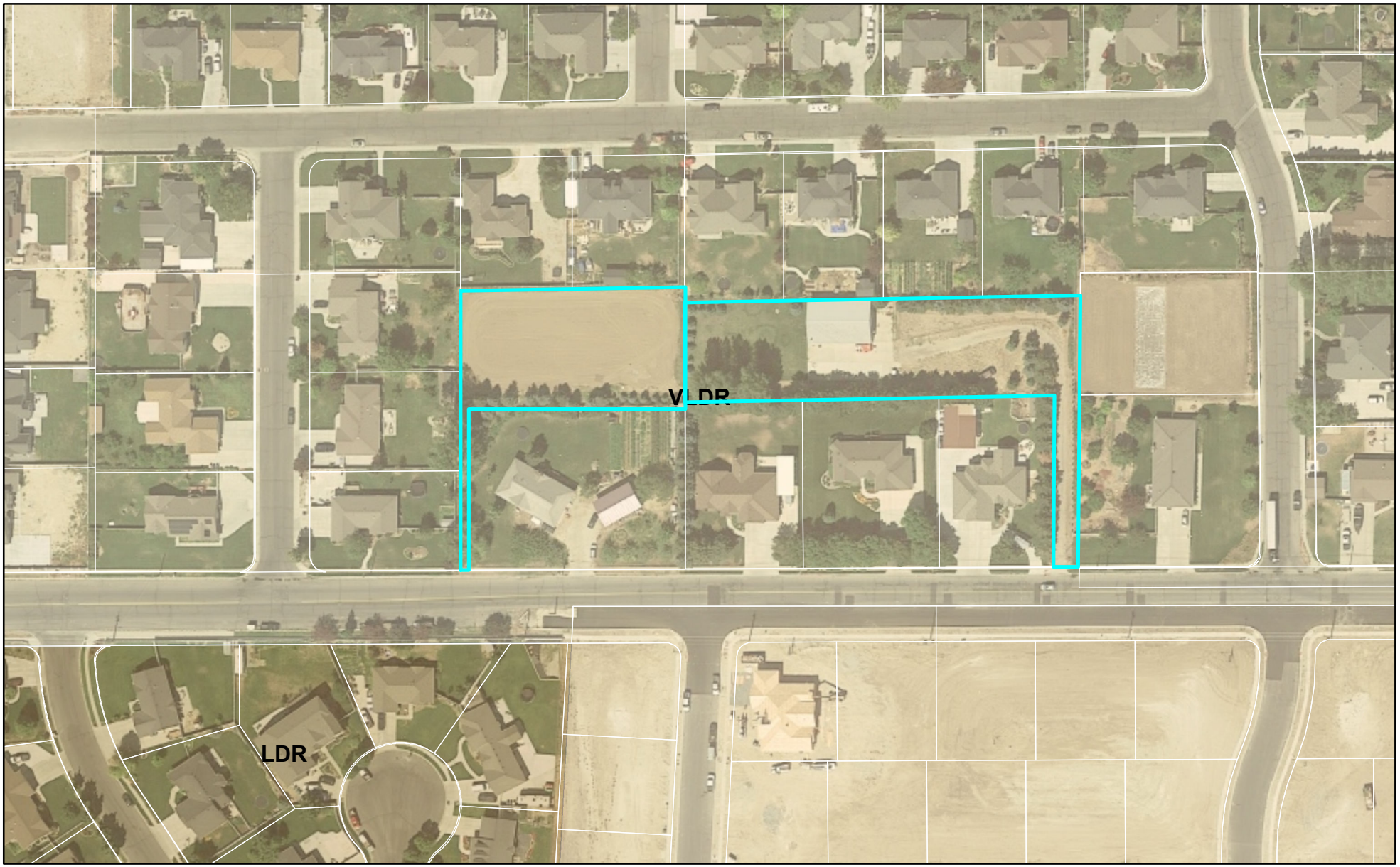
Aerial



LEHI CITY

Carol Nickel Estates Plat Amendment

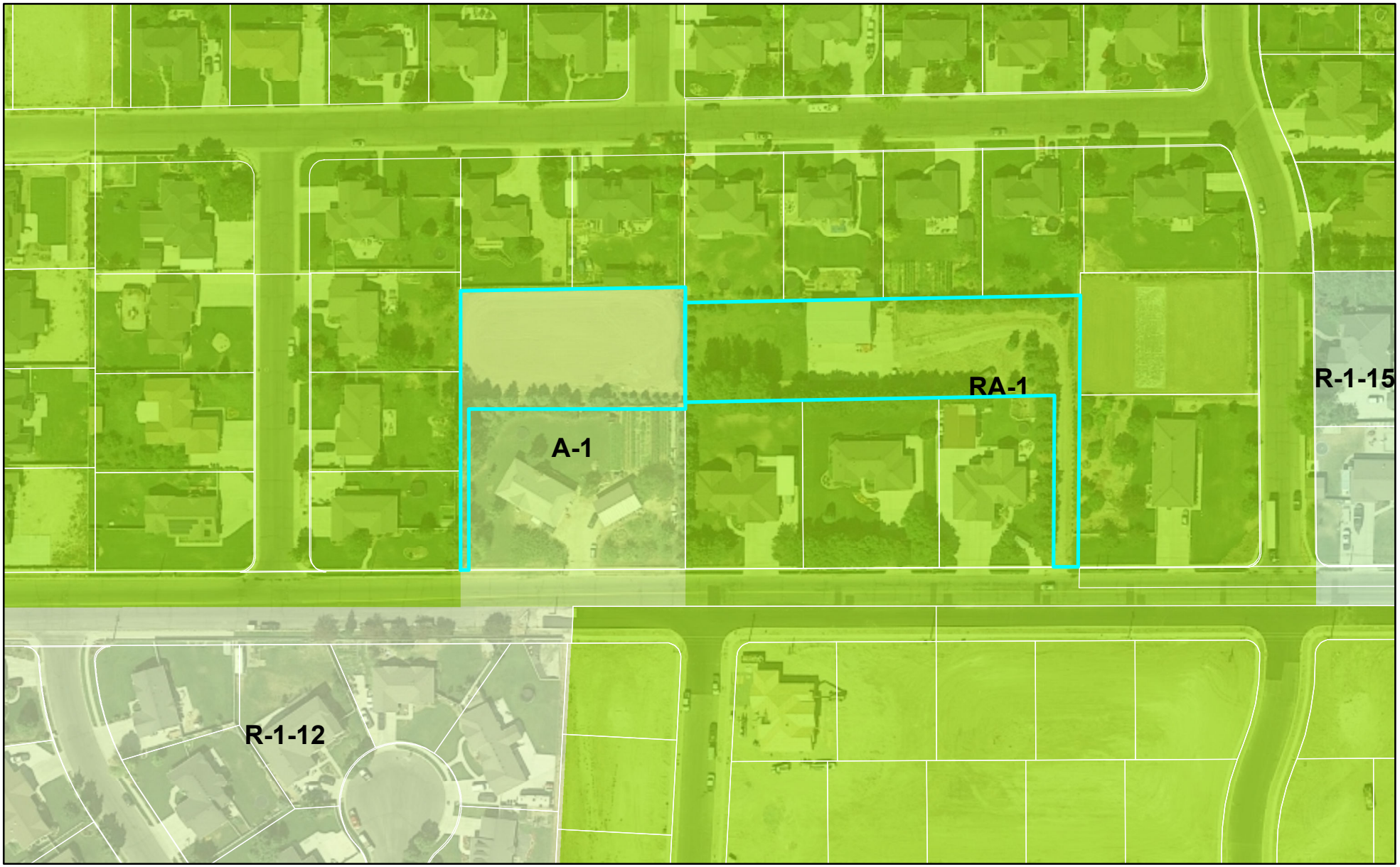
General Plan



LEHI CITY

Carol Nickel Estates Plat Amendment

Zoning



0 160 320 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: June 23, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #35-2020, a General Plan Amendment for Taylor Meadows, changing the land use designation from VLDRA to VLDR on approximately 16.8 acres at approximately 7550 North 8350 West (600 West 1300 South).
Petitioner: Dan Ford

Suggested Action:

Attachments:
CC Staff Report Taylor Meadows General Plan Amendment 06.23.20.docx

Taylor Meadows General Plan Amendment DRC 5.13.2020.docx

Taylor Meadows General Plan Amendment DRC 05.13.20.pdf

Ord 35-2020.docx

Taylor Meadows aerial.pdf

Taylor Meadows GP.pdf

Taylor Meadows Zoning.pdf

TAYLOR MEADOWS GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Dan Ford		
Meeting Date	June 23, 2020		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	Approximately 7550 North 8350 West (600 West 1300 South).		
Acreage	Approximately 16.8 acres		
Existing Zoning	R-1-22 (Annexation was recently approved)		
Existing General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Proposed Land Use Designation	VLDR (Very Low Density Residential)		
Existing Land Use	Agriculture		
Adjacent Zoning and Land Use	*North*	RA-1	Lehi Country Estates
	South	R-1-22	Bellon Farms
	East	TH-5/R-1-22	Wadley Property/ Cottonwood Estates
	West	RA-1/R-1-22	Timpview Meadows
Date of DRC Review	May 13, 2020		
Date of Planning Commission Review	May 28, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

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 at the periphery of the City in the south and west areas 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, and compatible with, the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses



The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

Very Low Density Residential (VLDR)

The purpose of the Very Low Density Residential (VLDR) classification is to provide for large-lot single-family residential areas and/or hobby farm developments. The overall neighborhood density is not to exceed 2.5 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-15, RA-1, and R-1-22.

REPORT ANALYSIS

The applicant is requesting approval to amend the General Plan land use designation of this approximately 16.8-acre property from VLDRA (Very Low Density Residential Agriculture) to VLDR (Very Low Density Residential).

The current General Plan land use designation of VLDRA would allow an overall neighborhood density up to 1.75 units per acre. The applicant requests the amendment to VLDR, which would allow an overall neighborhood density of up to 2.5 units per acre. This property is also located within a PUD/PRD opportunity area that encourages a property to preserve open space through the PUD or PRD process.

The applicant's narrative states that the proposed amendment would be compatible with the other VLDR areas that can be found to the North, East, and West of the property. Additionally, the draft comprehensive General Plan land use map update shows this area being designated as VLDR. However, the DRC stated that this amendment should solely be considered based on the current General Plan since the draft map and plan are still in process.

DRC Comments

The DRC had three comments on the proposed General Plan amendment.

1. On the DRAFT land use map, the north section is shown as VLDR and the south section adjacent to the 1/2 acre subdivision to the south is showing as remaining VLDRA.

2. Because the General Plan update is still in process, this proposed amendment should stand on its own merits and be considered based on the current General Plan.
3. Planning Staff's recommendation is that if this amendment is approved, that the property be developed as a PRD or PUD with open space and the density clustered.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the Taylor Meadows general plan amendment, including DRC comments from May 13, 2020. This recommendation is based on the following findings:

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on May 28, 2020. The minutes and motion from this meeting are as follows:

2.2 Public hearing and recommendation of Dan Ford's request for review of a General Plan Amendment for Taylor Meadows, changing the land use designation from VLDRA (very low density residential/agriculture) to VLDR (very low density residential) on approximately 16.8 acres at approximately 7550 North 8350 West (600 West 1300 South).

Jacob Curtis, City Planner, presented information on the agenda item.

Staff and Commission discussed the agenda item.

The applicant, Dan Ford, was present and answered clarifying questions. Commissioner Peterson asked the applicant to confirm the lot size. The applicant confirmed the lot sizes as shown on the Taylor Meadows General Plan map. Commissioner Everett expressed his concerns with losing the rural density as historically permitted in Lehi and slowly allowing developments to develop VLDR. Commissioner Everett would like to see VLDRA keeping a sense of what the community historically wanted as a development. Commissioner Eyre stated the road network would affect the traffic and the road connections near the school property. Commissioner Hemmert verified the lot size change was 1.75 to 2.5 units per acre.

Commissioner Hemmert opened the public hearing on agenda item 2.2

Commissioner Hemmert closed the public hearing on agenda item 2.2

Commissioner Hemmert stated he would entertain a motion.

Motion: Commissioner Ellis motioned to recommend approval of **Dan Ford's request for review of a General Plan Amendment for Taylor Meadows, changing the land use designation from VLDRA (very low density residential/agriculture) to VLDR (very low density residential) on approximately 16.8 acres at approximately 7550**

North 8350 West (600 West 1300 South); including all DRC comments and findings stated in the report. Commissioner Nielsen seconded.

Vote: Commissioner Hemmert, yes; Commissioner Nielsen, yes; Commissioner Peterson, yes; Commissioner Ellis, yes; Commissioner Everett, no; Commissioner Bunker, yes; Commissioner Hereth, yes. The motion passed; 6 -1.

Taylor Meadows General Plan Amendment
DRC Redline Comments

Dan Ford – requests review of a General Plan Amendment for Taylor Meadows, changing the land use designation from VLDRA to VLDR on approximately 16.8 acres at approximately 7550 North 8350 West (600 West 1300 South).

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 5/05/2020

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments. May require an RMP asset transfer at subdivision.
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:
1. On the DRAFT land use map, the north section is shown as VLDR and the south section adjacent to the 1/2 acre subdivision to the south is showing as remaining VLDRA.
2. Because the General Plan update is still in process, this proposed amendment should stand on its own merits and be considered based on the current General Plan.
3. Planning Staff's recommendation is that if this amendment is approved, that the property be developed as a PRD or PUD with open space and the density clustered.

DRC COMMENTS:
Consistency with the elements of the Lehi City General Plan.
The only General Plan Element affected by the proposed amendment is the Land Use Element.

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 at the periphery of the City in the south and west areas 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, and compatible with, the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be

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.

discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

Very Low Density Residential (VLDR)



The purpose of the Very Low Density Residential (VLDR) classification is to provide for large-lot single-family residential areas and/or hobby farm developments. The overall neighborhood density is not to exceed 2.5 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-15, RA-1, and R-1-22.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 28, 2020.

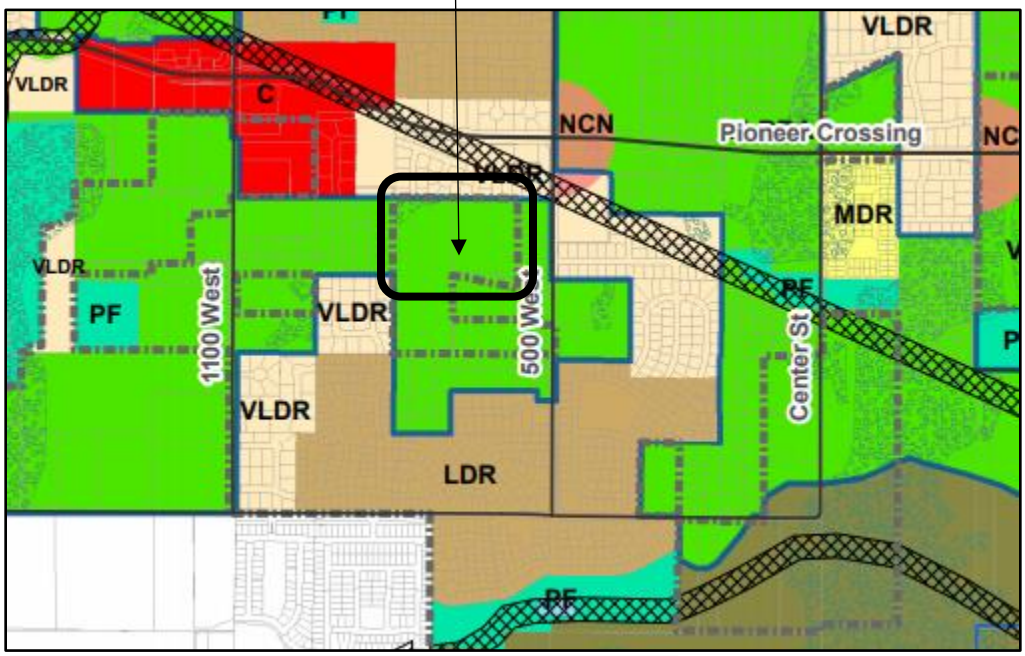
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

General Plan Amendment Application
Address: 7550 N 8350 W, Lehi

1. Description of the Specific Amendment to the General Plan

a. It is recommended that approximate 16.8 acres of land be rezoned from VLDRA to VLDR.

b. Location of Land is noted here.



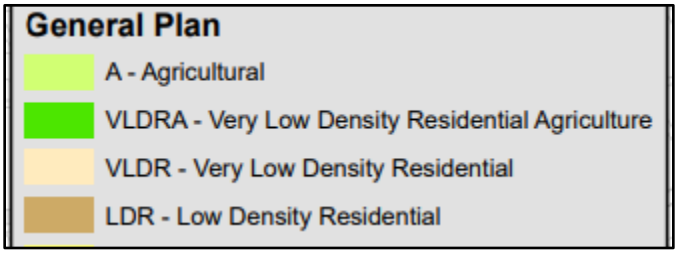
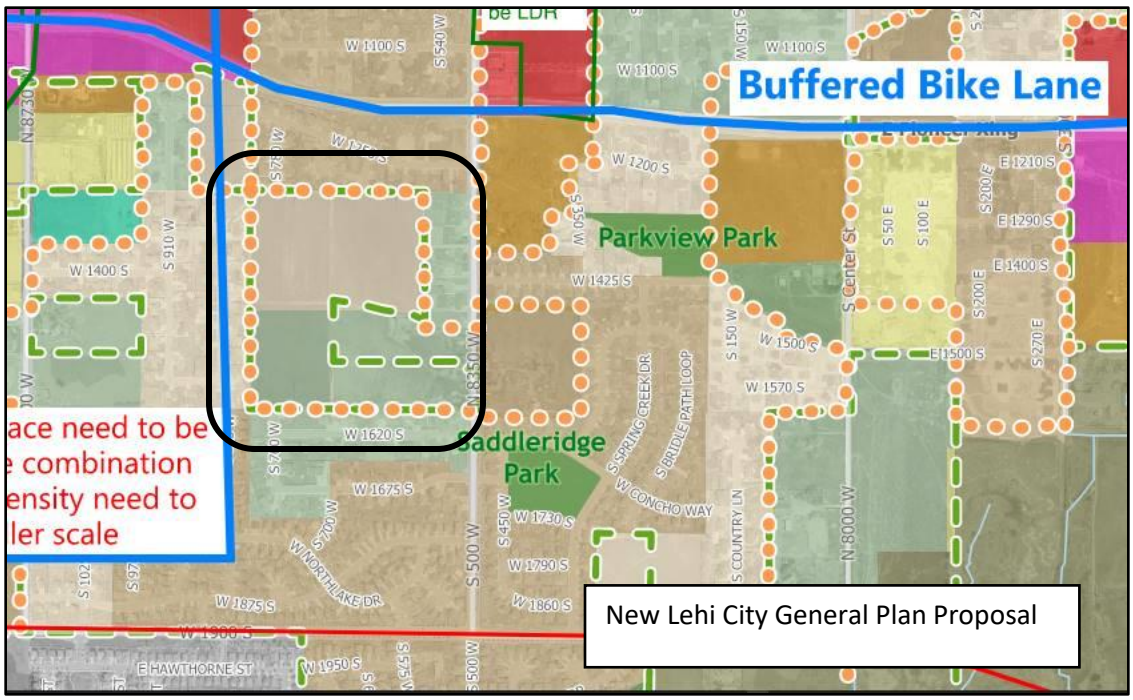


Image taken from Lehi City General Plat Map 4.30.2020

https://www.lehi-ut.gov/wp-content/uploads/2013/09/General_Plan.pdf

Reasons for Request:

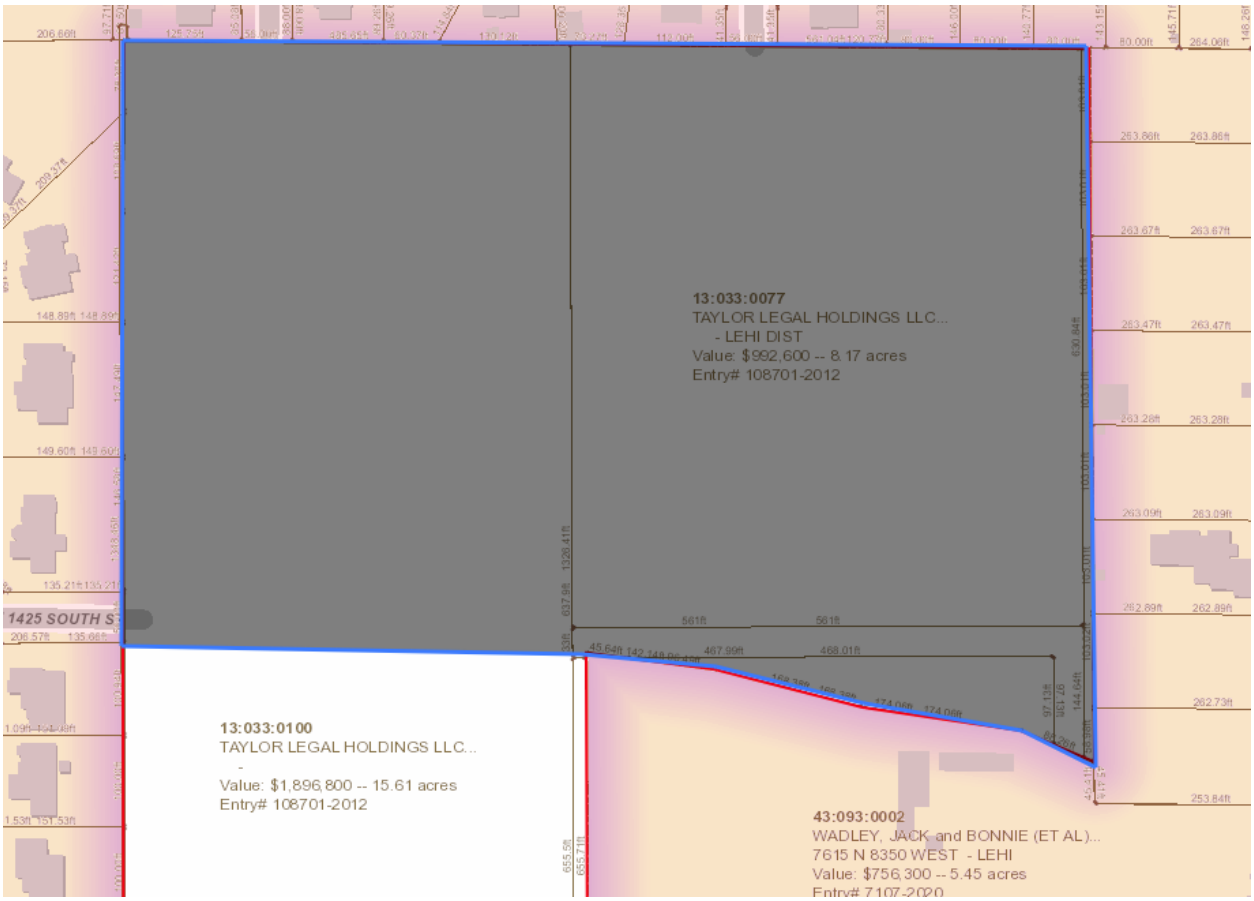
- Currently, this section of land has the VLDR Zone to the North, East, and West.
- Compatible with the land use of adjoining properties.
- The owner would like to subdivide his land and provide the open feel of VLDR and a good transition to the Low Density Residential to the south.
- Consistent with the New General Plan Proposal that has the lower section of the parcel changing to VLDR. (See map below.)



New General Plan Proposal of land. North section remains VLDRA and Southern section is VLDR.

Request would allow all parcels of land owned by Taylor Legal Holdings to be in the same zoning.




13:033:0077
TAYLOR LEGAL HOLDINGS LLC...
- LEHI DIST
Value: $992,600 -- 8.17 acres
Entry# 108701-2012
1425 SOUTH ST
13:033:0100
TAYLOR LEGAL HOLDINGS LLC...
-
Value: $1,896,800 -- 15.61 acres
Entry# 108701-2012
43:093:0002
WADLEY, JACK and BONNIE (ET AL)...
7615 N 8350 WEST - LEHI
Value: $756,300 -- 5.45 acres
Entry# 7107-2020

C.

E

ORDINANCE NO: 35-2020

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR TAYLOR MEADOWS

WHEREAS, on June 23, 2020, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on May 28, 2020, to review and make a recommendation on the General Plan Amendment located at approximately 7550 North 8350 West (600 West 1300 South) changing the land use designation from Very Low Density Residential Agriculture to Very Low Density Residential, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on June 23, 2020, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Low Density Residential to High Density Residential;

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the Taylor Legal Holdings property from Very Low Density Residential Agriculture to Very Low Density Residential. The total amendment will include approximately 16.8-acres of property located at approximately 7550 North 8350 West (600 West 1300 South), more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 35 -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

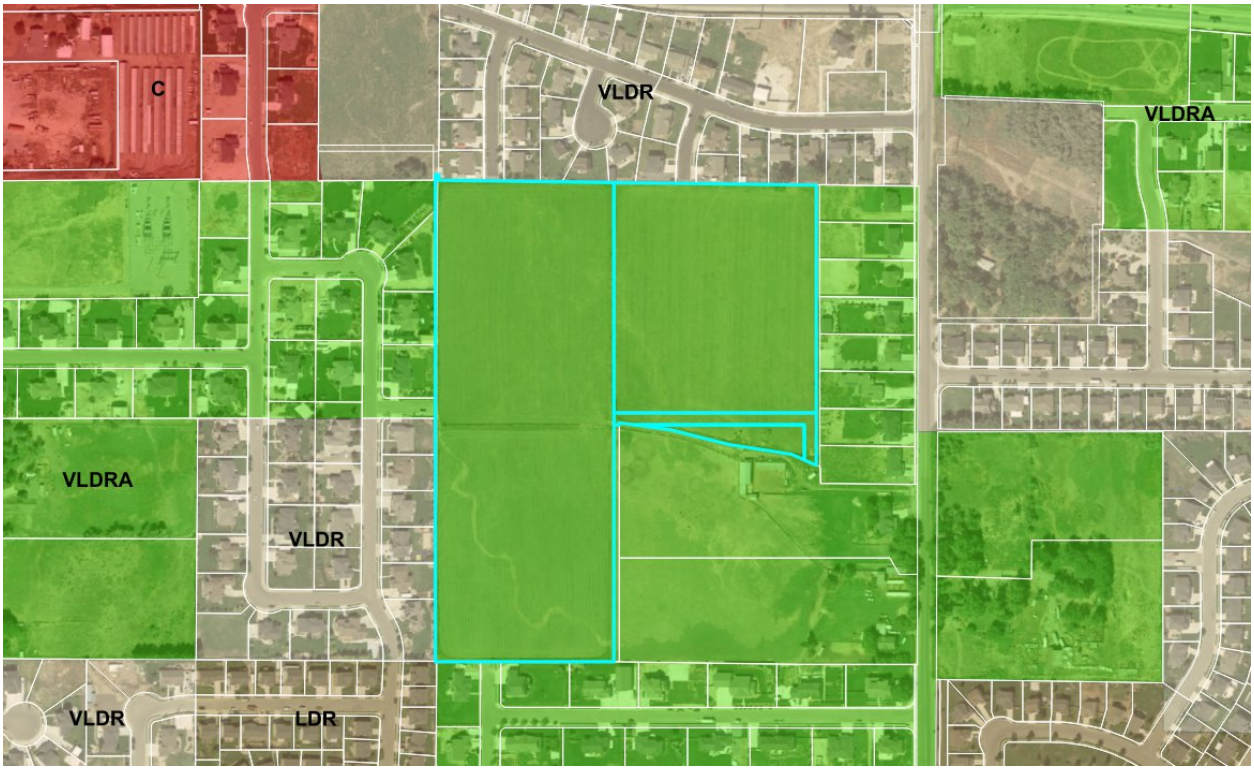
D. This Ordinance shall take effect immediately after being posted or published a s required by law.

Approved and Adopted by the City Council of Lehi City this 23rd day of June, 2020.

