Lehi City Council Meeting
Agenda
October 12, 2021

6:30 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Storm Water Management Plan (SWMP) Update.

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

3. Consent Agenda

   3.1. Approve Minutes from the September 28, 2021 City Council Meeting
   092821CC.pdf

   3.2. Approve Purchase Order
   7014 PO.pdf

   3.3. Re-approval of Resolution #2021-50, the Micron East Annexation of 111.51-acres located at 1800 East 4800 North with TH-5 zoning.

CC Report Micron East Annexation 09.14.21.docx
Micron East Annexation- Resolution of Intent DRC 10.12.21.docx
Resolution - Micron East Annexation 10.12.21.docx
Micron East Annexation narrative.pdf
Micron East Annexation Plat.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

Regular Agenda

4. Consideration of Resolution #2021-59, approving an agreement with AFCC Limited and CRM Investments for partially terminating a development agreement.
   Petitioner: Lehi City
   Res 2021-59.docx
   Termination of Development Agr RDA Lehi.atp2wht_20210924 (003).docx

5. Consideration of Resolution #2021-56, approving an agreement with Blalock and Partners for architectural and engineering services for the construction of Fire Station 84.
   Petitioner: Lehi City
   Res 2021-56.docx
   Agreement-Station 84 Architectural and Engineering Services_Blalock.docx

6. Consideration of Resolution #2021-55, regarding an application to the Bureau of Reclamation for a WaterSMART Grant for Fiscal Year 2022.
   Petitioner: Lehi City
   Res 2021-55.docx
   2022-WEEG-FOA_final-508_UPDATED 090221.pdf

7. Consideration of Resolution #2021-57, beginning the process of adjusting the municipal boundaries between Lehi City and Draper City on 163.03 acres of property located at approximately 4600 North and 1200 East.
   Petitioner: DR Horton
   CC Staff Report - Draper Boundary Line Adjustment Resolution 10.12.21.docx
   Draper BLA DRC 09.22.21.docx
   Narrative - Draper Annexation.pdf
   Micron Area Lehi-Draper Boundary Adjustment Plat.pdf

8. Consideration of Resolution #2021-58, approval of Intent to Annex the Neldon and Jewel Bullock Annexation, 0.67-acres of property located at 578 West 2100 North with proposed R-1-15 zoning.
   Petitioner: Jewel Bullock
   CC Staff Report Neldon and Jewel Bullock Annexation- Resolution of Intent 10.12.21.docx
   Neldon and Jewel Bullock Annexation DRC 03.03.21.docx

Resolution - Neldon and Jewel Bullock Annexation 10.12.21.docx
Bullock Annexation Staff Compensation Proposal.docx
Bullock Annexation narrative.pdf
Bullock Annexation Plat.pdf
Applicant's request for compensation with signatures.pdf
Applicant's statement of harm.pdf
Bullock Annexation Water Dedication Requirement.pdf
Irrigation Information shared by applicant.pdf
Lorin notes on past Annexation Discussion.pdf
Neldon and Jewel Bullock Annexation- Aerial.pdf
Neldon and Jewel Bullock Annexation- General Plan.pdf

9. Consideration of Final subdivision approval for Gardner Point Phase 2, a 94-unit residential development located at 4100 West 1500 North.
Petitioner: Edge Homes
CC Staff Report Gardner Point Phase 2 Final Subdivision 10.12.21.docx
Gardner Point Phase 2 Final Subdivision DRC 09.29.21.docx
Gardner Point Phase 2 Final Subdivision - plans.pdf
Gardner Point Phase 2 Final Subdivision - landscape plans.pdf
Gardner Point Phase 2 Final Subdivision - aerial map.pdf
Gardner Point Phase 2 Final Subdivision - general plan map.pdf
Gardner Point Phase 2 Final Subdivision - zoning map.pdf

10. Consideration of X Development Ordinance #56-2021, approving a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West. (Tabled from August 10, 2021 City Council Meeting)
Petitioner: X Development
CC Staff Report X Development Zone Change 10.12.21.docx
X Development Zone Change DRC 04.07.21.docx
Ord 56-2021.docx
X Development aerial.pdf
X Development General Plan.pdf
X Development Zoning.pdf
X Development Zone Change 04.07.21.pdf

11. Consideration of Concept approval for the 2100 North subdivision, a 66-lot development located at 2100 North 2300 West.
Petitioner: X Developmentâ€™
CC Staff Report X Development 2100 North Subdivision Concept 10.12.21.docx
X Development Concept DRC 09.08.21.docx
X Development aerial.pdf
X Development General Plan.pdf

X Development Zoning.pdf
2100 N 2300 W Concept narrative.pdf
X Development 2100 N Subdivision Concept 09.08.21 layout.pdf
2100 North Concept Updated post DRC.pdf

12. Consideration of Ordinance #57-2021, approving a zone change for various Lehi City owned properties, changing the zoning to Public Facility.
    Petitioner: Lehi City
    CC Staff Report Lehi City Public Facility Zone Change 10.12.21.docx
    Lehi City PF Rezone DRC 08.04.21.docx
    Ord 57-2021.docx
    Lehi City PF REzone 08.04.21 map, legal descriptions.pdf

13. Consideration of Ordinance #58-2021, approving a comprehensive update to the Land Use Element of the General Plan including the land use map and text.
    Petitioner: Lehi City
    CC Staff Report General Plan Land Use Update 10.12.21.docx
    Land Use Element Update DRC 09.15.21.docx
    Ord 58-2021.docx
    Lehi General Plan Land Use, Densities, and Changes Maps.pdf
    Lehi_draft10.7.2021small.pdf
    Lehi_draft05262020update-appendices.pdf
    Engage Lehi Feedback on General Plan.pdf

14. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: October 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Storm Water Management Plan (SWMP) Update.

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: October 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the September 28, 2021 City Council Meeting

Suggested Action:

Attachments:

092821CC.pdf

LEHI CITY

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **September 28, 2021,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Excused: Paige Albrecht, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Kim Struthers, Community Development Director; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Chief Jeremy Craft, Fire Department; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

Mayor Johnson welcomed everyone and noted that all Councilmembers present were except for Councilor Albrecht who is excused. Councilor Condie gave the invocation.

2. Presentations and Reports

Chief Craft reported on the residential fire in Lehi that occurred earlier today.

2.1 Park Concept Plan Discussion (park is located at approximately 197 W 2875 N)

Steve Marchbanks, Parks Manager, presented some concept ideas for the park which included large open space, minimal turf, walking paths, and shade structure. Councilor Koivisto expressed concern with these types of things being on the agenda when it may be ready for the public to view. She stated that she's generally concerned when a plan is presenting in early planning phases that may not come to fruition and that can be frustrating for residents. Mayor Johnson stated that he believes the Council should look at these things and that most will know that it's only a concept and that it may not be the final product. The other Councilmembers present agreed that it was okay for this to be an agenda item.

3. Agenda Questions

Ryan Wood, City Attorney, stated that he found that State Code won't allow for a change to the financial disclosures in the middle of the elections. He said the Council could still pass the ordinance, but it would not take affect until the next election.

4. Administrative Report

None.

5. Mayor and Council Reports

The Council reported on the various committees they serve on.

The Council recessed at approximately 6:15 p.m.
The meeting reconvened at approximately 7:00 p.m.

Regular Session, 7:10 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

2. 20 Minute Citizen Input

Chief Craft informed the Council that they will be celebrating National Fire Education Week with activities at Station 81.

Luke Chamberlain suggested that a sidewalk be constructed on the east and west side of Veteran's Ballpark for safety.

3. Consent Agenda

3.1 Approve Minutes from the August 3, and September 7, Work Session meetings.

3.2 Approve Purchase Orders.

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

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

4. Consideration of Ordinance #55-2021, amending the Lehi City Municipal Code Section 8-7-5, procedures for burial at the Lehi City Cemetery.

Shaun Winters informed the Council of minor changes to the burial procedures.

Motion: Councilor Condie moved to approve Resolution Ordinance #55-2021, amending the Lehi City Municipal Code Section 8-7-5, procedures for burial at the Lehi City Cemetery. Councilor Southwick seconded the motion.

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

5. Consideration of Ordinance #54-2021, amending the Lehi City Municipal Code Section 1-9-4, campaign finance disclosure requirements.

There was discussion regarding an additional financial disclosure date. Councilor Hancock stated that because we use vote by mail, it's possible for voters to submit their ballot before

the candidate's financials are disclosed. This change would provide more transparency for future elections. There was also discussion of "soft money" and whether that should be part of the disclosures and how it would be enforced.

Mayor Johnson asked for public comments.

Aaron Bullen had some concerns with enforcement of disclosing soft money.

Jesse Riddle stated that his biggest soft with soft money is when a developer is involved.

Motion: Councilor Hancock moved to table the Ordinance until the next meeting and direct staff to include more specificity with the deadline date and include some langue regarding the disclosure of soft money if the candidate is aware of it. Councilor Koivisto seconded the motion.

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

6. **Consideration of Ordinance #50-2021, approving of a Zone change for the Lamb Property, 0.54-acres located at 1190 North 500 West, changing the zoning from R-2 (medium density residential) to MU (mixed use).**
Jamie Ray was the applicant.

Motion: Councilor Condie moved to approve Ordinance #50-2021, approving of a Zone change for the Lamb Property, 0.54-acres located at 1190 North 500 West, changing the zoning from R-2 (medium density residential) to MU (mixed use); including any Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

7. **Consideration of Ordinance #51-2021 approving of a Zone change for 0.19-acres located at 57 South 500 West, changing the zoning from RA-1 (residential/agriculture) to MU (mixed use).**
Luke Chamberlain was the applicant.

Motion: Councilor Southwick moved to Ordinance #51-2021 approving of a Zone change for 0.19-acres located at 57 South 500 West, changing the zoning from RA-1 (residential/agriculture) to MU (mixed use); including the Development Review Committee and Planning Commission Comments. Councilor Koivisto seconded the motion.

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

8. **Consideration of Preliminary and Final subdivision approval for the Lotus Vaseo, a 1-lot subdivision for a 35-unit townhome PUD project located at 225 South 600 East.**
Councilor Koivisto disclosed a conflict of interest with this item.

Ali Platt was representing the applicant.

Judy Evans stated that her home was next to the proposed development. She said that the previous owner had agreed to construct a similar concrete fence similar to what is on the south side of her property. The applicant agreed that they would follow through with that commitment.

Matt Bailey stated that the Council needs to look closely at these types of developments because they can have a negative impact on quality of life for the residents.

Motion: Councilor Condie moved to grant Preliminary and Final subdivision approval for the Lotus Vaseo, a 1-lot subdivision for a 35-unit townhome PUD project located at 225 South 600 East; including the Development Review Committee and Planning Commission comments; and also note that the fencing for Ms. Evans be similar to the current concrete fence on the south side of the property that was installed by the Broadmoor development, siting the agreement with the previous developer. Councilor Hancock seconded the motion.

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

9. **Consideration of Resolution #2021-53, a Resolution of Intent for the Salomon Addition Annexation, 1.05-acres located at 736 South 300 West with R-1-22 zoning.**

Motion: Councilor Hancock moved to approve Resolution #2021-53, a Resolution of Intent for the Salomon Addition Annexation, 1.05-acres located at 736 South 300 West with R-1-22 zoning; including any Development Review Committee comments. Councilor Southwick seconded the motion.

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

10. **Consideration of Ordinance #52-2021, approving a Zone change for the Bushman Property, 7.16-acres located at 1610 West 700 South changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential).**
Toby Cordova was representing the applicant.

Motion: Councilor Southwick moved to approve Ordinance #52-2021, approving a Zone change for the Bushman Property, 7.16-acres located at 1610 West 700 South changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential);

including any Development Review Committee comments. Councilor Koivisto seconded the motion.

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

11. Consideration of Concept approval for the Bushman Property, a 21-lot residential development located at 1610 West 700 South.

Motion: Councilor Condie moved to grant Concept approval for the Bushman Property, a 21-lot residential development located at 1610 West 700 South; including any Development Review Committee comments. Councilor Koivisto seconded the motion.

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

12. Consideration of Ordinance #53-2021, approving a Zone change for Lone Peak Land, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture) on 13.05 acres located at approximately 1700 West 1500 North.

Randy was representing the applicant. He stated that they were given 1 bonus lot for road widening, which makes the lots ½ acre or close to ½ acre.

Mike Brems stated that he doesn't like the bonus density and prefers that all the lots are ½ acre. He would prefer that the city just pay for the road widening.

Motion: Councilor Condie moved to approve Ordinance #53-2021, approving a Zone change for Lone Peak Land, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture) on 13.05 acres located at approximately 1700 West 1500 North; including any Development Review Committee comments. Councilor Koivisto seconded the motion.

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

13. Consideration of Concept approval for the Lone Peak Land, a 20-lot residential development located at approximately 1700 West and 1500 North.

Randy was representing the applicant.

Mike Dubois owns property to the south and was concerned about how this would tie into his development. It was suggested that the two property owners work together on a layout that could work for both owners.

Motion: Councilor Condie moved to grant Concept approval for the Lone Peak Land, a 20-lot residential development located at approximately 1700 West and 1500 North.;

including any Development Review Committee comments; and encourage the developer to work with the landowner to explore other layout options using the connectivity standards. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, No; and Councilor Southwick, Yes. The motion passed 3-1.

14. Consideration of Final subdivision approval for the Robinson Ranch, a 3-lot residential subdivision located at 1251 South 500 West

Shaun Argyle was representing the applicant.

Motion: Councilor Southwick moved to grant Final subdivision approval for the Robinson Ranch, a 3-lot residential subdivision located at 1251 South 500 West; including any Development Review Committee comments. Councilor Koivisto seconded the motion.

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

15. Consideration of Final subdivision approval for Willow Point Phase 4, a 108-unit townhome development located at 2100 North 4100 West.

Brandon Watts was representing the applicant.

Matt Baily expressed concerns with traffic and other issues and hopes that the City and developer can find better solutions for higher density developments.

Motion: Councilor Hancock moved to grant Final subdivision approval for Willow Point Phase 4, a 108-unit townhome development located at 2100 North 4100 West; including any Development Review Committee comments and Planning Commission Comments. Councilor Southwick seconded the motion.

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

16. Consideration of Ordinance #49-2021, approving the Traverse Mountain Area Plan Amendment adding existing and planned public facilities to the land use map.

Motion: Councilor Condie moved to Ordinance #49-2021, approving the Traverse Mountain Area Plan Amendment adding existing and planned public facilities to the land use map; including any Development Review Committee comments and Planning Commission comments. Councilor Hancock seconded the motion.

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

17. Consideration of Resolution #2021-54, approving a tri-party agreement between Lehi City, Highland City, and D.R. Horton for the development of property currently located in Lehi City and Utah County.

Motion: Councilor Southwick moved to Resolution #2021-54, approving a tri-party agreement between Lehi City, Highland City, and D.R. Horton for the development of property currently located in Lehi City and Utah County. Councilor Hancock seconded the motion.

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

18. Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Koivisto seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:06 p.m.

Approved: July 27, 2021

Attest:

_____

Mark Johnson, Mayor

_____

Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: October 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Order

Suggested Action:

Attachments:

7014 PO.pdf

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE **# 7014**

LEHI CITY

590589
ISSUED TO: STUART C IRBY CO.
P.O. BOX 843959

DALLAS TX 75284

SHIP TO: POWER
560 W GLEN CARTER DRIVE
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 10/07/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	SECTIONALIZING CAN, GROUND SLEEVE, BACK PANEL, GROUN	146,180.00	146,180.00	53-1415

TOTAL 146,180.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

7014

Lehi City Purchase Requisition Request

Supplier	Name	STUART C. IRBY CO.	Vender #	
	Street	PO BOX 843959	Date	9/30/2021
	City	DALLAS	State	TX
	Zip	75284	Phone	801-724-3000

Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
100		HOFF UJ306623A ALUMINUM 30 IN X 66 IN X 23 IN	$815.00	$81,500.00
		SECTIONALIZING CAN		
100		QUAZ BG2367301858A00 GROUND SLEEVE	$480.00	$48,000.00
24		HOFF UJ303018A 1 PHASE ALUMINUM	$536.00	$12,864.00
		SECTIONALIZER W/UJP1MOFF BACK PANEL		
24		QUAZ BG1830181022H4H 1 PH GROUND SLEEVE	$159.00	$3,816.00
				$146,180.00

Justification:	Price Determination	
ANIXTER = $147,970.00	Verbal Quote	
BSE =$162,919.60	Informal Bid	
	Written Bid	*
	State Bid	
	Other	

Inventory on Hand

Quotation

irby
A Sonepar Company

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

QUOTE DATE	ORDER NUMBER
09/27/21	S012650671

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

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

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

ORDERED BY: KENNY

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

INSIDE SALESPERSON	REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho	09/27/21	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********	*********	
100EA		1	*HOFF UJ306623A ALUMINUM 30IN X 66IN X 23IN SECTIONALIZING CAN JOB # 455RR	815.000EA	81500.00
100EA		2	QUAZ BG2367301858A00 HD GROUND SLEEVE	480.000EA	48000.00
24EA		3	*HOFF UJ303018A (JOB 925RN) 1PHASE ALUMINUM SECTIONALIZER W/ UJP1MOFF BACK PANEL	536.000EA	12864.00
24EA		4	*QUAZ BG1830181022H4H 1PH SECTIONALIZER GROUND SLEEVE	159.000EA	3816.00

*** This is a quotation ***

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

Subtotal	146180.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	146180.00

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

** Reprint ** Reprint ** Reprint **

ANIXTER

QUOTE

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

ORDERED BY	QUOTE DATE	QUOTE NO.
KENNY	09/23/21	5074152-00
P.O. DATE	P.O. NUMBER	PAGE NO.
09/23/21	CABINETS & SLEEVES	1 of 1
SALES REP	TAKEN BY	FREIGHT OUT
WRIS	WJDG	NO

CUST #: 6001692

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

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

INSTRUCTIONS	SHIP POINT	VIA	SHIPPED	TERMS
	Anixter - wSlc/3304	OUR TRUCK		Net 30

LINE NO.	PRODUCT AND DESCRIPTION	ORDERED	BO	SHIPPED	UM	PRICE		NET AMOUNT
1	APS303018-AI CABINET AL 1PH 15KV 200A ********** LEAD TIME STOCK **********	24		24	EA	505.00		12120.00
2	CGS-301818-APSIMG21X10 GROUND SLEEVE 1PH 200AMP ********** LEAD TIME STOCK **********	24		24	EA	118.75		2850.00
3	APS306723-AIII CABINET AL 3PH 25 600A ********** LEAD TIME 10-12 WEEKS ARO **********	100		100	EA	925.00		92500.00
4	FGS326723 32" H X 67"W 32"D FIBERGLASS GROUND SLVE ********** LEAD TIME 8-12 WEEKS ARO **********	100		100	each	405.00		40500.00

4 Lines Total Qty Shipped Total 248 Total 147970.00
Invoice Total 147970.00

Last Page

All sales are subject to the Anixter Terms & Conditions of Sale found at www.anixter.com/termsandconditions. Product safety data sheets may be found on the same website.

The impacts of COVID-19 cannot be reasonably determined at this time. This quote/proposal does not account for any potential adverse impacts COVID-19 may have on Anixter's performance or obligations herein. In the event of any delays or adverse impacts, Anixter reserves the right for an equitable adjustment of the delivery schedule and prices herein to offset the effects of COVID-19 delays, without fault or penalty of any kind.

BORDER STATES
Supply Chain Solutions™

Border States Electric Supply

Quote

BSE Quote: 26283583
Sold-To Acct #: 141947
Valid From: 09/29/2021 To: 10/06/2021

Created By: Anthony Dodds
Tel No: 801-226-9516
Fax No:

Border States Electric - ORE
658 N. State Street
Orem UT 84057
Phone: 801-224-3450

Lehi City Power
560 Glen Carter Dr
Lehi UT 84043-3670

Inco Terms:
FOB ORIGIN

Payment Terms:
1.0 % 10th prox net 25th prox

Cust Item	BSE Item	Material MFG - Description	Quantity	Price	Per	UoM	Value
	000010	3341695 NOF - ND-2202248-MG-125-X-X 1PH SECT CABINET	24 EA	749.90 /	1	EA	17,997.60
	000020	2108476 NOF - ND-683064-MG-PA71-X-X 15/25KV ROTO CAB	100 EA	1,449.22 /	1	EA	144,922.00

Total	$			162,919.60
State Tax	$	0.000 %	0.00	
County Tax	$	0.000 %	0.00	
Local Tax	$	0.000 %	0.00	
Other Tax1	$	0.000 %	0.00	
Other Tax2	$	0.000 %	0.00	
Other Tax3	$	0.000 %	0.00	
Tax Subtotal	$	0.000 %		0.00
Net Amount	**$**			**162,919.60**

To access BSE's Terms and Conditions of Sale, please go to https://www.borderstateselectric.com

The quoted sales tax is an estimate only based upon the information provided in this quote and will be finalized at the time of invoice based upon the material purchased, quantity purchased, and delivery location.

Shipping and handling fees in this quote are an estimate only and will be finalized at the time of invoice.

All clerical errors contained herein are subject to correction. In the event of any cost or price increases from manufacturers or other suppliers, caused by, but not limited to, currency fluctuations, raw material or labor prices, fuel or transportation cost increases, and any import tariffs, taxes, fees, or surcharges, BSE reserves the exclusive right to change its pricing at the time of shipping and will provide notice of any such change to its customers prior to costs being incurred.

Agenda Item No: 3.3

City Council Agenda Item Report

Meeting Date: October 12, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Consent Agenda

Subject:
Re-approval of Resolution #2021-50, the Micron East Annexation of 111.51-acres located at 1800 East 4800 North with TH-5 zoning.

Suggested Action:

Attachments:

CC Report Micron East Annexation 09.14.21.docx

Micron East Annexation- Resolution of Intent DRC 10.12.21.docx

Resolution - Micron East Annexation 10.12.21.docx

Micron East Annexation narrative.pdf

Micron East Annexation Plat.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

Micron East Annexation
DRC Redline Comments

D.R. Horton- requests review of the Micron East Annexation of 111.51 acres located at approximately 1800 East 4800 North with proposed TH-5 zoning

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Scott Bishop
Date of Plans Reviewed: 7/20/21
Time Start: 1:05 pm
Time End: 1:23pm

DRC REPORT:

1. **Critical Issues:**
    a. There is an Inter-local Cooperation Agreement Establishing an Annexation Boundary Line (1999) between Lehi City and Highland City that is still in effect. Per the agreement and the boundary line established, "Lehi City shall not annex, or encourage, entertain, or accept a petition for annexation of any land located east of the line...without the prior written consent of Highland City." There is also a subsequent letter (2014) from Highland City to Lehi City consenting to annex this property as long as it "will be developed with an overall density not to exceed 2 units per acre".

2. **Location of existing and proposed City facilities:**
    a. Existing Lehi City owned culinary water line runs along the south, assuming there is an existing easement. If there is not an existing easement one must be provided.
    No Lehi City Irrigation water north of the reservoir located approximately 1,050 feet south of the proposed annexation
    No sewer in the area and agreement between Lehi City and TSSD will be required to serve this property.
    No master planned roads
    No storm drain
    No power

3. **Zoning required or recommended:**
    a. Applicant request TH-5 zoning which allows for annexation without water dedication. The applicant has expressed the intent to change the land use designation on this property with the Micron Area Plan Amendment which would require water dedication based on the land use designations.

4. **Distances to schools/parks/shopping**
    a. School
        i. Ridgeline Elementary School (Highland)
            1. 2 minutes
        ii. New Micron Middle School
            1. 6 minutes
        iii. Skyridge High School
            1. 8 minutes
    b. Park
        i. Dry Creek Lake Park
            1. 4 minutes
    c. Shopping
        i. Center Pointe Shopping Center
            1. 4 minutes

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. **Transportation**
    a. Highland Boulevard (in Highland)

DRC GENERAL COMMENTS:

1. Be consistent with name "Micron East Annexation" on all documentation. If there are discrepancies in the name it can cause problems getting it recorded.
2. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
3. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON AUGUST 10th

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.

RESOLUTION NO: 2021-

RESOLUTION OF INTENT OF LEHI CITY COUNCIL TO ANNEX REAL PROPERTY ("MICRON EAST" ANNEXATION)

WHEREAS, the Lehi City Council has determined that a certain parcel of real property described in Exhibit A constitutes a portion of land contiguous to Lehi City Corporation and should be annexed to Lehi City Corporation; and

WHEREAS, the area to be annexed consists of one or more unincorporated islands or unincorporated peninsulas contiguous to the municipality, each of which has fewer than 800 residents; and

WHEREAS, Lehi City Corporation can provided one or more municipal-type services to the area; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to the provision of Section 10-2-418 of the Utah Code, the Lehi City Council hereby intends to annex the parcels of real property owned by D.R. Horton, MRFP LLC, Alpine School District Board of Education, Karen S Carling and Ronald L Carling Family Trust, Korby M and Cherylin A Siggard Family Trust, Kipley John Siggard Revocable Trust, Kayce Rinersten Declaration of Trust, consisting of 111.51 acres and further described by Attachment "A".

2. Staff is directed to publish notice of this proposed annexation in a newspaper of general circulation within Lehi City, once a week for three successive weeks. Said notice shall comply with the requirements of Section 10-2-418(2)(b) of the Utah Code.

3. This Resolution shall be effective upon the date of its adoption.

PASSED AND APPROVED by the City Council of Lehi City, Utah this 12th day of October 2021.

ATTEST:

_____ _____

MARK JOHNSON, Mayor TEISHA WILSON, City Recorder

Exhibit A

NOTICE OF INTENT TO ANNEX REAL PROPERTY

Notice is hereby given that Lehi City Corporation has adopted a resolution indicating its intent to annex real property majority owned by D.R. Horton located at Approximately 1800 East 4800 North, Lehi, Utah, consisting of approximately 111.51 acres, and further described as follows:

Legal Description:

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTIONS 22, AND THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING DRAPER CITY MUNICIPAL BOUNDARY AS DEFINED BY THE *TRAVERSE MOUNTAIN ANNEXATION PLAT*, LOCATED N89°52'57"E ALONG THE SECTION LINE 30.75 FEET AND SOUTH 1126.60 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING SIX (6) COURSES: N77°15'00"E 924.26 FEET; THENCE N38°15'00"E 630.96 FEET; THENCE N53°15'00"E 1310.10 FEET; THENCE N62°30'00"E 304.92 FEET; THENCE N62°15'00"E 989.34 FEET; THENCE N66°30'00"E 515.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND BOULEVARD AS DESCRIBED BY DEED ENTRY NO. 153953:2002 AND 154716:2002 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 42.42 FEET WITH A RADIUS OF 623.00 FEET THROUGH A CENTRAL ANGLE OF 3°54'05" CHORD: S1°49'45"E 42.41 FEET; THENCE S0°07'18"W 2441.30 FEET TO THE NORTH LINE OF THE EXISTING HIGHLAND CITY MUNICIPAL BOUNDARY AS DEFINED BY THE *TAYLOR, SIGGARD, BULL RIVER, IVORY HOMES ANNEXATION PLAT;* THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING TWO (2) COURSES: S89°49'52"W 1341.05 FEET; THENCE S0°02'55"W 47.43 FEET TO THE EXISTING LEHI CITY MUNICIPAL BOUNDARY AND DEFINED BY THE *MICRON ANNEXATION PLAT;* THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING FIVE (5) COURSES: S89°59'46"W 1323.50 FEET; THENCE N0°00'14"W 905.52 FEET; THENCE S38°14'46"W 630.52 FEET; THENCE S77°14'46"W 924.71 FEET; THENCE N0°02'17"W 38.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±111.51 ACRES

A public hearing has been scheduled before the Lehi City Council on the 12th day of October 2021, at 7 p.m. for the purpose of receiving public comment.

The Lehi City Council will annex the above-described parcels unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property located within the area proposed for annexation covering a majority of the total private land area within the entire area proposed for annexation and also is equal to at least ½ the value of all private real property within the entire area proposed for annexation.

ANNEXATION INFORMATION SUMMARY
FOR
D.R. Horton – Micron Area Plan

(a) _____ In general, what is the topography, vegetation, and other natural features present on the property proposed to be annexed?

(b) _____ What is the existing land use(s) of the property proposed for annexation and those requested by the owners?

(c) _____ What is the current and potential (if the property were developed) population and residential density of the proposed area?

(d) _____ How will the proposed annexation comply with and achieve Lehi City=s land use(s), goals and policies outlined in the Lehi City General Plan?

(e) _____ What are the current and potential (if the property were developed) demands for City provided facilities and services to the area proposed for annexation, including culinary water, irrigation water, wastewater, transportation facilities, drainage, fire protection, solid waste, parks and recreation, and police protection?

(f) _____ Are the water rights necessary for annexation, found in Section 27-040 of the Lehi Development Code available for dedication to Lehi City upon annexation?

In answer to the above questions and to provide some information and a summary of the proposed annexation from Utah County into Lehi City named "D.R. Horton – Micron Area Plan Annexation":

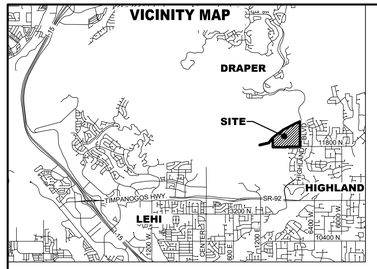
The topography is very mild and consistent throughout as it slopes from the North to the South East at an approximately 6% to 7% grade. There are a few natural drainage channels that run through the land and while one of them is moderately thick with scrub oak, the other drainage ways are barren and mild. At the northern-most border, there are a few more scrub oak and vegetation than what is to be found on the rest of the land. The rest of the land is filled with field grass and small sage brush bushes.

Currently the land is completely vacant and is not used for anything. D.R. Horton intends to improve the land for residential homes to be built at an approximate density of 3 units per acre. These parcels have already been anticipated to be annexed into Lehi City as part of a previously approved Area Plan is consistent with what the Lehi City General Plan indicates.

As the Area Plan is amended to include this portion of land, we will need to plan and install the needed infrastructure for all utilities for residential homes. The city sewer capacity and tie-in location has been determined and identified. We will need to build additional water (culinary and P.I) tanks and infrastructure and are currently performing studies and calculations to determine the size, scope and locations.

The needed water shares are either already dedicated to the city for the Area Plan or we are and will be purchasing the needed rights. We plan to have all the water needed and ready to be dedicated to the city at the time the Area Plan Amendment is approved.

VICINITY MAP

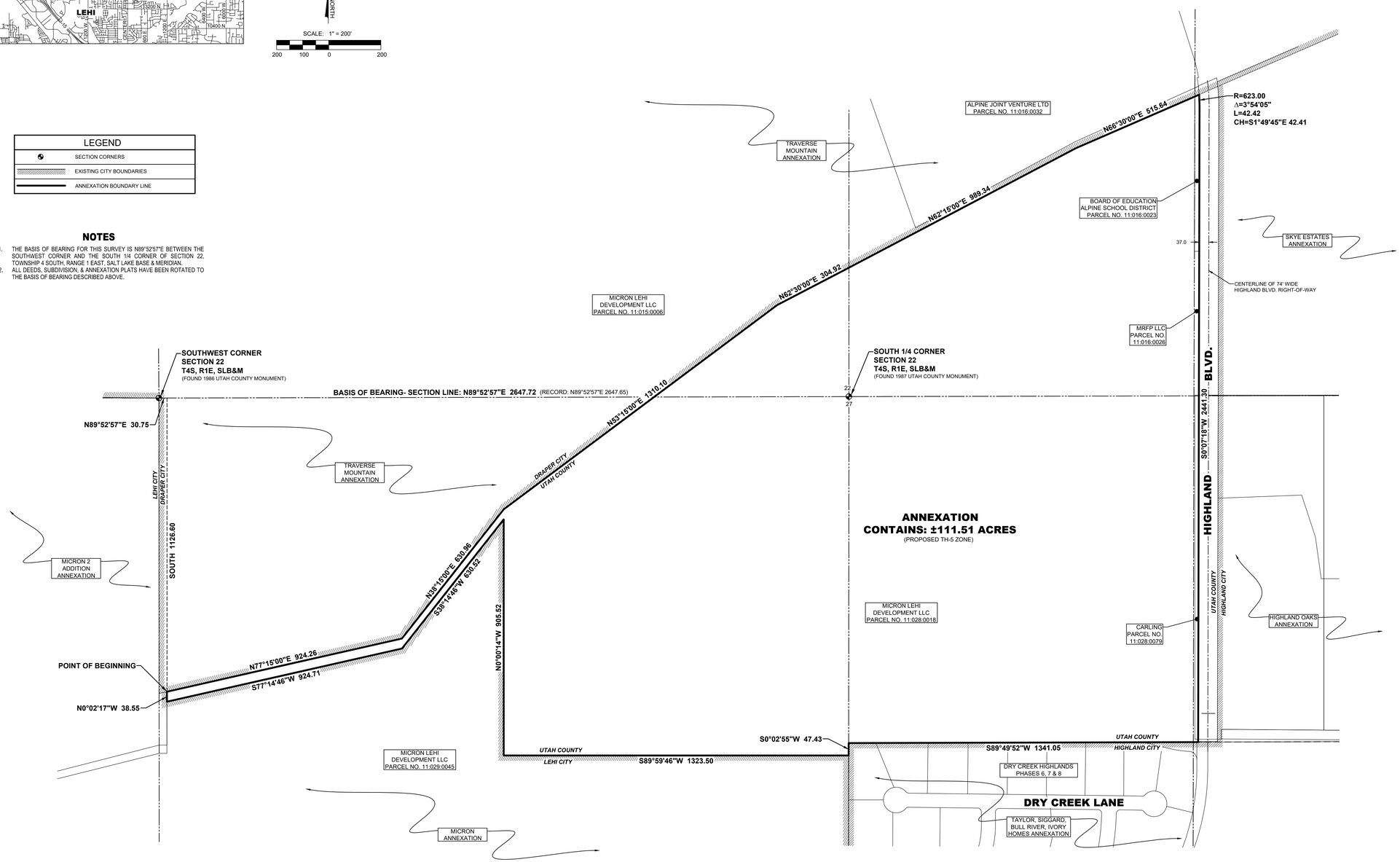




LEGEND	
	SECTION CORNERS
	EXISTING CITY BOUNDARIES
	ANNEXATION BOUNDARY LINE

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS N89°52'57"E BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
2. ALL DEEDS, SUBDIVISION, & ANNEXATION PLATS HAVE BEEN ROTATED TO THE BASIS OF BEARING DESCRIBED ABOVE.



SURVEYOR'S CERTIFICATE

I, CAHD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF LEHI CITY, UTAH COUNTY, UTAH, IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTIONS 22, AND THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING DRAPER CITY MUNICIPAL BOUNDARY AS DEFINED BY THE *TRAVERSE MOUNTAIN ANNEXATION PLAT*, LOCATED N89°52'57"E ALONG THE SECTION LINE 30.75 FEET AND SOUTH 1126.60 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING SIX (6) COURSES: N77°15'00"E 924.26 FEET; THENCE N38°15'00"E 630.96 FEET; THENCE N53°15'00"E 1310.10 FEET; THENCE N62°30'00"E 304.92 FEET; THENCE N62°15'00"E 989.34 FEET; THENCE N66°30'00"E 515.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND BOULEVARD AS DESCRIBED BY DEED ENTRY NO. 153953:2002 AND 154716:2002 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 42.42 FEET WITH A RADIUS OF 623.00 FEET THROUGH A CENTRAL ANGLE OF 3°54'05" CHORD: S1°49'45"E 42.41 FEET; THENCE S0°07'18"W 2441.30 FEET TO THE NORTH LINE OF THE EXISTING HIGHLAND CITY MUNICIPAL BOUNDARY AS DEFINED BY THE *TAYLOR, SIGGARD, BULL RIVER, IVORY HOMES ANNEXATION PLAT*; THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING TWO (2) COURSES: S89°49'52"W 1341.05 FEET; THENCE S0°02'55"W 47.43 FEET TO THE EXISTING LEHI CITY MUNICIPAL BOUNDARY AND DEFINED BY THE *MICRON ANNEXATION PLAT*; THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING FIVE (5) COURSES: S89°59'46"W 1323.50 FEET; THENCE N0°00'14"W 905.52 FEET; THENCE S38°14'46"W 630.52 FEET; THENCE S77°14'46"W 924.71 FEET; THENCE N0°02'17"W 38.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±111.51 ACRES

CHAD A. POULSEN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 501182

July 7, 2021
DATE

STATE OF UTAH — CHAD A. POULSEN — No. 501182 — PROFESSIONAL LAND SURVEYOR
SURVEYOR'S SEAL

ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.

COUNTY SURVEYOR

COUNTY SURVEYOR SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE LEHI CITY COUNCIL HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON, REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF LEHI AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1953) 10-2-401 THRU 428 (AS REVISED) AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND AS SHOWN HEREON, AS A PART OF THE CITY OF LEHI TO BE KNOWN HEREAFTER AS THE

MICRON EAST ANNEXATION.