ATTEST

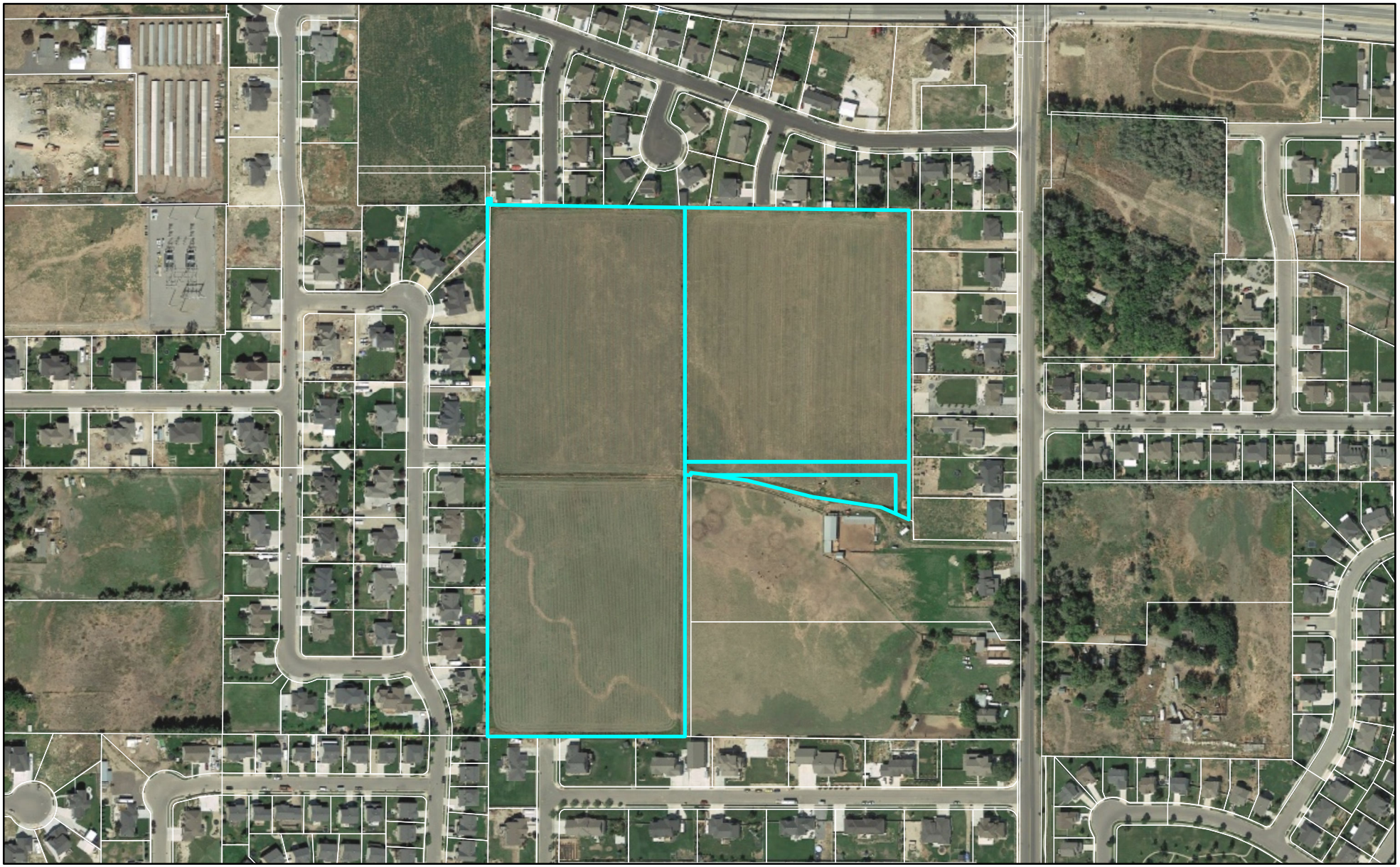
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A



Taylor Meadows General Plan Amendment

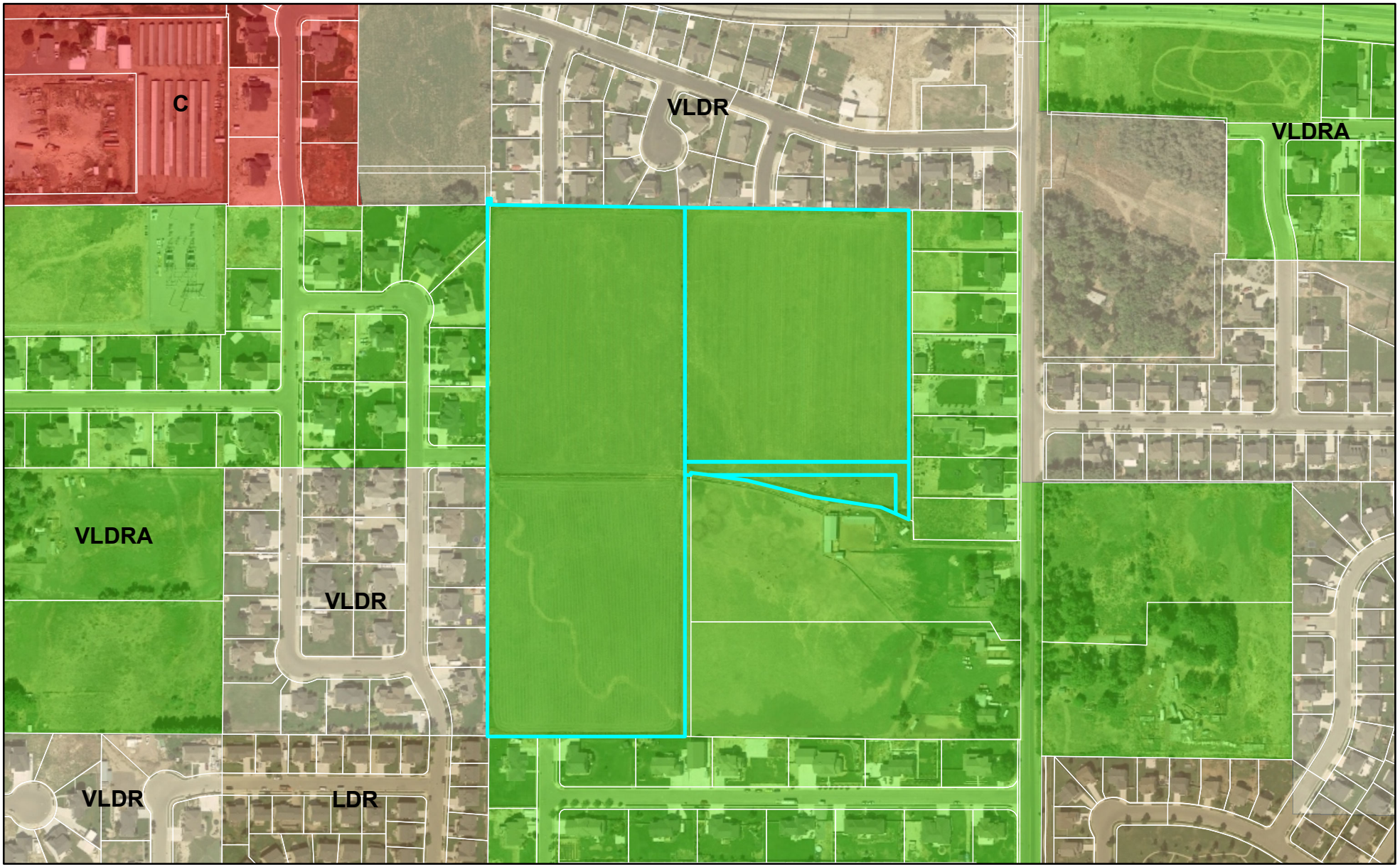
Aerial



LEHI CITY

Taylor Meadows General Plan Amendment

General Plan

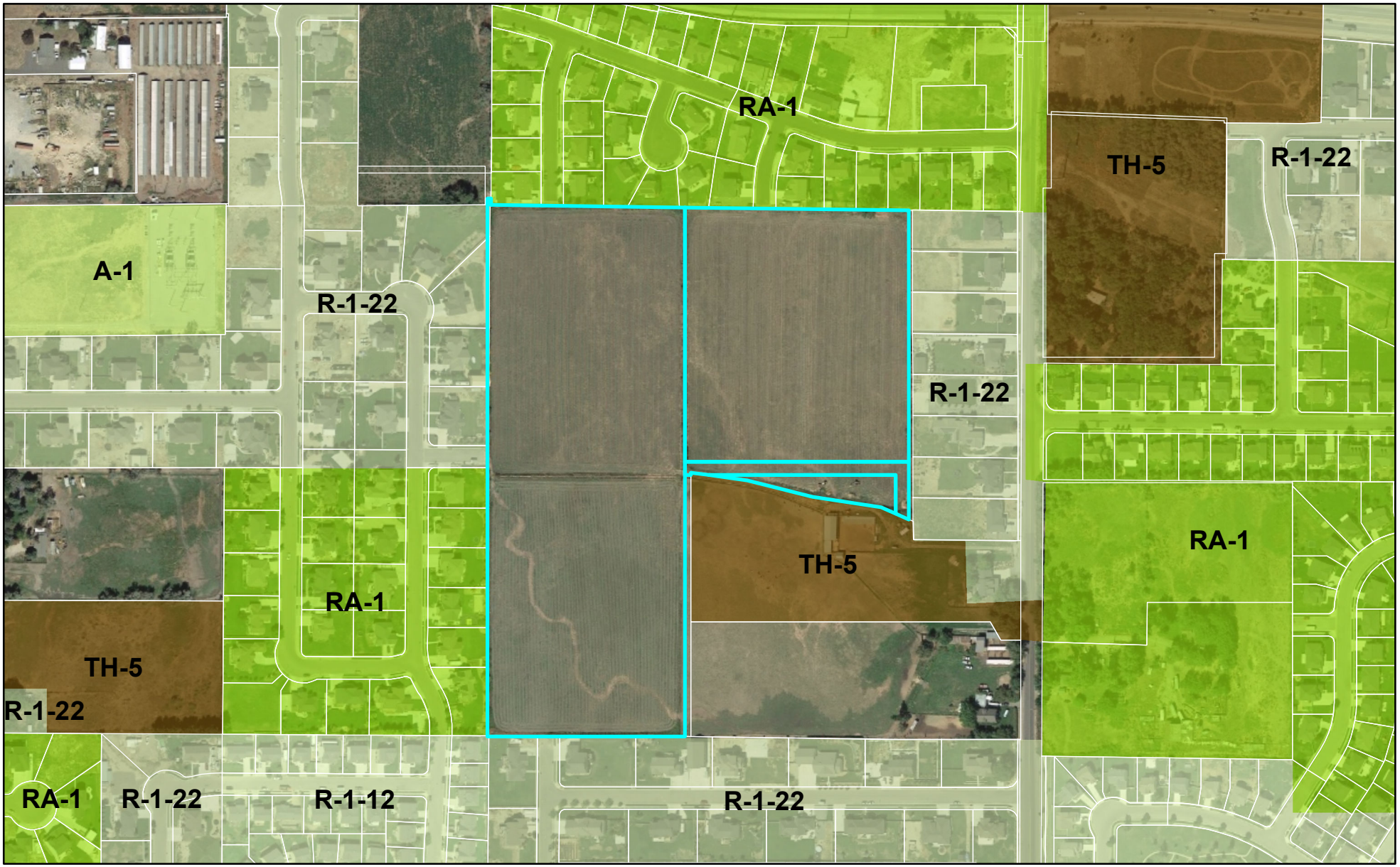


0 410 820 Feet

LEHI CITY

Taylor Meadows General Plan Amendment

Zoning



0 410 820 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: June 23, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #36-2020, a Development Code Amendment to Table 05-030-B to add auto sales of one acre or larger as a permitted use in the Commercial zone.
Petitioner: Cody Black

Suggested Action:

Attachments:
CC Staff Report Black Development Code Amendment 06.23.20.docx

Table 05.030-B DRC 05.06.2020.docx

Black Development Code Amendment Table 05.030B.pdf

Ord 36-2020.docx

BLACK DEVELOPMENT CODE AMENDMENT TABLE 05-030-B

CITY COUNCIL REPORT

Applicant	Cody Black
Meeting Date	June 23, 2020
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	May 6, 2020
Date of Planning Commission Review	May 28, 2020

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

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

REPORT ANALYSIS

The applicant requests approval of the proposed Development Code Amendment to Table 05-030-B which specifies allowed uses in the non-residential zones. The applicant wishes to add "Automobile Sales/Rental Sites 1 acre or larger" as a permitted use in the Commercial zone. The Heavy Commercial, Regional Commercial, and Light Industrial zones currently allow auto sales as a permitted use. And historically it was an allowed use in the Commercial zone as well, just a few years ago the Code was amended to remove automobile sales as a permitted use in the Commercial zone. Specific regulations exist in Chapter 12 for this use to mitigate against visual blight, over supply of inventory, lack of parking, and other potential challenges related to this use.

City Staff reviewed the proposed Development Code Amendment and determined that, in their opinion, the auto sales and rental use does not fit the vision for the Commercial zone which includes more compact, walkable developments. As stated in the tables of uses, auto sales and rentals require a minimum of one acre for the use. This larger size requirement prohibits close proximity to surrounding uses.

During the Planning Commission meeting the applicant clarified their goal for an all-in-one sales place by adding automobile sales in addition to the repair services already offered at their location. City Council may want to consider if an agglomeration of car related uses in one site is desirable in Lehi.

DRC left one redline comment redline comment reflecting this opinion:

1. Staff does not support having this use included in the Commercial zone as this zone is, for the most part, located in the more walkable, urban areas in the City and a car dealership is a more suburban use.

DRC also left the general comment clarifying that automobile sales or rental use requires an acre, meaning if a one-acre parcel contained any other uses it would not meet the one-acre requirement for this use.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **DENIAL** of the proposed amendment of the Development Code. This recommendation is based on the following findings:

1. The proposed Development Code amendment does not fit Staff's vision for the Commercial zone.
2. The proposed Development Code amendment does not promote compact commercial development that promotes walkability.
3. The proposed Development Code amendment does not further the goals and policies of the General Plan Land Use Element specifically for the Commercial zone.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on May 28, 2020. The minutes and motion from this meeting are as follows:

2.1 Public hearing and recommendation of Cody Black's request for review of a Development Code Amendment to Table 05-030-B to add auto sales of one acre or larger as a permitted use in the Commercial zone.

Jacob Curtis, City Planner, presented information on the agenda item.

Staff and Commission discussed the agenda item.

The applicant, representative Shawn Adams, was present and answered clarifying questions.

Commissioner Hemmert opened the public hearing on agenda item 2.1

Commissioner Hemmert closed the public hearing on agenda item 2.1

Commissioner Nielsen and Commissioner Hemmert had concerns about multiple uses on the parcel and how the property would be included in the use plan. Kim Struthers stated the auto sales use would have to be one acre or larger, as stated in code. Commissioner Peterson stated he is opposed to changing the use in that type of commercial zone. Commissioner Nielsen stated he is not in favor of conditional uses and he doesn't think that auto dealerships should be approved for commercial use zones. It was stated that the surrounding business, Swig, could be affected by the Code Amendment.

Commissioner Hemmert stated he would entertain a motion.

Motion: Commissioner Peterson moved to forward a negative recommendation of **Cody Black's request for review of a Development Code Amendment to Table 05-030-B to add auto sales of one acre or larger as a permitted use in the Commercial zone;** including all DRC comments and findings stated in the report. Commissioner Nielsen seconded.

Vote: Commissioner Hemmert, no; Commissioner Nielsen, yes; Commissioner Peterson, yes; Commissioner Ellis, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Hereth, yes. The motion passed; 6 -1.

Table 05.030-B Development Code Amendment
DRC Redline Comments

Cody Black – requests review of a Development Code Amendment to Table 05.030-B to add auto sales of one acre or lager as a permitted use in Commercial

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None due to COVID-19
Date of Plans Reviewed: 03/09/2020
Time Start: N/A
Time End: N/A

DRC REDLINE COMMENTS:
Glade – Power: No comments, retain Code as written
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:
1. Staff does not support having this use included in the Commercial zone as this zone is, for the most part, located in the more walkable, urban areas in the City and a car dealership is a more suburban use.

General Comment: The one-acre requirement is use specific, not the full lot. In other words, if any other businesses are located on the same parcel the land area associated with that business would not count towards the one-acre requirement.

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON MAY 26th

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.

We are asking to amend the Commercial/Nonresidential Uses section of Table 05-030-B to allow "Automobile Sales/Rental sites 1 acre or larger" to be permitted in a commercial zone. Currently the permitted use is only in Heavy Commercial and Regional Commercial. These two zones are only in three different areas in Lehi total: the first one is in the area of 4000 W 2100 N, which is undeveloped. The second location is in the area of Thanksgiving Way and 2100 N. The third location is in the area of 200 S 850 E, where Blender Bottle is and several more warehouses.

There is currently no active "automobile sales" businesses in these zones. We believe the commercial zone is the most suitable for automobile sales, rather than mixed in with warehouses and/or bordering I-15. Automobile sales in the areas zoned commercial seem most practical. Automobile sales in general are found on high traffic city streets in commercial areas and have been and always will be a need for the community. The 1 acre requirement already limits the availability for this type of business in the commercial zone.

There is currently one active automobile sales business in the commercial zone – Hamilton Motors. The proposed amendment wouldn't effect the surrounding areas much since general automotive repair, automotive body shops, automotive parts, car washes, and gas stations are found in these areas and share similarities.

The community benefit for amending the code will be a higher sales tax contribution to the city from these areas. Rather than lower purchase price items, automobile sales in general are high price purchases.

The list below is the current automobile sales businesses in Lehi and the current zone they are in.

Hamilton Motors – Commercial

Ken Garff Audi – Business Park

Truck Country – Mixed Use

Action Auto – Mixed Use

Huntin Country – Mixed Use

Car Town – Mixed Use

Rideout Motors Sales and Service – Mixed Use

Discount Auto Brokers – Mixed Use

Bown's Lehi Motors – Mixed Use

USE	DISTRICT									
	NC	C	C-H	CR	C-1	BP	LI	I	T/M	HI
Electrical Substations and Power Transmission Lines, Non-Municipal		C	C	C		C	C	C	C	
Oil & Gas Transmission Lines	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
Public and Private (with franchise agreement) Utility Buildings and Other Above Ground, Structures	C	C	C	C	C	C	C	C	C	C
COMMERCIAL/NONRESIDENTIAL USES										
Accessory Buildings and uses incidental to an authorized use	P	P	P	P	P	P	P	P	P	P
Adult Daycare	P	P		P		P				
Artisan Shop	P	P	P	P		P	P			
Athletic Instruction, including Dance, Gymnastics, and Martial Arts	P	P	P	P		P	P			
Automobile Sales/Rental sites 1 acre or larger		P	P	P			P			
Automobile Service and Repair		C	C	P			C	C		
Body Art Facility							P	P		
Brew Pub		P	P	P	P	P	P			
Building Maintenance Services			C				P	P	P	
Car Wash		P	P	P			P	P		
Check Cashing, Title Loans & other Credit Services		C	C			C	C			
Child Daycare (Commercial)	P	P		P		P				
Climate Controlled Indoor Storage		P	P	P			P	P		
Commercial Laundries, Linen Service							P	P		
Commercial Parking Lot/Structure (private)		P	P	P		P	P	P	P	P
Commercial Recreational Facility		P	P	P		P	P	P	P	
Conference Center, Convention Center, Reception Center		P		P		P			P	
Construction and Equipment Sales and/or Rental			C				P	P		
Construction Service			C				P	P		

Notes:
P = Uses allowed as a Permitted Use.
C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.
* All uses in the Planned Community, Resort Community and Sports Entertainment Zones must be authorized through an Area Plan pursuant to Chapter 15, Area Plans, of this Code.

ORDINANCE NO: 36-2020

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE TABLE 05-030-B ALLOWING CAR DEALERSHIPS IN THE COMMERCIAL ZONE

WHEREAS, it has been deemed desirable to amend Table 05-030-B of the Lehi City Development Code, allowing car dealerships in the commercial zone, and;

WHEREAS, this amendment seeks to allow for car dealership uses in the City, and;

WHEREAS, following a public hearing on May 26, 2020, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a negative recommendation to the City Council; and

WHEREAS, on June 23, 2020 the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of May 26, 2020, and the negative recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Table 05-030-B 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 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 36-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 23rd day of June 2020.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

City Council Agenda Item Report

Meeting Date: June 23, 2020
Submitted by: Mike West
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #37-2020, a Development Code Amendment to Chapters 11 and 17, including clarification of requirements for (PUE's) Public Utility Easements.
Petitioner: Lehi City

Suggested Action:

Attachments:
CC Staff Report PUE Development Code Amendment.docx

Ord 37-2020.docx

PUE Development Code Amendments DRC 5.13.2020.pdf

Dev Code Chapters 11 and 17 Draft Code Sections.pdf

CHAPTERS 11 AND 17 DEVELOPMENT CODE AMENDMENTS

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	June 23, 2020
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	May 13, 2020
Date of Planning Commission Review	May 28, 2020

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant requests approval of proposed Development Code amendments to clarify and strengthen the Code requirements to ensure permanent structures are not located within the required public utility easement. The amendment to Chapter 11 explains that the public utility easement should be free and clear of permanent structures and lists structures that are not allowed within the easement area. The amendment to Chapter 17 additionally clarifies that permanent structures are not allowed within a public utility easement and designates minimum five-foot setback from a building or other permanent structure to an easement. The planned unit development (PUD) requirements allow flexibility on setbacks, but the proposed amendment to Chapter 17 would provide some limitations due to the proposed five-foot easement setback to maintain the required clearances for utility easements.

There have been instances of window wells, retaining walls, and other permanent structures being built in the field that encroached into the easement area and created unnecessary challenges to ensure utilities can be installed to minimal standards. This proposed amendment is intended to remove ambiguity on design and construction of permanent structures around public utility easements to avoid future challenges.

DRC reviewed the proposed Development Code Amendment and had three comments to update the language. The draft Code amendments in the Planning Commission packet have been updated to reflect the DRC comments.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Development Code amendments to Chapters 11 and 17. The recommendation is based on the following findings:

1. The proposed amendment provides additional clarification and assurances that the public utility easements are not encumbered by permanent structures.
2. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on May 28, 2020. The minutes and motion from this meeting are as follows:

2.3 Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapters 11 and 17, including clarification of requirements for (PUE's) Public Utility Easements.

Jacob Curtis, City Planner, presented information on the agenda item.

Staff and Commission discussed the agenda item. Commissioner Hemmert inquired about foundation walls and augmented restrictions.

Commissioner Hemmert opened the public hearing.

Commissioner Hemmert closed the public hearing.

Motion: Commissioner Everett moved to approve **Lehi City's request for review of a Development Code Amendment to Chapters 11 and 17, including clarification of requirements for (PUE's) Public Utility Easements;** including all DRC comments and findings stated in the report. Commissioner Ellis seconded.

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

ORDINANCE NO: 37-2020

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTERS 11 APPLICATION REQUIREMENTS AND 17 PUD

WHEREAS, it has become necessary to amend Chapters 11 and 17 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to provide clarification and reinforcement of restrictions for placing permanent structures in public utility easements; and

WHEREAS, issues have arisen during construction that have created obstructions to required public utility easements, and the proposed amendment seeks to eliminate future construction and public utility easement issues; and

WHEREAS, on June 23, 2020, the City Council held a duly noticed meeting to 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 May 28, 2020; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapters 11 and 17 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:

Chapters 11 and 17 of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance 37 -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 23rd day of June 2020.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

PUE Development Code Amendments
DRC Redline Comments

Lehi City – requests review of an amendment to Chapters 11 and 17 of the Development Code including clarification of requirements for PUEs.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 5/5/2020
Time Start: N/A
Time End: N/A

DRC REDLINE COMMENTS:
Glade – Power:
1. Update the draft amendments to include redlined language in the Bluebeam session indicating that permanent structures shall not be allowed within a PUE.

Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections:
2. Suggest using a 5-foot setback from all utility easements rather than a 15-foot front yard setback. This is more specific to the issue of providing proper utility clearance and to allow more flexibility in case an easement is a different size or in a different location.

JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:
3. On the 4th line of the amended paragraph in Chapter 17, change the word "district" to "zone".

THIS ITEM HAS BEEN SCHEDULED FOR PLANNING COMMISSION ON MAY 28, 2020

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

5. a notation of any adjoining plats or certificates of survey and titles thereto;

6. the exterior boundaries of the platted area, giving lengths and bearings of the boundary lines, and if the subdivision is bounded by a water body or watercourse, a closing meander traverse of that boundary;

7. where curving boundaries are used, sufficient data to establish the boundary on angle, and arc length, showing proper closures in all boundaries of the subdivision, and no final plat will be approved that shows a plus or minus distance for closure;

8. location of existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records;

9. location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a ten-foot public utility easement shown along front lot lines and any rear or side lot lines adjacent to a public right-of-way, or as otherwise required by the City to accommodate necessary public utilities; A fifteen foot public utility easement shall be required on both sides of a private roadway, alley, or access way where there is not a planter strip. Adequate building setback distance to accommodate code mandated clearances to various utilities is required. The public utility easement shall be free and clear of permanent structures including but not limited to: building footings, foundation walls, window wells, retaining walls, retention and detention facilities, geotextile reinforcing, and tie-backs.

10. all lots, blocks, and rights-of-way, including open space, created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose, including for curved boundaries, the curve radius, central angle, and length of arc;

11. an indication of lot areas in square feet;

12. lots consecutively numbered or lettered in alphabetical order;

13. proposed addresses shown on each lot, with corner lots showing two addresses, as obtained from the Lehi City Planning Division;

14. all proposed new streets named or numbered in accordance with the street naming and numbering system of the City;

15. location and names of adjacent properties and property owners and platted subdivisions;

16. location of zoning boundary lines within and adjacent to the proposed subdivision;

17. location of all existing homes or buildings within the proposed subdivision that are to remain;

18. all existing monuments found during the course of the survey, including a physical description such as "brass cap";

19. all monuments erected or to be erected, including corners and other points established in the field, with the monuments made of brass and the legend indicating the diameter, length, and weight of the monuments, and all exterior boundary angle points of the subdivision and lot corners marked in accordance with the Lehi City Design Standards and Public Improvements Specifications including brass pins in the back of curb for all front property lines;

20. location, type, and height of any new fencing, berming, or other buffering to be installed as part of the development, including any fencing required to comply with Chapter 18, Right to Farm indicating new fencing on the Final Plat and new and existing fencing on the construction drawings;

21. a notation of the distance from the asphalt centerline of each existing road to the new property line of the subdivision;

22. a detail diagram showing typical setbacks for corner and interior lots;

23. a summary of total project acreage, total acreage in lots, total number of units, total acreage of open space or other dedicated parcels, and total acreage in roads and lane miles of road;

24. a notation of any limited access restrictions on the lots that are affected;

25. if surface drainage is to be directed onto a privately owned area for detention or retention as part of the storm drainage system, an easement around the detention or retention area on the final

five acres regardless of the density allowed by the underlying zone.

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

~~F.~~ Lot Sizes. The dwellings may be situated in one building or buildings may be clustered. Individual lot sizes may be reduced below the requirements of the ~~district~~ zone in which the development is located. The remaining land not within individual lots shall be set aside for parks, playgrounds, open space or other open areas. Setbacks may be reduced, but shall be sufficient to allow for the installation of all required public utilities. No permanent structures shall be allowed in the public utility easement space. Public utility easements shall be free and clear of building footings, foundation walls, window wells, or any other permanent structure that does not meet utility clearance requirements. All buildings and structures shall maintain a minimum five-foot setback from any public utility easement, water line easement, sewer easement, storm drain easement, power easement, detention easement, or any other utility easement in order to ensure proper utility clearances are maintained.

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

H. Open Space Design.

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

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

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

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

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

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

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

City Council Agenda Item Report

Meeting Date: June 23, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-46, approving an updated Storm Water Management Program.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-46.docx

Lehi-City-SWMP-2020.06.18.pdf

LEHI CITY

RESOLUTION NO. 2020-46

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN UPDATED STORM WATER MANAGEMENT PROGRAM

WHEREAS**,** the Utah Division of Environmental Quality requires Lehi City to develop and maintain a storm water management plan;

WHEREAS, the plan documents the measures the City has agreed to perform to protect and preserve water quality throughout the city and state;

WHEREAS, as part of the program the City is required to review its plan on an annual basis and update the plan to ensure that the measures described are accurate and assigned to the correct department and personnel;

WHEREAS, on June 23rd, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the updated Lehi Storm Water Management Program; 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 Lehi City Storm Water Management Program attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to 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 23rd day of June, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

LEHI CITY

Storm Water Management Program

2016 - 2021



LEHI CITY
Permit No. UTR090038

LEHI CITY
STORM WATER MANAGEMENT PROGRAM
For the permit period of March 1, 2016 – February 28, 2021

Submitted to:

State of Utah
Department of Environmental Quality
Division of Water Quality

Submitted by:

Lehi City, Public Works Department

Revised May 1,
2020

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SIGNATORY PAGE

Governmental Entity Name: Lehi City **Permit number:** UTR090038

Mailing Address: 153 North 100 East

City: Lehi State: Utah Zip Code: 84043

Storm Water Management Program Responsible Person(s):

Name: Dave Norman Title: Water Director

Telephone Number: 385-201-1700

Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, I certify that the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print Name: _____

Signature:_____Date: _____

Title: _____

Duly Authorized Position(s):

"Letter already on file with the Division of Water Quality, Storm Water Section, identifying the Water Director as having the authority to sign this and future documents pertaining to the UPDES Permit Program."