DATED THIS _____ DAY OF _____, A.D. 20 ____

MAYOR

ATTEST: _____
RECORDER

RECORDER'S SEAL

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9394
office@lei-eng.com
www.lei-eng.com

ANNEXATION PLAT

MICRON EAST ANNEXATION

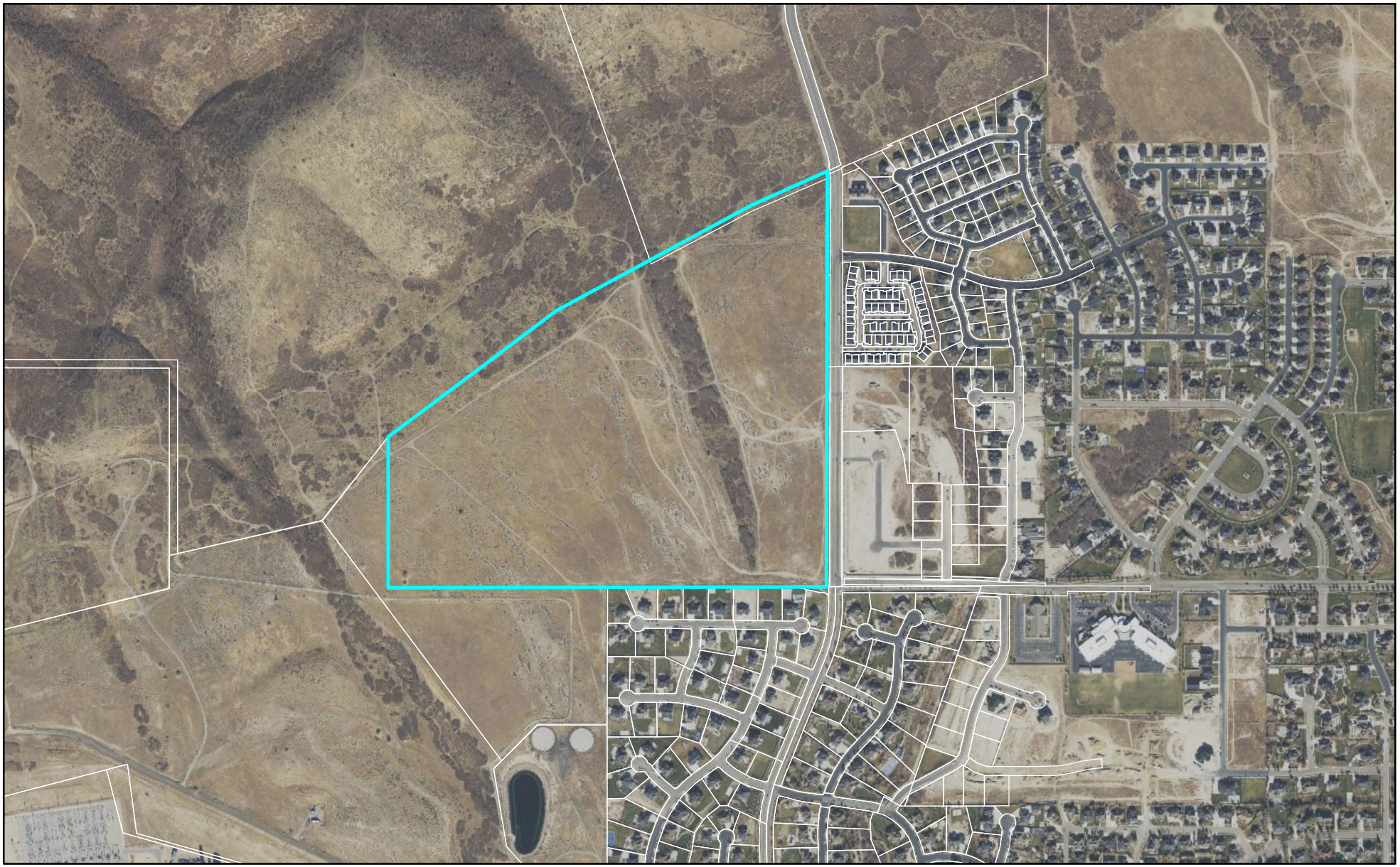
LEHI CITY — UTAH COUNTY, UTAH
SCALE: 1" = 200 FEET

SHEET: 1 OF 1

UTAH COUNTY RECORDER

Micron East Annexation

Aerial

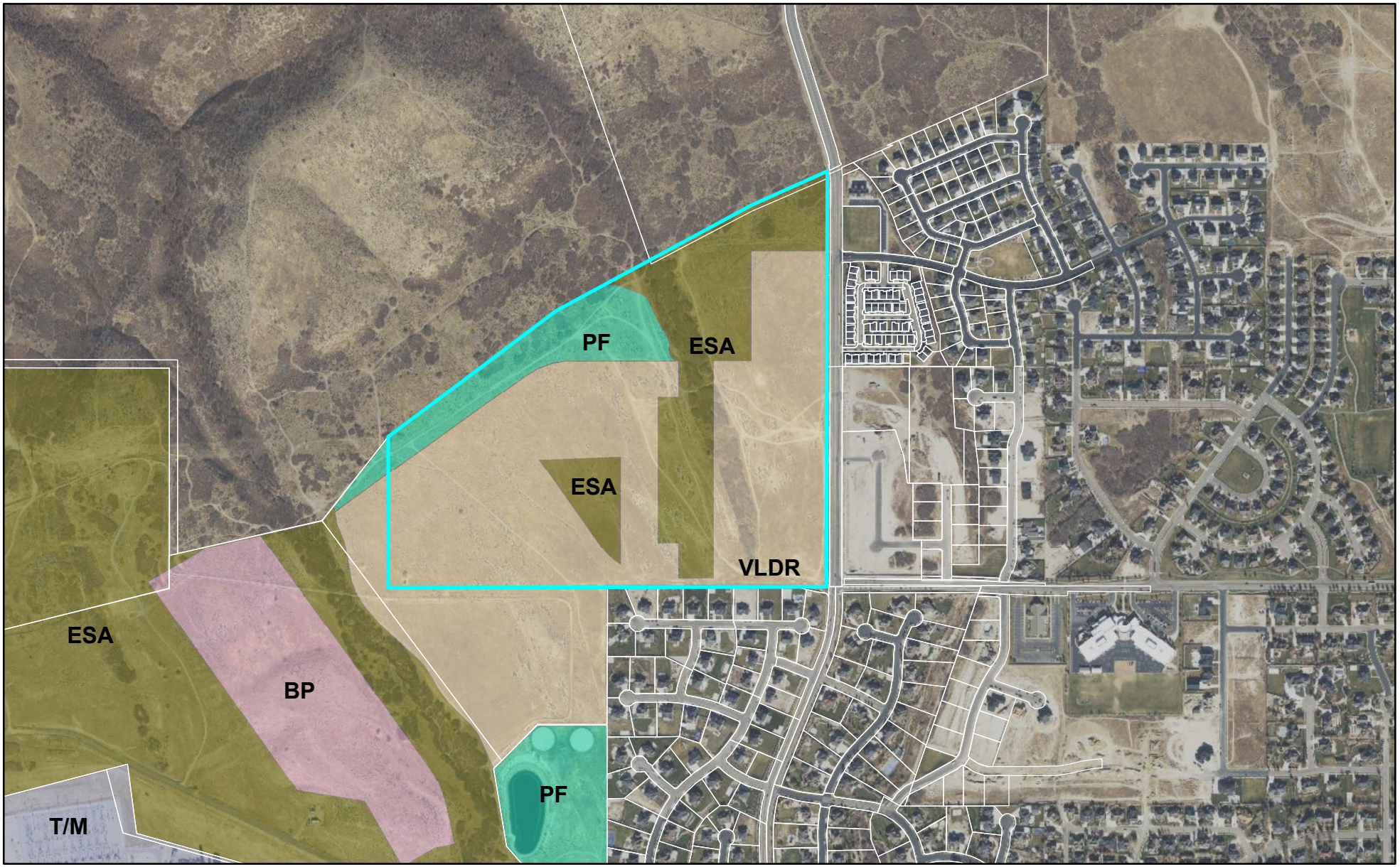


0 1,000 2,000 Feet

LEHI CITY

Micron East Annexation

General Plan Map

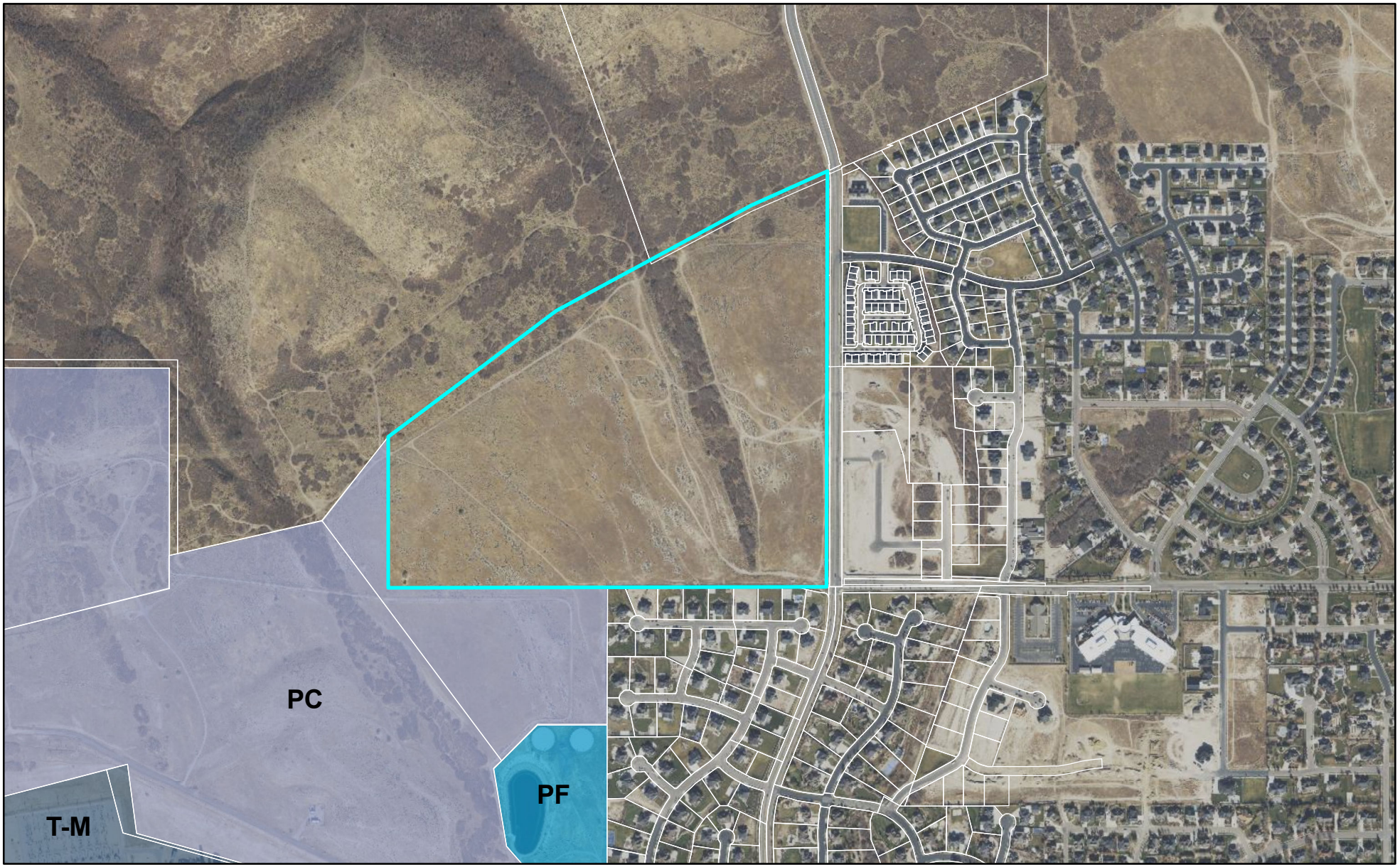


0 1,000 2,000 Feet

LEHI CITY

Micron East Annexation

Zoning



0 1,000 2,000 Feet

LEHI CITY

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: October 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-59, approving an agreement with AFCC Limited and CRM Investments for partially terminating a development agreement.

Suggested Action:

Attachments:

Res 2021-59.docx

Termination of Development Agr RDA Lehi.atp2wht_20210924 (003).docx

LEHI CITY

RESOLUTION NO. 2021-59

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH AFCC LIMITED AND CRM INVESTMENTS PARTIALLY TERMINATING A DEVELOPMENT AGREEMENT DATED JUNE 14, 2011

WHEREAS, Lehi City ("City"), the Redevelopment Agency of Lehi City, IR Lehi, and a third party entered into a Development Agreement dated June 14, 2011 ("Development Agreement") governing the development of public infrastructure on former Utah County Tax Parcel Numbers 12:029:0035, 12:028:0064; and 11:032:0410;

WHEREAS pursuant to that certain Amended & Restated Operating Agreement of IR Lehi, dated July 8, 2016, AFCC Limited and CRM sold all membership interest and rights in the IR Lehi entity to a third-party purchaser, but retained the rights and obligations under the Development Agreement; and

WHEREAS because the parties agree that all the rights and obligations of IR LEHI under the Development Agreement have been fully discharged, the parties desire to terminate the Development Agreement as to AFCC Limited, and CRM Investments; and

WHEREAS, on October 12th, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Agreement with AFCC Limited and CRM Investments; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Agreement between the City, AFCC Limited, and CRM Investments attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 12th day of October, 2021.

LEHI CITY	ATTEST
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

PARTIAL TERMINATION OF DEVELOPMENT AGREEMENT

This Partial Termination of Development Agreement ("**Termination**") is made and entered into on this _____ day of _____, 2021, by and between THE REDEVELOPMENT AGENCY OF LEHI CITY, an entity created and organized under the provisions of the former Utah Neighborhood Development Act, the former Utah Redevelopment Agencies Act, and current Utah Community Development and Renewal Agencies Act (Utah Code Ann. Title 17C, Chapters 1-4, 153 as amended) and any successor law or act ("**Agency**"), whose address is 153 North 100 East, Lehi, UT 84043, LEHI CITY, a municipal corporation of the State of Utah ("**Lehi City**" and Agency are collectively "**City**" for purposes of this Termination), AFCC Limited, a Utah limited partnership, whose address is 2733 E. Parleys Way, Suite 300, Salt Lake City, UT 84109 ("**AFCC")**, and CRM Investments 2, LC, a Utah limited liability company ("**CRM**"). Collectively the parties to this Termination may be referred to hereinafter as "**the Parties**."

RECITALS

WHEREAS, the City, IR Lehi, a Utah limited liability company ("**IR Lehi**"), and a third party entered into a Development Agreement dated June 14, 2011 ("**Development Agreement**") governing the development of public infrastructure on former Utah County Tax Parcel Numbers 12:029:0035, 12:028:0064; and 11:032:0410;

WHEREAS, pursuant to that certain Amended & Restated Operating Agreement of IR Lehi, dated July 8, 2016 ("**A&R OA**"), AFCC and CRM sold all membership interest and rights in the IR Lehi entity to a third-party purchaser, but retained the rights and obligations under the Development Agreement; and

WHEREAS the Parties desire to terminate the Development Agreement as to IR Lehi, AFCC, and CRM as further set out below.

AGREEMENT

NOW THEREFORE, the Parties hereto agree to terminate the Development Agreement as follows:

1. **Party Recognition.** City hereby recognizes and consents to the assignment of and the retention of rights and obligations under the Development Agreement to and by AFCC and CRM pursuant to the A&R OA. City hereby acknowledges that IR Lehi's interest, rights, and obligations in the Development Agreement pertained to IR Lehi's ownership of the land covered by the Development Agreement later legally described as Lots 1, 2, 3, 4 and 5, Meadow Pointe, a Commercial Subdivision according to the official plat thereof, filed on June 26, 2014, as Entry No. 43932:2014 and Map Filing No. 14282, of official records ("**IR Land**").

2. **Payment for Conveyed Land.** The City shall pay the amount of Four Hundred Thousand and 00/100 Dollars ($400,000.00) to AFCC within thirty (30) days of the mutual execution of this Agreement ("**Land Price**"). The Land Price is consideration for the lands previously dedicated to the City or otherwise conveyed to the City pursuant to the Development Agreement by IR Lehi only. Notwithstanding the termination contained in Paragraph 3 below, this payment obligation on the part of the City shall remain in full force and effect until received by AFCC.
3. **Termination of Development Agreement as to IR Lehi.** The Parties agree that all obligations to be performed by IR Lehi, AFCC, or CRM pursuant to the Development Agreement, as such obligations pertain to the IR Land,have either (i) been performed to the satisfaction of the Parties hereto; or (ii) performance of such obligations has been waived by the Parties hereto. AFCC, CRM, and the City hereby agree that, with regard to IR Lehi's, AFCC's, and CRM's obligations under the Development Agreement, the Development Agreement is hereby terminated. Without limiting the scope of the immediately preceding provisions of this Paragraph 3, the Parties specifically agree as follows:

    a. No unfinished Public Infrastructure construction obligations have been assigned by City to IR Lehi, AFCC, or CRM pursuant to Paragraph 7 of the Development Agreement. Any Public Infrastructure construction obligations which have been previously assigned by City to IR Lehi, AFCC, or CRM pursuant to Paragraph 7 of the Development Agreement have either (i) been performed to the satisfaction of the Parties hereto and finally accepted by the City; or (ii) performance of such assigned Public Infrastructure construction obligations has been waived by the Parties hereto.
    b. All land required to be conveyed to the City by IR Lehi, AFCC, or CRM, pursuant to the Development Agreement, including but not limited to the provisions of Paragraph 4 of the Development Agreement, has been conveyed and accepted by the City in full satisfaction of the obligations for conveying land under the Development Agreement.
    c. The City agrees that IR Lehi, AFCC, and CRM have fully and completely satisfied all cost and sales reporting requirements under Paragraph 9 of the Development Agreement. The City hereby waives any claim of reliance upon such reporting from IR Lehi, AFCC, or CRM. AFCC and CRM expressly disclaim any representation or warranty as to accuracy or completeness of the information so reported.
    d. The Parties hereto agree that IR Lehi, AFCC, and CRM have no outstanding or future responsibility for any shortfall for inadequate Tax Increment payments pursuant to Paragraph 11 of the Development Agreement as such shortfall would pertain to the IR Land. To the extent the City has any knowledge of additional amounts due under the Development Agreement as contemplated by Utah Code 15-4-5, this Termination fully and completely satisfies and discharges any such claim for additional amounts due.

4. **Successors.** This Termination shall be binding upon, and shall inure to the benefit of, the Parties and their respective heirs, assigns, legal representatives, and successors.

5. **Interpretation and Fair Construction.** This Termination has been reviewed and approved by each of the Parties, and the Parties have had an equal opportunity to participate in preparing this Termination. The Parties each acknowledge, represent and agree that they have read this Termination; that they fully understand the terms thereof;

and that they have either sought independent counsel or are otherwise agreeing to waive their right to seek independent counsel. Accordingly, in the event it should be determined that any provision of this Termination is uncertain or ambiguous, the language in all parts of this Termination shall be in all cases construed as a whole according to its fair meaning and not strictly construed for nor against any Party.

6. **Headings Not Controlling.** The paragraph headings included herein are for reference only and are not a part of this Termination. The headings shall not control or alter the meaning of this Termination as set forth in the text.

7. **Severability.** In case any term of this Termination shall be invalid, illegal, or unenforceable, in whole or in part, the validity of any of the other terms of this Termination shall not in any way be affected thereby.

8. **Waiver of Breach.** The failure of any Party hereto to insist upon strict performance of this Termination, or to exercise any option or right herein conferred, shall not be construed to be a waiver or relinquishment of any such option or right, or of any other covenant or agreement, but the same shall be and remain in full force and effect.

9. **Authority.** The Parties each represent and warrant that they have full power and actual authority to enter into this Termination and to carry out all actions required of them by this Termination. All persons executing this Termination in representative capacity represent and warrant that they have full power and authority to bind their respective corporations, partnerships and/or entities.

10. **Governing Law and Venue.** This Termination shall be governed by, construed, and enforced in accordance with the laws of the State of Utah. Venue for any action or proceeding arising from this Termination is agreed as proper by the Parties when located in Utah.

11. **Costs and Attorneys' Fees.** Should any Party initiate legal action to enforce this Termination, the prevailing Party shall be awarded its attorneys' fees, costs, and witness fees, including fees and costs incurred in any such legal action.

12. **Entire Agreement.** This Termination contains the entire understanding between the Parties in connection with the contents herein, and it supersedes and replaces all prior negotiations, agreements, or representations between them, whether oral or written.

13. **Final Agreement.** No amendment or waiver of any provision of this Termination shall in any event be effective unless the same shall be in writing and signed by the Parties hereto, and then any such waiver shall be effective only in the specific instance and for the specific purpose for which given.

14. **Full Understanding; Independent Counsel.** The Parties each acknowledge, represent and agree that they have read this Agreement; that they fully understand the terms set

forth herein; and that they have either sought independent counsel or are otherwise agreeing to waive their right to seek independent counsel.

15. **Defined Terms.** Except as specifically modified, altered, or changed by this Termination; the Development Agreement shall remain unchanged and in full force and effect. Capitalized terms used in this Termination that are not defined herein shall have the meanings ascribed to them in the Development Agreement.

[Signatures on following page]

Lehi City

By: _____

Its: _____

Attest:

The Redevelopment Agency of Lehi City

By: _____

Its: _____

AFCC Limited, a Utah limited liability company

By: Woodfield, L.C., a Utah limited liability company

By: Seven Syndicate, L.C., a Utah limited liability company

By:_____

_____ Woodbury, Manager

By:_____

_____ Woodbury, Manager

By:_____
Richard L.K. Mendenhall, Manager

CRM Investments 2, LC, a Utah limited Liability company,

By:_____
Stanford J. Ricks

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: October 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-56, approving an agreement with Blalock and Partners for architectural and engineering services for the construction of Fire Station 84.

Suggested Action:

Attachments:

Res 2021-56.docx

Agreement-Station 84 Architectural and Engineering Services_Blalock.docx

LEHI CITY

RESOLUTION NO. 2021-56

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH BLALOCK AND PARTNERS FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE CONSTRUCTION OF FIRE STATION 84

WHEREAS, City issued RFQ No. 2021-16 to solicit qualified firms to provide the City with architectural and engineering services for the construction of Fire Station 84; and

WHEREAS, after reviewing the responses to the RFQ, the City selected Blalock and Partners to provide the services described in the RFQ; and

WHEREAS, on October 12th, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

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

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

1. The Agreement between Lehi City and Blalock and Partners attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 12th day of October, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

PROFESSIONAL SERVICES AGREEMENT

1. This *Professional Services Agreement* ("Agreement") is entered into by and between Lehi City ("City" or "the City") and Blalock & Partners Architectural Design Studio, LLC ("Architect") whose principal place of business is located at 159 Pierpont Avenue, Salt Lake City, UT 84101. This Agreement shall be binding and effective as of the date the last party signs below ("Effective Date").