LEHI CITY
STORM WATER MANAGEMENT PROGRAM

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FIGURES

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APPENDIX B – LEHI CITY STORM DRAIN OUTFALLS
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LEHI CITY
STORM WATER MANAGEMENT PROGRAM OVERVIEW

PURPOSE

This document summarizes the Lehi City Storm Water Management Program (SWMP). It provides a comprehensive strategy that outlines the City's Storm Sewer Utility's priorities and activities for the years 2016 – 2021. This SWMP has been developed to meet the requirements of Phase II regulations relating to the National Pollutant Discharge Elimination System (NPDES), part of the Clean Water Act (CWA) which are being administered by Utah Division of Water Quality. This Program was prepared to assist the City in planning, funding, and implementing a comprehensive program for managing storm water runoff. ***This document is to be a living document and is to be updated as needed to properly manage storm water.***

The SWMP will be implemented to limit, to the maximum extent practicable (MEP), the discharge of pollutants from the Lehi City storm drain system into waters of the State of Utah. The development and implementation of the SWMP is to fulfill requirements under the State of Utah UPDES Permit No. UTR090038 Authorization to discharge Municipal Storm Water, Section II, in accordance with Section 402(p))3))B) of the Federal Clean Water Act, and the State Storm Water Regulations (UAC R317-8-3.8)

SWMP COORDINATION

Agency:	Lehi City, Public Works Department
Contact:	Water Systems Director
UPDES Number:	UTR090038

STAFFING AND RESOURCE ALLOCATIONS

The City is organized as a Six Member Council form of government. The City Council is responsible for budgeting and policy making decisions. The City Administrator is responsible for the day-to-day operations of the City. The City Administrator has designated the Water Systems Director to oversee the management of the SWMP. The responsibility for implementation of the SWMP has been delegated to the Storm Drain Supervisor. The Storm Drain Supervisor will oversee the efforts of the staff as they implement the specifics of the SWMP. An organizational chart showing the lines of responsibility for the implementation of the SWMP is provided in Appendix A.

Additionally, responsibilities associated with different positions or groups may be outlined in different sections of this program. This is done in order to delegate work and specific responsibilities to City Staff for efficiency and to allow different insights to accomplish the goals and objectives identified in this SWMP and the MS4 permit.

In April 1999, Lehi City adopted a resolution establishing a Storm Water Drainage Utility Fee for the purpose of managing and constructing a storm water management system. Budgets required for the development and implementation of specific drainage related BMPs will be appropriated

Permit Requirement 2.3.2.2 MS4 Location Description and Map

Lehi City is the northernmost community in Utah County covering an area of slightly more than 21 square miles as shown in Figure 1. The City, established in 1852, has a population of approximately 56,486 (2015). Originally a farming community, the City is now a commercial and technological center for Utah County and is one of the fastest growing metropolitan areas in the State.

Lehi City is bisected by Interstate-15, the major north/south highway in the State. The major storm water drainage pattern is from northeast to southwest, draining runoff from the Traverse Mountain Range to Utah Lake. The City has a major drainage feature (Dry Creek) which conveys runoff from upstream mountain watershed and other municipalities and it conveys runoff through the City. The City also discharges storm water runoff into several other drainage features within the City such as; Cedar Hollow, Fox Ditch, Bull River Ditch and Mill Pond to collect and convey runoff to both the Jordan River and Utah Lake. Existing City storm drainage facilities include open channels/ditches, detention facilities, and storm drain pipe systems.

Permit Requirement 3.1.1.1 - 3.1.1.2 does the City Discharge to a 303(d) Waterbody?

Under Section 3.1 of the Small MS4 General UPDES Permit, Permit Number UTR090038, it states, "Permittees must determine whether storm water discharge from any part of the MS4 contributes to a 303(d) listed waterbody."

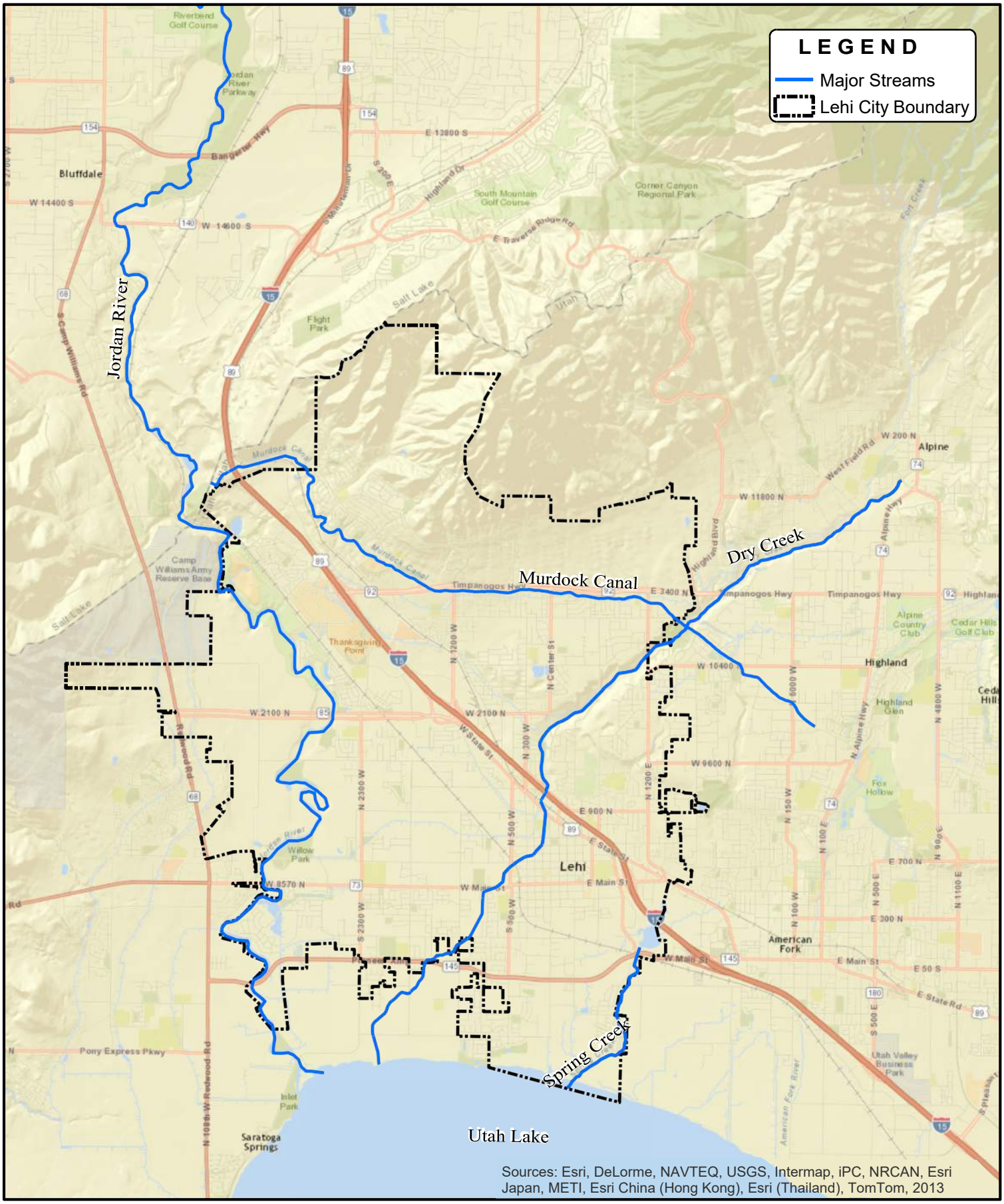
Lehi City has 85 storm drain outfalls as shown in the figure in Appendix B. Of these outfalls, 52 discharge into the Jordan River, 22 into the Dry Creek, and 5 into Spring Creek and 6 discharge directly into Utah Lake. Spring Creek and Dry Creek discharge into Utah Lake. Utah Lake discharges into the Jordan River. Table 1 summarizes the State status of 303d listed water bodies into which Lehi City discharges storm water.

Table 1: Summary of 303d Listed Waters of the State

Water Body	Reach ID	Reach Description	Pollutant	TMDL* Priority
Jordan River	Jordan River - 8	Jordan River from Narrows to Utah Lake	Arsenic	Medium
Jordan River		Jordan River from Narrows to Utah Lake	TDS	High
Spring Creek	Spring Creek	Spring Creek below Mill Pond	Cadmium	Low
Utah Lake	Utah Lake	Fresh Water Lake	TDS	High
Utah Lake	Utah Lake	Fresh Water Lake	Phosphorous (Total)	Medium
Utah Lake	Utah Lake	Fresh Water Lake	PCB in Fish Tissue	Low

*Total Maximum Daily Load (TMDL)

At this time, only the Jordan River has an approved TMDL. However, the TMDL is phased and is currently in the data collection phase. Additionally, a draft TMDL has been completed for Utah Lake. Lehi City will continue to monitor the progress of these TMDLs for associated requirements.



LEHI CITY

LOCATION MAP

LEHI CITY
SWMP

NORTH:

SCALE: 0 3,500 7,000 Feet

FIGURE NO. 1

Lehi City's storm water management system also contains a number of sumps that allow collected runoff to percolate into the ground. The figure in Appendix C shows the location of existing storm water sumps.

Permit Requirement 2.3.2.3 Water Quality Concerns

As is outlined in Table 1-1 Lehi discharges into these waters of the state which are at risk of potential contaminants from Arsenic, Cadmium, Phosphorous, PCB in Fish Tissue, and TDS. Although priority levels vary for the different pollutants and water bodies, taking steps to minimize the discharge of these pollutants in storm water is important in order to protect water quality. Arsenic, Cadmium, and PCB are not believed to come from urban storm water discharges. Therefore, they will not be addressed in this document. However, Phosphorous, TDS, and other pollutants are often found in sediment which is transported in storm water. These pollutants will be addressed in this document.

Concerns and Priorities

Due to significant growth and development activities in the City, there are large areas of land which are being denuded and disturbed during construction activities. Many development activities increase the potential for sediment, debris, and other pollutants to be transported with storm water runoff into storm drain facilities. Lehi City staff has identified sediment and nutrients as the major concern related to storm water quality issues in the City.

Sediment is common in storm water, especially in disturbed areas. Typical sources of sediment within the City boundaries include construction sites, paved road surfaces, natural erosion from the ephemeral washes on the south face of Traverse Mountain and along the banks of Dry Creek, and runoff from agricultural sites. Sediment often contains pollutants including; nutrients, metals, hydrocarbons, etc. These pollutants are often harmful and can effect aquatic habitat and drinking water quality.

Nutrients of concern to Lehi, include nitrogen and phosphorous. These are common in storm water runoff. Typical sources of nutrients include fertilizers, pet wastes, plant decay, and sewer overflows. Lehi City currently discharges storm water into Utah Lake which is considered by the State to be impaired for phosphorous.

Permit Requirement 3.2.1 Nutrient Reduction

In order to protect the water quality of receiving water bodies, Best Management Practices (BMPs) for new or redeveloped sites are required. Developers and contractors are required to plan, design, and implement BMPs to accomplish the goal of reducing sediment and pollutants in the receiving water bodies. BMPs should address removal of phosphorous, total suspended solids, and other target pollutants. Proposed BMPs will be evaluated by City staff to verify selected BMPs are adequately addressing pollutant removal.

Minimum Control Measures

To reduce the discharge of pollutants into the waters of the State, the EPA's National Pollutant Discharge Elimination System (NPDES) Phase II Regulations require that Municipal Separate Storm Sewer System (MS4) operators implement a storm water management program that

includes six Minimum Control Measures (MCMs). The following MCMs will be addressed in later sections of this document:

- MCM 1: Public Education and Outreach on Storm Water Impacts - efforts to educate the public.
- MCM 2: Public Involvement/Participation - efforts to ensure that the public can help in education, and ensure the public has a say in how the SWMP is implemented.
- MCM 3: Illicit Discharge Detection and Elimination - efforts to eliminate non-storm water discharges into the storm sewer.
- MCM 4: Construction Site Runoff Control - efforts to minimize the discharge of sediment and other pollutants from construction sites.
- MCM 5: Post-Construction Storm Water Management in New Development and Redevelopment - efforts to ensure that BMPs will function properly after construction is completed.
- MCM 6: Pollution Prevention and Good Housekeeping for Municipal Operations - efforts to minimize pollutants from City operations discharging into the storm sewer.

Permit Requirement 2.3.2.5 Modifications to City Ordinances

Lehi City tracks changes to the City's ordinances. The date of the enactment of each ordinance along with dates associated with amendments to each ordinance can be found at the following link https://www.lehi-ut.gov/departments/water/storm-water/.

MCM1: PUBLIC EDUCATION AND OUTREACH ON STORM WATER IMPACTS

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established that includes public education and outreach that focuses on storm water discharges within Lehi City. The plan focuses the following four groups:

1.) Residents
2.) Institutions, industrial, and commercial facilities
3.) Developers and contractors (construction)
4.) MS4-owned or operated facilities

The purpose of the public education and outreach is to reduce negative impacts on water quality due to storm water discharges. As was outlined in the overview sediment and nutrients are the major sources of pollution from storm water discharges throughout the City. Lehi City understands that it cannot observe all storm water discharge points continually, and therefore plans on reaching out to the four groups to help achieve their water quality goals.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM1.

MCM1: Public Education and Outreach on Storm Water Impacts Activities

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.1	The Permittee must implement a public education and outreach program to promote behavior change by the pubic to reduce water quality impacts associated with pollutants in storm water runoff and illicit discharges. Outreach and educational efforts shall include a multimedia approach and shall be targeted and presented to specific audiences for increased effectiveness. The educational program must include documented education and outreach efforts for the following four audiences: (1) residents, (2) institutions, industrial and commercial facilities, (3) developers and contractors (construction), and (4) MS4-owned or operated facilities. The minimum performance measures which should be based on the land uses and target audiences found within the community include:							
4.2.1.1	Target specific pollutants and pollutant sources determined by the Permittee to be impacting, or have the potential to impact, the beneficial uses of receiving water. This includes providing information which describe the potential impacts from storm water discharges; methods for avoiding, minimizing, reducing and/or eliminating the adverse impacts of storm water discharges; and the actions individuals can take to improve water quality, including encouraging participation in local environmental stewardship activities based on the land uses and target audiences found within the community;	The City has identified sediment and nutrients as the major pollutants of concern. The multimedia approach focuses on the education and elimination of discharging of these pollutants. Spring and fall notifications will be sent out to the public to increase awareness of pollutant discharge	4 Target Audiences	Stormwater Management Engineer	Well informed public	number of people contacted by outreach measures		Spring/Fall
4.2.1.2	Provide and document information given to the general public of the Permittee's prohibitions against and the water quality impacts associated with illicit discharges and improper disposal of waste. The Permittee must at a minimum considers the following topics. These topics are not inclusive, and the Permittee must focus on those topics most relevant to the community: maintenance of septic systems; effects of outdoor activities such as lawn care (use of pesticides, herbicides, and fertilizers); benefits of on-site infiltration of storm water; effects of automotive work and car washing on water quality; proper disposal of swimming pool water; and proper management of pet waste.	***Storm Water Educational Articles*** - Lehi City sends periodic articles that inform and educate the public in the monthly utility billing. These articles include fact sheets or information and/or educational brochures. ***Utah County Storm Water Coalition*** - Lehi City is an active participant in the Utah County Storm water Coalition both financially and in man- hour support. These activities include (but not limited to) attendance at the regularly scheduled meetings, purchase of educational materials, support of training, and support of past studies (such as the Storm water Attitude and Awareness Study). The Coalition provides a resource for directional input and disbursement of information and education to Lehi City residents. Lehi City shares in the educational process of educating fourth graders through a Utah County Coalition hired professional educator. In addition, Utah County, through coalition direction, has facilitated an educational stormwater hotline (801-851-7873) to convey information for the disposal of; paints, oils, batteries, anti-freeze, and other household chemicals. ***County Fair Participation*** - Lehi City will assist in the Stormwater Educational booth when requested at the County Fair sponsored by the Utah County Stormwater Coalition. ***School Education Program*** - Lehi City is an active participant in the Utah County Stormwater Coalition's Stormwater Educational Program which educates fourth graders regarding storm water do's and don'ts. The City participates financially to the program which visits annually the following elementary schools within Lehi City. ***City Website*** - Lehi City periodically posts articles regarding the protection and preservation of water quality. Links to these articles and the City's SWMP can be found at https://www.lehi-ut.gov/departments/water/. The storm water hotline number (801-836-1045) can also be found on the website.	General Public	County Coalition outreach program, Lehi City Administration	To educate the general public with regards to the dangers and impacts of discharging pollutants into the storm drain system and inform them how they can be involved in protecting our water.	Track articles sent out with utility billing. Track participation in storm water coalition. Track number of people that visited booth during county fair. Review Quiz scores of 4th graders.	Educational Material and tracking available upon request.	Educational material to be reviewed periodically to provide information that will help educate the general public.
4.2.1.3	Provide and document information given to institutions, industrial, and commercial facilities on an annual basis of the Permittee's prohibition against and the water quality impacts associated with illicit discharges and improper disposal of waste. The Permittee must at a minimum consider the following topics. These topics are not inclusive and the Permittee must focus on those topics most relevant to the community: proper lawn maintenance (use of pesticides, herbicides and fertilizer); benefits of appropriate on-site infiltration of storm water; building and equipment maintenance (proper management of waste water); use of salt or other deicing materials (cover/prevent runoff to storm system and contamination to ground water); proper storage of materials (emphasize pollution prevention); proper management of waste materials and dumpsters (cover and pollution prevention); and proper management of parking lot surfaces (sweeping). This education can also be a part of the Illicit Discharge Detection and Elimination measure detailed in Part 4.2.3.	The City is continuously working with ComplianceGo to provide training and educate target audience and track the training provided. The City is working on requiring that business licenses will not be issued until the training is completed by business owners which include industrial and commercial facilities.	Institutions, Industrial, and Commercial	Business Licensing, Stormwater Management Engineer, Public Works Director	To educate institutions, industrial, and commercial facilities of the dangers and impacts of discharging pollutants into storm drain facilities.	Track distribution material and list of recipients.	Educational Material and tracking available upon request.	Educational material to be reviewed periodically to provide information that is areas of concern.
4.2.1.4	Provide and document information given to engineers, construction contractors, developers, development review staff, and land use planners concerning the development of storm water pollution prevention plans (SWPPPs) and BMPs for reducing adverse impacts from storm water runoff from development sites. This education can also be a part of the Construction Site Storm Water Runoff minimum control measure detailed in Part 4.2.4.	The City makes available appropriate education and training material to construction site operators for minimizing stormwater pollution during construction activities. These include: • "A Stormwater Management for Construction Activities: Developing Pollution Prevention Plans and Best Management Practices" -EPA • Lehi City Design Standards. • Implementing a training requirement: annual training, RSI and RSW • Working on a video regarding stormwater pollution on the construction site Also, information and references for owners, designers, engineers, and contractors to utilize in the planning and implementation of structural and non-structural BMPs to reduce pollutants discharged to the storm drain system during construction will be provided. Lehi City is working with ComplianceGo to provide training and educate target audience and track the training provided.	Engineers, Contractors, Developers, and Review Staff	Public Works Director	To educate engineers, contractors, developers, and review staff on the design requirements needed to improve water quality.	Track dispersion of materials, training attendance, and quality of submittals being reviewed by design staff.	Educational Material, training schedule, and tracking available upon request.	Educational and training materials will be reviewed periodically to assure a focused approach on identified concerns.
4.2.1.5	Provide and document information and training given to employees of Permittee- owned or operated facilities concerning the Permittee's prohibition against and the water quality impacts associated with illicit discharges and improper disposal of waste. The Permittee must at a minimum consider the following topics: equipment inspection to ensure timely maintenance; proper storage of industrial materials (emphasize pollution prevention); proper management and disposal of wastes; proper management of dumpsters; minimization of use of salt and other de-icing materials (cover/prevent runoff to MS4 and ground water contamination); benefits of appropriate on-site infiltration (areas with low exposure to industrial materials such as roofs or employee parking); and proper maintenance of parking lot surfaces (sweeping).	The City offers training to City employees involved with the operation of the facilities regarding water quality impacts associated with illicit discharges and improper disposal of waste. Training topics include (but not limited to) equipment inspection to ensure timely maintenance; property management and disposal of wastes; proper management of dumpsters; minimization and use of salt and other de-icing materials; and proper maintenance of parking lot surfaces. The City is working with ComplianceGo to provide training and educate target audience and track the training provided.	Staff	Public Works Director, Stormwater Management EngineerStorm kskssssssss	To educate all employees of the potential dangers and impacts of the discharge of pollutants into storm water facilities. Additionally, staff are trained according to the tasks they will need to perform.	Number of people who attend classes	Review Training material to assure training focuses on employees' responsibilities	Employees trained upon hire and reviewed annually
4.2.1.6	Provide and document information and training given to MS4 engineers, development and plan review staff, land use planners, and other parties as applicable to learn about Low Impact Development (LID) practices, green infrastructure practices, and to communicate the specific requirements for post-construction control and the associated Best Management Practices (BMPs) chosen within the SWMP.	Provide additional training to development and plan review committee staff (D.R.C.), land use planners regarding Low Impact Development (LID) practices and green infrastructure practices which detail specific requirements for construction and post-construction control and the associated BMPs. Continuing education opportunities will be provided in addition to conference attendance.	Engineers and Other Development and Plan Review Staff	Engineering Dept.	To train design and review staff of the proper implementation of LID and Green infrastructure.	Number of people who attend classes	Review Training material	Annually
4.2.1.7	An effective program must show evidence of focused messages and audiences as well as demonstration that the defined goal of the program has been achieved. The Permittee must define the specific messages for each audience. The Permittee must identify methods that will be used to evaluate the effectiveness of the educational messages and the overall education program. Any methods used to evaluate the effectiveness of the program must be tied to the defined goals of the program and the overall objective of changes in behavior and knowledge.	See above						
4.2.1.8	The Permittee must include written documentation or rationale as to why particular BMPs were chosen for its public education and outreach program.	The rationale is documented in the Storm Water Management Plan text.		Stormwater Management EngineerS				Ongoing

MCM2: PUBLIC INVOLVEMENT/PARTICIPATION

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established which includes involving the public through various programs and a notification hotline.

The purpose of the public involvement/participation is to reduce negative impacts on water quality by allowing citizens to be the eyes and ears of the City. The City has a public hotline (801-836-1045) which allows citizens to report storm water concerns and potential illicit discharges into the storm water system. Additionally, the City desires to receive input from citizens and organizations throughout the City by allowing for personal interaction between the public and City Staff.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM2.

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.2	The Permittee must implement a program that complies with applicable State and Local public notice requirements. The SWMP shall include ongoing opportunities for public involvement and participation such as advisory panels, public hearings, watershed committees, stewardship programs, environmental activities, other volunteer opportunities, or other similar activities. The Permittee should involve potentially affected stakeholder groups, which include but is not 1iii1ite‹i to, commercial and industrial businesses, trade associations, environmental groups, homeowners associations, and education organizations. The minimum performance measures are:							
4.2.2.1	Permittees shall adopt a program or policy directive to create opportunities for the public to provide input during the decision-making processes involving the development, implementation and update of the SWMP document including development and adoption of all required ordinances or regulatory mechanisms.	The City requires public notice before any land can be developed. The public is encouraged to attend City Council meetings. Notification is given to all residents in the prior monthly utility newsletter, Twitter and Facebook of upcoming events.	Public	Planning and Zoning	Provide opportunities for the public to be involved.	Track attendance of council meetings. Track online comments.	Notification Letters and report tracking is available upon request	Annually/As needed
4.2.2.2	Renewal Permittees shall make the revised SWMP document available to the public for review and input within 180 days from the effective date of this Permit. New Applicants shall make the SWMP document available to the public for review and input within 180 days of receiving notification from the Director of the requirement for Permit coverage.	The SWMP is currently available for review on Lehi City's storm water website.	Public	Public Works Director, Stormwater Management Engineer	Allow concerned citizens and community members to help and give input to keeping drainage channels clean.	Track public comments.		
4.2.2.3	A current version of the SWMP document shall remain available for public review and input for the life of the Permit. If the Permittee maintains a website, the latest version of the SWMP document shall be posted on the website within 18 0 days from the effective date of this Permit and shall clearly denote a specific contact person and phone number or email address to allow the public to review and provide input for the life of the Permit.	The SWMP is currently posted on Lehi City's website. The SWMP will remain online throughout the life of the permit.	Public	Public works Director, Stormwater Management Engineer, Admin	Prevent Storm Water Pollution by offering a greater visibility of violation areas and allowing the public to alert the City.	SWMP to remain online throughout permit term.		
4.2.2.4	The Permittee must, at a minimum, comply with State and Local public notice requirements when implementing a public involvement/participation program.							

MCM3: ILLICIT DISCHARGE DETECTION AND ELIMINATION (IDDE)

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established which includes identifying, tracking, tracing, and eliminating illicit discharges.

The purpose of the illicit discharge detection and elimination plan is to improve storm water quality throughout the City. This plan includes procedures for inspecting, tracing, tracking, characterizing, and ceasing illicit discharges. A City ordinance has established regulations regarding illicit discharges into storm drain facilities and allows for escalating enforcement actions against violators.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM3.

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.3	All Permittees shall revise as necessary, implement and enforce an IDDE program to systematically find and eliminate sources of non-storm water discharges from the MS4 and to implement defined procedures to prevent illicit connections and discharges according to the minimum performance measures listed below. The IDDE program must be described in writing, incorporated as part of the Permittee's SWMP document, and contain the elements detailed in this part of the Permit. The minimum performance measures listed below.							
4.2.3.1	Maintain a current storm sewer system map of the MS4, showing the location of all municipal storm sewer outfalls with the names and location of all State waters that receive discharges from those outfalls, storm drain pipe and other storm water conveyance structures within the MS4.	Runoff throughout the City is predominately in a southwest direction. Most of the flow eventually drains either west to Jordan River or south to Utah Lake. The City continues to update the system map (available from Lehi City Engineering) as needed by conducting annual reviews. The City created an inspection form used during the reviews.	4 Target Audiences	Water GIS	Have an updated Storm Water map for reference. Inspection forms on file	Assets list	MS4 Storm Water Map	Annually
4.2.3.2	Effectively prohibit, through ordinance or other regulatory mechanism, non-storm water discharges to the MS4, including spills, illicit connections, illegal dumping and sanitary sewer overflows ("SSOs") into the storm sewer system, require removal of such discharges consistent with Part 4.2.3.6. of this Permit and implement appropriate enforcement procedures and actions. The Permittee must have a variety of enforcement options in order to apply escalating enforcement procedures as necessary for the severity of violation and/or the recalcitrance of the violator. Exceptions are discharges pursuant to a separate UPDES Permit (other than the UPDES Permit for discharges from the MS4) and non-storm water discharges listed in Part 1.2.2.2.	Has an IDDE (Illicit Discharge Detection and Elimination) ordinance (9-3-6) on city website at https://www.sterlingcodifiers.com/codebook/index.php?book_id=611.	4 Target Audiences	Supervisor		# of IDDE detected and cleaned up	City Ordinance	
4.2.3.2.1	The Permittee's IDDE program must have adequate legal authority to detect, investigate, eliminate and enforce against non-storm water discharges, including illegal dumping, into the MS4. Adequate legal authority consists of an effective ordinance, by-law, or other regulatory mechanism. The documented IDDE program that is included in the Permittee's SWMP must include a reference or citation of the authority the Permittee will use to implement all aspects of the IDDE program.	Has an IDDE ordinance (9-3-6) on city website	4 Target Audiences	Supervisor			City Ordinance	
4.2.3.3	Implement a written plan to detect and address non-storm water discharges to the MS4, including spills, illicit connections, sanitary sewer overflows and illegal dumping. The plan shall include:	Plan is outlined below.	4 Target Audiences					
4.2.3.3.1	Written systematic procedures for locating and listing the following priority areas likely to have illicit discharges (if applicable to the jurisdiction): • Areas with older infrastructure that are more likely to have illicit connections; • Industrial, commercial, or mixed use areas; • Areas with a history of past illicit discharges; • Areas with a history of illegal dumping; • Areas with onsite sewage disposal systems; • Areas with older sewer lines or with a history of sewer overflows or cross-connections; • Areas upstream of sensitive waterbodies; and, • Other areas the Permittee determines to be likely to have illicit discharges. The Permittee must document the basis for its selection of each priority area and create a list of all priority areas identified in the system. This priority area list must be updated annually to reflect changing priorities.	The City has developed procedures for identifying priority areas. The procedures include evaluating: Areas with older infrastructure; Industrial, commercial, or mixed use areas; Areas having a past history for illicit discharges; Areas having a past history of illegal dumping; Areas with onsite sewage disposal systems; Areas with older sewer lines or having a history of sewer overflows or cross connections; Areas upstream of sensitive waterbodies.	4 Target Audiences	Supervisor	Have a system in place to identify and track high priority areas.	Priority area list is up to date.	Priority Area List. SOP	Updated Annually
4.2.3.3.2	Field inspections of areas which are considered a priority area as identified in Permit Part 4.2.3.3.1. Compliance with this provision shall be achieved by inspecting each priority area annually at a minimum. All field assessment activities shall utilize an inspection form to document findings.	Priority areas are inspected annually.	4 Target Audiences	Inspectors	Have each priority area inspected annually for IDDEs.	Annual Inspection forms for each priority area.	Priority Area Inspection Form	Annual Inspections
4.2.3.3.3	Dry weather screening (See Definition 7.13) activities for the purpose of verifying outfall locations and detecting illicit discharges that discharge within the Permittee's jurisdiction to a receiving water. All outfalls shall be inspected at least once during the 5-year Permit term. Dry weather screening activities shall utilize an inspection form to document findings.	The Dry Weather Screening Program consists of inspecting the major and minor outfalls that are governed by the City. The Dry Weather Screening Program provides a framework for field screening the outfalls to identify suspect outfalls as a basis for initiating more detailed drainage area investigations.	4 Target Audiences	Maintenance Crew and Supervisor	Inspect all storm drain outfalls within the City.	Outfall Inspection Forms for every outfall.	Dry Weather Screening Inspection Form	20% per year or once every 5 years
4.2.3.3.4	If the Permittee discovers or suspects that a discharger may need a separate UPDES Permit (e.g., Industrial Storm Water Permit, Dewatering Permit), the Permittee shall notify the Director.	The City notifies the Director if they identify the need of a separate UPDES permit.	4 Target Audiences	Supervisor	Have staff trained to identify the need of a separate UPDES permit.	Maintain a list of permitees which have been reported to the Director.	SOP	As Necessary
4.2.3.4	Implement standard operating procedures (SOPs) or similar type of documents for tracing the source of an illicit discharge; including visual inspections, and when necessary, opening manholes, using mobile cameras, using field tests of selected chemical parameters as indicators of discharge sources, collecting and analyzing water samples for the purpose of determining sanctions or penalties, and/or other detailed inspection procedures.	The City has developed procedures for tracing illicit discharges which will be used to identify the source when illicit discharges are reported.	4 Target Audiences	Supervisor	Have staff trained on the necessary procedures for tracing illicit discharges.	Document training attendance	Illicit Discharge Tracing SOP,	As Necessary
4.2.3.5	Implement standard operating procedures (SOPs) or similar type of documents for characterizing the nature of, and the potential public or environmental threat posed by, any illicit discharges found by or reported to the Permittee by the hotline or other telephone number described in 4.2.3.9. These procedures shall include detailed instructions for evaluating how the discharge shall be immediately contained and steps to be taken for containment of the discharge. Compliance with this provision will be achieved by initiating an investigation immediately upon being alerted of a potential illicit discharge.	The City has developed an incident report for illicit discharges within the City. The information is uploaded into iWorks and a hard copy is created and kept on file.	4 Target Audiences	Supervisors	Have a documented record of illicit discharges.	Illicit Discharge report log.	Illicit Discharge Report Template and Illicit Discharge Report Log	As Necessary
4.2.3.5.1	When the source of a non-storm water discharge is identified and confirmed, the Permittee must record the following information in an inspection report: the date the Permittee became aware of the non-storm water discharge, the date the Permittee initiated an investigation of the discharge, the date the discharge was observed, the location of the discharge, a description of the discharge, the method of discovery, date of removal, repair, or enforcement action; date, and method of removal verification. Analytical monitoring may be necessary to aid in the identification of potential sources of an illicit discharge and to characterize the nature of the illicit discharge. The decision process for utilizing analytical monitoring must be fully documented in the inspection report.	The City has developed an incident report for illicit discharges within the City and maintains a log of illicit discharges. The information is uploaded into iWorks and a hard copy is created and kept on file.	4 Target Audiences	Supervisor	Have a documented record of illicit discharges.	Illicit Discharge report log.	Illicit Discharge Report Template and Illicit Discharge Report Log	As Necessary