2. Recitals.

WHEREAS, the City desires to obtain architectural and engineering services from an experienced professional for the purpose of programming, designing and constructing Station 84 for the City;

WHEREAS, City issued RFQ No. 2021-16 to solicit qualified firms to provide the City with architectural and engineering services; and

WHEREAS, after reviewing the responses to the RFQ, the City selected Architect to provide the services described in the RFQ and enter into this Agreement;

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

3. Scope of Service.

3.1 As described in RFQ 2021-16, attached hereto as Exhibit "A" and incorporated herein by this reference, Architect shall develop an architectural and engineering design, with the City's input and to the City's sole satisfaction, for the City's new fire station, Station 84, located at approximately 1500 N 3600 W, Lehi, UT 84043. The work contemplated by this Section 3.1 shall be completed in the following phases:

(i) Programming & Site Planning Phase. Architect shall meet with the City to determine what the City's needs are with respect to Station 84. Based upon these initial discussions, Architect shall prepare a Program Document and conceptual Site Plan for further review, approval and further development. Additionally, Architect shall prepare a Conceptual Opinion of Probable Cost, to be reviewed and approved by the City prior to engaging in further design. This effort is anticipated to take four (4) to five (5) weeks and be completed by Wednesday, November 24, 2021.

(ii) Initial (Schematic) Design Phase. Based upon approval of the Programming and Site Plan efforts, and additional meetings with the City / Fire Department, Architect shall prepare preliminary drafts and plans for Station 84, and submit the

same to the City for review, direction, and approval (in the City's sole discretion). This scope is anticipated to take eight (8) to ten (10) weeks and be completed by Monday, January 31, 2022.

(iii) Design Development Phase. Based upon approval of the Schematic Design Phase and additional meetings with the City / Fire Department, Architect shall prepare refined drafts and plasn for Station 84, and submit the same to the City for review, direction, and approval (in the City's sole discretion). This scope is anticipated to take ten (10) weeks and be completed by Monday, April 04, 2022.

(ii) Final Design Phase (Construction Documentation). Following final approval of the preliminary drafts and plans, Architect shall prepare a final design and final plans for Station 84, incorporating the changes suggested by the City. Architect shall submit the final documents to the City for approval (in the City's sole discretion). Once approved by the City, Architect shall assist the City in obtaining the proper approvals and permits to begin construction on Station 84. This scope is anticipated to take twelve (12) weeks and be completed by Monday, June 27, 2022.

In the event that approving building, zoning, or land use authorities require changes to the final design and final plans as a condition of approval to begin construction on Station 84, the Final Design Phase shall also include Architect's corresponding changes as part of the Scope of Service at no additional cost to the City.

(iii) Selecting the Contractor Phase. Upon notice from the City, Architect shall assist the City in selecting an appropriate contractor pursuant to the City's procurement ordinances and policies.

(iv) Construction Observation Phase. Following the selection of a contractor, Architect shall observe the construction of Station 84, and provide regular Observation Reports to document that said construction is completed in conformity with the final design and final plans.

3.2 The City shall work expeditiously and in good faith with Architect during each of the foregoing phases to ensure that Architect has all information possessed by the City in a timely manner.

3.3 Architect shall regularly meet with and provide detailed status reports to the City with respect to the Scope of Service.

3.4 Architect shall perform the Scope of Service in a manner consistent with applicable professional and technical standards for work similar to the Scope of Service contemplated herein, and shall ensure that the construction of Station 84 is also performed in an applicable professional, technical, and workmanlike manner.

3.5 Any work product, including (but not limited to) reports, plans, maps, designs, exhibits, analyses, and the like created in the performance of Architect's duties under this Agreement shall be the exclusive property of the City. However, Architect may retain copies of the same.

4. Consideration.

4.1 In exchange for the Scope of Service, the City shall pay Architect the lesser of: i) An amount equal to five percent (5.00%) of the total Construction Cost; or ii) Two Hundred Seventy-Five Thousand Dollars ($275,000).

4.1.1. Architect shall be reimbursed for expenses incurred as part of the performance of the Work. These expenses shall be billed with monthly invoices, as incurred, with a 10% markup for administrative costs and capped as a Not-To-Exceed amount of Two Thousand Dollars ($2,000). Receipts shall be provided as documentation of actual costs.

Reimbursable Expenses include:

- Mileage at the Federal mileage rate, currently 56 cents / mile ($.56/mile) and using 57.4 miles roundtrip. The Not-To-Exceed amount anticipates twenty-four (24) trips (including Construction Observation), for approximately Seven Hundred Seventy Five Dollars ($775)
- Printing of Drawing and Specification Sets specific to City or General Contractor needs;
- Production of physical display boards, printed images, packets or other related documentation for Community Outreach meetings;

4.2 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid 30 days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

4.3 All changes in performance of this Agreement, or any additional services requested by the City, shall be described in detail on a change order request form, provided by the City, and which must be authorized in writing by an authorized representative of the City prior to commencing any proposed changes in performance or additional services. Architect shall not be entitled to any additional consideration for changes in performance or additional services which were not authorized as contemplated by this Section 4.3, nor for the correction of any mistakes attributable in any way to Architect, or its employees, agents, subcontractors, independent contractors, and the like.

4.4 The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the Consideration Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of: i) defective performance by Architect, including (but not limited to) defective goods

or services not remedied; ii) any other failure to comply with the terms and conditions of this Agreement.

4.5 Upon Architect's timely remedy of the grounds for City withholding some or all of the Consideration Payment as contemplated by Section 4.4, the corresponding amount(s) withheld shall be paid to Architect. However, in the event of Architect's default, the City reserves the right to perform the Scope of Service, or any unfinished portion thereof, itself, or to procure the same from a third party, while holding Architect responsible for any costs occasioned thereby. If the City performs any portion of the Scope of Service itself, or obtains any portion of the Scope of Service from a third party, Architect shall not be entitled to any Consideration Payment withheld, and Architect shall pay the City any amounts owed as contemplated by this Section 4.5, within thirty (30) days of receiving a notice of indebtedness from the City.

4.6 In the event the City terminates, suspends, or abandons this Agreement without cause pursuant to Section 5.3, the City shall pay Architect a proportionate amount of the Consideration Payment for any of the Scope of Service which was actually performed or provided prior to termination, suspension, or abandonment.

5. Termination.

5.1 The City may terminate this Agreement at any time if, in the sole discretion of the City: i) Architect's performance under this Agreement is unsatisfactory (to the sole reasonable satisfaction of the City); ii) Architect fails to perform its duties and obligations required by this Agreement with diligence or within the time specified herein; or iii) Architect has otherwise materially breached this Agreement.

5.2 Prior to terminating this Agreement as contemplated by Section 5.1, the City must first provide written notice to Architect of the City's intention to terminate this Agreement. Said notice of termination must be provided by the City to Architect at least seven (7) Calendar Days prior to termination. After receiving such notice of termination from the City, Architect shall have the next five (5) Working Days in which to cure any deficiency noted by the City. If Architect adequately cures any such deficiency (to the sole satisfaction of the City) this Agreement shall continue. However, in the event Architect fails to adequately cure any such deficiency, this Agreement shall terminate, and Architect shall be liable for any resulting damages associated with said deficiency and breach of this Agreement. The City may pursue any such damages through all available means, whether in law or in equity, or both.

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

5.4 Any Scope of Service which Architect has completed or performed prior to the date of any termination, suspension, or abandonment, shall be recorded, and tangible work

documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause as contemplated by Section 5.3, then subsequently requests Architect to recommence its performance of the Scope of Service after more than three (3) months from the date of termination, the Consideration Payment amount shall be subject to renegotiation at the request of either party hereto.

6. Taxes.

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

7. Indemnification and Insurance.

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

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

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

7.4 Architect, at its own expense, shall maintain comprehensive general liability insurance, including (but not limited to) $3,000,000.00 per occurrence.

7.5 Architect, at its own expense, shall maintain automobile public liability insurance with bodily injury and death limits of at least $250,000.00 for any one person, and $500,000.00 for any one occurrence, and a property damage limit per occurrence of $250,000.00. Such benefits and coverage shall not be deemed to limit Architect' liability under this Agreement. It is intended by this Section 7.5 that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Architect must maintain automobile public liability insurance in amounts satisfying applicable Utah law.

7.6 Architect, at its own expense, shall maintain professional liability/errors and omissions insurance appropriate to Architect' profession, with a minimum coverage of $3,000,000.00 per occurrence. The professional liability/errors and omissions insurance required by this Section 7.6 must be project specific with at least a one-year extended reporting period (or longer upon request by the City. Architect shall, likewise, require its subcontractors, if any, to provide for such benefits and to maintain such insurance at no expense to the City.

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

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

8. Representations and Warranties.

8.1 Each party represents that: i) its signatory has the authority to the party to this Agreement; and ii) It has not sold, assigned, or otherwise transferred any interest in the claims or subject matter contemplated by this Agreement.

8.2 Architect represents and warrants that:

i) Architect has sufficiently and reasonably researched the requirements of this Agreement, understands the same, and is able to competently perform each of its duties and obligations required hereunder;

ii) Architect shall perform its obligations required by this Agreement in a manner consistent with applicable professional and technical standards for Scope of Service of a similar and comparable nature, and shall ensure that the implementation thereof is also performed in an applicable professional, technical, and workman-like manner. Architect shall correct any defect in its performance at no additional cost to the City. Upon request by the City, Architect must be able to summarize and concisely report pertinent information associated with this Agreement and the performance thereof to the City in a timely manner. Architect shall not make any alterations or variations in or additions to, or omissions from, its duties and obligations contemplated by this Agreement, without the prior written consent of the City; and

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

9. Confidentiality.

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

9.2 Notwithstanding Section 9.1, Architect agrees that, except as directed by the City, Architect shall not at any time during or after the term of this Agreement disclose to any person or entity any information or document provided by the City which the City has designated as "confidential" or "private." Upon the conclusion or termination of this Agreement, Architect shall turn over to the City all documents, papers, and other matter, including copies thereof, which are in Architect' possession or control, and which are designated "confidential" or "private." Architect further agrees to bind its employees and any sub-contractors to the terms and conditions of this Section 9.2.

10. Equal Opportunity. Neither Architect, nor any sub-contractor of Architect, shall discriminate against any employee, applicant for employment, or recipient of services on the basis of race, religion, color, sex, age, disability, or national origin.

11. Record Keeping and Audits. Architect shall maintain accurate accounting records for all goods and services provided in the performance of this Agreement, and shall retain all such records for a period of at least three (3) years following the termination or completion of this

Agreement. Upon forty-eight (48) hours written notice and during normal business hours, the City shall have access to and the right to audit any records or other documents pertaining to this Agreement. Architect shall furnish copies of any records requested by the City at Architect' expense

12. Relationship of the Parties, and Immunity.

12.1 The relationship between the parties shall be that of independent contracting parties. Each party shall be responsible for the manner of its own performance of this Agreement. Nothing herein shall be construed to create an employer-employee, principal-agent, or other similar relationship. Neither party is authorized to, nor shall either party, enter into any contract or commitment on behalf of the other party. Neither party shall be considered an affiliate or subsidiary of the other party. It is expressly understood that this Agreement, including the performance thereof, is not a joint venture, partnership, or any other relationship other than that of independent contracting parties.

12.2 Nothing in this Agreement, nor the performance hereof, shall adversely affect any immunity from suit, or any right, privilege, claim or defense, which the City or its employees, officers, and directors may assert under State of Federal law, including (but not limited to) The Governmental Immunity Act of Utah, UTAH CODE ANN. § 63G-7-101, *et seq*. All claims against the City or its employees, officers, and directors are subject to the provisions of the aforementioned act, which controls all procedures and limitations in connection with any claim of liability.

13. Notice.

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

To the City:	To Architect:
Lehi City Corporation	Blalock and Partners
Attn: Jeremy Craft	Attn: Kevin Blalock
Lehi City Fire Chief	Principal/Owner
153 North 100 East	159 Pierpont Avenue
Lehi, Utah 84043	Salt Lake City, UT 84101

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

13.3 The designation of any address or individual contemplated by this Section 13. may be changed by notice given in the same manner as provided in this Section 13.

14. Attorneys' Fees and Costs. Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of this

Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by said prevailing party in connection with the suit, both before and after judgment, in addition to any other relief to which such party may be entitled.

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

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

17. Assignment. Neither party hereto may assign this Agreement, nor delegate any responsibilities under this Agreement. Any purported assignment or delegation in violation of this Section 17, without prior written consent from the non-assigning party, shall be void, and will be considered a material breach of this Agreement.

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

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

20. Amendments. This Agreement may not be modified, amended, or terminated, except by an instrument in writing, signed by each party hereto.

21. Further Assurances. The City and Architect mutually agree to execute such other documents and to take such other action as may be reasonably necessary to further the purposes of this Agreement.

22. Incorporation of Miscellaneous Material. Each section of this Agreement shall be considered a part hereof, including (but not limited to) Sections 1. and 2., respectively. Likewise, any exhibit referenced in this Agreement is made a part hereof.

23. Drafting and Voluntary Execution.

23.1 The negotiation and drafting of this Agreement have been accomplished collectively by each party hereto, and for all purposes this Agreement shall be deemed to have been drafted jointly by each such party. The parties acknowledge that they have been represented by counsel of their choice in all matters connected with the negotiation and preparation of this Agreement, or that they have had the opportunity to be represented by counsel, and that they have reviewed this Agreement with their counsel, or that they have had the opportunity to review this Agreement with their counsel, and that they fully understand the terms of this Agreement and the consequences thereof. Furthermore, the parties hereto have been afforded the opportunity to negotiate as to any and all terms of this Agreement, and each party is executing this Agreement voluntarily and free of any undue influence, duress, or coercion. The parties further acknowledge that they have relied on their own judgment, belief, knowledge, and advice from their own representatives, consultants, affiliates, and agents, as to the extent and effect of the terms and conditions contained herein. The parties are not relying upon any statement or representation made by any other party or any officer, director, employee, agent, servant, adjustor, or attorney acting on behalf of another party, unless such a statement or representation is expressly set forth in this Agreement.

23.3 The headings in this Agreement are for convenience only and shall not be interpreted to limit the meaning of the language contained herein in any way.

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

25. Governing Law.

25.1 This Agreement shall be construed in accordance with the laws of the State of Utah, regardless of any choice or conflict of law rules.

25.2 Each party agrees that any legal action or proceeding with respect to this Agreement may only be brought in the courts of Utah County, in the State of Utah. Consequently, each party hereby submits itself unconditionally to the jurisdiction and venue of the aforementioned courts.

25.3 Notwithstanding the foregoing, other Federal, State, and municipal laws, regulations, rules, orders, and ordinances may be applicable to this Agreement. Architect shall comply with any such applicable law, including (but not limited to) obtaining any permits required to perform the Scope of Service.

26. Third-Party Beneficiaries. This Agreement is not meant to create any rights or benefits (whether intended or incidental) for any third party. Only the named parties to this Agreement may enforce the terms and conditions hereof.

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

28. Duplicate Originals. This Agreement may be executed in identical duplicate originals, each of which shall be deemed to be an original, and all of which shall be deemed to constitute one and the same instrument.

29. Signatures. The City and Architect voluntarily enter into this Agreement, as evidenced by affixing their respective signatures, below.

City:	Blalock and Partners:
_____	_____
By: Mark Johnson	By: Kevin Blalock
Its: Mayor	Its: Principal/Owner
Dated: _____	Dated: _____

Attest:

_____

Teisha Wilson, City Recorder

Dated: _____

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: October 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-55, regarding an application to the Bureau of Reclamation for a WaterSMART Grant for Fiscal Year 2022.

Suggested Action:

Attachments:

Res 2021-55.docx

2022-WEEG-FOA_final-508_UPDATED 090221.pdf

LEHI CITY

RESOLUTION NO. 2021-55

A RESOLUTION OF THE LEHI CITY COUNCIL REGARDING AN APPLICATION TO THE BUREAU OF RECLAMATION FOR A WATERSMART GRANT FOR FISCAL YEAR 2022

WHEREAS**,** the Department of the Interior conserves and manages the Nation's natural resources and cultural heritage for the benefit of and enjoyment of the American people;

WHEREAS, the mission of the Bureau of Reclamation ("Reclamation") is to manage, develop, and protect water and related resources in an environmentally and economically sound manner in the interest of the American Public;

WHEREAS, through WaterSMART (Sustain and Manage American's Resources for Tomorrow), Reclamation leverages Federal and non-Federal funding to support stakeholder efforts to stretch scarce water supplies and avoid conflicts over water;

WHEREAS, through Water and Energy Efficiency Grants, Reclamation provides assistance to states, tribes, irrigation districts, water districts, and other entities with water or power delivery authority to undertake projects that result in quantifiable and sustained water savings and support broader water reliability benefits;

WHEREAS, Lehi City desires to submit a grant application in response to Reclamation's Funding Opportunity Announcement No. R22AS00023 ("FOA");

WHEREAS, if awarded funding from the FOA, Lehi City intends to use the funds to install smart meters on PI water connections;

WHEREAS, on October 12, 2021, 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 submit an application in response to the Bureau of Reclamation's Funding Opportunity Announcement No. R22AS00023; 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 Council has reviewed and supports the application submitted to Reclamation.
2. Lehi City has the capability to provide the amount of funding and/or in-kind contributions specified in the funding plan.

3. Lehi City will work with Reclamation to meet established deadlines for entering into a grant or cooperative agreement.

4. The Mayor is authorized to execute an agreement with Reclamation and take all other such action as is necessary to make it effective.

5. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 12th day of October, 2021.

LEHI CITY	ATTEST
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

BUREAU OF RECLAMATION

Notice of Funding Opportunity No. R22AS00023

WaterSMART Grants: Water and Energy Efficiency Grants for Fiscal Year 2022



U.S. Department of the Interior

August 2021

Mission Statements

The U.S. Department of the Interior protects and manages the Nation's natural resources and cultural heritage; provides scientific and other information about those resources; and honors its trust responsibilities or special commitments to American Indians, Alaska Natives, and affiliated Island Communities.

The mission of the Bureau of Reclamation is to manage, develop, and protect water and related resources in an environmentally and economically sound manner in the interest of the American public.

Cover photo: West Cache Irrigation Company's South Fields Earthen Canal Piping Project in Utah, which was an FY 2019 Water and Energy Efficiency Grant project. Photo courtesy of West Cache Irrigation Company.

Synopsis

Federal Agency Name:	Department of the Interior, Bureau of Reclamation, Water Resources and Planning Office
Funding Opportunity Title:	WaterSMART Grants: Water and Energy Efficiency Grants for fiscal year (FY) 2022
Announcement Type:	Notice of Funding Opportunity (NOFO)
Funding Opportunity Number:	R22AS00023
Catalog of Federal Domestic Assistance Number:	15.507
Dates: (See NOFO Sec. D.4)	Application due date: Wednesday, November 3, 2021, 4:00 PM Mountain Daylight Time (MDT)
Eligible Applicants: (See NOFO Sec. C.1)	**Category A:** States, Indian Tribes, irrigation districts, and water districts; any state, regional, or local authority whose members include one or more organizations with water or power delivery authority; and other organizations with water or power delivery authority. **Category B:** Nonprofit conservation organizations that are acting in partnership and with the agreement of an entity described in Category A. All applicants must be located in the Western United States or United States Territories as identified in the Reclamation Act of June 17, 1902, as amended and supplemented.
Recipient Cost Share: (See NOFO Sec. C.2)	50 percent or more of project costs
Federal Funding Amount: (See NOFO Sec. B.1)	**Funding Group I:** Up to $500,000 per agreement **Funding Group II:** Up to $2,000,000 per agreement
Estimated Number of Agreements to be Awarded: (See NOFO Sec. B.1)	Approximately 40-45 projects, contingent on appropriations.

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Application Checklist

The following table contains a summary of the information that you are required to submit with your application.