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.3.6	Implement standard operating procedures (SOPs) or similar type of documents for ceasing the illicit discharge, including notification of appropriate authorities; notification of the property owner; technical assistance for removing the source of the discharge or otherwise eliminating the discharge; follow-up inspections; and escalating enforcement and legal actions if the discharge is not eliminated. Illicit discharges to the MS4 are prohibited and any such discharges violate this Permit and remain in violation until they are eliminated. Upon detection, the Permittee shall require immediate cessation of improper disposal practices upon confirmation of responsible parties in accordance with its enforceable legal authorities established pursuant to Part 4.2.3.2.1. of this Permit.	The City has developed an SOP for ceasing illicit discharges. Engineering Dept has worked with the Legal Dept to create a City ordinance (9-3-6).	4 Target Audiences	Supervisor	Have a SOP which identifies the steps necessary to cease illicit discharges. Have enforcement capabilities as outlined in the City's ordinance.	Track Illicit Discharges including follow up inspections and enforcement activities.	Ceasing Illicit Discharges SOP	As Necessary
4.2.3.6.2	Although the Permittee is required to prohibit illicit discharges within their boundaries and to take appropriate action to detect and address any violations, this Permit does not impose strict liability on the Permittee.							
4.2.3.6.3	All IDDE investigations must be thoroughly documented and may be requested at any time by the Director. If a Permittee is unable to meet the minimum performance measures outlined in Parts 4.2.3.5. or 4.2.3.6., the Permittee must immediately submit to the Director written documentation or rationale describing the circumstances why compliance with the minimum performance measures was not possible. All IDDE documentation shall be retained by the Permittee as required by the SWMP document.	The City maintains records of all IDDE investigations through iWorks.	DEQ	Supervisor	To keep IDDE investigations records current.	# of Records		Ongoing
4.2.3.7	Permittees shall inform public employees, businesses, and the general public of hazards associated with illicit discharges and improper disposal of waste.	In cases where illicit discharges may be harmful the City notifies the public though Facebook, Twitter, Reverse 911 and other emergency notification methods. See 4.2.1.3	4 Target Audiences	Stormwater Management Engineer	Keep the public safe and informed of potential hazard.	Maintain log of public notifications with regards to Illicit Discharges.	Public Notifications Log	As Necessary
4.2.3.8	Permittees shall promote or provide services for the collection of household hazardous waste.	Utah County, through coalition direction, has facilitated an educational stormwater hotline (801-851-7873) to convey information for the disposal of; paints, oils, batteries, anti-freeze, and other household chemicals. A list of collection facilities is posted on the following internet site: http://www.utahcountyonline.org/dept/Health/hhw/	4 Target Audiences	Stormwater Management Engineer with County Coalition	Educate citizens regarding proper disposal of household hazardous wastes.		LBOF Chemical Record	
4.2.3.9	Permittees shall publicly list and publicize a hotline or other local telephone number for public reporting of spills and other illicit discharges. A written record shall be kept of all calls received, all follow-up actions taken, and any feedback received from public education efforts.	The City offers several means of reporting information to the necessary City representatives such as telephone hotline (385-201- 1700), website and mailers. Lehi is working to redesign their website to allow access to reporting information.	4 Target Audiences	Stormwater Management Engineer	To allow the public to help identify potential illicit discharges and illegal dumping which may occur throughout the City.	Track correspondence from citizens including response.	Log of public interaction	Ongoing
4.2.3.9.1	The Permittee must develop a written spill/dumping response SOP or similar type of document and a flow chart for internal use, that shows the procedures for responding to public referrals of illicit discharges, the various responsible agencies and their contacts, and who would be involved in illicit discharge incidence response, even if it is a different entity other than the Permittee. The procedure and list must be incorporated as part of the IDDE program and incorporated into the Permittee's SWMP document. The list must be maintained and updated as changes occur.	The City has developed a SOP including a flow chart for responding to illicit discharges.	4 Target Audiences	Stormwater Management Engineer	Train staff of the necessary procedures to quickly respond to a report of an illicit discharge.		Training Logs	
4.2.3.10	Permittees shall implement procedures for program evaluation and assessment which includes maintaining a database for mapping, tracking of the number and type of spills or illicit discharges identified; and inspections conducted.	Information is tracked and maintained through iWorks	4 Target Audiences	Supervisor	An interactive map that can efficiently track IDDE.		# of Reports	
4.2.3.11	Permittees shall at a minimum, require that all staff, contracted staff, or other responsible entities, that as part of their normal job responsibilities might come into contact with or otherwise observe an illicit discharge or illicit connection to the MS4 including office personnel who might receive initial reports of illicit discharges, receives annual training in the IDDE program including identification, investigation, termination, cleanup, and reporting of illicit discharges including spills, improper disposal, and illicit connections. All Permittees shall ensure that all new hires are trained within 60 days of hire date and annually thereafter, at a minimum. Follow-up training shall be provided as needed to address changes in procedures, methods or staffing. The Permittee shall provide training to all field staff that as part of their normal job responsibilities might come into contact with or otherwise observe an illicit discharge or illicit connection to the MS4. The Permittee shall also train office personnel who might receive initial reports of illicit discharges. Training shall include how to identify a spill, an improper disposal, or an illicit connection to the MS4 and proper procedures for reporting the illicit discharge. Training records must be kept and shall include dates, activities or course descriptions, and names and positions of staff in attendance. The Permittee shall include a summary of such training in the annual report.	The City provides training to staff who may come into contact or observe illicit discharges, on the identification, investigation, termination, cleanup, and reporting of illicit discharges. Lehi City worked with ComplianceGo to get a training system established for staff members. See 4.2.1.5				Training Logs		
4.2.3.12	The Director reserves the right to request documentation or further study of a particular non-storm water discharge of concern, to require a reasonable basis for allowing the non-storm water discharge and excluding the discharge from the Permittee's program, and to require inclusion of the discharge in the Permittee's program, if water quality concerns cannot otherwise be reasonably satisfied.							

MCM4: CONSTRUCTION SITE STORM WATER RUNOFF CONTROL

In order to comply with the State of Utah requirements outlined in the MS4 permit, a plan has been established that requires implementation of Best Management Practices (BMPs) in order to reduce the discharge of pollutants from construction sites.

The purpose of the construction site storm water runoff control plan is to minimize the discharge of pollutants from construction sites into the City's storm water facilities. The City has accomplished this by developing regulations that require the development and implementation of a storm water pollution prevention plan (SWPPP) for construction sites. As part of each SWPPP, implementation of BMPs is required to protect water quality. The City has found that reviewing SWPPP documents prior to any construction greatly reduces the discharge of pollutants into the storm water system. The City has established a BMP review process for development throughout the City.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM4.

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.4	All Permittees shall revise as necessary, implement and enforce a program to reduce pollutants in any storm water runoff to the MS4 from construction sites with a land disturbance of greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre according to the minimum performance measures listed below. Public and private projects, including projects proposed by the Permittee's own departments and agencies, shall comply with these requirements. The minimum performance measures are:							
4.2.4.1	Revise as necessary and enforce an ordinance or other regulatory mechanism that requires the use of erosion and sediment control practices at construction sites. The ordinance or other regulatory mechanism shall, at a minimum, be equivalent with the requirements set forth in the most current UPDES Storm Water General Permits for Construction activities which can be found at: http://www.deq.utah.gov/Permits/water/updes/stormwatercon.htm. The ordinance or other regulatory mechanism shall include sanctions to ensure compliance. The ordinance or other regulatory mechanism shall apply, at a minimum, to construction projects disturbing greater than or equal to one acre and to construction projects of less than one acre that are part of a larger common plan of development or sale. Existing local requirements to apply storm water controls at sites less than 1 acre or not part of a Common Plan of Development may be retained.	The City has developed an ordinance (9-3-6) that requires the use of erosion and sediment control by implementing selected BMP's. The City developed stricter enforcement of said ordinance.	Developers and Contractors	Inspectors, Engineering	To reduce the amount of sediment and nutrients discharged into waters of the state.	# of SWPPP Reviewed/Inspected	City Ordinance and Enforcement Activity Log	Review Ordinance As needed
4.2.4.1.1	The ordinance or other regulatory mechanism shall, at a minimum, require construction operators to prepare a Storm Water Pollution Prevention Plan (SWPPP) and apply sediment and erosion control BMPs as necessary to protect water quality, reduce the discharge of pollutants, and control waste such as, but not limited to, discarded building materials, concrete truck washout, chemicals, litter and sanitary waste at the construction site that may cause adverse impacts to water quality. The SWPPP requirements must be, at a minimum, equivalent with the SWPPP requirement set forth in the most current UPDES Storm Water General Permits for Construction Activities, which can be found at: http://www.deq.utah.gov/Permits/water/updes/stormwatercon.htm	The City has developed an ordinance (9-3-4) that requires the preparation of a SWPPP to reduce sediment and nutrients in storm water discharges.	Developers and Contractors	Inspectors, Engineering	An ordinance that requires the preparation and application of a SWPPP.	# of SWPPP Reviewed/Inspected	City Ordinance and Enforcement Activity Log	Review Ordinance As needed
4.2.4.1.2	Permittees shall require construction operators obtain and maintain coverage under the current UPDES Storm Water General Permits for Construction Activities for the duration of the project. Coverage can be obtained by completing a NOI as well as renewed online at https://secure.utah.gov/account/login.html?returnToUrl=https%3A//secure.utah.gov/stormwater/uii_authentication	The City has developed an ordinance (9-3-4) that requires construction operators obtain and maintain coverage under the UPDES general permit as required under this permit.	Developers and Contractors	Inspectors	To have an ordinance that requires the necessary coverage of construction operators and allows for enforcement for non-compliance.	# of UPDES Permits	City Ordinance and Enforcement Activity Log	Review Ordinance As needed
4.2.4.1.3	The ordinance shall include a provision for access by qualified personnel to inspect construction storm water BMPs on private properties that discharge to the MS4.	The City has developed an ordinance (9-3-4) that gives access to qualified personnel to inspect construction storm water BMP's which discharge into waters of the State.	Developers and Contractors					
4.2.4.2	Develop a written enforcement strategy and implement the enforcement provisions of the ordinance or other regulatory mechanism which shall include:							
4.2.4.2.1	Standard operating procedures (SOPs) or similar type of documents that include specific processes and sanctions to minimize the occurrence of, and obtain compliance from violators which shall include appropriate, escalating enforcement procedures and actions including an appeals process that is published in a publicly accessible location.	The City has developed SOPs which require the submittal of necessary documentation to verify SWPPP compliance and every site using BMPs	Developers and Contractors	Engineering, Stormwater Management Engineer	Enforcement procedures develop which encourage compliance with this program using escalating enforcement procedures.	# of SWPPPs.	SWPPP Reviews	Ongoing
4.2.4.2.2	Documentation and tracking of all enforcement actions	The City maintains a log of enforcement actions taken regarding storm water regulations hosted on ComplainceGo.	Developers and Contractors	Inspectors	Have a log that tracks enforcement actions.	Enforcement Action Log	Enforcement Action Log	Ongoing
4.2.4.3	Development and implementation of a checklist for pre-construction Storm Water Pollution Prevention Plan (SWPPP) review that is consisten with the requirements of the current UPDES Storm Water General Permits for Construction Activities and keep records for, at a minimum, all construction sites that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre, to ensure plans are complete and in compliance with State regulations. Permittees shall keep records of these projects for five years or until construction is completed, whichever is longer. Prior to construction, the Permittee shall:	The City has developed SOPs to assure proper review of SWPPPs completed. The City keeps record of SWPPP documentation.	Developers and Contractors	Storm Water Compliance Administration, T-O	To provide consistent and meaningful review of SWPPPs and keep record or SWPPPs.	# of SWPPPs Reviewed	SWPPP review SOPs and SWPPP tracking Log	Ongoing
4.2.4.3.1	Conduct a pre-construction SWPPP meeting which includes a review of the site design, the planned operations at the construction site, planned BMPs during the construction phase, and the planned BMPs to be used to manage runoff created after development.	The City requires submittal and approval of site and subdivision plans by the City's Development Review Committee (DRC). The review requires implementation of construction and long-term BMPS. The city requires pre-con meeting before all projects start	Developers and Contractors	Lehi City Administration	To allow for consistent review of construction projects during design to verify implementation of water quality BMPs.	# of Meetings	SWPPP review SOPs	As Needed
4.2.4.3.2	Identify priority construction sites considering the following factors at a minimum: • Soil erosion potential; • Site slope; • Project size and type; • Sensitivity of receiving waterbodies (impaired or high quality waters); • Proximity to receiving waterbodies; and Non-storm water discharges and past record of non-compliance by the operators of the construction site.	The City has developed a map identifying the location of priority construction sites based on soil erosion potential, site slope, large volumes of disturbed soils, sensitivity and proximity of receiving water bodies, and areas having a history of non-compliance.	Developers and Contractors	Inspectors	Provide additional inspections in high risk areas	Construction Site Priority Map	Construction Site Priority Map	As needed

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.4.4	All Permittees shall develop and implement SOPs or similar type of documents for construction site inspection and enforcement of construction storm water pollution control measures. The procedures must clearly define who is responsible for site inspections as well as who has authority to implement enforcement procedures. An individual or entity who prepares a SWPPP for a construction project may not perform the construction site inspections required of Part 4.2.4.4.1 and 4.2.4.4.3 on behalf of the Permittee. The Permittee must have the authority to the extent authorized by law to impose sanctions to ensure compliance with the local program. These procedures and regulatory authorities must be written and documented in the SWMP. The construction site storm water runoff control inspection program must provide:	The City has developed SOPs for inspecting and enforcing storm water control measures.	Developers and Contractors	Inspectors	Develop SOPs which allow for uniform review of construction sites and allow enforcement actions to be performed by certified personnel.			
4.2.4.4.1	Inspections of all new construction sites with a land disturbance of greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre at least monthly by qualified personnel using the Construction Storm Water Inspection Form (Checklist) found on the Division's website at https://deq.utah.gov/water-quality/municipal-separate-storm-sewer-system-ms4spermits-updes-permits. A "qualified person" is a person knowledgeable in the principles and practice of erosion and sediment controls and pollutant prevention, who possesses the skills to assess conditions at effectiveness of any storm water controls selected and installed to meet the requirements of this permit, such as but not limited to the following: • Utah Registered Storm Water Inspector (RSI) • Certified Professional in Erosion and Sediment Control (CPESC) • Certified Professional in Storm Water Quality (CPSWQ) • Certified Erosion, Sediment, and Storm Water Inspector (CESSWI) • Certified Inspector of Sediment and Erosion Control (CISEC) • National Institute for Certification in Engineering Technologies, Erosion and Sediment Control, Level 3 (NICET) • Utah Department of Transportation Erosion Control Supervisor (ECS) (applicable to road/street projects only)	The City has certified storm water inspectors which inspect existing construction sites monthly.	Developers and Contractors	Inspectors	Inspect each site monthly.	# of Inispections	Inspection Checklist	Monthly Inspection
4.2.4.4.2	The Permittee must inspect all phases of construction: prior to land disturbance, during active construction, and following active construction. The Permittee must document in its SWMP the procedure for being notified by construction operators/owners of their completion of active construction so that verification of final stabilization and removal of all temporary control measures may be conducted. This procedure must be provided to the construction operator/owner before active construction begins.	The City has developed notification procedures which require construction operators/owners to notify the City prior to construction, during active construction, and following active construction. This is required to allow proper inspection of the different phases of construction.	Developers and Contractors	Inspectors, City Engineer, Public Works Director	Document project status	list of construction project's status	Inspection Logs	As needed
4.2.4.4.3	Inspections by the MS4 of priority construction sites defined in Part 7.36. must be conducted at least biweekly (every two weeks) using the Construction Storm Water Inspection Form (Checklist) found on the Division's website at https://deq.utah.gov/water-quality/municipal-separate-storm-sewer-system-ms4spermits-updes-permits.	The City has certified storm water inspectors which inspect priority construction sites biweekly.	Developers and Contractors	Inspectors	Have bi-weekly inspection of priority construction sites to review compliance with the requirements of the Permit.	Review and track inspection forms.	Inspection Logs	Bi-Weekly
4.2.4.4.4	Permittees may utilize an electronic site inspection tool in place of up to one-half of on-site MS4 inspections at a construction site provided that the Permittee demonstrates to the Director that the tool meets the requirements of Part 4.2.4.	The City has developed a system where Developers and Contractors may send in photos when it's not possible to visit the site. This is only utilized for time sensitive inspections where qualified staff are not immediately available.	Developers and Contractors	Inspectors	The ensure inspections can be completed in time sensitive instances.	Review and Track photos and correspondence that is sent in.	Activity Log	As needed
4.2.4.4.5	Based on site inspection findings, the permittee must take all necessary follow-up actions (i.e., reinspection, enforcement) to ensure compliance in accordance with the permittee's enforcement strategy. These follow-up and enforcement actions must be tracked and documented.	The City follows the enforcement strategy outlined in 4.2.4.2	Developers and Contractors	Inspectors	To ensure compliance with the regulations of this permit.	Monitor and track enforcement activities associated with SWPPPs.	Enforcement Activity Log	As needed
4.2.4.5	The Permittee must ensure that all staff whose primary job duties are related to implementing the construction storm water program, including permitting, plan review, construction site inspections, and enforcement, are annually trained to conduct these activities. The training can be conducted by the MS4 or outside training can be attended. Such training must extend to third-party inspectors and plan reviewers as well. The Permittee shall ensure that all new hires are trained within 60 days of hire date and annually thereafter, at a minimum. Follow-up training shall be provided as needed to address changes in procedures, methods or staffing. The training records to be kept include dates, activities or course descriptions, and names and positions of staff in attendance.	City staff specifically assigned to storm drain permitting, plan review, inspection, and enforcement will be trained upon hire and annually at a minimum. See 4.2.1.5	Developers and Contractors	Inspectors	To ensure City Staff are sufficiently trained to complete their associated tasks.	Training logs	Training Log	Annual Trainings
4.2.4.6	All Permittees shall implement a procedure to maintain records of all projects disturbing greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre. Permittees shall keep records which include but are not limited to, site plan reviews, SWPPPs, inspections and enforcement actions including verbal warnings, stop work orders, warning letters, notices of violation, and other enforcement records. Permittees shall keep records of these projects for five years or until construction is completed, whichever is longer.	The City has developed procedures for maintaining records for construction sites.	Developers and Contractors	Inspectors	Have written documentation of construction sites throughout the City.	Construction Tracking Program.	Construction Tracking Program.	As needed

MCM5: LONG-TERM STORM WATER MANAGEMENT IN NEW DEVELOPMENT AND REDEVELOPMENT (POST-CONSTRUCTION STORM WATER MANAGEMENT)

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established that requires implementation of Best Management Practices (BMPs) in order to reduce the discharge of pollutants as part of the long-term storm water management plan.

The primary goal of the long-term storm water management is to have post-development runoff hydrology closely mimic the hydrology of pre-development conditions. As part of the City's review process, BMPs including Low Impact Development (LID) practices, should be included where feasible to infiltrate, evapotranspire, or harvest storm water runoff. These BMPs should also show that they remove target pollutions to protect water quality.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM5.

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.5	The Permittee shall revise as necessary, implement and enforce a program to address post-construction storm water runoff to the MS4 from private and public new development and redevelopment construction meeting the thresholds below. The water quality considerations of this minimum control measure do not replace or substitute for water quantity or flood management requirements implemented on the local level for new development or redevelopment sites. The water quality controls may be incorporated into the design of structures intended for flow control; or water quality control may be achieved with separate control measures. The program must apply to private and public development sites. The minimum performance measures are:							
4.2.5.1	Post-construction Controls. The Permittee's new development/redevelopment program must have requirements or standards to ensure that any storm water controls or management practices for new development and redevelopment will prevent or minimize impacts to water quality. BMPs must be selected that address pollutants known to be discharged or anticipated to be discharged from the site.	The City has developed an ordinance (9-3-4) which requires the submission, review, and approval of development or redevelopment plans.	Planners, D.R.C., Engineers, Developers	Public Works Director		# of agreements		
4.2.5.1.1	The Permittee's new development/redevelopment program shall include non- structural BMPs such as requirements and standards to minimize development in areas susceptible to erosion and sediment loss; to minimize the disturbance of native soils and vegetation; to preserve areas in the municipality that provide important water quality benefits; to implement measures for flood control; and to protect the integrity of natural resources and sensitive areas.	The City has developed non-structural BMPs which discourage development in areas susceptible to erosion and protect sensitive areas throughout the City.	Engineering	Engineering	To protect water quality by discouraging development in sensitive areas or those being highly susceptible to erosion.	Track Development	Development Log	Ongoing
4.2.5.1.2	Retention Requirement. The Permittee must develop and define a specific hydrologic method or methods for calculating runoff volumes and flow rates to ensure consistent sizing of structural BMPs in their jurisdiction and to facilitate plan review. By July 1, 2020, new development or redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre must manage rainfall on-site, and prevent the off-site discharge of the precipitation from all rainfall events less than or equal to the 80th percentile rainfall event or a predevelopment hydrologic condition, whichever is less. This objective must be accomplished by the use of practices that are designed, constructed, and maintained to infiltrate, evapotranspire and/or harvest and reuse rainwater. The 80th percentile rainfall event is the event whose precipitation total is greater than or equal to 80 percent of all storm events over a given period of record. By July 1, 2020, redevelopment projects that disturb greater than or equal to one acre, including projects less than an acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre must provide a site-specific and project-specific plan aimed at net gain to onsite retention or a reduction to impervious surface to provide similar water quality benefits. If a redevelopment project increases the impervious surface by greater than 10%, the project shall manage rainfall on-site, and prevent the off-site discharge of the net increase in the volume associated with the precipitation from all rainfall events less than or equal to the 80th percentile rainfall event. This objective must be accomplished by the use of practices that are designed, constructed, and maintained to infiltrate, evapotranspire and/or harvest and reuse rainwater.	The City has calculated the depth of a 80th percentile storm to be 0.45 inches. The City Ordinance requires that the first 0.45 inches be retained on site for development and re-development sites.	Planners, D.R.C., Engineers, Developers	Engineering Dept	To limit runoff by infiltrating and evapotranspiring runoff to better simulate historic runoff conditions.	# of sites that we are able to retain 0.45 in in runoff		On going
4.2.5.1.3	Low Impact Development Approach. By July 1, 2020, the program shall include a process which requires the evaluation of an LID approach for all projects subject to the requirements in 4.2.5.1.2. A LID approach promotes the implementation of BMPs that allow storm water to infiltrate, evapotranspire or havest and use storm water on site to reduce runoff from the site and protect water quality. Guidance for implementing LID can be found in DWQ's LID controls which are appropriate for use in the State of Utah can be found in A Guide to Low Impact Development within Utah (the Guide), available on DWQ's website. Permittees must allow for use of a minimum of five LID practices from the list in Appendix C of the Guide. If a Permittee has not adopted specific LID practices from Appendix C, any LID approach that meets 4.2.5.1.2 and is feasible may be used to meet this requirement. Since 2010, rainwater harvesting is legal in the State of Utah. Depending on the volume of rainwater collected and stored for beneficial use, the Permittee must meet the requirements of the Utah Division of Water Rights to harvest rainwater found on their website: http://waterrights.utah.gov/forms/rainwater.asp	The City has developed standard operating procedures which require an evaluation of a LID approach. If LID is not feasible documentation will be required outlining physical limitations.	Planners, D.R.C., Engineers, Developers	Engineering Dept	More LID	# of sites with LID	Development Log	
4.2.5.1.5	Feasibility. If meeting the retention standards described in Part 4.2.5.1.2 is infeasible, a rationale shall be provided for the use of alternative design criteria. The new or redevelopment project must document and quantify that infiltration, evapotranspiration, and rainwater harvesting have been used to the maximum extent Small MS4 General UPDES Permit Permit No. UTR090000 24 feasible and that full employment of these controls are infeasible due to constraints. LID infeasibility may be due to one or more of the following conditions: high groundwater, drinking water source protection areas, soil conditions, slopes, accessibility, excessive costs, or others. Guidance for assessing and documenting site conditions can be found in DWQ's "A Guide to Low Impact Development within Utah" Appendix B "Storm Water Quality Report Template" located on the DWQ website at: https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019- 000161.pdf. A MS Word version can be found on DWQ's website at: https://documents.deq.utah.gov/water-quality/stormwater/DWQ-2018-013750.docx.		Planners, D.R.C., Engineers, Developers	Engineering Dept			Documentation for why LID cannot be used	As Needed

Table MCM5: Long-Term Storm Water Management in New Development and Redevelopment Activities (Post-Construction Storm Water Management) (cont.)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.5.2	Regulatory Mechanism. Develop and adopt an ordinance or other regulatory mechanism that requires long-term post-construction storm water controls at new development and redevelopment sites. The ordinance or other regulatory mechanism shall apply, at a minimum, to new development and redevelopment sites that discharge to the MS4 and that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre. The ordinance or other regulatory mechanism shall require BMP selection, design, installation, operation and maintenance standards necessary to protect water quality and reduce the discharge of pollutants to the MS4. The Permittee shall implement an enforcement strategy and implement the enforcement provisions of the ordinance or other regulatory mechanism. The Permittee's ordinance or other regulatory mechanism must include an appeals process	The City developed procedures to ensure adequate long-term operation and maintenance of stormwater controls at post-construction sites. Proper operation and maintenance of the control measures help to minimize pollutants in stormwater runoff. Improper maintenance or failure of stormwater controls following construction lead to adverse impacts on stormwater quality. Established procedures ensure adequate long-term operation and maintenance of stormwater controls is imperative in reducing stormwater pollution. The plan includes retrofitting existing features that adversely impact water quality.	Planners, D.R.C., Engineers, Developers	Engineering, Inspectors	Verify that post-construction storm water controls are functioning as intended.	Documentation from DRC that storm water management was addressed during design and review process.	GIS database.	Annually
4.2.5.2.1	The Permittee must include enforcement provisions in the ordinance or other regulatory mechanism, including procedures that include specific processes and sanctions to minimize the occurrence of, and obtain compliance from, chronic and recalcitrant violators which shall include appropriate, escalating enforcement procedures and actions.	The City has developed an ordinance (9-3-7) which allows for escalating enforcement procedures.	Planners, D.R.C., Engineers, Developers	Public Works Director	To give the City the necessary authority to enforce penalties for violations.	Track violations.	Violations Tracking Sheet	As Needed
4.2.5.2.2	The Permittee must maintain documentation on how the requirements of the ordinance or other regulatory mechanism will protect water quality and reduce the discharge of pollutants to the MS4. Documentation shall include: • How long-term storm water BMPs were selected; • The pollutant removal expected from the selected BMPs; and • The technical basis which supports the performance claims for the selected BMPs. All Permittees shall adopt and implement SOPs or similar type of documents for site inspection and enforcement of post-construction storm water control measures. These procedures must ensure adequate ongoing long-term operation and maintenance of approved storm water control measures.	The City requires the Developer to provide documentation on how long-term and post construction BMPs are intended to function after construction.	Developer	Stormwater Management Engineer, Public Works Director	To have BMPs throughout the City which provide water quality protection.	Documentation from DRC that storm water management was addressed during design and review process.	City BMPS and Ordinance	Ongoing
4.2.5.2.3	The ordinance or other regulatory mechanism shall include provisions for post- construction access for Permittees to inspect storm water control measures on private properties that discharge to the MS4 to ensure that adequate maintenance is being performed. The ordinance or other regulatory mechanism may, in lieu of requiring that the Permittee's staff inspect and maintain storm water controls on private property, instead require private property owner/operators or qualified third parties to conduct maintenance and provide annual certification that adequate maintenance has been performed and the structural controls are operating as designed to protect water quality. In this case, the Permittee must require a maintenance agreement addressing maintenance requirements for any control measures installed on site. The agreement must allow the Permittee to conduct oversight inspections of the storm water control measures and also account for transfer of responsibility in leases and/or deeds. The agreement must also allow the Permittee to perform necessary maintenance or corrective actions neglected by the property owner/operator, and bill or recoup costs from the property owner/operator as needed.	The City Ordinance (9-3-5) requires access for certified inspectors to storm water control measures on private and public property. The ordinance also requires a maintenance plan or agreement be developed which should include inspections to ensure proper operation of the storm water structures.	Developers, Owners	Engineering, Publics Work Director	Maintenance agreement with BMPs on site.	# of agreements and Inspections	Log of Maintenance Agreements	2 times per site
4.2.5.2.4	Permanent structure BMPs shall be inspected at least once during installation by qualified personnel. Upon completion, the Permittee must verify that long-term BMPs were constructed as designed.	The City requires that structural BMPs be inspected at least once during installation and upon completion to verify BMPs were constructed as designed. All structural BMPs within the city are inspected once during construction and prior to final approval to confirm they are built to submitted plans	Planners, D.R.C., Engineers, Developers	Inspectors, Stormwater Management Engineer	To assure proper installation in accordance to approved Site Plans.	Track inspections including any enforcement activities taken.	Inspection Log	A minimum of 2 times per site.
4.2.5.2.5	Inspections and any necessary maintenance must be conducted annually by either the Permittee or through a maintenance agreement, the property owner/operator. On sites where the property owner/operator is conducting maintenance, the Permittee shall inspect those storm water control measures at least once every five years, or more frequently as determined by the Permittee to verify and ensure that adequate maintenance is being performed. The Permittee must document its findings in an inspection report which includes the following: • Inspection date; • Name and signature of inspector; • Project location; • Current ownership information; • A description of the condition of the storm water control measure (including the quality of: vegetation and soils; inlet and outlet channels and structures; catch basins; spillways, weirs, and other control structures; and sediment and debris accumulation in storage as well as in and around inlet and outlet structures); and • Specific maintenance issues or violations found that need to be corrected by the property owner of operator along with deadlines and reinspection dates.	The City requires inspection of storm water control measures on an annual basis. If private inspection and maintenance is occurring the City will at a minimum inspect each site at least once every five years. Annual Maintenance Report of Stormwater Facilities. The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the parking lots, structural improvements, berms, channels, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by June 30th of each year and shall be on forms acceptable to the City.	Developers, Owners	Inspectors, Stormwater Management Engineer, Public Works Director	To assure proper maintenance occurs to ensure proper operation of storm water control measures.	Inspection Log	# of Inspections	Annually
4.2.5.3	Plan Review. The Permittee shall: Adopt and implement procedures for site plan review which evaluate water quality impacts. The procedures shall apply through the life of the project from conceptual design to project closeout.		Planners, D.R.C., Engineers, Developers					

Table MCM5: Long-Term Storm Water Management in New Development and Redevelopment Activities (Post-Construction Storm Water Management)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.5.3.2	Review post-construction plans for, at a minimum, all new development and redevelopment sites that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre, to ensure that the plans include long-term storm water management measures that meet the requirements of this minimum control measure.	The City has developed a SOP for reviewing post- construction plans.	Planners, D.R.C., Engineers, Developers	Public Works Director, Stormwater Management Engineer	Maintain water quality using long-term storm water facilities so they continue to be effective	Track post-construction reviews # of agreements	Agreements and Inspections	Ongoing
4.2.5.4	Inventory. The Permittee must maintain an inventory of all post-construction structural storm water control measures installed and implemented at new development and redeveloped sites that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre. This inventory must include both public and private sector sites that were developed since the Permittee obtained coverage by this permit or the date that post-construction requirements came into effect, whichever is later; and area located within the Permittee's service area.							
4.2.5.4.1	Each entry to the inventory must include basic information on each project, such as project's name, owner's name and contact information, location, start/end date, etc. In addition, inventory entries must include the following for each project: • Short description of each storm water control measure (type, number, design or performance specifications); • Short description of maintenance requirements (frequency of required maintenance and inspections); and • Inspection information (date, findings, follow up activities, prioritization of follow-up activities, compliance status).	The City established an inventory for post-construction storm water control measures (both public and private). These control measures are maintained in the city's iWorks and can additionally be found in the Storm water Master Plan.	Inspectors, Commercial and Industrial property owners, HOAs	Stormwater Management Engineer, Public Works Director, GIS	To maintain a current inventory of the condition and required action for the different storm water control measures and assure the necessary maintenance is being performed.	# of all measures updated	Inventory	updated annually
4.2.5.4.2	Based on inspections conducted pursuant to Part 4.2.5.2.5., the Permittee must update the inventory as appropriate where changes occur in property ownership or the specific control measures implemented at the site.	The City will continue to keep the inventory updated as inspections are conducted. Same as 4.2.5.7.1	Inspectors	Stormwater Management Engineer, County Recorder	To maintain a current inventory of the condition and required action for the different storm water control measures and assure the necessary maintenance is being performed.	# of all measures updated	Log	updated annually
4.2.5.5	Training. Permittees shall ensure that all staff involved in post-construction storm water management, including those that conduct plan review, annual maintenance inspections, and enforcement, receive appropriate training. Training shall be provided or made available for staff in the fundamentals of long-term storm water management through the use of structural and non-structural control methods. The training records to be kept include dates, activities or course descriptions, and names and positions of staff in attendance. The Permittee shall ensure that all new hires are trained within 60 days of hire and annually thereafter, at a minimum. Follow-up training shall be provided as needed to address changes in procedures, methods or staffing.	The City provides adequate training of all staff involved in Permitting, planning, and review as required. Training is completed using ComplianceGo software and includes IDDE training. Staff members will be sent to training seminars to allow for job specific needs.	All City staff	Public Works Director	Educated staff that knows their roles	# of trained employees	Training Log	Annual trainings and new hires to complete ComplianceGo training.

MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established for Pollution Prevention and Good Housekeeping for Municipal Operations.

The purpose of the pollution prevention and good housekeeping for municipal operations is to protect storm water quality from City owned or operated facilities. The City has developed pollution prevention plans and implements good housekeeping practices for City-owned facilities. By complying with the same standards and standard operating procedures that other developers are required to follow, the City strives to set an example for others.

The planned activities to meet the requirements of this minimum control measure outlined in Table MCM6.

Table MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations Activities

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.6	All Permittees must implement a program for Permittee-owned or operated facilities, operations and structural storm water controls that includes standard operating procedures (SOPs), pollution prevention BMPs, storm water pollution prevention plans or similar type of documents, and a training component that have the ultimate goal of preventing or reducing the runoff of pollutants to the MS4 and waters of the state. All components of the program shall be included in the SWMP document and must identify the department responsible for performing each activity described in this section. The Permittee must develop an inventory of all such Permittee-owned or operated facilities. The Permittee must review this inventory annually and update as necessary.							
4.2.6.1	As a minimum requirement, the Permittee shall develop and keep current a written inventory of all the following potential "high priority" facilities that are owned or operated by the Permittee and all the storm water controls that may include but is not limited to: • Composting facilities • Equipment storage and maintenance facilities • Fuel farms • Hazardous waste disposal facilities • Hazardous waste handling and transfer facilities • Incinerators • Landfills • Landscape maintenance on municipal property • Materials storage yards • Pesticide storage facilities • Public buildings, including libraries, police stations, fire stations, municipal buildings, and similar Permittee-owned or operated buildings • Public parking lots • Public golf courses • Public swimming pools • Public works yards • Recycling facilities • Salt storage facilities • Solid waste handling and transfer facilities • Street repair and maintenance sites • Vehicle storage and maintenance yards • Permittee-owned and/or maintained structural storm water controls.	The city has created a list of high priority sites and created site specific SWPPP plans. This list of high priority sites is maintained on the ComplianceGo website. The City continually inventories and maintains all City owned facilities including; public buildings, swimming pools, landfills, material storage yards, salt pile storage, transfer locations, gasoline tanks, and maintenance equipment sites.	Pertinent Lehi City Employees	Stormwater Management Engineer, Public Works Director	To ensure high risk sites do not continue to the degradation of water quality	Inventory list and inspections	Inventory	Annual Update
4.2.6.2	All Permittees shall assess the written inventory of Permittee-owned or operated facilities, operations and storm water controls identified in Part 4.2.6.1. and make a list of common pollutants that may originate from these facilities and how to prevent them from entering the storm water system. A description of the assessment process and findings must be included in the SWMP document.	The City assesses the inventory for potential to discharge to storm water for each of the Permittee-owned or operated facilities.	All City Staff	Water System Director, Public Works Director	Ensure list is complete and accurate	An assessment of specific possible pollutants	A description of the assessment process and findings	As needed
4.2.6.3	Based on the assessment required in Part 4.2.6.2., the Permittee must identify as "high-priority" those facilities or operations that have: 1. pollutants stored at the site, 2. the identification of improperly stored materials, 3. potential pollutant-generating activities performed outside (e.g. changing automotive fluids) 4. close proximity upstream to fresh water and water bodies, including but not limited to streams, canals, rivers, ponds and lakes, 5. potential discharge of pollutant(s) of concern to impaired water(s). The Permittee shall provide water quality control measures and BMPs at all high-priority sites designed to target the specific pollutants generated onsite, and/or the pollutants associated with the impaired waters. The Permittee shall monitor the control measures and BMPs regularly to verify that the BMPs are functioning. Control measures, BMPs, and monitoring schedules shall be specified in the Permittee's SWMP.	The facilities are prioritized for operations that have a high potential to generate stormwater pollutants.	Pertinent Lehi City Employees	Water System Director, Public Works Director	Properly manage pollutants at city owned facilities	A list showing which facilities are "high-priority"	List of high-priority facilities or operations	As needed

Table MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations Activities (cont.)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.6.4	The Permittee shall update the SWMP to include a list of "high priority" facilities according to 4.2.6.3 and prepare a Storm Water Pollution Prevention Plan (SWPPP) for each facility within 180 days from the effective date of this permit. Each "high priority" facility shall implement a SWPPP outlining measure to prevent pollutants to enter the storm drain system from each of these facilities. The SWPPP shall include a site map showing the following information: • Property boundaries; • Buildings and impervious surfaces; • Directions of storm water flow (use arrows); • Locations of structural control measures; • Location and name of the nearest defined drainage(s) which could receive runoff from the facility, whether it contains water or not; • Locations of all storm water conveyances including ditches, pipes, basins, inlets, and swales; • Locations where the following activities are exposed to storm water: o Fixed fueling operations; o Vehicle and equipment maintenance and/or cleaning areas; o Brine making areas; o Loading/unloading areas; o Waste storage or disposal areas; o Liquid storage tanks; o Process and equipment operating areas; o Materials storage or disposal areas; • Locations where significant spills or leaks have occurred; • Locations of all visual storm water monitoring points; • Locations of storm water inlets and outfalls, with a unique identification code for each outfall and an approximate outline of the areas draining to each outfall; • Locations of all non-storm water discharges; • Locations of sources of run-on to your site from adjacent property.	The City has created a SWPPP for any "high- priority" Permittee-owned or operated facilities within 180 days from the effective date of this permit. • Cemetery • Fleet Complex • Parks Department • Power Department • Public Works • Sports Park • Streets-Landfill	Pertinent Lehi City Employees	Public Works Director, Stormwater Management Engineer	Insure chemicals at city owned facilities are stored properly	SWPPPs completed and inspected	SWPPP for each "high-priority." Map included.	Inspect annually; update as needed.
4.2.6.5	The following inspections shall be conducted at "high priority" Permittee-owned or operated facilities:	Facility Inspections include: weekly visual inspections of all facilities, quarterly comprehensive inspections of "high priority" facilities, and quarterly visual observation of stormwater discharges from the "high priority" facilities. This list of high priority sites is maintained on the ComplianceGo website.	Pertinent Lehi City Employees	Lehi City Department Supervisors			List of high-priority facilities	
4.2.6.5.1	Monthly visual inspections: The Permittee must perform monthly visual inspections of "high priority" facilities and related storm water outfalls in accordance with the developed SOPs to verify the performance of the BMPs and all other systems designed and placed to eliminate any pollutant discharge. The monthly inspections must be tracked in a log for every facility and records kept with the SWMP document. The inspection log should also include any identified deficiencies and the corrective actions taken to fix the deficiencies.	Monthly visual inspections of "high priority" facilities	City Staff	Department Superintendent				Monthly
4.2.6.5.2	Semi-Annual comprehensive inspections: At least twice per year, a comprehensive inspection of "high priority" facilities, including all storm water controls, must be performed, with specific attention paid to waste storage areas, dumpsters, vehicle and equipment maintenance/fueling areas, material handling areas, and similar pollutant- generating areas. The semi-annual inspection results must be documented, and records kept with the SWMP document. This inspection must be done in accordance with the developed SOPs. An inspection report must also include any identified deficiencies and the corrective actions taken to remedy the deficiencies.	Semi-annual comprehensive inspections of "high priority" facilities	City Staff	Inspectors	Sites that are properly maintained	Completed inspections	Inspections	Semi-Annually
4.2.6.5.3	Annual visual observation of storm water discharges: At least once per year, the Permittee must visually observe the quality of the storm water discharges from the "high priority" facilities. Any observed problems (e.g., color, foam, sheen, turbidity) that can be associated with pollutant sources or controls must be remedied to prevent discharge to the storm drain system. Visual observations must be documented, and records kept with the SWMP document. This inspection must be done in accordance with the developed SOPs. The inspection report must also include any identified deficiencies and the corrective actions taken to remedy the deficiencies.	Annual visual observation of stormwater discharges from the "high priority" facilities	City Staff	Inspectors	To visually observe and detect potential pollutants in the storm water discharge from high priority areas.	Keep sites clean, find water quality problems and correct	inspection documentation	Annually

Table MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations Activities (cont.)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.6.6	Permittees shall develop and implement SOPs to protect water quality at each of the facilities owned or operated by the Permittee and/or activities conducted by the Permittee including but not limited to those listed below: • Buildings and facilities; • Material storage areas, heavy equipment storage areas and maintenance areas; • Parks and open space; • Vehicle and Equipment; • Roads, highways, and parking lots; and • Storm water collection and conveyance system.							
4.2.6.6.1	SOPs shall address the following practices to ensure they are protective of water quality: • Use, storage and disposal of chemicals; • Storage of salt, sand, gravel, landscaping materials, asphalt and other materials; • Waste and trash management; • Cleaning, washing, painting and other maintenance activities including cleaning of maintenance equipment, building exteriors, trash containers; • Sweeping roads and parking lots; • Proper application, storage, and disposal of fertilizer, pesticides, and herbicides including minimization of use; • Lawn maintenance and landscaping activities including proper disposal of lawn clipping and vegetation; • Proper disposal of pet wastes; • Vehicle maintenance and repair activities including use of drip pans and absorbents under or around leaky vehicles and equipment; • Vehicle/equipment storage including storing indoors where feasible; • Vehicle fueling including placing fueling areas under cover in order to minimize exposure where feasible; • Road and parking lot maintenance, including pothole repair, pavement marking, sealing and repaving; • Cold weather operations, including plowing, sanding, and application of deicing compounds and maintenance of snow disposal areas; • Right-of-way maintenance, including mowing, herbicide and pesticide application; • Municipally-sponsored events such as large outdoor festivals, parades or street fairs; • Regular inspection, cleaning, and repair of storm water conveyance and structural storm water controls; and • Any activities or operations not listed above that would reasonably be expected to discharge contaminated runoff.	The City developed an SOP to address: • spill prevention, employee training, waste management, street cleaning, and floor drain inventory. • material storage areas, heavy equipment storage areas, and maintenance areas owned or operated by the City. • operation and maintenance of parks and other open space owned or operated by the City. • operation and maintenance of City owned or operated roads, highways, and parking lots. • operation and maintenance of the storm water collection and conveyance system. A list of SOPs is located through the City's iWorks webpage.	Pertinent Lehi City Employees	Public Works Director and department managers	To reduce the discharge of pollutants by developing and implementing SOPs for all City owned or operated facilities.	review SOPs	SOPs for facilities	On going
4.2.6.6.2	SOPs must include a schedule for Permittee owned road and parking lot sweeping and storm drain system maintenance including regular inspection, cleaning, and repair of catch basins, storm water conveyance pipes, ditches and irrigation canals, culverts, structural storm water controls, and structural runoff treatment and/or flow control facilities. Permittees must prioritize sweeping and storm sewer system maintenance, with the highest priority areas being maintained at the greatest frequency. Priorities should be driven by water quality concerns, the condition of the receiving water, the amount and type of material that typically accumulates in an area, or other location-specific factors	Refer to City's list of SOPs located through the City's iWorks webpage.	Pertinent Lehi City Employees	Public Works Director, Streets Crew, Stormwater Management Engineer	To reduce the discharge of pollutants by developing and implementing SOPs for all City owned or operated facilities.	Review SOPs	Street Sweeping Schedule. BMPs to reduce pollutant discharges from streets and parking lots. SOPS for storm water collecting and conveyance system	As needed
4.2.6.6.3	Permittees must ensure and document proper disposal methods of all waste and wastewater removed during cleaning and maintenance of the storm water conveyance system. These disposal methods apply to, but are not limited to, street sweeping and catch basin cleaning. Materials removed from the MS4 should be dewatered in a contained area and discharged to the local sanitary sewer (with approval of local authorities) where feasible. The solid material will need to be stored and disposed of properly to avoid discharge during a storm event. Any other treatment and disposal measures shall be reviewed and approved by the Director. Some materials removed from storm drains and open channels may require special handling and disposal, and may not be authorized to be disposed of in a landfill. The solid material shall be stored and disposed of in accordance to federal, state and local laws.	Refer to City's list of SOPs located through the City's iWorks webpage.	Pertinent Lehi City Employees	Public Works Director, Streets Crew, Stormwater Management Engineer	To reduce the discharge of pollutants by developing and implementing SOPs for all City owned or operated facilities.	Review SOPs	SOPs for waste and wastewater	As needed
4.2.6.6.4	Permittees must ensure that vehicle, equipment and other wash waters are not discharged to the MS4 or waters of the state. This Permit strictly prohibits such discharges. The Permittee must minimize discharges to waters of the state that are associated with snow disposal and melt.	The City developed an SOP for operation and maintenance of City owned or operated vehicles and equipment.	Pertinent Lehi City Employees	Public Works Director, Fleet Manager, Stormwater Management Engineer	To reduce the discharge of pollutants by developing and implementing SOPs for the operation and maintenance of all City owned or operated vehicles and equipment	Review SOPs	SOPs for Vehicles and Equipment	As needed
4.2.6.6.5	The Permittee shall develop a spill prevention plan in coordination with the local fire department.	Refer to City's list of SOPs located through the City's iWorks webpage.	Pertinent Lehi City Employees	Public Works Director	Reduce the discharge of pollutants and facilitate Fire Department aid.	Spill Prevention Plan	A Spill Prevention Plan that can be available at the time of a potential spill	Updated Annually
4.2.6.6.6	All Permittees must maintain an inventory of all floor drains inside all Permittee-owned or operated buildings. The inventory shall be kept current. The Permittee shall ensure that all floor drains discharge to appropriate locations.	The City keeps inventory of all locations of floor drains in GIS.	Pertinent Lehi City Employees	Stormwater Management Engineer			Documentation of floor drain locations and their outfalls	Annually
4.2.6.7	The Permittee shall be responsible for ensuring, through contractually-required documentation and/or periodic site visits that contractors performing O&M activities for the Permittee are using appropriate storm water controls and following the standard operating procedures, storm water control measures, and good housekeeping practices of the Permittee.	The City provides Operation and Maintenance with staff at almost all critical sites. When Contractors are utilized, they are monitored by City staff and use the make policy and procedure manual as City Staff.	Pertinent Lehi City Employees	Inspectors	To reduce the discharge of pollutants by developing SOPs for storm water control measures and good house keeping practices.	Review SOPs	Log inspections completed	As needed.
4.2.6.8	The Permittee must develop and implement a process to assess the water quality impacts in the design of all new flood management structural controls that are associated with the Permittee or that discharge to the MS4. A description of this process must be included in the SWMP document.	The City assesses new flood management structural controls for its water quality impacts.	Developers, Planning	Engineering Dept, Stormwater Management Engineer	To assess the impacts on water quality caused by new flood management structural controls	Track water quality assessments	Water Quality Assessment Form	As needed

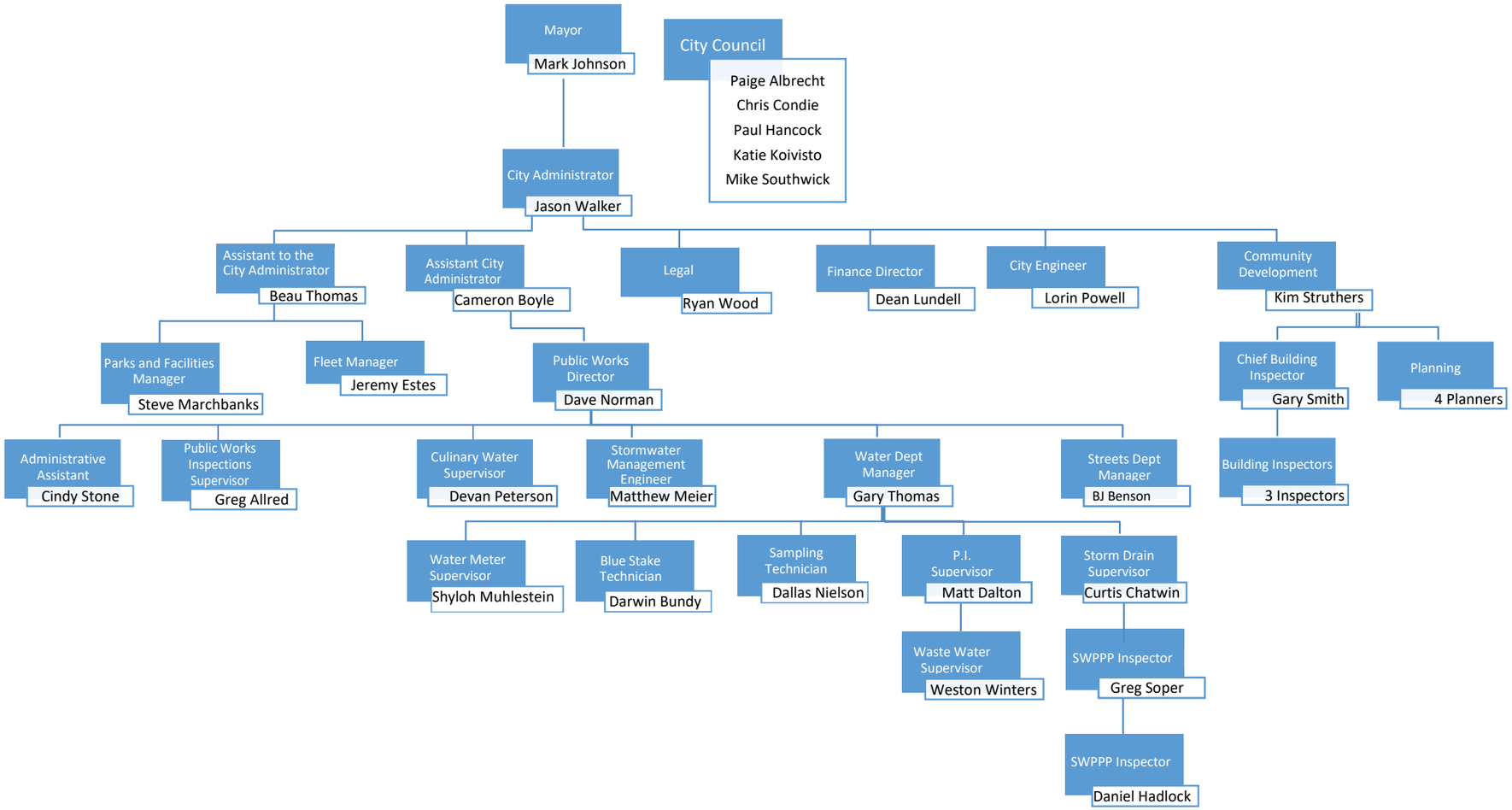
Table MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations Activities (cont.)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.6.8.1	Existing flood management structural controls must be assessed to determine whether changes or additions should be made to improve water quality. A description of this process and determinations should be included in the SWMP document.	The City assesses existing flood management structural controls for its water quality impacts.	Pertinent Lehi City Employees	Engineering Dept, Stormwater Management Engineer	To assess the impacts on water quality caused by existing flood management structural controls	Track water quality assessments	Water Quality Assessment Form	As needed
4.2.6.9	The Permittee must develop a plan to retrofit existing developed sites that the Permittee owns or operates that are adversely impacting water quality. The retrofit plan must be developed to emphasize controls that infiltrate evapotranspire or harvest and use storm water discharges. The plan must include a ranking retrofit sites based on the following criteria: • Proximity to waterbody • Status of waterbody to improve impaired waterbodies and protect unimpaired waterbodies • Hydrologic condition of the receiving waterbody • Proximity to sensitive ecosystem or protected area • Any upcoming sites that could be further enhanced by retrofitting storm water controls.	The City has developed a plan to encourage retrofitting existing developed sites which have been identified to negatively impact water quality.	Planners, D.R.C., Engineers, Developers	Engineering Dept	To improve water quality by replacing poor functioning infrastructure with structures that protect water quality degradation.	Track areas that have been identified as having adverse impacts on water quality. Projects improve water quality	Retrofit Log	On going
4.2.6.10	The Permittee shall require that all employees, contracted staff, and other responsible entities that have primary operation, or maintenance job functions that are likely to impact storm water quality receive annual training that shall address the importance of protecting water quality, the requirements of this Permit, operation and maintenance requirements, inspection procedures, ways to perform their job activities to prevent or minimize impacts to water quality, SOPs and SWPPPs for the various Permittee-owned or operated facilities and procedures for reporting water quality concerns, including potential illicit discharges. Training records must be kept and shall include dates, activities or course descriptions, and names and positions of staff in attendance. The Permittee shall document and maintain records of the training provided and the staff in attendance. The Permittees must ensure that all new hires are trained within 60 days of hire and annually thereafter, at a minimum. Follow-up training shall be provided as needed to address changes in procedures, methods or staffing.	The City trains employees whose primary construction, operation, or maintenance job functions are likely to impact stormwater quality. Training occurs upon hire and annually at a minimum. Each city department will review one (1) SOP per quarter and provide staff training and update as necessary.	Pertinent Lehi City Employees	Lehi City Department Supervisors, Stormwater Management Engineer	City staff that have primary construction, operation, or maintenance job functions are trained upon hire and annually at a minimum.	Document Training and Attendance	Training Material and Attendance Log	Annually and upon hire

APPENDIX A

LEHI CITY ORGANIZATIONAL CHART

Lehi City Organizational Chart



APPENDIX B

LEHI CITY STORM DRAIN OUTFALLS

Existing and Proposed Storm Drain System

Produced by Lehi City GIS
Jason DeWitt, GIS Coordinator
October 31, 2018

Scale: 1:12,000

1,000 500 0 1,000 2,000 3,000 4,000 Feet

N W E S

Legend

- Storm Drain Manholes
- Storm Drain Outlets

Storm Drain Lines

- Other Sizes

Pipe Size

- 12"
- 15"
- 18"
- 21"
- 24"
- 30"
- 36"

APPENDIX C

LEHI CITY STORM DRAIN SUMPS

Lehi City Storm Drain Injection Wells

Produced by Lehi City GIS
Jason DeWitt, GIS Coordinator
January 3, 2018

Scale: 1 Inch = 1000 Feet

0 1,200 2,400 4,800 Feet

N W E S

Stormtech Systems

Sumps

City Council Agenda Item Report

Meeting Date: June 23, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-47, approving an Interlocal Cooperation Agreement between Utah County and Lehi City for disbursement from the Corona Virus Relief Fund.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-47.docx

COVID-19 Interlocal Cooperation Agreement. Final County Approved Version.06-17-2020.pdf

LEHI CITY

RESOLUTION NO. 2020-47

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY AND LEHI CITY FOR DISBURSEMENT FROM THE CORONAVIRUS RELIEF FUND

WHEREAS, the Utah Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated (1953), as amended, permits local governmental units including cities, counties and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens;

WHEREAS, pursuant to the Interlocal Act the parties desire to work together through joint and cooperative action that will benefit the residents of Lehi City and Utah County;

WHEREAS, earlier this year the United States of America began battling a public health emergency known as Coronavirus Disease 2019 ("COVID-19"). On March 27, 2020 and in response to COVID-19, President Trump signed the Coronavirus Aid Relief and Economic Security Act ("CARES Act");

WHEREAS, based on the distribution formula in the CARES Act, $111.6 million dollars was paid directly to Utah County. State and local governments can only use the Coronavirus Relief Fund payments to respond to the COVID-19 pandemic. While Utah County is not required to distribute a portion of its payment to local entities, the County Commission have elected to share a portion with local entities within Utah County;

WHEREAS, on June 23rd, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Interlocal Cooperation Agreement with Utah County; 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 Interlocal Cooperation Agreement 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 23rd day of June, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit “A”

INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY AND LOCAL ENTITY FOR DISBURSEMENT FROM THE CORONAVIRUS RELIEF FUND

THIS IS AN INTERLOCAL COOPERATION AGREEMENT ("Agreement") effective the 15th day of June, 2020 by and between Utah County, a political subdivision of the State of Utah ("County") and _____, a political subdivision of the State of Utah ("Recipient") (collectively "parties").