√	What to submit	Required content	Form or format	When to submit
	Mandatory Federal Forms: Application for Federal Financial Assistance Budget Information Assurances Disclosure of Lobbying Activities	See Sec. D.2.2.1	SF-424, SF-424A, SF-424B, SF-424D and SF-LLL forms may be obtained at www.grants.gov/web/grants/forms/sf-424-family.html	*
	Title page	See Sec. D.2.2.2	Page 15	*
	Table of contents	See Sec. D.2.2.3	Page 15	*
	Technical proposal: Executive summary Technical Project description Evaluation criteria	 See Sec. D.2.2.4 See Sec. D.2.2.4 See Sec. E.1	 Page 15 Page 16 Page 29	* * * *
	Project Budget: Funding plan Budget proposal Budget narrative	 See Sec. D.2.2.5 See Sec. D.2.2.5 See Sec. D.2.2.5	 Page 17 Page 19 Page 21	* * * *
	Environmental and cultural resources compliance	See Sec. F.2.1	Page 45	*
	Required permits or approvals	See Sec. D.2.2.6	Page 23	*
	Letters of support	See Sec. D.2.2.7	Page 24	*
	Official Resolutions	See Sec. D.2.2.8	Page 24	**
	Unique Entity Identifier and System for Award Management	See Sec. D.3	Page 24	***

* Submit materials with your application.

** Document should be submitted with your application; however, please refer to the applicable section of the NOFO for extended submission date.

*** Should be completed prior to the application deadline; however, please refer to the applicable section of the NOFO for extended initiation date.

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Acronyms and Abbreviations

AFY	acre-feet per year
AMI	advanced metering infrastructure
ASAP	Automated Standard Application for Payments
ARC	Application Review Committee
CE	Categorical Exclusion
CEC	Categorical Exclusion Checklist
CFR	Code of Federal Regulations
CWA	Clean Water Act
Department	U.S. Department of the Interior
DUNS	Data Universal Number System
EA	Environmental Assessment
EIS	Environmental Impact Statement
E.O.	Executive Order
EQIP	Environmental Quality Incentives Program
ESA	Endangered Species Act
ET	evapotranspiration
FAPIIS	Federal Award Performance Integrity Information System
FAQ	Frequently Asked Question
FERC	Federal Energy Regulatory Commission
FONSI	Finding of No Significant Impact
FY	fiscal year
GIS	Geographic Information Systems
LOPP	Lease of Power Privilege
MTDC	modified total direct costs
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NOAA	National Oceanic and Atmospheric Administration
NOFO	Notice of Funding Opportunity
NRCS	Natural Resources Conservation Service
OM&R	operations, maintenance, and replacement
P.L.	Public Law
Reclamation	Bureau of Reclamation
SAM	System of Award Management
SCADA	Supervisory Control and Data Acquisition and Automation
SOR	System Optimization Review
U.S.C.	United States Code
USFWS	U.S. Fish and Wildlife Service
WaterSMART	Sustain and Manage America's Resources for Tomorrow

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Section A. Funding Opportunity Description

A.1. Program Information

The U.S. Department of the Interior's (Department) WaterSMART (Sustain and Manage America's Resources for Tomorrow) Program provides a framework for Federal leadership and assistance to stretch and secure water supplies for future generations in support of the Department's priorities. Through WaterSMART, the Bureau of Reclamation (Reclamation) leverages Federal and non-Federal funding to work cooperatively with States, Tribes, and local entities as they plan for and implement actions to increase water supply sustainability through investments in existing infrastructure and attention to local water conflicts. Water and Energy Efficiency Grants provide support for priorities identified in Presidential Executive Order (E.O.) 14008: *Tackling the Climate Crisis at Home and Abroad* (E.O. 14008) and aligned with other priorities, such as those identified in Presidential Executive Order 13985: *Advancing Racial Equity and Support for Underserved Communities Through the Federal Government* (E.O. 13985). Water and Energy Efficiency Grants also support the goals of the Interagency Drought Relief Working Group established in March 2021 and the National Drought Resiliency Partnership.

Drought conditions across the West impact a wide range of communities and sectors, including agriculture, cities, Tribes, the environment, recreation, hydropower producers, and others. The western United States is experiencing its worst drought this century—historic in both duration and severity - threatening to kill crops, spark wildfires, and harm public health. As of July, the U.S. Drought Monitor indicates that more than 93% of the land in nine of the Western states is in drought conditions, and nearly 60% of the area is experiencing extreme or exceptional drought. Through WaterSMART, Reclamation provides financial assistance to water managers for projects that seek to conserve and use water more efficiently and accomplish other benefits that contribute to sustainability in the Western United States.

Through Water and Energy Efficiency Grants, Reclamation provides financial assistance to support projects that result in quantifiable and sustained water savings, implement renewable energy components, and support broader sustainability benefits. Water and Energy Efficiency Grants are a component of Reclamation's WaterSMART Grants Program, which also includes Water Marketing Strategy Grants and Small-Scale Water Efficiency Projects. For further information on the WaterSMART Grants Program, please see www.usbr.gov/watersmart/index.html.

This Water and Energy Efficiency Grants Notice of Funding Opportunity (NOFO) provides funding for projects that result in quantifiable water savings, implement renewable energy components, and support broader sustainability benefits. These projects conserve and use water more efficiently; increase the production of renewable energy; mitigate conflict risk in areas at a high risk of future water conflict; and accomplish other benefits that contribute to sustainability in the Western United States.

A list of Frequently Asked Questions (FAQ) about WaterSMART and this NOFO can be found online at www.usbr.gov/WaterSMART/weeg/faq.html. The list of FAQs will be updated periodically during the application period. For further information on WaterSMART Grants, please see www.usbr.gov/watersmart/weeg/index.html. For further information on the WaterSMART Program, please see www.usbr.gov/WaterSMART.html.

A.2. Objective of this Funding Opportunity Announcement

The objective of this NOFO is to invite eligible applicants (Section C.1) to leverage their money and resources by cost sharing with Reclamation on projects that seek to conserve and use water more efficiently; increase the production of renewable energy; mitigate conflict risk in areas at a high risk of future water conflict; enable farmers to make additional on-farm improvements in the future, including improvements that may be eligible for Natural Resources Conservation Service (NRCS) funding; and accomplish other benefits that contribute to sustainability in the Western United States.

A.3. Statutory Authority

This NOFO is issued under the authority of Section 9504(a) of the Secure Water Act, Subtitle F of Title IX of the Omnibus Public Land Management Act of 2009, Public Law (P.L.) 111-11 (42 United States Code [U.S.C.] 10364).

A.4. Other Related Funding Opportunities

Through **WaterSMART Grants**, Reclamation also provides other funding opportunities. Through **Small-Scale Water Efficiency Projects**, Reclamation provides funding for small-scale water management projects (up to $75,000 in Federal funding for each project) that have been identified through previous planning efforts. Reclamation has developed a streamlined selection and review process to reflect the small-scale nature of these projects.

Through the **Drought Response Program**, Reclamation provides funding to help build resilience to drought. Through **Drought Contingency Planning**, Reclamation supports the development of drought contingency plans with participation from a diverse set of stakeholders. Reclamation also provides funding for **Drought Resiliency Projects** that increase water supply flexibility and improve water management to build long term resilience to drought and are supported by an existing drought contingency plan.

Reclamation is introducing a new category of funding under WaterSMART in FY 2022: **Environmental Water Resources Projects**. Funding will be provided to support projects focused on environmental benefits and that have been developed as part of a collaborative process to help carry out an established strategy to increase the reliability of water resources. Projects under this new category of funding may be eligible for up to 75% Federal funding. Sponsors of Drought Resiliency Projects, Water and Energy Efficiency Grants, or Cooperative Watershed Management Program Phase II projects that are focused on environmental benefits and that meet other requirements should apply under this new funding opportunity.

While the Environmental Water Resources Projects NOFO is available for projects focused primarily on environmental benefits, evaluation criteria in the Water and Energy Efficiency Grants NOFO continue to prioritize projects that provide environmental and sustainability benefits and enhance drought resiliency.

For information on the timing for these NOFOs, please visit the WaterSMART Program website: www.usbr.gov/watersmart/.

A.5. Collaboration with the Natural Resources Conservation Service

Reclamation and NRCS are collaborating to align program resources in areas of the Western United States where our mission areas overlap to improve the impact of the agencies' respective drought resiliency and water efficiency investments. Applicants under WaterSMART Grants receive additional consideration in the evaluation process for delivery system improvements that complement on-farm improvements supported by NRCS, such as those funded through their Environmental Quality Incentives Program (EQIP). Contingent on available appropriations, NRCS provides dedicated EQIP funding to support on-farm water efficiency improvements by producers served by water delivery systems improved through a WaterSMART Grant.

Please note that NRCS will have a separate application process for the on-farm components of selected projects.

Under this NOFO, consideration will be given under *Section E.1.4. Evaluation Criterion D—Complementing On-Farm Irrigation Improvements* for proposals that describe on-farm efficiency work that is currently being completed or is anticipated to be completed in collaboration with NRCS in the area (e.g., with a direct connection to the district's water supply). Please contact your state NRCS office for more information regarding NRCS assistance. You can find the contact information for your state NRCS office on the United States Department of Agriculture's website, www.nrcs.usda.gov/wps/portal/nrcs/main/national/contact/states/.

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Section B. Award Information

B.1. Total Project Funding

The President's FY 2022 budget request includes $15 million for WaterSMART Grants. Reclamation will determine the final amount of funding available for award under this NOFO once final FY 2022 appropriations have been made. The amount of funding available for awards under this NOFO will depend on the demand for funding under this and other categories of WaterSMART Grants. Any awards are subject to a determination by Reclamation that FY 2022 appropriations are available. Applications submitted under this NOFO may also be considered if other funding becomes available in FY 2023 or subsequently.

B.2. Project Funding Limitations

Multiple applications for funding may be submitted for consideration (for example, an applicant may submit a proposal for funding under Funding Group I and a separate proposal under Funding Group II). ***In general, no more than $2,000,000 will be awarded to any one applicant under this NOFO. However, Category B applicants may be considered for multiple awards of up to $2,000,000 per project if the Category A partners are different.***

The Federal share (Reclamation's share in addition to any other sources of Federal funding) of any one proposed project shall not exceed 50 percent of the total project costs. Generally, the non-Federal share of project costs must be expended at the same or greater rate as the Federal share of project costs.

Applicants are invited to submit proposals under the following two funding groups.

B.2.1. Funding Group I

Up to $500,000 in Federal funds provided through this NOFO will be available for smaller, on-the-ground projects.

- In general, projects funded under Funding Group I should be completed within two years of award (see Section C.3.3. *Length of Projects* for additional information).
- It is expected that more awards will be made for projects in Funding Group I than Funding Group II (described below).

B.2.2. Funding Group II

Up to $2,000,000 in Federal funds provided through this NOFO will be available for larger, phased on-the-ground projects that may take up to 3 years to complete.

- Projects selected under Funding Group II may be funded on an annual basis, for a period of up to 3 years, with a maximum of $2,000,000 available for the entire project. Funding for the remaining project years will be made available contingent on subsequent congressional appropriations. (Note: Recipients will not be asked to reapply to receive fiscal year [FY] 2023 and FY 2024 funding).

- Recipients must demonstrate sufficient progress to receive subsequent funding for remaining phases of the project.
- It is expected that a smaller number of awards will be made for projects in Funding Group II than Funding Group I.

B.3. Environmental and Cultural Resource Compliance

All projects selected for funding under this NOFO will be required to comply with the National Environmental Policy Act (NEPA) and other Federal environmental and cultural resource laws and other regulations.

B.4. Assistance Instrument

Project awards will be made through grants or cooperative agreements as applicable to each project. If a cooperative agreement is awarded, the recipient should expect Reclamation to have substantial involvement in the project.

Substantial involvement by Reclamation may include:

- Collaboration and participation with the recipient in the management of the project and close oversight of the recipient's activities to ensure that the program objectives are being achieved.
- Oversight may include review, input, and approval at key interim stages of the project.

At the request of the recipient, Reclamation can provide technical assistance after award of the project. If you receive Reclamation's assistance, you must account for these costs in your budget. To discuss available assistance and these costs, contact the Program Coordinator identified in Section G. *Agency Contacts.*

Section C. Eligibility Information

C.1. Eligible Applicants

Under P.L. 111-11, Section 9502, applicants eligible to receive an award under this Funding Opportunity include:

Category A applicants:

- States, Indian Tribes, irrigation districts, and water districts;
- State, regional, or local authorities, the members of which include one or more organizations with water or power delivery authority; and
- Other organizations with water or power delivery authority.

Category B Applicants:

- Nonprofit conservation organizations that are acting in partnership with, and with the agreement of, an entity described in Category A. Category B applicants must include with their application a letter from the Category A partner, stating that they are acting in partnership with the applicant and agree to the submittal and content of the proposal.

Applicants must also be located in the Western United States or Territories as identified in the Reclamation Act of June 17, 1902, as amended and supplemented; specifically: Alaska, Arizona, California, Colorado, Hawaii, Idaho, Kansas, Montana, Nebraska, Nevada, New Mexico, North Dakota, Oklahoma, Oregon, South Dakota, Texas, Utah, Washington, Wyoming, American Samoa, Guam, the Northern Mariana Islands, the Virgin Islands, and Puerto Rico.

Those not eligible include, but are not limited to, the following entities:

- Federal Governmental entities
- Individuals
- Institutes of higher education
- 501(c)4 organizations
- 501(c)6 organizations

C.2. Cost Sharing Requirements

Applicants must be capable of cost sharing **50 percent or more** of the total project costs. The total project cost is defined as the total allowable costs incurred under a Federal award and all required cost share and voluntary committed cost share contributions, including third-party contributions.

Cost share may be made through cash, costs contributed by the applicant, or third-party in-kind contributions. Third-party in-kind contributions include the value of non-cash contributions of property or services that benefit the federally assisted project and are contributed by non-Federal third parties, without charge. Cost-share funding from sources outside the applicant's organization (e.g., loans or state grants) should be secured and available to the applicant prior to award. Please see Section D.2.2.8 *Official Resolution* and Section D.2.2.5.1 *Funding Plan and Letters of Commitment* for more information regarding the documentation required to verify commitments to meet cost sharing requirements.

Other sources of Federal funding may not be counted towards the required cost share. The exception to this requirement is where the Federal statute authorizing a program specifically provides that Federal funds made available for such program can be applied to matching or cost sharing requirements of other Federal programs, such as awards to tribal organizations under P.L. 93-638, as amended. *If it is determined that the Federal funding cannot be applied towards the non-Federal cost share, the work associated with the funding may be removed from the proposed project.*

C.2.1. Cost Share Regulations

All cost-share contributions must meet the applicable administrative and cost principles criteria established in 2 Code of Federal Regulations (CFR) Part 200, available at www.ecfr.gov.

C.2.2. Third-Party In-Kind Contributions

Third-party in-kind contributions may be in the form of equipment, supplies, and other expendable property, as well as the value of services directly benefiting and specifically identifiable to the proposed project. Applicants may not include as part of their cost-share for projects funded under this NOFO the cost or value of third-party in-kind contributions that have been or will be relied on to satisfy a cost-sharing or matching requirement for another Federal financial assistance agreement, a Federal procurement contract, or any other award of Federal funds. Applicants should refer to 2 CFR §200.434 *Contributions and donations* for regulations regarding the valuation of third-party in-kind contributions, available at www.ecfr.gov.

C.3. Eligible Projects

C.3.1. Eligible Projects

Water conservation and renewable energy projects eligible for funding under this NOFO are described below. Applications may include anyone, or a combination, of the types of projects described. In general, if you are seeking funding for multiple projects (e.g., a piping project and a hydropower project) and the projects are interrelated or closely related, they should be combined in one application.

Applicants may submit multiple project proposals; however, no more than $2,000,000 will be awarded in any FY to any one applicant under this NOFO.

C.3.1.1. Water Conservation Projects

Water conservation projects result in quantifiable and sustained water savings or improved water management. Please note that an agreement will not be awarded for an improvement to conserve irrigation water unless the applicant agrees to the terms of Section 9504(a)(3)(B) of Public Law 111-11. See *Section F.2.4. Requirements for Agricultural Operations under Public Law 111-11, Section 9504(a)(3)(D)* of this NOFO for further information. Eligible water conservation projects include:

- **Canal Lining/Piping:** Projects that line or pipe canals, resulting in conserved water. Projects include, but are not limited to:
  - Installing new proven lining materials or technology
  - Converting open canals to pipeline
  - Improving existing conveyance and delivery infrastructure
- **Municipal Metering:** Projects that install meters, resulting in measurable water savings. Projects include, but are not limited to:
  - Installing end-user water service meters, e.g., for a residential or commercial building unit
  - Installing distribution system meters associated with production and/or leakage quantification. Note that distribution system meters will not receive points for quantifiable water savings under Evaluation Criterion A: Quantifiable Water Savings (Section E. 1.1.). Accordingly, to receive points under Evaluation Criterion A, these projects must be paired with a complementary project component that will result in water savings, e.g., pipe installation using upgraded materials or individual water service meters.
- **Irrigation Flow Measurement:** Projects that improve measurement accuracy and result in reduced spills and over-deliveries to irrigators. Projects include, but are not limited to:
  - Installing weirs, flumes, ramps, etc. in open channels
  - Installing meters in pressurized pipes
- **Supervisory Control and Data Acquisition and Automation (SCADA)**: Projects that install SCADA and/or automation components that provide water savings when irrigation delivery system operational efficiency is improved to reduce spills, over-deliveries, and seepage. Projects include, but are not limited to:
  - Installing SCADA components that allow for remote monitoring of irrigation delivery system conditions (flow rates, water elevations, controls devices openings, etc.)
  - Installing automation components that allow for remote operation of delivery system control features (gates, valves, turnouts, etc.)
- **Landscape Irrigation Measures:** Projects that provide water savings by reducing outdoor water usage. These measures include turf removal, Smart irrigation controllers (weather or soil-moisture based) and high-efficiency nozzles (sprinkler heads). These measures are typically promoted by water entities through rebates or direct-install programs, which are eligible for WaterSMART Grants funding. Projects include, but are not limited to:

- Removing turf
- Installing Smart irrigation controllers
- Installing high-efficiency nozzles (e.g., sprinkler heads)

- **High-Efficiency Indoor Appliances and Fixtures:** Projects that promote installation of high-efficiency indoor appliances and fixtures to provide water savings for municipal water entities where there is significant potential for replacing existing non-efficient indoor appliances and fixtures. This is typically promoted by water entities through rebates or direct-install programs, which are eligible for WaterSMART Grants funding.
- **Commercial Cooling Systems**: Projects to retrofit or replace large evaporative cooling units (cooling towers) to reduce consumptive water use and energy, such as conversion to air-cooled units or high-efficiency cooling towers.

C.3.1.2. Renewable Energy Projects

Projects that increase the use of renewable energy sources in managing and delivering water and/or projects that upgrade existing water management facilities resulting in quantifiable and sustained energy generation and/or savings. Projects include, but are not limited to, those discussed in the following subsections.

C.3.1.2.1. Implementing Renewable Energy Projects Related to Water Management and Delivery

Renewable energy projects related to water management and delivery include, but are not limited to:

- Developing new hydropower capacity by installing a new hydropower facility or uprating (i.e., increasing) the capacity of an existing hydropower facility
- Bringing existing mothballed hydropower capacity back online through facility investment
- Installing solar-electric, wind energy, or geothermal power systems (e.g., replacing fossil fuel powered pumps with renewable energy-based pumps)

Proposals including a renewable energy component typically require additional permitting not needed for other water management improvements (e.g., canal lining). In evaluating these proposals, Reclamation may consider the applicant's progress in obtaining requisite permits – e.g., for hydropower projects, a Federal Energy Regulatory Commission (FERC) license or a Reclamation Lease of Power Privilege (LOPP), depending on which is applicable. Applicants for a project including a renewable energy component are asked to include documentation of steps taken to date for obtaining requisite permits, as applicable.