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act ("Interlocal Act"), Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, pursuant to the Interlocal Act, the parties desire to work together through joint and cooperative action that will benefit the residents of Recipient and County; and

WHEREAS, the parties to this Agreement are public agencies as defined in the Interlocal Act; and

WHEREAS, earlier this year the United States of America began battling a public health emergency known as Coronavirus Disease 2019 ("COVID-19"). On March 27, 2020 and in response to COVID-19, President Trump signed the Coronavirus Aid, Relief and Economic Security Act ("CARES Act"); and

WHEREAS, the Federal Government provided $1.25 billion to Utah state and local governments through the Coronavirus Relief Fund ("CRF") included in section 5001 of the CARES Act. Based on the distribution formula in the CARES Act, $934.8 million was paid to the State of Utah ("State"), $203.6 million was paid directly to Salt Lake County, and $111.6 million was paid directly to Utah County (the "County Allocation"). State and local governments can only use the CRF payments to respond to the COVID-19 pandemic. While the County is not required to distribute a portion of its $111.6 million payment to local entities, the County Commission have elected to share a portion with local entities within Utah County; and

WHEREAS, the CARES Act provides that payments from CRF may only be used to cover costs that: (1) are necessary expenditures incurred due to the public health emergency with respect to COVID–19, (2) were not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act) for the State or local government; and (3) were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020; and

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Interlocal Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

This Agreement shall become effective and shall enter into force, within the meaning of the Interlocal Act, upon the submission of this Agreement to, and the approval and execution thereof by Resolution of the governing bodies of each of the parties to this

Agreement. The term of this Agreement shall be from the effective date hereof through December 31, 2020.

This Agreement shall not become effective until it has been reviewed and approved as to form and compatibility with the laws of the State of Utah by the Utah County Attorney's Office and the attorney for Recipient. Prior to becoming effective, this Agreement shall be filed with the person who keeps the records of each of the parties hereto.

Section 2. ADMINISTRATION OF AGREEMENT

The parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Agreement. The parties hereto agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, County, shall act as the administrator responsible for the administration of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as the Utah County Clerk/Auditor shall specify and further agrees that said books shall be open for examination by the parties hereto at all reasonable times.

Section 3. PURPOSE

This Agreement has been established and entered into between the County and Recipient to provide CRF funds to the Recipient from the County Allocation to respond to the COVID-19 pandemic.

Section 4. CRF FUNDING AMOUNTS

1. From the County Allocation, $20 million will be set aside for economic support, to be overseen and recommended by a seven-member committee chosen by the Council of Governments ("COG") within Utah County and then allocated by the County in accordance with the recommendation. This $20 million shall be known as "Part 1" of the County Allocation and shall only be expended as authorized by the CARES Act including the costs incurred by County to administer this Part 1. This seven-member committee shall comply with the Utah Open and Public Meetings Act, Utah Code, Title 52, Chapter 4.

2. From the County Allocation, $45,815,170.95 will be set aside for eligible recipients who may receive an allocation up to the maximum amount listed in the Available Funds for Cities and Unincorporated County document attached hereto as Exhibit "A" and incorporated herein by this reference. This $45,815,170.95 shall be known as "Part 2" of the County Allocation. This amount may be subject to revision by the County due to federal mandate or by an order of a court of law. If Recipient places any CRF funds in an interest-bearing account, Recipient must expend the interest earned on CRF funds in accordance with the requirements of the CARES Act or return the interest earned to County. If Recipient received funds to reimburse or otherwise cover the costs of permissible expenditures, as described in Section 5, from any other sources other than the County Allocation, then Recipient shall provide an accounting to County of all such funds from the other sources and repay to County such funds up to an amount equal to the

Recipient's portion of the County's Allocation. Recipient acknowledges that it shall receive no funds from the County outside of those CRF funds in the County Allocation.

3. From the County Allocation, $45,815,170.95 will be set aside for the County. This $45,815,170.95 shall be known as "Part 3" of the County Allocation.

Section 5. PERMISSIBLE USE OF CRF FUNDING

The CARES Act and additional guidance issues by the United States Treasury Department provides that CRF funds may only be used to cover costs that meet the following conditions:

1. are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID–19);
    a. The requirement that expenditures be incurred "due to" the public health emergency means that expenditures must be used for actions taken to respond to the public health emergency.
    b. CRF Funds may NOT be used to fill shortfalls in government revenue to cover expenditures that would not otherwise qualify under the statute.
    c. The expenditure is reasonably necessary for its intended use in the reasonable judgment of the government officials responsible for spending the CRF funds.
2. were not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act) for the Recipient; and
    a. A cost meets this requirement if either (a) the cost cannot lawfully be funded using a line item, allotment, or allocation within that budget or (b) the cost is for a substantially

different use from any expected use of CRF funds in such a line item, allotment, or allocation.

b. The "most recently approved" budget refers to the enacted budget for the relevant fiscal period for the Recipient, without taking into account subsequent supplemental appropriations enacted or other budgetary adjustments made by the Recipient in response to the COVID-19 public health emergency.

c. A cost is not considered to have been accounted for in a budget merely because it could be met using a budgetary stabilization fund, rainy day fund, or similar reserve account.

3. were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020.

a. A cost is "incurred" when the Recipient has expended funds to cover the cost.

These provisions and guidance are current as of May 26, 2020. The Recipients accepting funds must agree to adhere to any additional current or future Federal or State legislative guidance regarding spending, reporting, or any other matter related to CRF funds. Further, the Recipients shall require that any subgrantee to which it awards CRF funds adhere to the CARES Act and any current or future guidance related to the CRF funds. Federal guidance has been updated regularly and can be found at https://home.treasury.gov/policy-issues/cares/state-and-local-governments.

Section 6. TIME PERIOD

The Recipient has until November 2, 2020 to expend the CRF funds and provide the necessary documentation of the expenditure of the CRF funds to County. CRF funds provided by the County that are not expended on eligible expenditures on or before November 2, 2020, must be returned to the County on or before 5:00 P.M. MST, November 9, 2020, so that the County will have time to reallocate and expend the funds before they expire on December 30, 2020. The

Recipient may petition the County to retain allocated, but unspent CRF funds, after the November 2, 2020 date, with approval from the County. Any requests for exceptions shall be emailed to Peter Brown, Finance Manager COVID Project, in the Utah County Clerk/Auditor's Office, peterb@utahcounty.gov, before 5:00 P.M. MST, November 2, 2020.

Section 7. REPORTING ON USE OF CRF FUNDS

The Recipient shall retain documentation related to any uses of the CRF funds, including but not limited to invoices and/or sales receipts. All payroll expenditures must illustrate compliance with CARES Act by detailed, daily documentation. Any subgrants made by the Recipient shall similarly require, as a term of the grant, that the subgrantee shall retain documentation and shall produce such documentation to the Recipient and the County upon request.

Consistent with County's responsibilities for the management of CARES funds distributed to it and in accordance with being subject to the Federal Single Audit Act, Recipient shall be prepared to submit receipts and HR records if requested in connection with an audit. All receipts should be individually accompanied (either physically or by PO number) by an explanation form that will be provided by the County that will need to explain how the expenses respond to the "reasonably necessary" justification of the CARES Act Coronavirus Relief Fund (CFR). The Recipient is required to report CRF expenditures at the detailed transaction level on a quarterly basis or data uploaded to Transparent Utah if available for use by County and Recipient. CRF Funds will be identified using function codes specified for these CRF funds in the Uniform Chart of Accounts for Local Government of Utah (revised June 2020) and related resources provided by the Office of the State Auditor. The Recipient is also required to provide summary and detailed

documentation supporting the use of CRF Funds upon request of County, state, federal, or independent auditors. The County may request additional reporting if necessary.

Section 8. ACCOUNTABILITY FOR THE USE OF CRF FUNDS

If County, state, or federal audit findings determine that any CRF funds were expended by the Recipient in violation of the requirements of the CARES Act and request repayment of those CRF funds, the Recipient shall provide funds to the County for repayment to the Federal Government as required by the CARES Act. If the County is forced to repay the funds because the Recipient is unwilling or unable to repay the funds, the amount paid by the County will become a past due obligation of the Recipient to the County and may be collected as such.

Section 9. AVAILABILITY OF CRF FUNDS

It is expressly understood and agreed that the obligation of the County to proceed under this Agreement is conditioned upon the availability of CRF funds remaining in the County Allocation. If the CRF funds anticipated for the continuing fulfillment of the Agreement from the County Allocation are, at any time, not forthcoming or insufficient, either through the failure of the Federal government to provide or if CRF funds are not otherwise available to the County, the County shall have the right upon ten (10) working days written notice to the Recipient, to terminate this Agreement without damage, penalty, cost, or expense to the Recipient of any kind whatsoever. The effective date of termination shall be as specified in the notice of termination.

It is also expressly understood and agreed that any disbursement of CRF funds to

Recipient shall be considered an advance payment from County to Recipient subject to repayment of those CRF funds. Recipient shall either submit to County the appropriate justification documents of funds under the CARES Act or repay the CRF funds to the County. If the Recipient is unwilling or unable to repay any portion of the CRF funds which are not expended as required herein, that amount of the CRF funds will become a past due obligation of the Recipient to the County and may be collected as such.

Section 10. METHOD OF TERMINATION

This Agreement will automatically terminate at the end of its term herein, pursuant to the provisions of paragraph one (1) of this Agreement. Prior to the automatic termination at the end of the term of this Agreement, any party to this Agreement may terminate the Agreement sixty (60) days after providing written notice of termination to the other party. The Parties of this Agreement agree to bring current, prior to termination, any financial obligation incurred in the exercise of its rights and obligations set forth herein.

Section 11. INDEMNIFICATION

To the fullest extent permitted by law, Recipient shall indemnify and hold harmless County, its officers, employees, and agents, from and against any and all claims, demands, causes of action, audits, orders, decrees, judgements, losses, risks of loss, damages, expenses, and liabilities arising out of or related to the Agreement. Recipient shall also pay any litigation and appeal expenses that County incurs, including attorney's fees, penalties, and interest arising out of or related to the Agreement. Recipient shall assume sole liability for any injuries or damages caused to a third party as a result of fulfillment of the Agreement. Recipient is not responsible for

other Recipient's or County's misuse of Parts 2 and 3 of the County Allocation. County reserves the right to conduct, control, and direct its own defense for any claims, demands, causes of action, audits, orders, decrees, judgements, losses, damages, expenses, and liabilities arising out of or related to the Agreement. Both Recipient and County agree that the terms of this Agreement are subject to, and not a waiver of, the protections, immunities and liability limits of the Governmental Immunity Act, U.C.A. 63G-1-101, et. seq. Recipient's obligations under this provision shall survive the expiration or other termination of this Agreement.

Section 12. FILING OF INTERLOCAL COOPERATION AGREEMENT

Executed copies of this Agreement shall be placed on file in the office of the County Clerk/Auditor of County and with the official keeper of records of Recipient and shall remain on file for public inspection during the term of this Agreement.

Section 13. ADOPTION REQUIREMENTS

This Agreement shall be (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties (c) submitted to and approved by an Authorized Attorney of each of the parties, as required by Section 11-13-202.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each party.

Section 14. AMENDMENTS

This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and

approved by an Authorized Attorney of each of the parties, as required by Section 11-13-205.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each party.

Section 15. SEVERABILITY

If any term or provision of the Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

Section 16. NO PRESUMPTION

Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against the party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that each of the parties have participated in the preparation hereof.

Section 17. HEADINGS

Headings herein are for convenience of reference only and shall not be considered any interpretation of the Agreement.

Section 18. BINDING AGREEMENT

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

Section 19. NOTICES

All notices, demands and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been properly given if delivered by hand or by certified mail, return receipt requested, postage paid, to the parties at their addresses first above written, or at such other addresses as may be designated by notice given hereunder.

Section 20. ASSIGNMENT

The parties to this Agreement shall not assign this Agreement, or any part hereof, without the prior written consent of all other parties to this Agreement. No assignment shall relieve the original parties from any liability hereunder.

Section 21. GOVERNING LAW

All questions with respect to the construction of this Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

Section 22. COUNTERPARTS AND FACSIMILE SIGNATURES

The Agreement may be executed in counterparts, each of which when executed and delivered shall be deemed to be an original, binding between the executing parties, and all of which together constitute one and the same instrument. Original, facsimile, emailed, texted, electronic, or power of attorney signatures shall be binding upon the executing party.

Section 23. SUB-RECIPIENT REQUIREMENTS

By virtue of terms and conditions of the Single Audit Act (31 U.S.C. §§ 7501-7507) and the related provisions of the Uniform Guidance, 2 C.F.R. § 200.303 regarding internal controls, §§ 200.330 through 200.332 regarding subrecipient monitoring and management, and subpart F regarding audit requirements. CRF funds received through this Agreement make Recipient a sub-recipient of the federal grant.

As Recipient is a Sub-recipient of the grant monies, and as such, shall have no authorization, express or implied, to bind County to any agreements, settlements, liability, or understanding whatsoever, and agrees not to perform any acts as agent for the County, except as herein expressly set forth. Recipient as Sub-recipient shall be responsible for the payment of all income tax and social security amounts due as a result of CRF funds received from the County for these necessary COVID-19 related purchases. Persons employed by the County and acting under the direction of the County shall not be deemed to be employees or agents of Recipient.

a) All Recipient's records with respect to any matters covered by this Agreement shall be made available to the County, State of Utah, and the Comptroller General of the United States or any of their authorized representatives.

b) Failure of Recipient to comply with the above requirements will constitute a violation of this Agreement and may result in the withholding of future payments.

c) Local governments or non-profit organizations that expend $750,000 or more in total federal financial assistance (from all sources) in the Recipient's fiscal year shall have a Single Audit completed.

d) All Sub-recipient's, regardless of Single Audit eligibility, will make all pertinent financial records available for review, monitoring or audit, in a timely manner to appropriate officials of the federal granting agency, State of Utah, County and/or the General Accounting Office.

e) To comply with 2 C.F.R. § 200.331 the County as the pass-through entity is providing the following required information:

Subrecipient Name	[City Name]
Subrecipient DUNS number	[City DUNS]
Federal Award Identification Number	Not Available
Federal Award Date	March 27, 2020
Subaward Period of Performance Start & End Date	March 1, 2020 – December 30, 2020
Amount of Federal Funds Obligated by this action by the County to the Subrecipient	[Award Amount]
Total Amount of Federal Funds Obligated to the Subrecipient by the County including the current obligation	[Award Amount]
Total Amount of the Federal Award committed to the Subrecipient by the County	[Award Amount]
Federal award project description	Project description: Through this subaward, Utah County will provide Covid-19 relief funding for direct support for cities in Utah County, direct support relating to expenditures "reasonably necessary" to help combat the spread of Covid-19.
Name of Federal awarding agency	United States Department of the Treasury
Name of pass-through entity	Utah County Government
Contact information for awarding official of the pass-through entity	Utah County Auditor's Office Attn: Peter Brown, CARES Act Finance Manager 100 East Center Street, Suite 3600 Provo, UT 84606 Phone: 801.851.8222 Email: PeterB@UtahCounty.gov
CFDA Number and Name	21.019
Is the award for Research and Development?	No
Indirect cost rate for the Federal award	None

Nothing contained in this Agreement is intended to, nor shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. Recipient as Sub-recipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. County shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the Sub-recipient is an independent contractor.

UTAH COUNTY

Authorized by Resolution No. 2020-___, authorized and passed on the_____day of

_____, 2020.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By:_____
TANNER AINGE, Chairman

ATTEST: AMELIA POWERS GARDNER

Utah County Clerk/Auditor

By:_____
Deputy

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:
DAVID O. LEAVITT

Utah County Attorney

By:_____
Deputy County Attorney

RECIPIENT

Authorized by Resolution No._____, authorized and passed on the_____day of

_____, 2020.

By:_____
MAYOR

ATTEST: _____

City/Town Recorder

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

_____

City/Town Attorney

City Council Agenda Item Report

Meeting Date: June 23, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-48, an Amendment to the Design Standards for Fiber Conduit.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-48.docx

Lehi City Communication Standards.pdf

RESOLUTION NO. 2020-48

A RESOLUTION OF THE LEHI CITY COUNCIL ADOPTING AN AMENDED DESIGN STANDARD FOR FIBER CONDUIT

WHEREAS, Lehi City currently has standards and specifications for the installation of communications systems that provide a wide range of communication services including data, voice, video, and meter reading; and

WHEREAS, it has become necessary to update the standards and specifications for the installation of fiber conduit and other communication system related infrastructure.

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

1. The amended design standards for Communication Systems attached hereto as Exhibit "A" are hereby approved.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 23rd day of June, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

TEMPORARY CONSTRUCTION POWER:

ALL TEMPORARY ELECTRICAL SERVICE INSTALLATIONS SHALL MEET LEHI CITY POWER DEPARTMENT SPECIFICATIONS, NATIONAL ELECTRICAL CODE, AND NATIONAL ELECTRICAL SAFETY CODE LATEST REVISIONS. ADDRESS SHALL BE POSTED AT BUILDING SITE.

TEMPORARY POWER WILL BE CONSIDERED UPON REQUEST FOR RESIDENTIAL CONSTRUCTION. LEHI CITY POWER REQUIRES OWNER\BUILDER TO SUPPLY AND INSTALL THE PERMANENT SERVICE INCLUDING METER BASE, DISCONNECTS AND OUTLETS. (SEE DETAIL 3.2.1) OWNER\BUILDER SHALL HAVE A LEHI CITY BUILDING PERMIT NUMBER PRIOR TO MAKING APPLICATION FOR TEMPORARY POWER.

OWNER SHALL CONTACT LEHI CITY POWER. (ENGINEERING DIVISION) AT 560 WEST GLEN CARTER DRIVE, LEHI, UT. TO MAKE APPLICATION FOR SERVICE.

TEMPORARY POWER CONNECTS FOR COMMERCIAL CONSTRUCTION MAY USE THE PERMANENT TRANSFORMER FOR THE PROJECT, OR RENT A TEMPORARY TRANSFORMER FROM LEHI POWER. SEE THE FEE SCHEDULE FOR CHARGES ASSOCIATED WITH TEMPORARY POWER. ADDITIONAL FEES MAY BE NECESSARY DEPENDING ON SIZE AND TYPE OF TEMPORARY POWER REQUEST.

PERMANENT POWER:

ALL PERMANENT ELECTRICAL SERVICE INSTALLATIONS SHALL MEET LEHI CITY POWER SERVICE SPECIFICATIONS, NATIONAL ELECTRICAL CODE AND NATIONAL ELECTRICAL SAFETY CODE LATEST REVISIONS, NO CUSTOMER OWNED EQUIPMENT BETWEEN METER BASE AND METER. ADDRESS SHALL BE POSTED AT BUILDING SITE.

CONTACT LEHI CITY POWER. (ENGINEERING DIVISION) AT 560 WEST GLEN CARTER DRIVE, LEHI UT. FOR SERVICE SPECIFICATIONS. SPECIFICATIONS ARE PUBLISHED ON THE LEHI CITY WEBSITE UNDER POWER DEPARTMENT.

APPLICATION FOR PERMANENT ELECTRICAL SERVICE MUST BE COMPLETED BY OWNER BUILDER\CONTRACTOR PRIOR TO CONNECTION OF PERMANENT ELECTRICAL SERVICE.

MAIN SERVICE DISCONNECT IS REQUIRED OUTSIDE AT THE METER LOCATION FOR ALL ELECTRICAL SERVICE INSTALLATIONS. LEHI CITY POWER SHALL INSPECT TRENCH AND CONDUIT INSTALLATION PRIOR TO BACKFILL. (CALL TO SCHEDULE ELECTRICAL SERVICE TRENCH INSPECTIONS)

METER & SERVICE LOCATIONS ARE TO BE DETERMINED BY LEHI CITY POWER. (SEE ATTACHMENT TO JOB COPY DRAWINGS). GENERAL RULES FOR THE SERVICE LOCATION ARE AS FOLLOWS: THE METER AND MAIN DISCONNECT SHALL BE SETBACK FROM THE FRONT CORNER OF THE STRUCTURE A MAXIMUM OF 10'. THE METER & MAIN DISCONNECT SHALL BE ON THE SIDE OF THE STRUCTURE CLOSEST TO THE DISTRIBUTION POWER SOURCE INTENDED FOR THAT SITE.

ALL UNDERGROUND AND OVERHEAD ELECTRICAL SERVICES SHALL BE INSPECTED BY LEHI CITY BUILDING INSPECTION PRIOR TO CONNECTION BY LEHI CITY POWER. CALL TO SCHEDULE PERMANENT POWER INSPECTION.

ALL NEW DEVELOPMENTS WILL BE SERVICED UNDERGROUND; OWNER/DEVELOPER WILL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL UNDERGROUND CONDUIT. TRANSFORMER PADS, SECONDARY JUNCTION BOXES, COMMUNICATION BOXES, GROUND SLEEVE BASES AND SWITCH BASES WILL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY CONTRACTOR. THE UNDERGROUND ELECTRICAL DISTRIBUTION LAYOUT AND COMMUNICATION NETWORK CONDUIT AND DUCT LAYOUT SHALL BE COMPLETED BY OR APPROVED BY LEHI CITY POWER ENGINEERING DIVISION.

ALL SERVICES REQUIRE SCH. 40 PVC CONDUIT AND RIGID METAL CONDUIT (RMC) LONG SWEEP (LS) 90 BEND AND RISER WITH LUG CONNECTION TO MAIN/METER BASE. FOR SINGLE FAMILY RESIDENTIAL SERVICE LEHI CITY POWER WILL PROVIDE THE CONDUCTOR FROM THE SOURCE TO THE MAIN/METER BASE UP TO 100 FEET MAXIMUM (FOR LONGER LENGTHS CONSULT WITH LEHI CITY POWER FOR ADDITIONAL COST).

COMMUNICATION NETWORK SERVICE LATERALS REQUIRE MICRODUCT, 1" SCH. 40 PVC CONDUIT AND PVC LONG SWEEP (LS) 90 BEND. THIS CONDUIT SHALL BE INSTALLED FROM THE COMMUNICATION BOX TO THE ABOVE GROUND UNISTRUT AT THE RESIDENCE AND CAPPED.

TEMPORARY CONSTRUCTION POWER:

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ALL NEW DEVELOPMENTS WILL BE SERVICED UNDERGROUND; OWNER/DEVELOPER WILL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL UNDERGROUND CONDUIT. TRANSFORMER PADS, SECONDARY JUNCTION BOXES, COMMUNICATION BOXES, GROUND SLEEVE BASES AND SWITCH BASES WILL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY CONTRACTOR. THE UNDERGROUND ELECTRICAL DISTRIBUTION LAYOUT AND COMMUNICATION NETWORK CONDUIT AND DUCT LAYOUT SHALL BE COMPLETED BY OR APPROVED BY LEHI CITY POWER ENGINEERING DIVISION.

ALL SERVICES REQUIRE SCH. 40 PVC CONDUIT AND RMC LONG SWEEP (LS) 90 BEND AND RISER WITH LUG CONNECTION TO MAIN/METER BASE. FOR MULTI FAMILY UNITS AND COMMERCIAL INSTALLATIONS, THE CONDUCTOR SHALL BE SUPPLIED, INSTALLED, TERMINATED & MAINTAINED BY OWNER / CONTRACTOR PER NEC, FROM THE METER BASE TO THE POWER SOURCE SUPPLIED BY LEHI CITY.

COMMUNICATION NETWORK SERVICE LATERALS REQUIRE MICRODUCT, 1" SCH. 40 PVC CONDUIT AND PVC LONG SWEEP (LS) 90 BEND. THIS CONDUIT SHALL BE INSTALLED FROM THE COMMUNICATION PEDESTAL TO THE ABOVE GROUND UNISTRUT AT THE BUILDING AND CAPPED.

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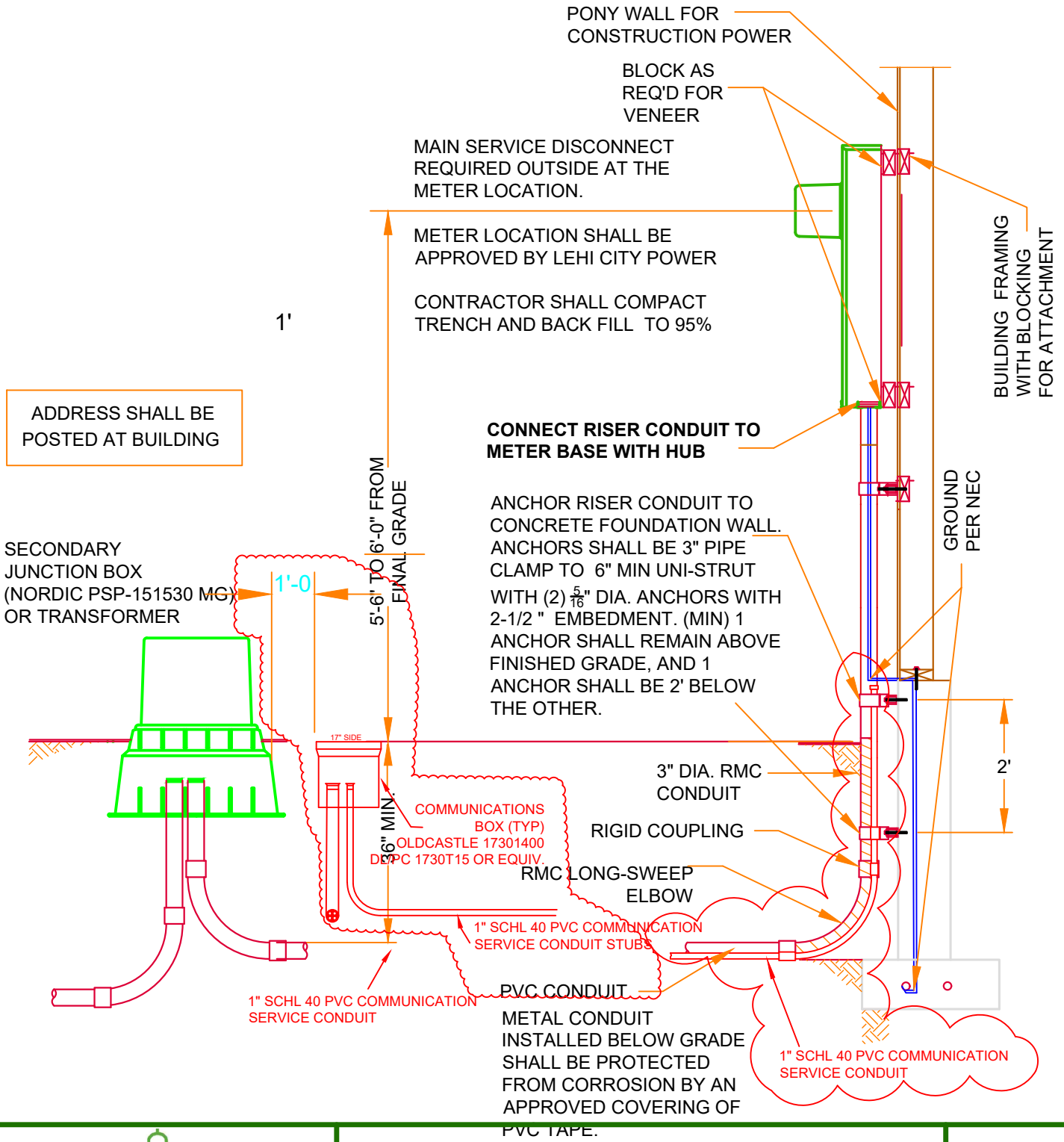
EST 1852
LEHI CITY
POWER DEPARTMENT

REQUIREMENTS & STANDARDS

ELECTRICAL SERVICE INFORMATION

MULTI-FAMILY & COMMERCIAL POWER SERVICE

DWG: **2.3**
REV. 0.00
BY: GWK/BT
DATE: 4/10/17



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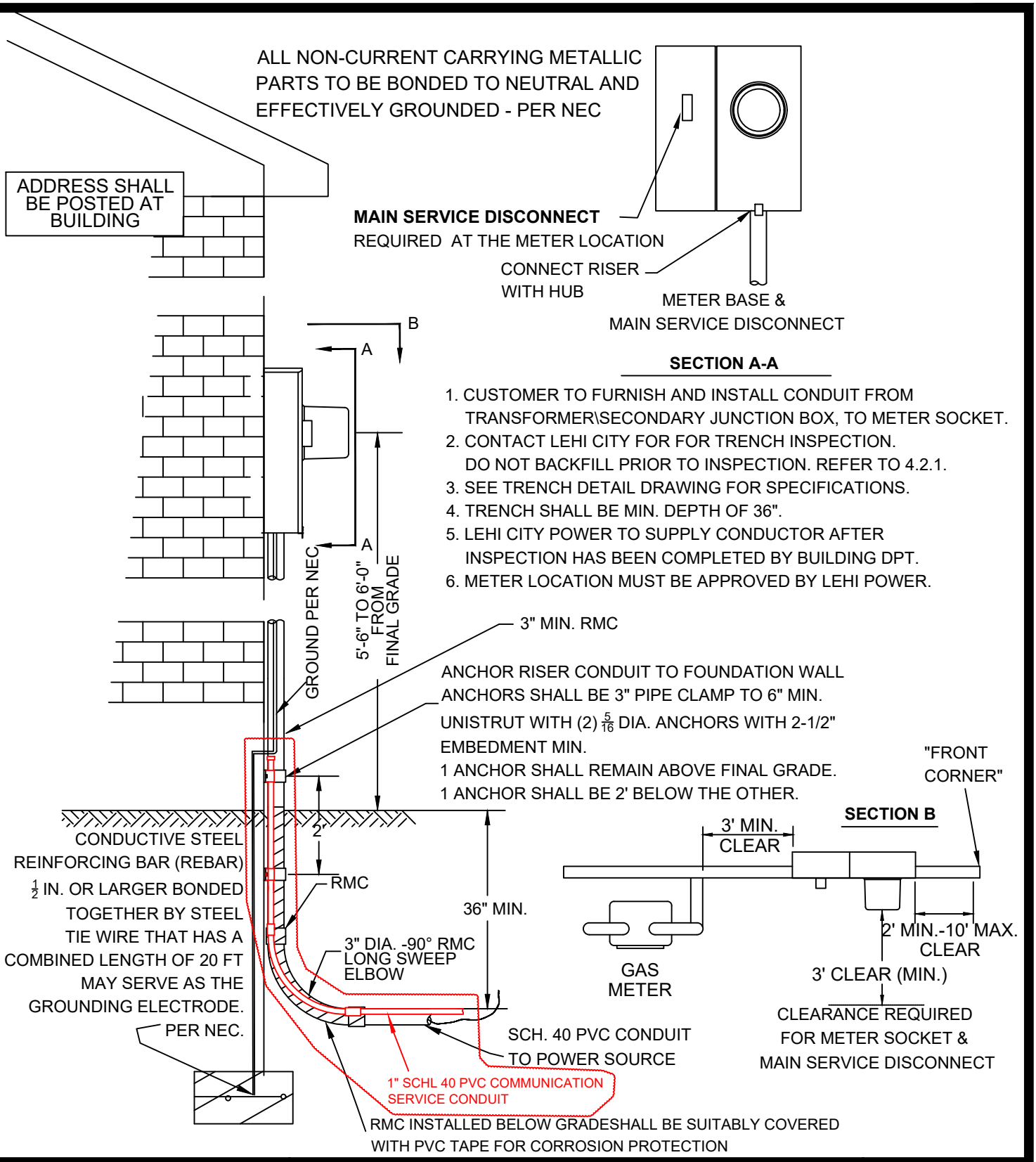
EST 1852
LEHI CITY
POWER DEPARTMENT

REQUIREMENTS & STANDARDS

UNDERGROUND SERVICE 100-400 AMP (1 PHASE)

CONSTRUCTION POWER SERVICE

DWG: **3.2.1**
REV. 0.00
BY: GWK/BT
DATE:12/08/17



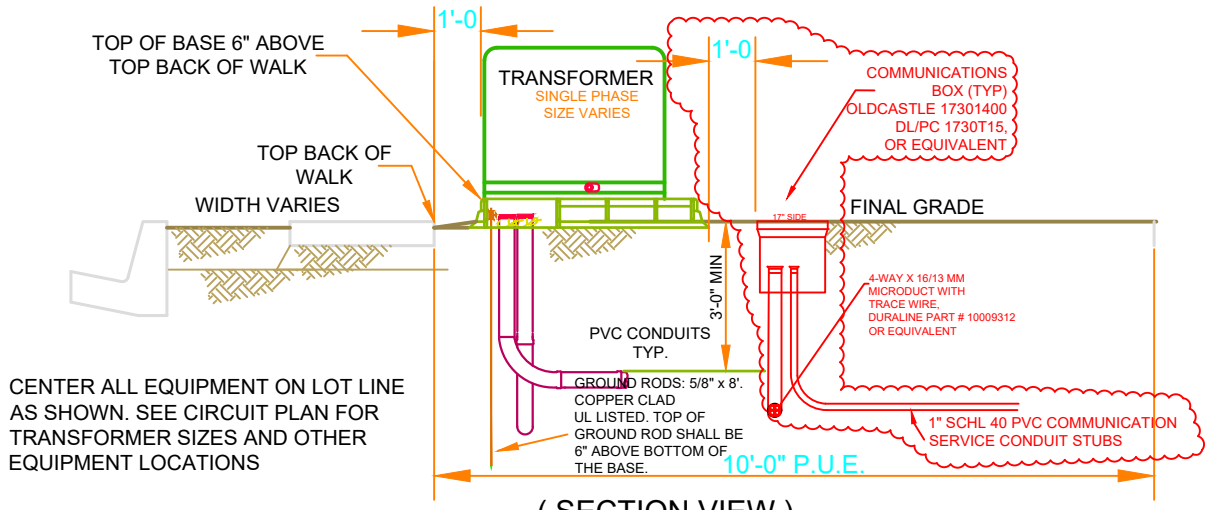
EST 1852
LEHI CITY
POWER DEPARTMENT

REQUIREMENTS & STANDARDS

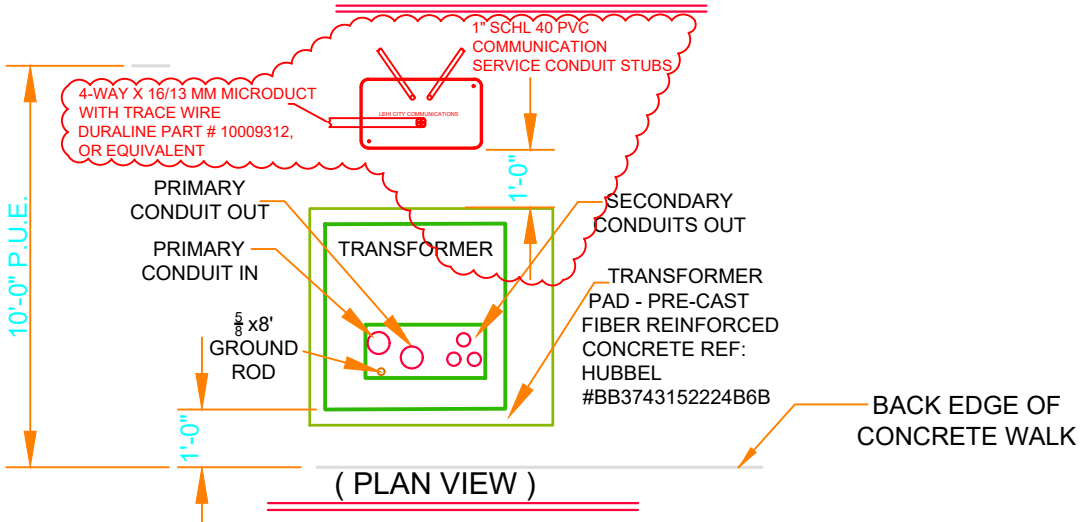
UNDERGROUND SERVICE 100 - 400 AMP (1 PHASE)

RESIDENTIAL POWER SERVICE

DWG: **3.2.2**
REV. 0.00
BY: GWK/BT
DATE: 3/16/17



(SECTION VIEW)



(PLAN VIEW)

NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AND GROUND RODS AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. TRANSFORMER BASES AND COMMUNICATION BOXES SHALL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY DEVELOPER/CONTRACTOR. TRANSFORMER BASES SHALL BE PRE-CAST FIBER REINFORCED CONCRETE. HUBBEL #BB3743152224B6B
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. CONTRACTOR SHALL PLACE BASES AND BOXES ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

EST 1852
LEHI CITY
POWER DEPARTMENT

REQUIREMENTS & STANDARDS

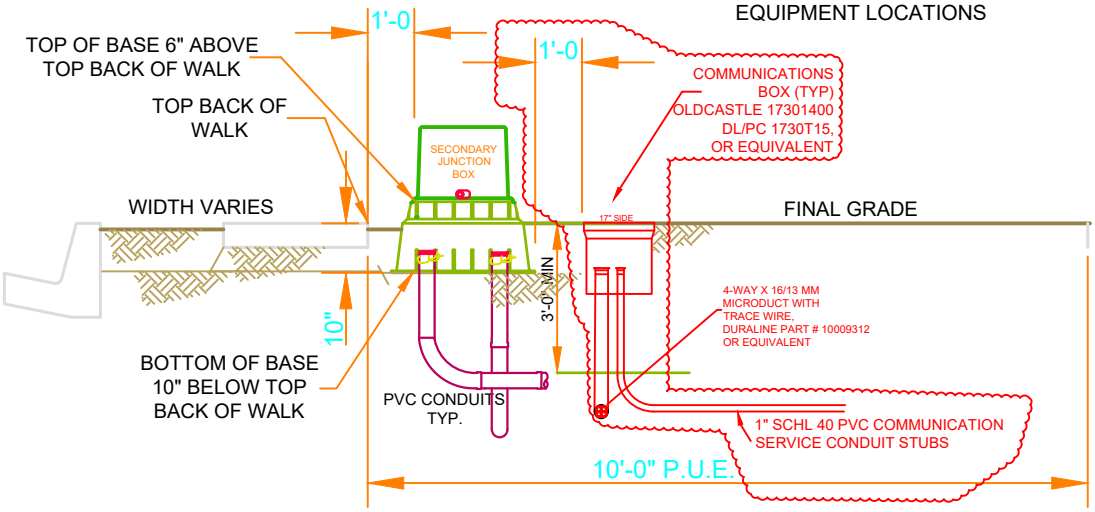
TRANSFORMER SINGLE PHASE

(LOCATIONS IN THE P.U.E.)

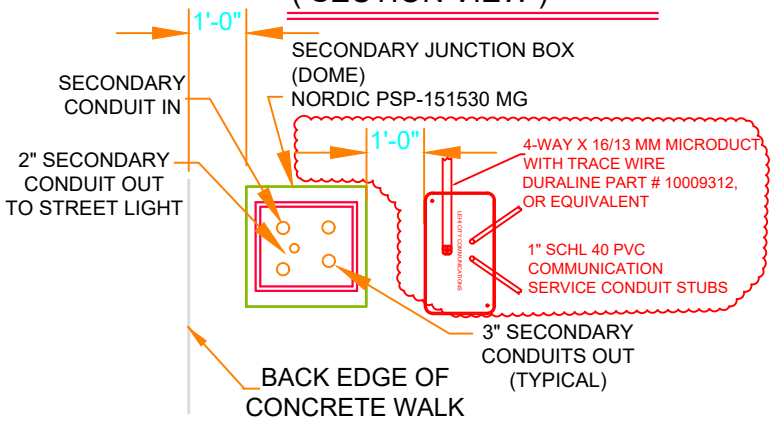
DWG: **4.1.1**
REV. 0.00
BY: LV/BT
DATE:3/10/17

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CENTER ALL EQUIPMENT ON LOT LINE AS SHOWN. SEE CIRCUIT PLAN FOR TRANSFORMER SIZES AND OTHER EQUIPMENT LOCATIONS



(SECTION VIEW)



(PLAN VIEW)

NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. SECONDARY JUNCTION BOXES AND COMMUNICATION BOXES SHALL BE PROVIDED BY LEHI AND INSTALLED BY DEVELOPER/CONTRACTOR.
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6. BASES AND BOXES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
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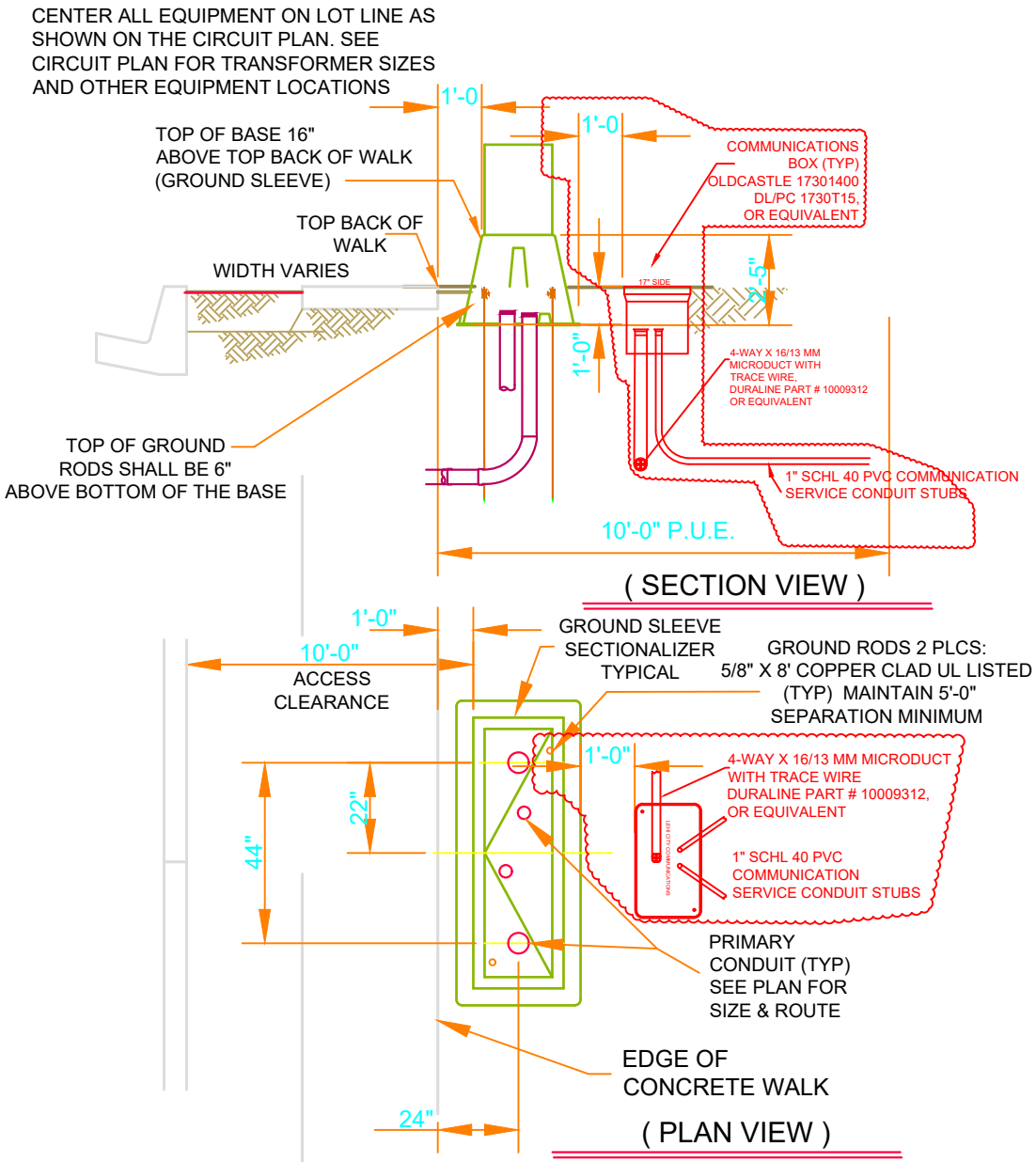
EST 1852
LEHI CITY
POWER DEPARTMENT

REQUIREMENTS & STANDARDS

SECONDARY JUNCTION BOX (SECONDARY PEDESTAL)

(LOCATIONS IN THE P.U.E.)

DWG: 4.1.2
REV. 0.00
BY: GWK/BT
DATE: 3/10/17



NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES AND COMMUNICATION BOXES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
4. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
5. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
6. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
7. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
8. EQUIPMENT BASE AND BOXES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES
9. CONDUIT AND EQUIPMENT BASES SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

EST 1852
LEHI CITY
POWER DEPARTMENT

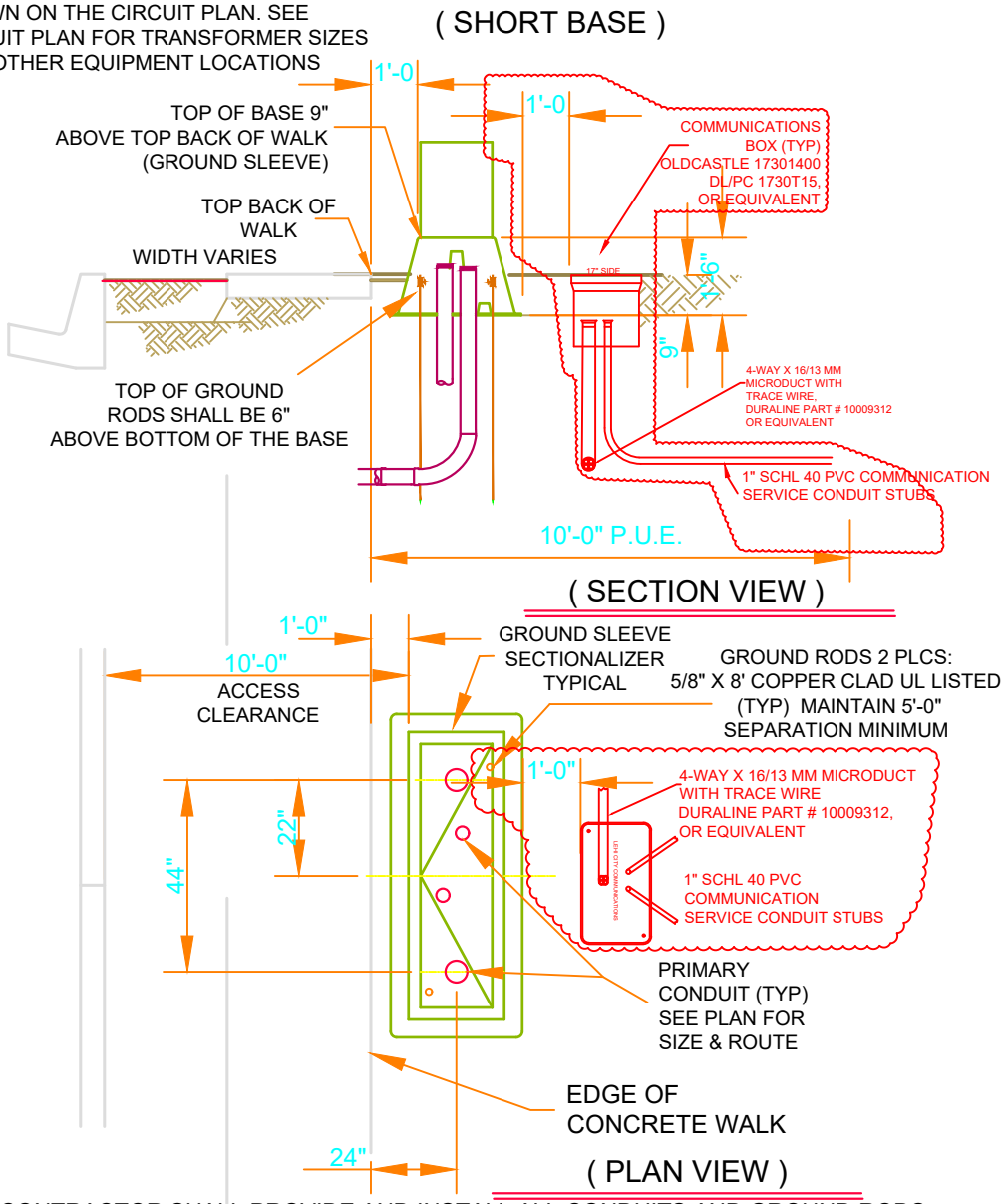
REQUIREMENTS & STANDARDS

GROUND SLEEVE/ SECTIONALIZER

(TYPICAL LOCATION IN THE P.U.E.)

DWG: **4.1.3**
REV. 0.00
BY: GWK/BT
DATE: 3/27/17

CENTER ALL EQUIPMENT ON LOT LINE AS SHOWN ON THE CIRCUIT PLAN. SEE CIRCUIT PLAN FOR TRANSFORMER SIZES AND OTHER EQUIPMENT LOCATIONS



NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES AND COMMUNICATION BOXES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
4. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
5. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
6. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
7. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
8. EQUIPMENT BASE AND BOXES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES
9. CONDUIT AND EQUIPMENT BASES SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

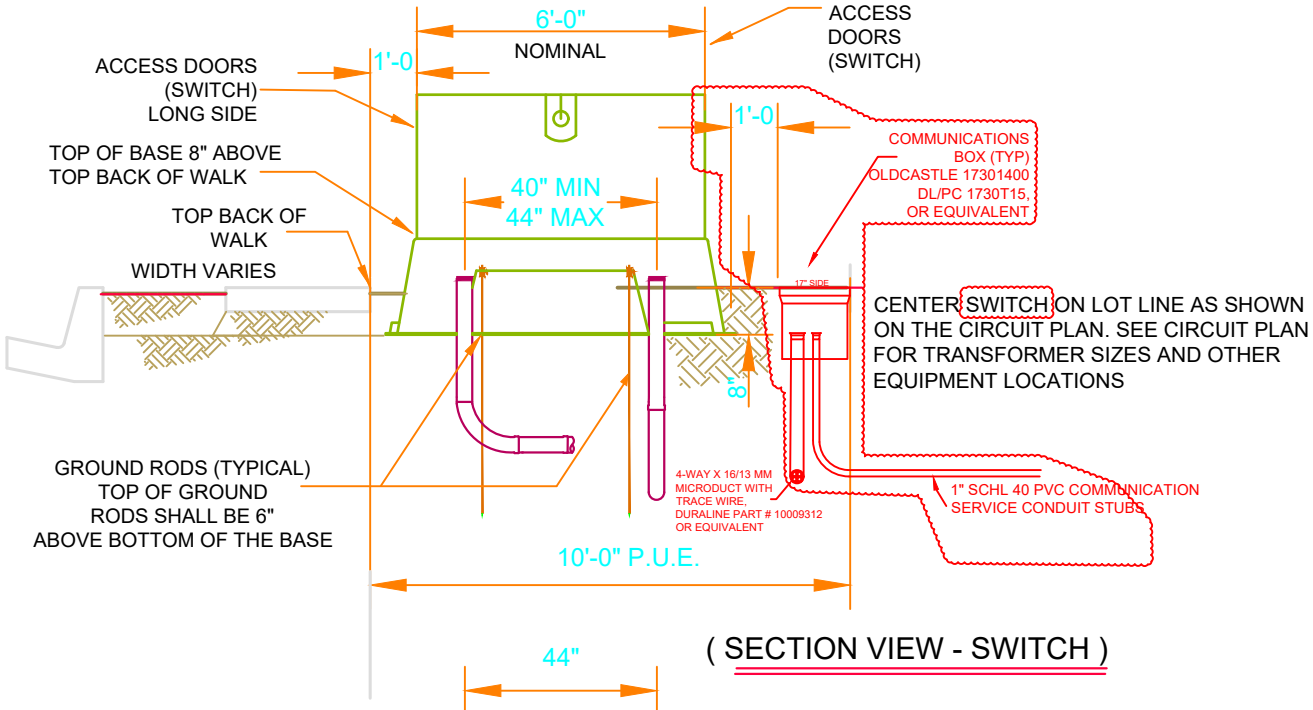
EST 1852
LEHI CITY
POWER DEPARTMENT

REQUIREMENTS & STANDARDS

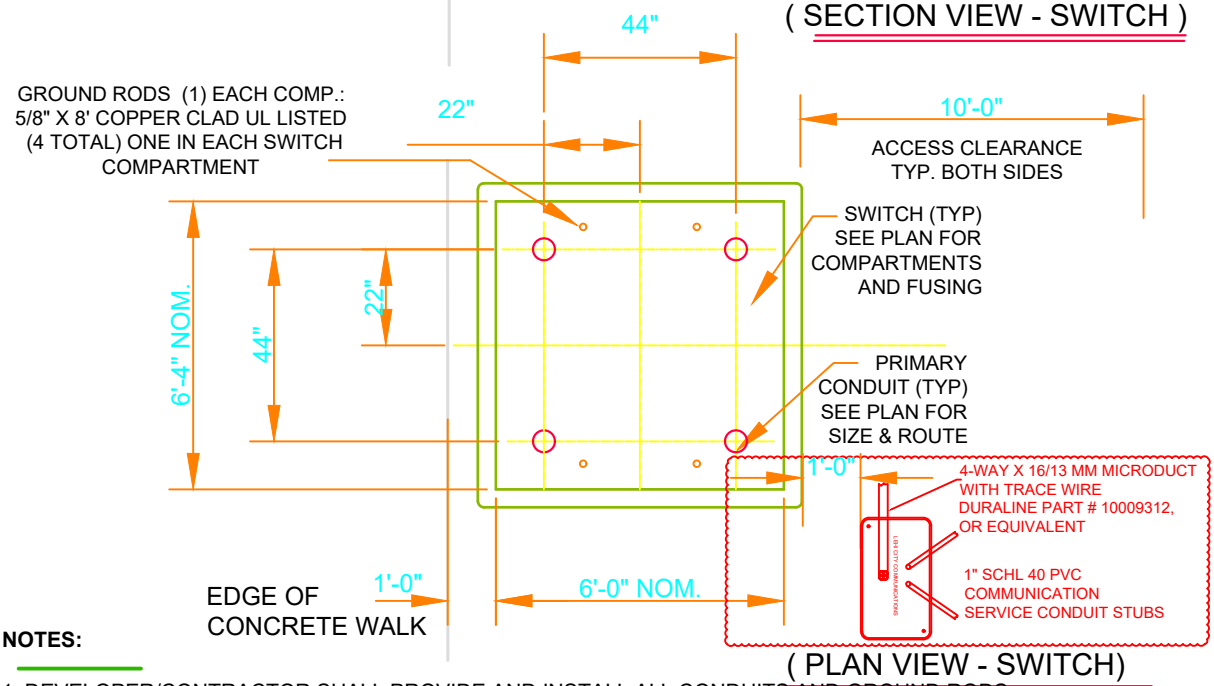
GROUND SLEEVE/ SECTIONALIZER

(TYPICAL LOCATION IN THE P.U.E.)

DWG: **4.1.4**
REV. 0.00
BY: GWK/BT
DATE: 03/28/17



(SECTION VIEW - SWITCH)



(PLAN VIEW - SWITCH)

NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS ~~AND GROUND RODS~~
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES AND COMMUNICATION BOXES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. BASES AND BOXES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
4. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
5. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
6. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
7. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
8. EQUIPMENT BASE SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES
9. CONDUIT AND EQUIPMENT BASES SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT

EST 1852
LEHI CITY
POWER DEPARTMENT

REQUIREMENTS & STANDARDS

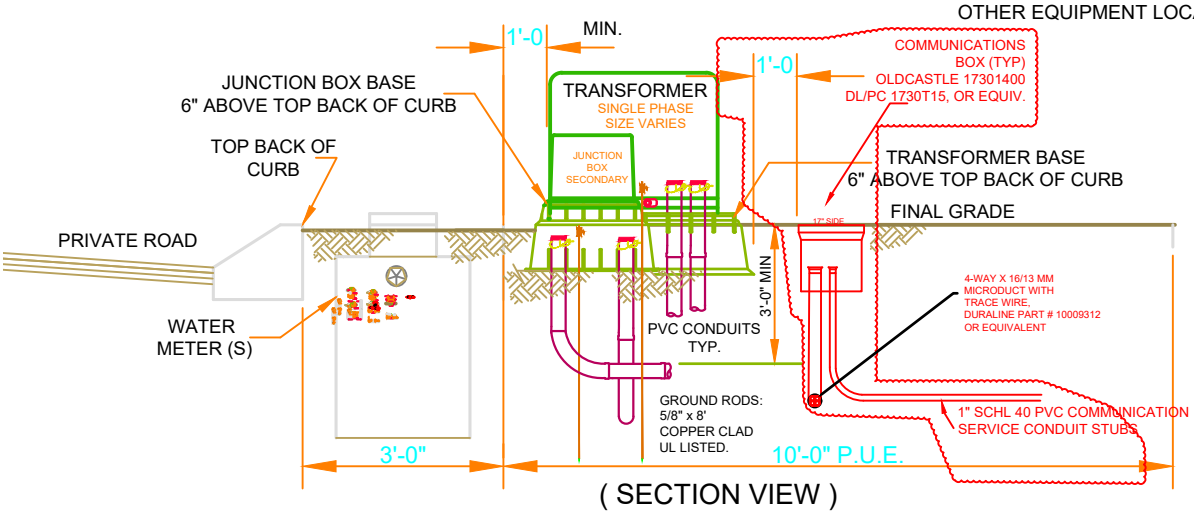
PME SWITCHGEAR

(LOCATIONS IN THE P.U.E.)