Note that improvements to Federal facilities that are implemented through any project awarded funding through this NOFO must comply with additional requirements. The Federal government will continue to hold title to the Federal facility and any improvement that is integral to the existing operations of that facility. Please see Section F.2.5. *Title to Improvements Under Public Law 111-11, Section 9504(a)(3)(D)*.

Applicants proposing renewable energy development may wish to contact the Program Coordinator listed in Section G. *Agency Contacts*, prior to the application deadline to discuss the requirements listed above.

C.3.2. Ineligible Projects

Any project not specifically described in *Section C.3.1. Eligible Projects* is not eligible under this NOFO. The following subsections further explain ineligible projects.

C.3.2.1. Operations, Maintenance, and Replacement

Projects that are considered normal operations, maintenance, and replacement (OM&R) are not eligible. OM&R is described as system improvements that replace or repair existing infrastructure or function without providing increased efficiency or effectiveness of water distribution over the expected life of the improvement. Examples of ineligible OM&R projects include:

- Replacing malfunctioning components of an existing facility with the same components
- Improving an existing facility to operate as originally designed
- Performing an activity on a recurring basis, even if that period is extended (e.g., 10-year interval)
- Sealing expansion joints of concrete lining because the original sealer or the water stops have failed
- Sealing cracks in canals and/or pipes, including those sealant projects intending to improve facilities with inherent design and construction flaws
- Replacing broken meters with new meters of the same type
- Replacing leaky pipes with new pipes of the same type
- Completion of one-time leak detection surveys

Applicants that have questions regarding OM&R are encouraged to contact the Program Coordinator listed in Section G. *Agency Contacts*, prior to the application deadline for further information.

C.3.2.2. Water Reclamation, Recycling, and Reuse

Water reclamation, reuse, and desalination projects are not eligible for funding under this NOFO. Entities seeking funding for these types of projects should consider Reclamation's Title XVI Water Reclamation and Reuse Program and Drought Response Program. If you have questions about a water reclamation, reuse, or desalination project please contact Ms. Amanda Erath at 303-445-2766 or aerath@usbr.gov.

C.3.2.3. Groundwater Recharge

Groundwater recharge projects are not eligible. Applicants proposing such projects should consider applying for funding under the WaterSMART Drought Resiliency Projects NOFO. See the WaterSMART Drought Response Program webpage, www.usbr.gov/drought/, for more information.

C.3.2.4. Water Purchases

A project that proposes using Federal funding primarily for the purchase of water is not eligible under this NOFO.

C.3.2.5. Building Construction

A project that proposes to construct a building is not eligible for Federal funding under this NOFO (e.g., a building to house administrative staff or a building to promote public awareness of water conservation).

C.3.2.6. Pilot Projects

A project that proposes to conduct a pilot study to evaluate technical capability, economic feasibility, or viability for full-scale implementation, or to test an unproven material or technology is not eligible for Federal funding under this NOFO.

C.3.2.7. Projects Receiving Other Federal Financial Assistance

Projects or activities that are funded under another Federal Financial Assistance agreement are not eligible for funding under this NOFO.

C.3.2.8. New Conveyance Infrastructure

A project that proposes to construct new conveyance to allow for the distribution of additional or new water supplies is not eligible. Applicants proposing such projects should consider applying for funding under the WaterSMART Drought Resiliency Projects NOFO. See the WaterSMART Drought Response Program webpage, www.usbr.gov/drought/, for more information.

C.3.3. Length of Projects

In general, Funding Group I projects should be completed within two years of award. Funding Group II projects should be completed within three years of award and each year are expected to complete the work planned as part of that year's phase. Applications for projects requiring more time will be considered for funding only under limited circumstances. For example, some hydropower project installations may require additional time to secure necessary permits.

Reclamation will determine the capability of an applicant to complete the proposed project within the timeframe identified in the application.

Section D. Application and Submission Information

D.1. Request Application Package

This document contains all information, forms, and electronic addresses required to obtain the information required for submission of an application.

If you are unable to access this information electronically, you can request paper copies of any of the documents referenced in this NOFO by emailing the Notice of Funding Opportunity staff at bor-sha-fafoa@usbr.gov.

D.2. Content and Form of Application Submission

All applications must conform to the requirements set forth below.

D.2.1. Application Format and Length

The technical proposal and criteria section (defined below) shall be limited to a maximum of **50** consecutively numbered pages. If this section of the application exceeds 50 pages, only the first 50 pages will be evaluated. The font shall be at least 12 points in size and easily readable. Page size shall be 8½ by 11 inches, including charts, maps, and drawings. Margins should be standard 1-inch margins. Oversized pages will not be accepted.

Applications will be prescreened for compliance to the above page number limitation. Excess pages will be removed and not considered in the evaluation of the proposed project.

D.2.2. Application Content

The application must include the following elements to be considered complete:

- Mandatory Federal Forms. Note, applications submitted by consultants must contain an SF-424 and SF-424D that is manually signed by an authorized representative of the entity applying.
    - SF-424 Application for Federal Assistance.
    - SF-424A Budget Information – Construction Programs
    - SF-424D Assurances – Construction Programs
    - SF-LLL Disclosure of Lobbying Activities (if applicable)

These forms may be obtained at www.grants.gov/web/grants/forms/sf-424-family.html.

- Title page
- Table of contents
- Technical proposal and evaluation criteria (limited to **50** pages)
  - Executive summary
  - Project location
  - Technical project description
  - Evaluation criteria
  - Performance Measures
- Project budget
  - Funding plan and letters of commitment
  - Budget proposal
  - Budget narrative
- Environmental and cultural resources compliance
- Required permits or approvals
- Letters of project support
- Official resolution

It is highly recommended that application packages be structured in the order identified above.

D.2.2.1. Mandatory Federal Forms

The application must include the following standard Federal forms:

D.2.2.1.1. SF-424 Application for Federal Assistance

A fully completed SF-424, Application for Federal Assistance signed by a person legally authorized to commit the applicant to performance of the project must be submitted with the application. Failure to submit a properly signed SF-424 may result in the elimination of the application from further consideration.

D.2.2.1.2. SF-424 Budget Information

A fully completed SF-424A must be submitted with the application.

D.2.2.1.3. SF-424 Assurances

A SF-424D Assurances Construction Programs, signed by a person legally authorized to commit the applicant to performance of the project shall be included. Failure to submit a properly signed SF-424D may result in the elimination of the application from further consideration.

D.2.2.1.4. SF-LLL Disclosure of Lobbying Activities

A fully completed and signed SF-LLL, Disclosure of Lobbying Activities is required is required if the applicant has made or agreed to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. *Note—this form cannot be submitted by a contractor or other entity on behalf of an applicant.*

D.2.2.2. Title Page

Provide a brief, informative, and descriptive title for the proposed work that indicates the nature of the project. Include the name and address of the applicant, and the name and address, email address, and telephone of the project manager.

D.2.2.3. Table of Contents

List all major sections of the proposal in the table of contents.

D.2.2.4. Technical Proposal and Evaluation Criteria

The technical proposal and evaluation criteria (**50** pages maximum) include:

(1) Executive summary

(2) Project location

(3) Technical project description

(4) Evaluation criteria

(5) Performance measures

*DI.*2.2.4.1. Executive Summary

The executive summary should include:

- The date, applicant name, city, county, and state
- Please indicate whether you are a Category A applicant or a Category B applicant. If you are a Category B applicant, please briefly explain how you are acting in partnership with a Category A partner. Note: If you are a Category B applicant, you must include a letter from the Category A partner confirming that they are partnering with you and agree to the submittal and content of the proposal. See Section C.1. *Eligible Applicants.*
- A one-paragraph project summary that provides the location of the project, a brief description of the work that will be carried out, any partners involved, expected benefits, and how those benefits relate to the water management issues you plan to address. Please note: this information will
  be used to create a summary of your project for our website if the project is selected for funding. For example, note the following description of a project selected for funding in FY 2020:

fExample: The Bard Water District, located in southern California near the Arizona border, along with the Quechan Indian Tribe, will construct conveyance improvementsor the Five Gates structure, which is a series of gated culverts that act as a major chokepoint in the District's delivery system. The District will replace the existing Five Gates structure with new more advanced metal gates and 560 feet of pipeline to increase water use efficiency and reliability through optimal flow rates, reduced leakage, and reduced operational losses. The project is a top priority for the District and the Tribe and is expected to result in annual water savings of 1,452 acre-feet, which will remain in the Lower Colorado River System.

- State the length of time and estimated completion date for the proposed project. ***Note: proposed projects should <u>not</u> have an estimated construction start date that is prior to July 2022.***
- Whether or not the proposed project is located on a Federal facility.

D.2.2.4.2. Project Location

Provide detailed information on the proposed project location or project area including a map showing the specific geographic location. For example, {project name}is located in {state and county} approximately {distance} miles {direction, e.g., northeast} of {nearest town}. The project latitude is {##°##'N} and longitude is {###°##'W}.

D.2.2.4.3. Technical Project Description

Provide a more comprehensive description of the technical aspects of your project, including the work to be accomplished and the approach to complete the work. This description should provide detailed information about the project including materials and equipment and the work to be conducted to complete the project. This section provides an opportunity for the applicant to provide a clear description of the technical nature of the project and to address any aspect of the project that reviewers may need additional information to understand.

Please do not include your project schedule and milestones here; that information is requested in response to the Readiness to Proceed criterion described in Section E.1.5.2. In addition, please avoid discussion of the benefits of the project, which are also requested in response to evaluation criteria described in Section E.1. This section is solely intended to provide an understanding of the technical aspects of the project.

Please note, if the work you are requesting funding for is a phase of a larger project, please only describe the work that is reflected in the budget and exclude description of other activities or components of the overall project.

D.2.2.4.4. Evaluation Criteria

The evaluation criteria portion of your application should thoroughly address each criterion and subcriterion in the order presented to assist in the complete and accurate evaluation of your proposal.

(See Section E.1. *Technical Proposal: Evaluation Criteria* for additional details, including a detailed description of each criterion and subcriterion and points associated with each.)

It is suggested that applicants copy and paste the evaluation criteria and subcriteria in Section E.1.* Technical Proposal: Evaluation Criteria *into their applications to ensure that all necessary information is adequately addressed.

D.2.2.4.5. Performance Measures

Provide a brief summary describing the performance measure that will be used to quantify actual benefits upon completion of the project (e.g., water saved or better managed, energy generated or saved). For more information calculating performance measure, see Appendix A: *Benefit Quantification and Performance Measure Guidance.*

All Water and Energy Efficiency Grants applicants are **required** to propose a "performance measure" (a method of quantifying the actual benefits of their project once it is completed). A provision will be included in all assistance agreements with Water and Energy Efficiency Grants recipients describing the performance measure and requiring the recipient to quantify the actual project benefits in their final report to Reclamation upon completion of the project. If information regarding project benefits is not available immediately upon completion of the project, the financial assistance agreement may be modified to remain open until such information is available and until a Final Report is submitted. Quantifying project benefits is an important means to determine the relative effectiveness of various water management efforts, as well as the overall effectiveness of Water and Energy Efficiency Grants.

Note: program funding may be used to install necessary equipment to monitor progress. However, program funding may not be used to measure performance after project construction is complete (these costs are considered normal operation and maintenance costs and are the responsibility of the applicant).

D.2.2.5. Project Budget

The project budget includes:

(1) Funding plan and letters of commitment

(2) Budget proposal

(3) Budget narrative

If the proposed project is selected, the awarding Reclamation Grants Officer will review the proposed pre-award costs to determine if they are consistent with program objectives and are allowable in accordance with the authorizing legislation. Proposed pre-award costs must also be compliant with all applicable administrative and cost principles criteria established in 2 CFR Part 200, available at www.ecfr.gov, and all other requirements of this NOFO**. Costs incurred prior to July 1, 2021 are not eligible project costs under this NOFO and should not be included in the proposed budget estimate.**

Please note that the costs for preparing and submitting an application in response to this NOFO, including the development of data necessary to support the proposal, are not eligible project costs under this NOFO and must not be included in the project budget. In addition, Budget Proposals must not include costs for the purchase of water or land, or to secure an easement other than a construction easement. These costs are not eligible project costs under this NOFO.

D.2.2.5.1. Funding Plan and Letters of Commitment

Describe how the non-Federal share of project costs will be obtained. Reclamation will use this information in making a determination of financial capability.

Project funding provided by a source other than the applicant shall be supported with letters of commitment from these additional sources. Letters of commitment shall identify the following elements:

- The amount of funding commitment
- The date the funds will be available to the applicant
- Any time constraints on the availability of funds
- Any other contingencies associated with the funding commitment

Commitment letters from third party funding sources should be submitted with your application. If commitment letters are not available at the time of the application submission, please provide a timeline for submission of all commitment letters. Cost-share funding from sources outside the applicant's organization (e.g., loans or State grants), should be secured and available to the applicant prior to award.

Reclamation will not make funds available for an award under this NOFO until the recipient has secured the non-Federal cost-share. Reclamation will execute a financial assistance agreement once non-Federal funding has been secured or Reclamation determines that there is sufficient evidence and likelihood that non-Federal funds will be available to the applicant subsequent to executing the agreement.

Please identify the sources of the non-Federal cost-share contribution for the project, including:

- Any monetary contributions by the applicant towards the cost-share requirement and source of funds (e.g., reserve account, tax revenue, and/or assessments)
- Any costs that will be contributed by the applicant
- Any third-party in-kind costs (i.e., goods and services provided by a third party)
- Any cash requested or received from other non-Federal entities
- Any pending funding requests (i.e., grants or loans) that have not yet been approved and explain how the project will be affected if such funding is denied

In addition, please identify whether the budget proposal includes any project costs that have been or may be incurred prior to award. For each cost, describe:

- The project expenditure and amount
- The date of cost incurrence
- How the expenditure benefits the project

D.2.2.5.2. Budget Proposal

The total project cost (Total Project Cost), is the sum of all allowable items of costs, including all required cost sharing and voluntary committed cost sharing, including third-party contributions, that are necessary to complete the project.

Table 1.—Total Project Cost Table

SOURCE	AMOUNT
Costs to be reimbursed with the requested Federal funding	$
Costs to be paid by the applicant	$
Value of third-party contributions	$
TOTAL PROJECT COST	**$**

The budget proposal should include detailed information on the categories listed below and must clearly identify ***all*** items of cost, including those that will be contributed as non-Federal cost share by the applicant (required and voluntary), third-party in-kind contributions, and those that will be covered using the funding requested from Reclamation, and any requested pre-award costs. Unit costs must be provided for all budget items including the cost of services or other work to be provided by consultants and contractors. Applicants are strongly encouraged to review the procurement standards for Federal awards found at 2 CFR §200.317 through §200.327 before developing their budget proposal.

If you have any questions regarding your budget proposal or eligible costs, please contact the grants management specialist identified in *Section G. Agency Contacts.*

It is also strongly advised that applicants use the budget proposal format shown in Table 2 or a similar format that provides this information. If selected for award, successful applicants must submit detailed supporting documentation for all budgeted costs. It is not necessary to include separate columns indicating which cost is being contributed as non-Federal cost share or which costs will be reimbursed with Federal funds.

Note: The costs of preparing bids, proposals, or applications on potential Federal and non-Federal awards or projects, including the development of data necessary to support the non-Federal entity's application are not eligible project costs and should not be included in the budget proposal (2 CFR §200.460).

Table 2.—Sample Budget Proposal Format

BUDGET ITEM DESCRIPTION	COMPUTATION		Quantity Type	TOTAL COST
	$/Unit	Quantity		
Salaries and Wages				
Employee 1				$
Employee 2				$
Employee 3				$
Fringe Benefits				
Full-Time Employees				$
Part-Time Employees				$
Travel				
Trip 1				$
Trip 2				$
Trip 3				$
Equipment				
Item A				$
Item B				$
Item C				$
Supplies and Materials				
Item A				$
Item B				$
Contractual/Construction				
Contractor A				$
Contractor B				$
Third-Party Contributions				
Contributor A				$
Contributor B				$
Other				
Other				$
TOTAL DIRECT COSTS				**$**
Indirect Costs				
Type of rate	percentage	$base		**$**
TOTAL ESTIMATED PROJECT COSTS				**$**

D.2.2.5.3. Budget Narrative

Submission of a budget narrative is mandatory. An award will not be made to any applicant who fails to fully disclose this information. The budget narrative provides a discussion of, or explanation for, items included in the budget proposal. The types of information to describe in the narrative include, but are not limited to, those listed in the following subsections. Costs, including the valuation of third-party in-kind contributions, must comply with the applicable cost principles contained in 2 CFR Part §200, available at the Electronic Code of Federal Regulations (www.ecfr.gov).

D.2.2.5.3.1. Salaries and Wages

Indicate the Project Manager and other key personnel by name and title. The Project Manager must be an employee or board member of the applicant. Other personnel should be indicated by title alone. For all positions, indicate salaries and wages, estimated hours or percent of time, and rate of compensation. The labor rates must identify the direct labor rate separate from the fringe rate or fringe cost for each category. All labor estimates must be allocated to specific tasks as outlined in the applicant's technical project description. Labor rates and proposed hours shall be displayed for each task.

The budget proposal and narrative should include estimated hours for compliance with reporting requirements, including final project and evaluation. Please see Section F.3. *Reporting Requirements and Distribution* for information on types and frequency of reports required.

Generally, salaries of administrative and/or clerical personnel will be included as a portion of the stated indirect costs. If these salaries can be adequately documented as direct costs, they should be included in this section; however, a justification should be included in the budget narrative.

D.2.2.5.3.2. Fringe Benefits

Identify the rates/amounts, what costs are included in this category, and the basis of the rate computations. Federally approved rate agreements are acceptable for compliance with this item.

D.2.2.5.3.3. Travel

Identify the purpose of each anticipated trip, destination, number of persons traveling, length of stay, and all travel costs including airfare (basis for rate used), per diem, lodging, and miscellaneous travel expenses. For local travel, include mileage and rate of compensation.

D.2.2.5.3.4. Equipment

If equipment will be purchased, itemize all equipment valued at or greater than $5,000. For each item, identify why it is needed for the completion of the project and how the equipment was priced. *Note: if the value is less than $5,000, the item should be included under materials and supplies.*

If equipment is being rented, specify the number of hours and the hourly rate. Local rental rates are only accepted for equipment actually being rented or leased.

If the applicant intends to use their own equipment for the purposes of the project, the proposed usage rates should fall within the equipment usage rates outlined by the United States Army Corps of Engineers within their Construction Equipment Ownership and Operating Expense

Schedule (EP 1110-1-8) at www.publications.usace.army.mil/USACE-Publications/Engineer-Pamphlets/u43545q/313131302D312D38.

Note: If the equipment will be furnished and installed under a construction contract, the equipment should be included in the construction contract cost estimate.

D.2.2.5.3.5. Materials and Supplies

Itemize supplies by major category, unit price, quantity, and purpose, such as whether the items are needed for office use, research, or construction. Identify how these costs were estimated (i.e., quotes, engineering estimates, or other methodology). *Note: If the materials/supplies will be furnished and installed under a contract, the equipment should be included in the construction contract cost estimate.*

D.2.2.5.3.6. Contractual

Identify all work that will be accomplished by consultants or contractors, including a breakdown of all tasks to be completed, and a detailed budget estimate of time, rates, supplies, and materials that will be required for each task. For each proposed contract, identify the procurement method that will be used to select the consultant or contractor and the basis for selection.

D.2.2.5.3.7. Third-Party In-Kind Contributions

Identify all work that will be accomplished by third-party contributors, including a breakdown of all tasks to be completed, and a detailed budget estimate of time, rates, supplies, and materials that will be required for each task. Third-party in-kind contributions, including contracts, must comply with all applicable administrative and cost principles criteria, established in 2 CFR Part 200, available at www.ecfr.gov, and all other requirements of this NOFO.

D.2.2.5.3.8. Environmental and Regulatory Compliance Costs

Prior to awarding financial assistance, Reclamation must first ensure compliance with Federal environmental and cultural resources laws and other regulations ("environmental compliance"). Every project funded under this program will have environmental compliance activities undertaken by Reclamation and the recipient.