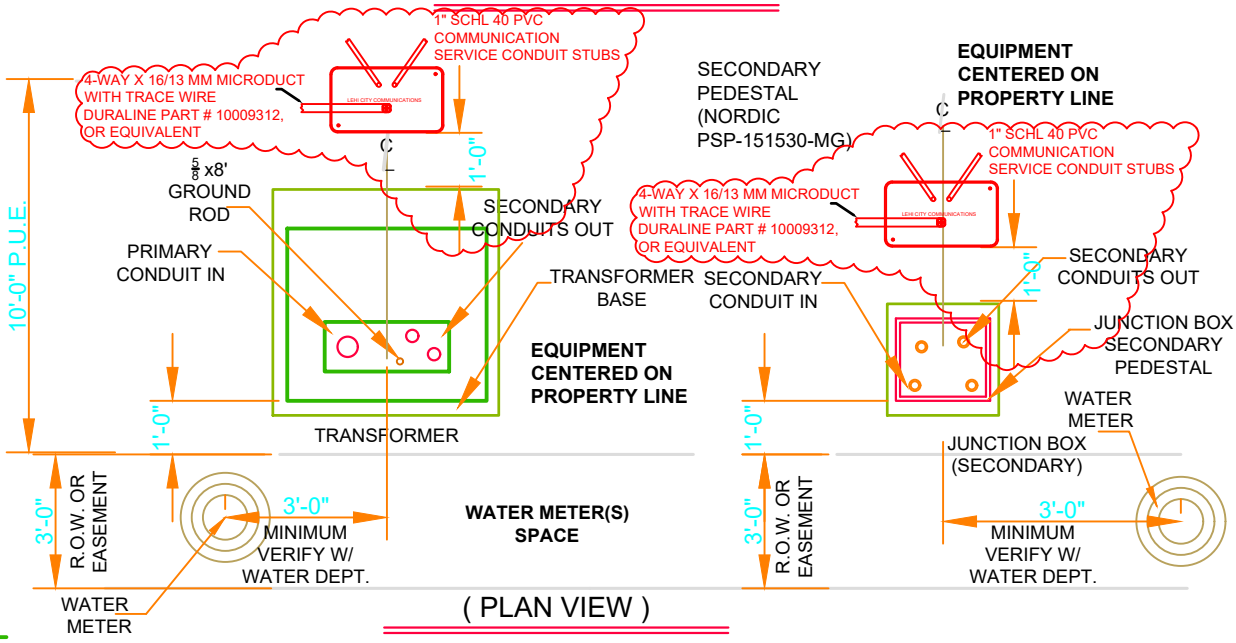
DWG: **4.1.5**
REV. 0.00
BY: GWK/BT
DATE: 01/9/16

DEVELOPER IS RESPONSIBLE TO PROVIDE 10' MINIMUM CLEARANCE FROM TRANSFORMERS TO ANY COMBUSTIBLE BUILDING STRUCTURE. SEE DET. 4.3

SEE CIRCUIT/CONDUIT & EQUIPMENT PLAN FOR TRANSFORMER SIZES AND OTHER EQUIPMENT LOCATIONS



(SECTION VIEW)



(PLAN VIEW)

NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL CONDUITS AND GROUND RODS
2. LEHI CITY POWER SHALL PROVIDE TRANSFORMER BASES, COMMUNICATION BOXES AND SECONDARY JUNCTION BOXES, TO BE INSTALLED BY DEVELOPER/CONTRACTOR.
3. SEE CIRCUIT/CONDUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED AND APPROVED BY LEHI POWER.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON ALL CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. BASES AND BOXES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

DRAWING: LPS_DWG-08 REVISED JAN-2016

EST 1852
LEHI CITY
POWER DEPARTMENT

REQUIREMENTS & STANDARDS

TRANSFORMER, JUNCTION BOX & P.U.E. LOCATION

(DEVELOPMENT WITHOUT WALK)

DWG: **4.1.7**
REV. 0.00
BY: GWK/BT
DATE:12/12/17

TRENCHING REQUIREMENTS

THE DEVELOPER SHALL PROVIDE TRENCHING FOR REQUIRED CONDUIT SYSTEMS AND INSTALL CONDUITS IN ACCORDANCE WITH POWER DEPARTMENT STANDARDS.

ALL TRENCHING SHALL CONFORM TO OSHA (CFR 29) REQUIREMENTS. TRENCHES SHALL BE 18" MINIMUM WIDTH, EXCEPT FOR RESIDENTIAL SERVICE TRENCH MAY BE 12" WIDTH. TRENCH DEPTH VARIES BASED ON THE CONDUIT SIZE AND QUANTITY. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROJECT SAFETY COMPLIANCE.

TRENCHING FOR ELECTICAL POWER CONDUITS SHALL BE LOCATED IN THE FRONT 2' OF THE PUBLIC UTILITY EASEMENT (PUE) PROVIDED BY THE OWNER DEVELOPER. THE PUE IS TYPICALLY 10 FEET FROM THE BACK OF WALK.
CONDUITS SHALL BE PLACED, BEDDED AND MARKED WITH APPROVED RED WARNING TAPE AS SHOWN IN THE TRENCHING SECTION/DETAIL 4.2.2. CONDUIT MINIMUM DEPTH IS MEASURED FROM TOP OF CONDUIT TO FINISHED GRADE; 1 FOOT DEPTH PER 1 INCH OF NOMINAL CONDUIT DIAMETER.

IF A NEIGHBORING POWER UTILITY IS LOCATED IN THE SAME PUE OR ON THE SAME SIDE OF THE RIGHT OF WAY, THE LEHI POWER CONDUIT WILL BE PERMANENTLY LABELED FROM THE MANUFACTURE "LEHI POWER" EVERY 3'. THE LEHI POWER CONDUIT SHALL BE SEPARATED FROM THE OTHER POWER UTILITY BY AT LEAST 2 FEET.

ALL BACKFILL MATERIAL SHALL BE COMPACTED. IN AREAS OF THE TRENCH WHERE THERE IS NO EQUIPMENT, PAVING OR OTHER STRUCTURAL REQUIREMENT, THE NATIVE MATERIAL MAY BE USED AS BACK-FILL, PROVIDED IT HAS NO COBBLES,CONSTRUCTION WASTE OR OTHER REFUSE OR DELETERIOUS MATERALS. EXCAVATED AREAS THAT SUPPORT ELECTRICAL EQUIPMENT, PAVEMENTS, WALKS, ETC. SHALL BE BACKFILLED WITH COMPACTED STRUCTURAL FILL. BACKFILL SHALL BE COMPACTED IN LIFTS NO MORE THAN 2 FEET WITH THE FIRST LIFT BEING VISUALLY INSPECTED, AND THE FINAL COMPACTION SHALL BE 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASHTO T-99.

JOINT TRENCH USE: JOINT USE OF THE TRENCH WITH OTHER UTILITIES IS TYPICALLY NOT ALLOWED. HOWEVER, JOINT USE OF THE POWER TRENCH FOR COMMUNICATIONS IS APPROVED FOR AREAS OF NEW CONSTRUCTION IF ADEQUATE VERTICAL AND HORIZONTAL CLEARANCE CAN BE ACHIEVED. A SEPARATE TRENCH IS REQUIRED FOR NON-ELECTRIC UTILITIES SUCH AS GAS (3' MIN.), SEWER (1' MIN.), AND WATER (1' MIN.).

UTAH LAW SECTION 54-8A-1 THROUGH 54-8-A-11 REQUIRES THAT BLUE STAKES ONE-CALL LOCATION CENTER BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION.

CONDUIT REQUIREMENTS

TRENCHING AND POWER CONDUIT PLACEMENT SHALL BE DONE AFTER THE CURB AND SIDEWALK IS IN PLACE TO ASSURE PROPER ALIGNMENT IN THE PUE AND VERTICAL LOCATION OF EQUIPMENT.
IN THE EVENT THAT CONDUIT MUST BE PLACED PRIOR TO CURB AND SIDEWALK THE DEVELOPER IS RESPONSIBLE FOR CORRECT PLACEMENT. ANY CONDUIT WITH INADEQUATE COVER, OR EQUIPMENT MISPLACED IN ELEVATION OR ALIGNMENT SHALL BE REPLACED AT THE DEVELOPERS EXPENSE.
LEHI POWER REQUIRES A SINGLE 2" DIAMETER CONDUIT TO ACCOMPANY ALL POWER CONDUIT RUNS.

ALL CONDUIT SHALL BE SCHEDULE 40 PVC GREY FOR ELECTRICAL USE. ELBOW (90 DEGREE) FITTINGS AND OTHER DIRECTIONAL CHANGE FITTINGS (45 OR 22.5 DEGREE) FOR CONDUITS 4" AND 6" DIAMETER SHALL BE RMC WRAPPED WITH PVC CORROSION TAPE AND SHALL HAVE A LONG SWEEP RADIUS OF 36 INCHES. VERTICAL ELBOWS 4"-6" SHALL HAVE $\frac{1}{2}$ YARD FLOWABLE FILL THRUST BLOCK ON THE INSIDE OF THE RADIUS NOT TO OBSTRUCT JOINTS SO AS TO IMPROVE RESISTANCE TO FORCES GENERATED WHEN PULLING ELECTRICAL CABLES.

FOR CONDUITS 3", ~~AND~~ 2", AND 1" DIAMETER, PVC SCHEDULE 40 FITTINGS ARE ACCEPTABLE. ALL BENDS MUST BE LONG SWEEP--WITH RADIUS OF 36 INCHES FOR 3", AND WITH RADIUS OF 24 INCHES FOR 2" AND 1". ALL RMC CONDUITS SHALL BE TERMINATED WITH PVC BUSHINGS.

CONDUIT SHALL BE PLACED STRAIGHT AND TRUE. CONTRACTOR SHALL KEEP THE INTERIOR OF THE CONDUIT CLEAN AND FREE OF DIRT ROCKS AND DEBRIS. PLUGGED, BROKEN, OR OTHERWISE UNSUITABLE CONDUITS SHALL BE REPLACED AT THE DEVELOPERS EXPENSE. CONDUIT ENDS SHALL BE CAPPED OR TAPED. CONDUIT STUBBED SHALL BE CAPPED AND SUITABLY MARKED AT THE GROUND SURFACE.

DIRECTIONAL BORING MAY BE USED AT SUITABLE LOCATIONS WHERE EXCAVATION IS NOT POSSIBLE, PROBLEMATIC, OR ECONOMICALLY INFEASIBLE. BORING CONDUIT SHALL BE HDPE TYPE SDR-17. BORING CONDUIT SHALL BE "STRAIGHT STICK" WELDED SEAM WITH THE INSIDE SEAM REAMED TO PROVIDE A SMOOTH AND CONSISTENT INSIDE DIAMETER.

THE CONTRACTOR SHALL PERFORM MANDREL TESTING ON HPDE BORED CONDUIT WITH THE LEHI POWER INSPECTOR ON SITE. SEE DRAWING 4.2.4

DRAWING: LPRS_DWG-05.3_2017

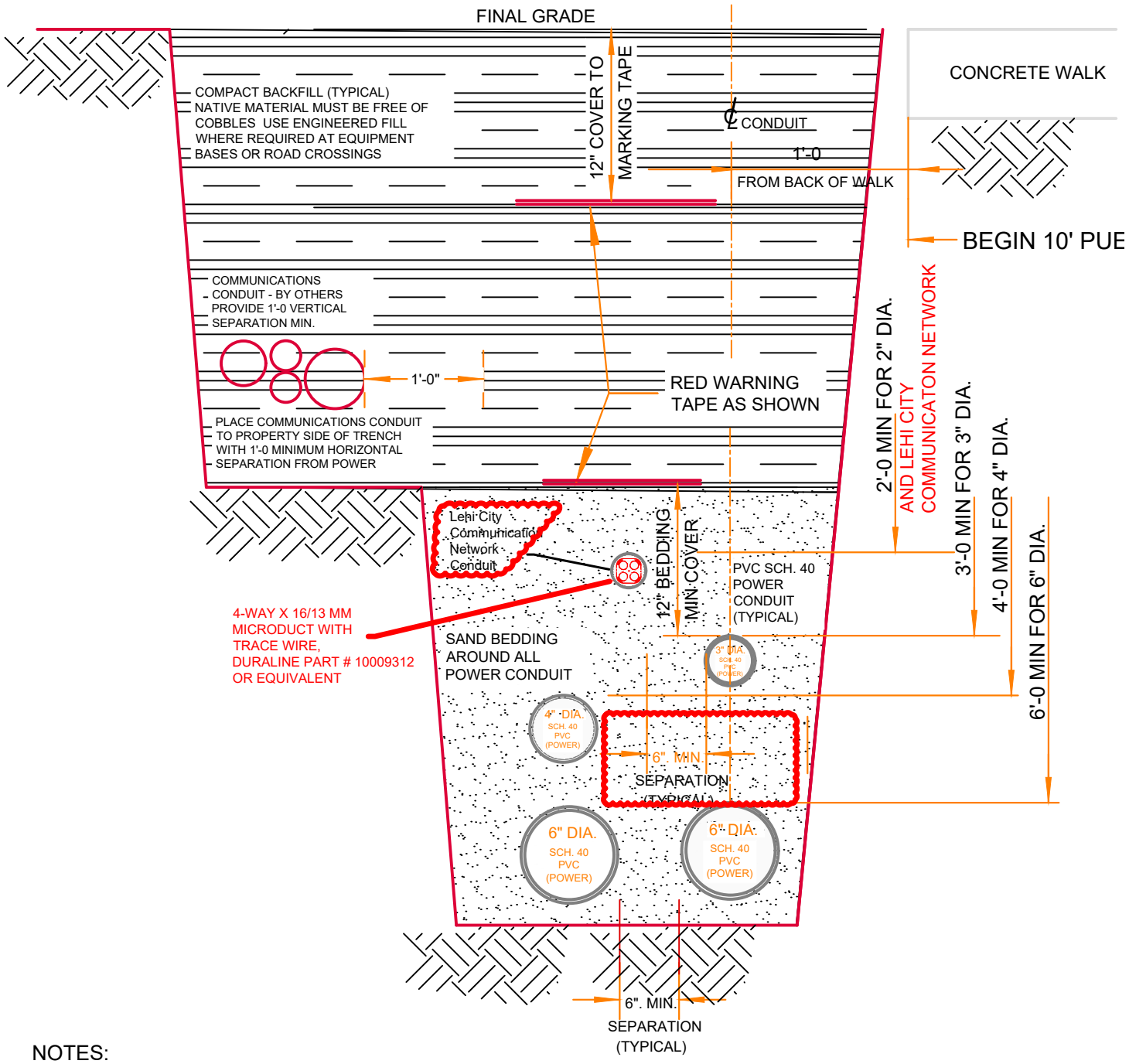
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POWER DEPARTMENT

REQUIREMENTS & STANDARDS

ELECTRICAL TRENCH & CONDUIT NOTES

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: **4.2.1**
REV. 0.00
BY: GWK/BT
DATE: 01/5/17



NOTES:

1. BEDDING & BACKFILL MATERIAL MUST BE APPROVED BY LEHI POWER
2. INSPECTION REQUIRED PRIOR TO BACKFILL COMPACTION TESTING REQUIRED. REFER TO 4.2.1
3. SERVICE LATERAL DEPTH 36" MINIMUM.
4. PROVIDE BEDDING ON ALL CONDUIT SURFACES AND 6" SEPARATION BETWEEN POWER CONDUITS
5. PROVIDE DEPTH OF 1 FOOT TO TOP OF CONDUIT FOR EVERY 1 INCH OF NOMINAL DIAMETER
6. LEHI POWER REQUIRES A SINGLE 2" DIAMETER CONDUIT TO ACCOMPANY ALL POWER CONDUIT RUNS.

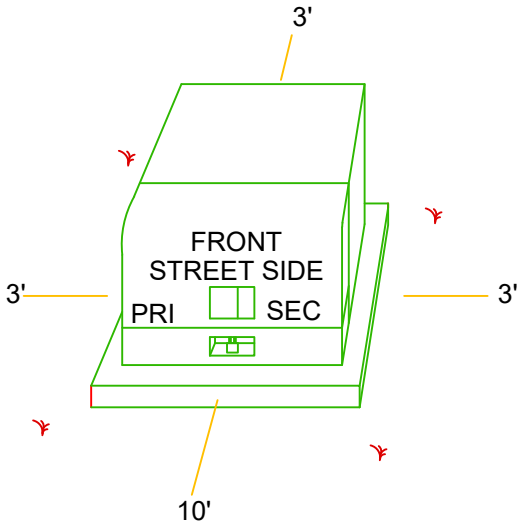
EST 1852
LEHI CITY
POWER DEPARTMENT

REQUIREMENTS & STANDARDS

POWER TRENCH & JOINT USE TRENCH DETAIL

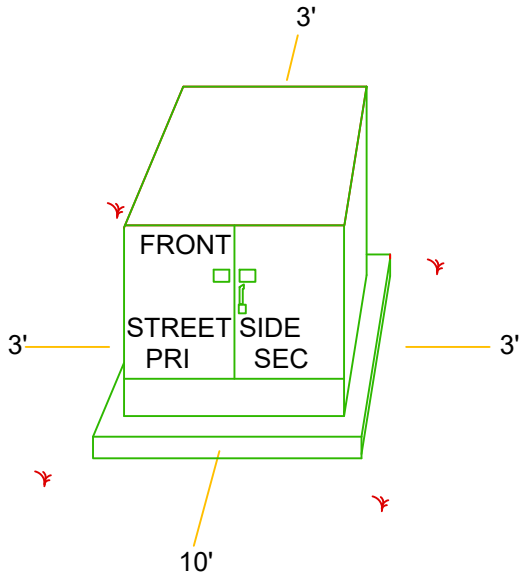
RESIDENTIAL & COMMERCIAL SUBDIVISION

DWG: **4.2.2**
REV. 1.00
BY:/BT/MA
DATE: 11/4/19



RESIDENTIAL SINGLE-PHASE TRANSFORMER

PADMOUNTED EQUIPMENT



COMMERCIAL 3-PHASE TRANSFORMER

PADMOUNTED EQUIPMENT

NOTE:

IN THE EVENT OF AN EQUIPMENT FAILURE OR POWER OUTAGE, IT IS NECESSARY FOR UTILITY CREWS TO HAVE ADEQUATE ACCESS TO PADMOUNTED EQUIPMENT AND TRANSFORMERS. ACCESS TO THE FRONT SHALL BE TEN (10) FEET, ACCESS TO THE REAR AND SIDES SHALL BE THREE (3) FEET MINIMUM. NO TREES, SHRUBS, FENCES, LARGE LANDSCAPE ROCKS, OR OTHER OBSTRUCTIONS SHALL BE PERMITTED IN ACCESS AREA.
EXCEPTION: LEHI CITY OWNED COMMUNICATION BOXES MAY BE INSTALLED AS CLOSE AS ONE (1) FOOT (NON-ACCESS SIDE, AWAY FROM STREET) OF PADMOUNTED EQUIPMENT. PLACEMENT SHALL BE AS INDICATED ON CONDUIT SYSTEM DESIGN DRAWINGS.

NOTE FOR NEW SERVICES

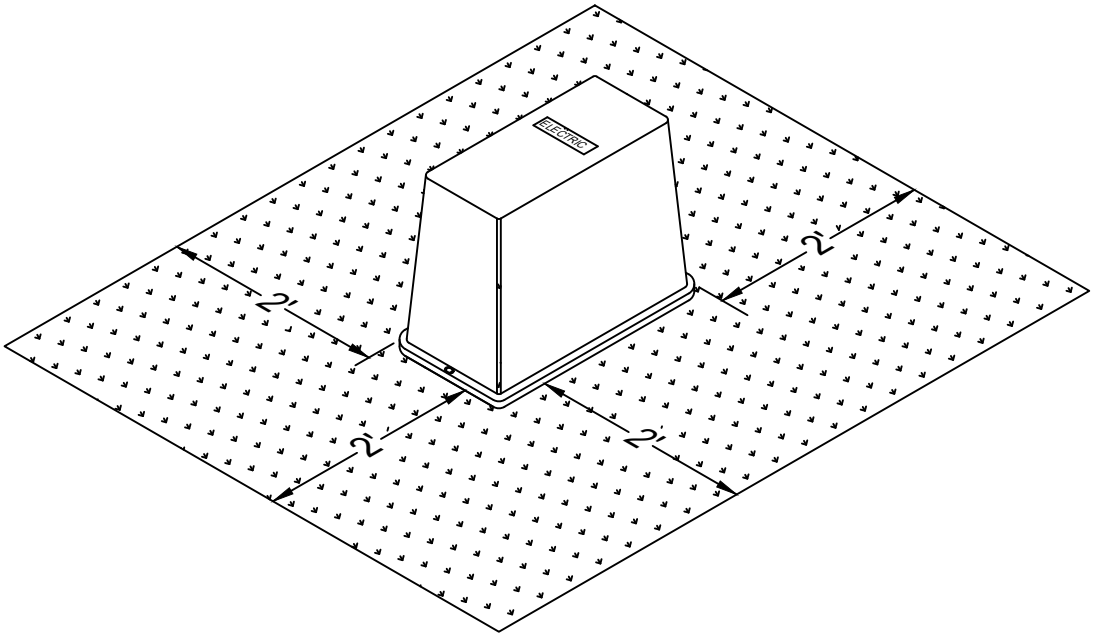
1. PADMOUNTED EQUIPMENT, TRANSFORMERS AND SECONDARY JUNCTION BOXES ARE LOCKED FOR PROTECTION AGAINST ELECTRICAL SHOCK.

2. WHEN INSTALLATION OF A NEW SERVICE REQUIRES ACCESS TO A TRANSFORMER OR SECONDARY JUNCTION BOX, OWNER\CONTRACTOR SHALL CONTACT LEHI CITY POWER.

3. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER \SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION. SEE 3.1.4 FOR REQUIREMENTS.

4. BLUE STAKE LAWS PROHIBIT ANY DIGGING NEAR EQUIPMENT WITHIN THE 2' SAFETY ZONE. PLEASE HAND DIG AROUND ANY ELECTRICAL EQUIPMENT.

5. REFER TO 5.3 FOR CLEARANCE TO COMBUSTIBLE STRUCTURES FROM TRANSFORMERS.



SECONDARY JUNCTION BOXES
(TYP. 15" x 15" LID APPROX.)

NOTE:
IN THE EVENT OF AN EQUIPMENT FAILURE OR POWER OUTAGE, IT IS NECESSARY FOR LEHI CITY POWER CREWS TO HAVE ADEQUATE ACCESS TO SECONDARY JUNCTION BOXES. ACCESS TO THE FRONT AND SIDES AND REAR SHALL BE 2 FEET MINIMUM. NO TREES, SHRUBS, FENCES, LARGE LANDSCAPE ROCKS, OR OTHER OBSTRUCTIONS SHALL BE PERMITTED IN ACCESS AREA. EXCEPTION: LEHI CITY OWNED COMMUNICATION PEDESTALS MAY BE INSTALLED AS CLOSE AS ONE (1) FOOT FROM SECONDARY JUNCTION BOXES.

NOTE FOR NEW SERVICES

1. NEW SECONDARY JUNCTION BOXES SHALL BE NORDIC PSP-151530-MG. ANY "OR EQUAL" SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LEHI CITY POWER ENGINEERING.

2. TRANSFORMERS AND SECONDARY JUNCTION BOXES ARE LOCKED FOR PROTECTION AGAINST ELECTRICAL SHOCK.

3. WHEN INSTALLATION OF A NEW SERVICE REQUIRES ACCESS TO A TRANSFORMER OR SECONDARY JUNCTION BOX, OWNER\CONTRACTOR SHALL NOTIFY LEHI CITY POWER.

4. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER \SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION. SEE 4.1.0 FOR REQUIREMENT

5. BLUE STAKE LAWS PROHIBIT ANY DIGGING WITH EQUIPMENT WITHIN THE 2' SAFETY ZONE. PLEASE HAND DIG AROUND ANY ELECTRICAL EQUIPMENT.

EST 1852
LEHI CITY
POWER DEPARTMENT

REQUIREMENTS & STANDARDS
CLEARANCE REQUIRED FOR SECONDARY JUNCTION BOX
RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: **5.2**
REV. 0.00
BY: GWK/BT
DATE: 6/6/16

City Council Agenda Item Report

Meeting Date: June 23, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-49, temporarily suspending the acceptance of land use applications to rezone property to the Transit Oriented Development Zone.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-49.docx

LEHI CITY

RESOLUTION NO. 2020-49

A RESOLUTION TEMPORARILY SUSPENDING THE ACCEPTANCE OF LAND USE APPLICATIONS TO REZONE PROPERTY TO THE TRANSIT ORIENTED DEVELOPMENT ZONE

WHEREAS, Chapter 38 of Lehi City's development code creates a transit-oriented development ("TOD") zone and the conditions under which the Lehi City Council may exercise its discretion and legislatively approve applications to rezone property to the TOD zone; and

WHEREAS, one of the requirements specified in Section 38.030 is that the development site be "within one quarter mile (1/4) of an existing or future transit station along a rail line"; and

WHEREAS, for several years Lehi City has relied on representations made by representatives of the Utah Transit Authority ("UTA") as to the likely location of future transit stations in the development of its general plan, including TOD designations within the general plan, for TOD projects; and

WHEREAS, recently the likelihood of UTA constructing future transit stations in Lehi City as previously indicated has become less certain; and

WHEREAS, it is critical to fulfill the purposes of the TOD zone that a transit station be located within close proximity in order to support the traffic impact of the density that results from rezoning property to the TOD zone; and

WHEREAS, until the location of future transit stations can be confirmed, it is necessary for the City to temporarily suspend the acceptance and consideration of land use applications to rezone property to the TOD zone; and

WHEREAS, on June 23rd, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

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

1. The Lehi City Council finds that land use applications to rezone property to the TOD zone should be temporarily suspended until the location future transit stations can be confirmed.

2. Such action furthers the health, safety, and welfare of the citizens of Lehi by ensuring that the traffic impacts of developments within the TOD zone are appropriately mitigated by the development's proximity to a transit station.

3. The Lehi Planning Director is directed not to accept land use applications for rezoning property to the TOD zone until future transit stations can be confirmed.

This resolution shall take effect immediately upon its adoption.

Approved and Adopted by the Municipal Council of Lehi City this 23rd day of June, 2020.

ATTEST:

_____	_____
Mayor Mark Johnson	Teisha Wilson, City Recorder

City Council Agenda Item Report

Meeting Date: June 23, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-50, authorizing staff to access and transact with Utah Public Treasurers' Investment Fund (PTIF) accounts.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-50 Entity Resolution Form.pdf

Office of the
State Treasurer

Public Entity Resolution

1. Certification of Authorized Individuals

I, Mark Johnson (Name) hereby certify that the following are authorized: to add or delete users to access and/or transact with PTIF accounts; to add, delete, or make changes to bank accounts tied to PTIF accounts; to open or close PTIF accounts; and to execute any necessary forms in connection with such changes on behalf of Lehi City Corporation (Name of Legal Entity). Please list at least two individuals. Each individual must have a unique email.

Name	Title	Email	Signature(s)
Alyson Alger	Treasuer	aalger@lehi-ut.gov	
Dean Lundell	Finance Director	dlundell@lehi-ut.gov	

The authority of the named individuals to act on behalf of Lehi City Corporation (Name of Legal Entity) shall remain in full force and effect until written revocation from Lehi City Corporation (Name of Legal Entity) is delivered to the Office of the State Treasurer.

2. Signature of Authorization

I, the undersigned, Mayor (Title) of the above named entity, do hereby certify that the forgoing is a true copy of a resolution adopted by the governing body for banking and investments of said entity on the 23rd day of June, 20 20, at which a quorum was present and voted; that said resolution is now in full force and effect; and that the signatures as shown above are genuine.

Signature	Date	Printed Name	Title
		Mark Johnson	Mayor

STATE OF UTAH)
§
COUNTY OF _____)

Subscribed and sworn to me on this 23rd day of June, 20 20 , by Mark Johnson (Name), as Mayor (Title) of Lehi City Corporation (Name of Entity), proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature_____

(seal)