Depending on the potential impacts of the project, Reclamation may be able to complete its compliance activities without additional cost to the recipient. Where environmental or cultural resources compliance requires significant participation by Reclamation, costs incurred by Reclamation will be added as a line item to the budget during development of the financial assistance agreement and cost shared accordingly (i.e., withheld from the Federal award amount). Any costs to the recipient associated with compliance will be identified during the process of developing a final project budget for inclusion in the financial assistance agreement.

D.2.2.5.3.9. Other Expenses

Any other expenses not included in the above categories shall be listed in this category, along with a description of the item and why it is necessary. No profit or fee will be allowed.

D.2.2.5.3.10. Indirect Costs

Indirect costs are costs incurred by the applicant for a common or joint purpose that benefit more than one activity of the organization and are not readily assignable to the activities specifically

benefitted without undue effort. Costs that are normally treated as indirect costs include, but are not limited to, administrative salaries and fringe benefits associated with overall financial and organizational administration, operation and maintenance costs for facilities and equipment, and payroll and procurement services. If indirect costs will be incurred, identify the proposed rate, cost base, and proposed amount for allowable indirect costs based on the applicable cost principles for the applicant's organization. It is not acceptable to simply incorporate indirect rates within other direct cost line items.

Any non-Federal entity that does not have a current negotiated (including provisional) rate, except for those non-Federal entities described in appendix VII to 2 CFR §200, paragraph D.1., may elect to charge a *de minimis* rate of 10% of modified total direct costs (MTDC) which may be used indefinitely. For further information on MTDC, refer to 2 CFR §200.68 available at www.ecfr.gov.

If the applicant does not have a federally approved indirect cost rate agreement and is proposing a rate greater than the *de minimis* 10 percent rate, include the computational basis for the indirect expense pool and corresponding allocation base for each rate. Information on "Preparing and Submitting Indirect Cost Proposals" is available from the Department's Interior Business Center, Office of Indirect Cost Services, at www.doi.gov/ibc/services/finance/indirect-cost-services.

D.2.2.6. Required Permits or Approvals

Applicants must state in the application whether any permits or approvals are required and explain the plan for obtaining such permits or approvals.

Note that improvements to Federal facilities that are implemented through any project awarded funding through this NOFO must comply with additional requirements. The Federal government will continue to hold title to the Federal facility and any improvement that is integral to the existing operations of that facility. Please see P.L. 111-11, Section 9504(a)(3)(D). Reclamation may also require additional reviews and approvals prior to award to ensure that any necessary easements, land use authorizations, or special permits can be approved consistent with the requirements of 43 CFR §429, and that the development will not impact or impair project operations or efficiency.

D.2.2.7. Letters of Support and Letters of Partnership

Please include letters from interested stakeholders supporting the proposed project. To ensure your proposal is accurately reviewed, please attach all letters of support/partnership letters as an appendix. Letters of support received after the application deadline for this NOFO will not be considered in the evaluation of the proposed project.

Category B applicants must include a letter from the Category A partner, stating that they are acting in partnership with the applicant and agree to the submittal and content of the proposal (see Section C.1. Eligible Applicants). Letters of Partnership must be received by the application deadline for this NOFO—otherwise the applicant will be considered ineligible, and the proposed project will not be evaluated.

D.2.2.8. Official Resolution

Include an official resolution adopted by the applicant's board of directors or governing body, or, for State government entities, an official authorized to commit the applicant to the financial and legal obligations associated with receipt of a financial assistance award under this NOFO, verifying:

- The identity of the official with legal authority to enter into an agreement
- The board of directors, governing body, or appropriate official who has reviewed and supports the application submitted
- The capability of the applicant to provide the amount of funding and/or in- kind contributions specified in the funding plan
- That the applicant will work with Reclamation to meet established deadlines for entering into a grant or cooperative agreement

An official resolution meeting the requirements set forth above is mandatory. If the applicant is unable to submit the official resolution by the application deadline because of the timing of board meetings or other justifiable reasons, the official resolution may be submitted to bor-sha-fafoa@usbr.gov up to 30 days after the application deadline.

D.3. Unique Entity Identifier and System for Award Management

All applicants (unless the applicant has an exception approved by Reclamation under 2 CFR §25.110[d]) are required to:

(i) Be registered in the System for Award Management (SAM) before submitting its application;

(ii) Provide a valid unique entity identifier in its application; and

(iii) Continue to maintain an active SAM registration with current information at all times during which it has an active Federal award or an application or plan under consideration by a Federal awarding agency.

Meeting the requirements set forth above is mandatory. If the applicant is unable to complete registration by the application deadline, the unique entity identifier must be obtained, and SAM registration must be initiated within 30 days after the application deadline in order to be considered for selection and award. Reclamation will not make a Federal award to an applicant until the applicant has complied with all applicable unique entity identifier and SAM requirements. Additional information on how to complete SAM registration can be found at https://sam.gov/content/entity-landing.

D.4. Submission Date and Time

The deadline for submitting an application is:

- Wednesday, November 3, 2021, 4:00 p.m. Mountain Daylight Time

Applications received after the application deadline will not be considered unless it can be determined that the delay was caused by Reclamation mishandling or technical issues with the Grants.gov application system. Please note that difficulties related to an applicant's Grants.gov profile (e.g., incorrect organizational representative), the upload of documents to Grants.gov or an applicant's SAM registration are not considered technical issues with the Grants.gov system.

Please note that any application submitted for funding under this NOFO may be subjected to a Freedom of Information Act request (5 U.S.C. §552, as amended by P.L. No. 110-175), and as a result, may be made publicly available. Following awards of funding, Reclamation will post all successful applications on the Reclamation website, www.usbr.gov/WaterSmart/*, after conducting any redactions determined necessary by Reclamation, in consultation with the recipient.*

D.4.1. Application Delivery Instructions

The application may be submitted electronically through Grants.gov (www.grants.gov) or a hard copy may be submitted to either one of the following addresses. Under no circumstances will applications received through any other method (such as through GrantSolutions or by email or fax) be considered eligible for award.

By mail or USPS overnight services:

Bureau of Reclamation
Financial Assistance Operations
Attn: NOFO Team
P.O. Box 25007, MS 84-27133
Denver, CO 80225

All other express delivery and courier services:

Bureau of Reclamation
Attn: NOFO Team (MS 84-27133)
Denver Federal Center
Bldg. 67, Rm. 152
6th Avenue and Kipling Street
Denver, CO 80225

D.4.2. Instructions for Submission of Project Application

Each applicant should submit an application in accordance with the instructions contained in this section.

D.4.2.1. Applications Submitted by Mail, Express Delivery or Courier Services

Please follow these instructions to submit your application by mail, express delivery, or courier services.

- Applicants should submit one copy of all application documents for hardcopy submissions. Only use a binder clip for documents submitted. Do not staple or otherwise bind application documents.
- Hard copy applications may be submitted by mail, express delivery, or courier services to the addresses identified in this NOFO.
- Materials arriving separately will not be included in the application package and may result in the application being rejected or not funded. This does not apply to letters of support, funding commitment letters, or official resolutions.
- Faxed and emailed copies of application documents will not be accepted.
- Do not include a cover letter or company literature/brochure with the application. All pertinent information must be included in the application package.

D.4.2.2. Applications Submitted Electronically

If the applicant chooses to submit an electronic application, it must be submitted through Grants.gov (www.grants.gov). Proposals submitted through GrantSolutions will ***not*** be accepted. Reclamation encourages applicants to submit their applications for funding electronically through the URL: www.grants.gov/applicants/apply-for-grants.html. Applicant resource documents and a full set of instructions for registering with Grants.gov (www.grants.gov) and completing and submitting applications online are available at: www.grants.gov/applicants/apply-for-grants.html.

- Please note that submission of an application electronically requires prior registration through Grants.gov, which may take 7 to 21 days. Please see registration instructions at www.grants.gov/applicants/apply-for-grants.html. *In addition, please note that the Grants.gov system only accepts applications submitted by individuals that are registered and active in SAM as both a user and an Authorized Organizational Representative.*
- Applicants have experienced significant delays when attempting to submit applications through Grants.gov. If you plan to submit your application through Grants.gov you are encouraged to submit your application several days prior to the application deadline. If you are a properly registered Grants.gov applicant and encounter problems with the Grants.gov application submission process, you must contact the Grants.gov Help Desk to obtain a case number. This case number will provide evidence of your attempt to submit an application prior to the submission deadline.

Regardless of the delivery method used, you must ensure that your proposal arrives by the date and time deadline stated in this NOFO. Applications received after this date and time due to weather or express delivery/courier performance will not be considered for award. Late

applications will not be considered unless it is determined that the delay was caused by Reclamation mishandling or technical issues with the Grants.gov application system. Please note that difficulties related to an applicant's Grants.gov profile (e.g., incorrect organizational representative), the upload of documents to Grants.gov, or an applicant's SAM registration are not considered technical issues with the Grants.gov system.

D.4.2.3. Acknowledgement of Application Receipt.

If an application is submitted by mail, express delivery, or courier, Reclamation will notify you via email that your application was received.

If an application is submitted through Grants.gov, you will receive an email acknowledging receipt of the application from Grants.gov. In addition, you will receive an email whether your application was successfully retrieved from Grants.gov.

Notification will be sent to the points of contact identified on the applicant's SF-424 Application for Federal Assistance.

D.5. Intergovernmental Review

This NOFO is not subject to Executive Order 12372, "Intergovernmental Review of Federal Programs."

D.6. Automated Standard Application for Payments Registration

All applicants must also be registered with and willing to process all payments through the Department of Treasury Automated Standard Application for Payments (ASAP) system. All recipients with active financial assistance agreements with Reclamation must be enrolled in ASAP under the appropriate Agency Location Code(s) and the Data Universal Number System (DUNS) Number prior to the award of funds. If a recipient has multiple DUNS numbers, they must separately enroll within ASAP for each unique DUNS Number and/or Agency.

All of the information on the enrollment process for recipients, including the enrollment initiation form, can be requested by e-mail from sha-dro-asap_enr@usbr.gov.

Note that if your entity is currently enrolled in the ASAP system with an agency other than Reclamation, you must enroll specifically with Reclamation in order to process payments.

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Section E. Application Review Information

E.1. Technical Proposal: Evaluation Criteria

The following evaluation criteria prioritize projects that are intended to meet the objectives stated in Section 9504(a) of the Secure Water Act (P.L. 111-11) and that align with priorities of the Biden administration, including E.O. 14008: *Tackling the Climate Crisis at Home and Abroad* and E.O. 13985: Advancing Racial Equity and Support for Underserved Communities Through the Federal Government. Applications should thoroughly address each criterion and any sub-criterion in the order presented below. It is suggested that applicants copy and paste the below criteria and subcriteria into their applications to ensure that all necessary information is adequately addressed.

Applications will be evaluated against the evaluation criteria listed below. If the work described in your application is a phase of a larger project, only discuss the benefits that will result directly from the work discussed in the technical project description and that is reflected in the budget, not the larger project.

The evaluation criteria portion should be addressed in the technical proposal section of the application.

Evaluation Criteria: Scoring Summary	**Points:**
A. Quantifiable Water Savings	28
B. Renewable Energy	20
C. Sustainability Benefits	20
D. Complementing On-Farm Irrigation Improvements	10
E. Planning and Implementation	8
F. Collaboration	6
G: Additional Non-Federal Funding	4
H: Nexus to Reclamation	4
Total	***100***

Note: Since the NOFO is open to a variety of project types, Evaluation Criteria A-D may not apply to every project. For example, a water savings project (Criterion A) may not include implementation of a renewable energy component (Criterion B). Please provide as much detail and support as you can for those criteria in A-D that are applicable to your project. All applicants should respond to Evaluation Criteria E-H.

E.1.1. Evaluation Criterion A—Quantifiable Water Savings (28 points)

*Up to **28 points** may be awarded for this criterion. This criterion prioritizes projects that will conserve water and improve water use efficiency, supporting the goals of E.O. 14008. Points will be allocated based on the quantifiable water savings expected as a result of the project. Points will be allocated to give greater consideration to projects that are expected to result in more significant water savings.*

All applicants should be sure to address the following:

1) **Describe the amount of estimated water savings.** For projects that conserve water, please state the estimated amount of water expected to be conserved (in acre-feet per year) as a direct result of this project.

   Please include a specific quantifiable water savings estimate; do not include a range of potential water savings.

2) **Describe current losses:** Please explain where the water that will be conserved is currently going and how it is being used. Consider the following:

   a. *Explain where current losses are going (e.g., back to the stream, spilled at the end of the ditch, seeping into the ground)?*

   b. *If known, please explain how current losses are being used. For example, are current losses returning to the system for use by others? Are current losses entering an impaired groundwater table becoming unsuitable for future use?*

   c. *Are there any known benefits associated with where the current losses are going? For example, is seepage water providing additional habitat for fish or animal species?*

3) **Describe the support/documentation of estimated water savings:** Please provide sufficient detail supporting how the estimate was determined, including all supporting calculations. Note: projects that do not provide sufficient supporting detail/calculations may not receive credit under this section. Please be sure to consider the questions associated with your project type (listed below) when determining the estimated water savings, along with the necessary support needed for a full review of your proposal.

   *In addition, please note that the use of visual observations alone to calculate water savings, without additional documentation/data, are **not** sufficient to receive credit under this section. Further, the water savings must be the result of reducing or eliminating a current, ongoing loss, not the result of an expected future loss.*

4) **Please address the following questions according to the type of infrastructure improvement you are proposing for funding.** See Appendix A: *Benefit Quantification and Performance Measure Guidance* for additional guidance on quantifying water savings.

   (1) **Canal Lining/Piping:** Canal lining/piping projects can provide water savings when irrigation delivery systems experience significant losses due to canal seepage. Applicants proposing lining/piping projects should address the following:

a. How has the estimated average annual water savings that will result from the project been determined? Please provide all relevant calculations, assumptions, and supporting data.

b. How have average annual canal seepage losses been determined? Have ponding and/or inflow/outflow tests been conducted to determine seepage rates under varying conditions? If so, please provide detailed descriptions of testing methods and all results. If not, please provide an explanation of the method(s) used to calculate seepage losses. All estimates should be supported with multiple sets of data/measurements from representative sections of canals.

c. What are the expected post-project seepage/leakage losses and how were these estimates determined (e.g., can data specific to the type of material being used in the project be provided)?

d. What are the anticipated annual transit loss reductions in terms of acre-feet per mile for the overall project and for each section of canal included in the project?

e. How will actual canal loss seepage reductions be verified?

f. Include a detailed description of the materials being used.

(2) **Municipal Metering:** Municipal metering projects can provide water savings when individual user meters are installed where none exist to allow for unit or tiered pricing, when existing individual user meters are replaced with advanced metering infrastructure (AMI) meters, and when new meters are installed within a distribution system to assist with leakage reduction. To receive credit for water savings for a municipal metering project, an applicant must provide a detailed description of the method used to estimate savings, including references to documented savings from similar previously implemented projects. Applicants proposing municipal metering projects should address the following:

a. How has the estimated average annual water savings that will result from the project been determined? Please provide all relevant calculations, assumptions, and supporting data.

b. How have current distribution system losses and/or the potential for reductions in water use by individual users been determined?

c. For installing end-user water service meters, e.g., for a residential or commercial building unit., refer to studies in the region or in the applicant's service area that are relevant to water use patterns and the potential for reducing such use. In the absence of such studies, please explain in detail how expected water use reductions have been estimated and the basis for the estimations.

d. Installation of distribution system meters will not receive points under this criterion. Accordingly, these projects must be paired with a complementary project component that will result in water savings in order for the proposal to receive credit for water savings, e.g., pipe installation using upgraded materials, or individual water service meters.

e. What types (manufacturer and model) of devices will be installed and what quantity of each?

f. How will actual water savings be verified upon completion of the project?

(3) **Irrigation Flow Measurement:** Irrigation flow measurement improvements can provide water savings when improved measurement accuracy results in reduced spills and over-deliveries to irrigators. Applicants proposing municipal metering projects should address the following:

a. How have average annual water savings estimates been determined? Please provide all relevant calculations, assumptions, and supporting data.

b. Have current operational losses been determined? If water savings are based on a reduction of spills, please provide support for the amount of water currently being lost to spills.

c. Are flows currently measured at proposed sites and if so, what is the accuracy of existing devices? How has the existing measurement accuracy been established?

d. Provide detailed descriptions of all proposed flow measurement devices, including accuracy and the basis for the accuracy.

e. Will annual farm delivery volumes be reduced by more efficient and timely deliveries? If so, how has this reduction been estimated?

f. How will actual water savings be verified upon completion of the project?

(4) **Turf Removal:** Applicants proposing turf removal projects should address the following:

a. How have average annual water savings estimates been determined? Please provide all relevant calculations, assumptions, and supporting data.

b. What is the total surface area of turf to be removed and what is the estimated average annual turf consumptive use rate per unit area?

c. Was historical water consumption data evaluated to estimate average annual turf consumptive use per unit area? If so, did the evaluation include a weather adjustment component?

d. Will site audits be performed before applicants are accepted into the program?

e. How will actual water savings be verified upon completion of the project?

(5) **Smart Irrigation Controllers, Controllers with Rain Sensor Shutoff, Drip Irrigation, and High-Efficiency Nozzles:** Applicants proposing smart irrigation controllers, controllers with rain sensor shutoff, drip irrigation, or high-efficiency nozzle projects should address the following:

a. How have average annual water savings estimates been determined? Please provide all relevant calculations, assumptions, and supporting data.

b. Was historical water consumption data evaluated to estimate the percent reduction in water demand per unit area of irrigated landscape? If so, did the evaluation include a weather adjustment component?

c. What types (manufacturer and model) of devices will be installed and what quantity of each?

d. Will the devices be installed through a rebate or direct-install program?

e. Will site audits be performed before and after installation?

f. How will actual water savings be verified upon completion of the project?

(6) **High-Efficiency Indoor Appliances and Fixtures:** Installing high- efficiency indoor appliances and fixtures can provide water savings for municipal water entities where there is significant potential for replacing existing non-efficient indoor appliances and fixtures. Applicants proposing high-efficiency indoor appliance and fixtures projects should address the following:

a. How have average annual water savings estimates been determined? Please provide all relevant calculations, assumptions, and supporting data.

b. What types (clothes washers, shower heads, etc.) of appliances and fixtures will be installed and what quantity of each?

c. Have studies been conducted to verify the existence of non-efficient appliances and fixtures? Provide published water savings rates for each of these devices and reference the source for each of the device savings rates.

d. Will the devices be installed through rebate or direct-install programs?

e. How will actual water savings be verified upon completion of the project?

(7) **Commercial Cooling Systems:** Cooling towers are components of many refrigeration systems with many applications. They dissipate heat to the atmosphere through the evaporative process and are common in manufacturing processes where cooling is required. They are also used for cooling large commercial buildings. Cooling tower structures vary in size, design, and efficiency. Regardless, all cooling towers consume large volumes of water and energy.

Open-circuit or direct contact are the most common types of cooling towers. Water is supplied to the tower after gathering heat and then released in the upper tower levels. A fan near the base of the tower creates upward airflow. Closed-circuit towers are more efficient and closed-circuit towers with adiabatic cooling are more efficient yet.

Water and energy savings can be achieved by replacing or retrofitting older low efficiency cooling towers. Applicants proposing cooling system projects should address the following:

a. How have average annual water savings estimates been determined? Please provide all relevant calculations, assumptions, and supporting data.

b. Was historical water consumption data evaluated to estimate the percent reduction in water demand?

c. Specify type (manufacturer and model) of cooling tower system to be installed and/or provide a detailed description of the system retrofit plan.

Note that an agreement will not be awarded for an improvement to conserve irrigation water unless the applicant agrees to the terms of Section 9504(a)(3)(B) of Public Law 111-11 (see p. 52 of the NOFO for additional information).

E.1.2. Evaluation Criterion B—Renewable Energy (20 points)

*Up to **20 points** may be awarded based on the extent to which the project increases the use of renewable energy or otherwise results in increased energy efficiency and reduced greenhouse gas emissions.*

For projects that include constructing or installing renewable energy components, please respond to Subcriterion No. B.1: *Implementing Renewable Energy Projects Related to Water Management and Delivery*. If the project does not implement a renewable energy project but will increase energy efficiency, please respond to Subcriterion No. B.2. *Increasing Energy Efficiency in Water Management*. If the project has separate components that will result in both implementing a renewable energy project and increasing energy efficiency, an applicant may respond to both.

Note: an applicant may receive points under both Subcriteria No.B.1 and B.2 if the project consists of an energy efficiency component separate from the renewable energy component of the project. However, an applicant may receive no more than 20 points total under both Subcriteria No. B.1 and B.2.

E.1.2.1. Subcriterion No. B.1: Implementing Renewable Energy Projects Related to Water Management and Delivery

*Up to **20 points** may be awarded for projects that include construction or installation of renewable energy components (e.g., hydroelectric units, solar- electric facilities, wind energy systems, or facilities that otherwise enable the use of renewable energy). Projects such as small-scale solar resulting in minimal energy savings or production will be considered under Subcriterion No. B.2.*

Describe the amount of energy capacity. For projects that implement renewable energy systems, state the estimated amount of capacity (in kilowatts) of the system. Please provide sufficient detail supporting the stated estimate, including all calculations in support of the estimate.

Describe the amount of energy generated. For projects that implement renewable energy systems, state the estimated amount of energy that the system will generate (in kilowatt hours per year). Please provide sufficient detail supporting the stated estimate, including all calculations in support of the estimate. Please explain how the power generated as a result of this project will be used, including any existing or planned agreements and infrastructure.

Describe the status of a mothballed hydro plant. For projects that are brining mothballed hydropower capacity back online, please describe the following:

- Clearly describe the work that will be accomplished through the WaterSMART Grant. Note: normal OM&R activities are not eligible for funding. The work being proposed must be an investment.
- Provide information about the capacity (in kilowatts) of the existing hydro system and the expected capacity once it is brough back on-line.

- Provide information about the duration that the hydro system has been offline and the reasons why it has been mothballed. Please include any regulatory reporting or filings (e.g., FERC filings) or other documentation regarding the system.

Describe any other benefits of the renewable energy project. Please describe and provide sufficient detail on any additional benefits expected to result from the renewable energy project, including:

- How the system will combat/offset the impacts of climate change, including an expected reduction in greenhouse gas emissions
- Expected environmental benefits of the renewable energy system
- Any expected reduction in the use of energy currently supplied through a Reclamation project.
- Anticipated benefits to other sectors/entities.
- Expected water needs, if any, of the system.

AND/OR

E.1.2.2. Subcriterion No. B.2: Increasing Energy Efficiency in Water Management *Up to* ***10 points*** *may be awarded for projects that address energy demands and reduce greenhouse gas emissions by retrofitting equipment to increase energy efficiency and/or through water conservation improvements that result in reduced pumping or diversions.*

Describe any energy efficiencies that are expected to result from implementation of the water conservation or water efficiency project (e.g., reduced pumping).

- If quantifiable energy savings is expected to result from the project, please provide sufficient details and supporting calculations. If quantifying energy savings, please state the estimated amount in kilowatt hours per year.
- How will the energy efficiency improvement combat/offset the impacts of climate change, including an expected reduction in greenhouse gas emissions.
- If the project will result in reduced pumping, please describe the current pumping requirements and the types of pumps (e.g., size) currently being used. How would the proposed project impact the current pumping requirements and energy usage?
- Please indicate whether your energy savings estimate originates from the point of diversion, or whether the estimate is based upon an alternate site of origin.
- Does the calculation include any energy required to treat the water, if applicable?
- Will the project result in reduced vehicle miles driven, in turn reducing greenhouse gas emissions? Please provide supporting details and calculations.
- Describe any renewable energy components that will result in minimal energy savings/production (e.g., installing small-scale solar as part of a SCADA system).

E.1.3. Evaluation Criterion C—Sustainability Benefits (20 points)

*Up to **20 points** may be awarded under this criterion. This criterion prioritizes projects that address a specific water and/or energy sustainability concern(s), including enhancing drought resilience, addressing the current and future impacts of climate change, and resolving water related conflicts in the region. In addition, this criterion is focused on the benefits associated with the project, including benefits to tribes, ecosystem benefits, and other benefits to water and/or energy supply sustainability.*

Enhancing drought resiliency. In addition to the separate WaterSMART Environmental Water Resources Projects NOFO, this NOFO places a priority on projects that enhance drought resiliency, through this section and other sections above, consistent with the SECURE Water Act. Please provide information regarding how the project will enhance drought resilience by benefitting the water supply and ecosystem, including the following:

- Does the project seek to improve ecological resiliency to climate change?
- Will water remain in the system for longer periods of time? If so, provide details on current/future durations and any expected resulting benefits (e.g., maintaining water temperatures or water levels).
- Will the project benefit species (e.g., federally threatened or endangered, a federally recognized candidate species, a state listed species, or a species of particular recreational, or economic importance)? Please describe the relationship of the species to the water supply, and whether the species is adversely affected by a Reclamation project or is subject to a recovery plan or conservation plan under the Endangered Species Act (ESA).
- Please describe any other ecosystem benefits as a direct result of the project.
- Will the project directly result in more efficient management of the water supply? For example, will the project provide greater flexibility to water managers, resulting in a more efficient use of water supplies?

Projects that are intended to improve streamflows or aquatic habit, and that are requesting $500,000 or more in Federal funding, must include information about plans to monitor the benefits of the project. Please describe the plan to monitor improved streamflows or aquatic habit benefits over a five-year period once the project has been completed. Provide detail on the steps to be taken to carry out the plan.

Addressing a specific water and/or energy sustainability concern(s). Will the project address a specific sustainability concern? Please address the following:

- Explain and provide detail of the specific issue(s) in the area that is impacting water sustainability, such as shortages due to drought and/or climate change, increased demand, or reduced deliveries.
- Explain and provide detail of the specific issue(s) in the area that is impacting energy sustainability, such as reliance on fossil fuels, pollution, or interruptions in service.
- Please describe how the project will directly address the concern(s) stated above. For example, if experiencing shortages due to drought or climate change, how will the project directly address and confront the shortages?

- Please address where any conserved water as a result of the project will go and how it will be used, including whether the conserved water will be used to offset groundwater pumping, used to reduce diversions, used to address shortages that impact diversions or reduce deliveries, made available for transfer, left in the river system, or used to meet another intended use.
- Provide a description of the mechanism that will be used, if necessary, to put the conserved water to the intended use.
- Indicate the quantity of conserved water that will be used for the intended purpose(s).

Other project benefits. Please provide a detailed explanation of the project benefits and their significance. These benefits may include, but are not limited to, the following:

(1) **Combating the Climate Crisis:** E.O. 14008: *Tackling the Climate Crisis at Home and Abroad*, focuses on increasing resilience to climate change and supporting climate-resilient development. For additional information on the impacts of climate change throughout the western United States, see: https://www.usbr.gov/climate/secure/docs/2021secure/2021SECUREReport.pdf. Please describe how the project will address climate change, including the following:

- Please provide specific details and examples on how the project will address the impacts of climate change and help combat the climate crisis.
- Does this proposed project strengthen water supply sustainability to increase resilience to climate change?
- Will the proposed project establish and utilize a renewable energy source?
- Will the project result in lower greenhouse gas emissions?

(2) Disadvantaged or Underserved Communities: E.O. 14008 and E.O. 13985 support environmental and economic justice by investing in underserved and disadvantaged communities and addressing the climate-related impacts to these communities, including impacts to public health, safety, and economic opportunities. Please describe how the project supports these Executive Orders, including:

a. Does the proposed project directly serve and/or benefit a disadvantaged or historically underserved community? Benefits can include, but are not limited to, public health and safety through water quality improvements, new water supplies, new renewable energy sources, or economic growth opportunities.

b. If the proposed project is providing benefits to a disadvantaged community, provide sufficient information to demonstrate that the community meets the disadvantaged community definition in Section 1015 of the Cooperative Watershed Act, which is defined as a community with an annual median household income that is less than 100 percent of the statewide annual median household income for the State, or the applicable state criteria for determining disadvantaged status.

c. If the proposed project is providing benefits to an underserved community, provide sufficient information to demonstrate that the community meets the underserved definition in E.O. 13985, which includes populations sharing a

particular characteristic, as well as geographic communities, that have been systematically denied a full opportunity to participate in aspects of economic, social, and civic life.

(3) **Tribal Benefits:** The Department of the Interior is committed to strengthening tribal sovereignty and the fulfillment of Federal Tribal trust responsibilities. The President's memorandum "Tribal Consultation and Strengthening Nation-to-Nation Relationships" asserts the importance of honoring the Federal government's commitments to Tribal Nations. Please address the following, if applicable:

a. Does the proposed project directly serve and/or benefit a Tribe? Will the project increase water supply sustainability for an Indian Tribe? Will the project provide renewable energy for an Indian Tribe?

b. Does the proposed project directly support tribal resilience to climate change and drought impacts or provide other tribal benefits such as improved public health and safety through water quality improvements, new water supplies, or economic growth opportunities?

(4) Other Benefits: Will the project address water and/or energy sustainability in other ways not described above? For example:

a. Will the project assist States and water users in complying with interstate compacts?

b. Will the project benefit multiple sectors and/or users (e.g., agriculture, municipal and industrial, environmental, recreation, or others)?

c. Will the project benefit a larger initiative to address sustainability?

d. Will the project help to prevent a water-related crisis or conflict? Is there frequently tension or litigation over water in the basin?

E.1.4. Evaluation Criterion D—Complementing On-Farm Irrigation Improvements (10 points)

*Up to **10 points** may be awarded for projects that describe in detail how they will **complement on-farm irrigation improvements** eligible for NRCS financial or technical assistance.*

Note: Scoring under this criterion is based on an overall assessment of the extent to which the WaterSMART Grant project will complement ongoing or future on-farm improvements. Applicants should describe any proposal made to NRCS, or any plans to seek assistance from NRCS in the future, and how an NRCS-assisted activity would complement the WaterSMART Grant project. Financial assistance through EQIP is the most commonly used program by which NRCS helps producers implement improvements to irrigation systems, but NRCS does have additional technical or financial assistance programs that may be available. Applicants may receive maximum points under this criterion by providing the information described in the bullet points below. **Applicants are *not* required to have assurances of NRCS assistance by the application deadline to be awarded the maximum number of points under this sub-criterion.** Reclamation may contact applicants during the review process to gather additional information about pending applications for NRCS assistance if necessary.

Please note: On-farm improvements themselves are *not* eligible activities for funding under this NOFO. This criterion is intended to focus on how the WaterSMART Grant project will complement ongoing or future on-farm improvements. NRCS will have a separate application process for the on-farm components of selected projects that may be undertaken in the future, separate of the WaterSMART Grant project.

If the proposed project will complement an on-farm improvement eligible for NRCS assistance, please address the following:

- Describe any planned or ongoing projects by farmers/ranchers that receive water from the applicant to improve on-farm efficiencies.
    - Provide a detailed description of the on-farm efficiency improvements.
    - Have the farmers requested technical or financial assistance from NRCS for the on-farm efficiency projects, or do they plan to in the future?
    - If available, provide documentation that the on-farm projects are eligible for NRCS assistance, that such assistance has or will be requested, and the number or percentage of farms that plan to participate in available NRCS programs.
    - Applicants should provide letters of intent from farmers/ranchers in the affected project areas.
- Describe how the proposed WaterSMART project would complement any ongoing or planned on-farm improvement.
    - Will the proposed WaterSMART project directly facilitate the on-farm improvement? If so, how? For example, installation of a pressurized pipe through WaterSMART can help support efficient on-farm irrigation practices, such as drip-irrigation.

      OR
    - Will the proposed WaterSMART project complement the on-farm project by maximizing efficiency in the area? If so, how?
- Describe the on-farm water conservation or water use efficiency benefits that are expected to result from any on-farm work.
    - Estimate the potential on-farm water savings that could result in acre-feet per year. Include support or backup documentation for any calculations or assumptions.
- Please provide a map of your water service area boundaries. If your project is selected for funding under this NOFO, this information will help NRCS identify the irrigated lands that may be approved for NRCS funding and technical assistance to complement funded WaterSMART projects.

Note: On-farm water conservation improvements that complement the water delivery improvement projects selected through this NOFO may be considered for NRCS funding and technical assistance to the extent that such assistance is available. For more information, including application deadlines and a description of available funding, please contact your local NRCS office. See the NRCS website for office contact information, www.nrcs.usda.gov/wps/portal/nrcs/main/national/contact/states/.

E.1.5. Evaluation Criterion E—Planning and Implementation (8 points)

*Up to **8 points** may be awarded for these subcriteria.*

E.1.5.1. Subcriterion E.1— Project Planning

Points may be awarded for proposals with planning efforts that provide support for the proposed project.

Does the applicant have a Water Conservation Plan and/or System Optimization Review (SOR) in place? Does the project address an adaptation strategy identified in a completed WaterSMART Basin Study? Please self-certify or provide copies of these plans where appropriate to verify that such a plan is in place. Including a specific excerpt or a link to the planning document may also be considered where appropriate.

Provide the following information regarding project planning:

(1) Identify any district-wide, or system-wide, planning that provides support for the proposed project. This could include a Water Conservation Plan, SOR, Drought Contingency Plan or other planning efforts done to determine the priority of this project in relation to other potential projects.

(2) Describe how the project conforms to and meets the goals of any applicable planning efforts and identify any aspect of the project that implements a feature of an existing water plan(s).

(3) If applicable, provide a detailed description of how a project is addressing an adaptation strategy specifically identified in a completed WaterSMART Basin Study or Water Management Options Pilot (e.g., a strategy to mitigate the impacts of water shortages resulting from climate change, drought, increased demands, or other causes)

For more information on Basin Studies, including a list of completed basin studies and reports, please visit: www.usbr.gov/WaterSMART/bsp.

E.1.5.2. Subcriterion E.2— Readiness to Proceed

Points may be awarded based upon the extent to which the proposed project is capable of proceeding upon entering into a financial assistance agreement. Please note, if your project is selected, responses provided in this section will be used to develop the scope of work that will be included in the financial assistance agreement.

Applications that include a detailed project implementation plan (e.g., estimated project schedule that shows the stages and duration of the proposed work, including major tasks, milestones, and dates) will receive the most points under this criterion.

- Identify and provide a summary description of the major tasks necessary to complete the project. Note: please do not repeat the more detailed technical project description provided in Section D.2.2.4.; this section should focus on a summary of the major tasks to be accomplished as part of the project.
- Describe any permits that will be required, along with the process for obtaining such permits.

- Identify and describe any engineering or design work performed specifically in support of the proposed project.
- Describe any new policies or administrative actions required to implement the project.
- Please also include an estimated project schedule that shows the stages and duration of the proposed work, including major tasks, milestones, and dates. Milestones may include, but are not limited to, the following: complete environmental and cultural compliance; mobilization; begin construction/installation; construction/installation (50% complete); and construction/installation (100% complete)

E.1.6. Evaluation Criterion F—Collaboration (6 points)

*Up to **6 points** may be awarded for projects that promote and encourage collaboration among parties in a way that helps increase the sustainability of the water supply.*

- Please describe how the project promotes and encourages collaboration. Consider the following:
- Is there widespread support for the project? Please provide specific details regarding any support and/or partners involved in the project. What is the extent of their involvement in the process?
- What is the significance of the collaboration/support?
- Will this project increase the possibility/likelihood of future water conservation improvements by other water users?
- Please attach any relevant supporting documents (e.g., letters of support or memorandum of understanding).

E.1.7. Evaluation Criterion G— Additional Non-Federal Funding (4 points)

*Up to **4 points** may be awarded to proposals that provide non-Federal funding in excess of 50 percent of the project costs. State the percentage of non-Federal funding provided using the following calculation:*

$$\frac{\text{Non-Federal Funding}}{\text{Total Project Cost}}$$

E.1.8. Evaluation Criterion H— Nexus to Reclamation (4 Points)

*Up to **4 points** may be awarded if the proposed project is connected to a Reclamation project or Reclamation activity. No points will be awarded for proposals without connection to a Reclamation project or Reclamation activity.*

Describe the nexus between the proposed project and a Reclamation project or Reclamation activity. Please consider the following:

- Does the applicant have a water service, repayment, or O&M contract with Reclamation?

- If the applicant is not a Reclamation contractor, does the applicant receive Reclamation water through a Reclamation contractor or by any other contractual means?
- Will the proposed work benefit a Reclamation project area or activity?
- Is the applicant a Tribe?

E.2. Review and Selection Process

The Federal government reserves the right to reject any and all applications that do not meet the requirements or objectives of this NOFO. Awards will be made for projects most advantageous to the Federal Government. Award selection may be made to maintain balance among the eligible projects listed in this NOFO. The evaluation process will be comprised of the steps described in the following subsections.

E.2.1. Initial Screening

All application packages will be screened to ensure that:

- The applicant meets the eligibility requirements stated in this NOFO.
- The applicant meets the unique entity identifier and SAM registration requirements stated in this NOFO (this may be initiated up to 30 days after the application deadline).
- The application meets the content requirements of the NOFO package, including submission of a technical proposal, including responses to the evaluation criteria, a funding plan, budget proposal, and budget narrative.
- The application contains a properly executed SF-424, Application for Financial Assistance and form SF-424D, Assurances Construction Programs and a completed SF-424A, Budget Information Non-Construction Programs (Note: the SF-424A may be used for both non-construction and construction activities).
- The application includes an official resolution, adopted by the applicant's board of directors, governing body, or appropriate authorized official (this may be submitted up to 30 days after the application deadline).
- The application and funding plan meets or exceeds the minimum non-Federal cost-share requirements identified in this NOFO.
- The project can be completed in two years for Funding Group I project, or in three years for Funding Group II project.

Reclamation reserves the right to remove an application from funding consideration if it does not pass all Initial Screening criteria listed above. An applicant that has submitted an application that is determined to be ineligible for funding will be notified along with other applicants, or sooner, if possible.

E.2.2. Application Review Committee

Evaluation criteria will comprise the total evaluation weight as stated in the Section E.1 *Evaluation Criteria*. Applications will be scored against the evaluation criteria by an Application Review Committee (ARC), made up of experts in relevant disciplines selected from across

Reclamation. The ARC will also review the application to ensure that the project meets the description of eligible projects and meets the objective of this NOFO.

During ARC review, Reclamation may contact applicants to request clarifications to the information provided, if necessary.

E.2.3. Red-Flag Review

Following the results of the ARC review, Reclamation offices will review the top-ranking applications and will identify any reasons why a proposed project would not be feasible or otherwise advisable, including environmental or cultural resources compliance issues, permitting issues, legal issues, or financial position. Positive or negative past performance by the applicant and any partners in previous working relationships with Reclamation may be considered, including whether the applicant is making significant progress toward the completion of outstanding financial assistance agreements and whether the applicant is in compliance with all reporting requirements associated with previously funded projects.

In addition, during this review, Reclamation will address any specific concerns or questions raised by members of the ARC, conduct a preliminary budget review, and evaluate the applicant's ability to meet cost share as required.

E.2.4. Managerial Review

Reclamation management will prioritize projects to ensure the total amount of all awards does not exceed available funding levels. Management will also ensure that all projects meet the scope, priorities, requirements, and objectives of this NOFO. Management may also prioritize projects to ensure that multiple project types are represented. After completion of the Managerial Review, Reclamation will notify applicants whose proposals have been selected for award consideration.

E.2.5. Pre-Award Clearances and Approvals

The following pre-award clearances and approvals must be obtained before an award of funding is made. If the results of all pre-award reviews and clearances are satisfactory, an award of funding will be made once the agreement is finalized (approximately one to three months from the date of initial selection). If the results of pre-award reviews and clearances are unsatisfactory, consideration of funding for the project may be withdrawn.

E.2.5.1. Environmental Review

Reclamation will forward all proposals to the appropriate Reclamation Regional or Area Office for completion of environmental compliance. To the extent possible, environmental compliance will be completed before a financial assistance agreement is signed by the parties. However, in most cases, the award will be made contingent on completion of environmental compliance. The financial assistance agreement will describe how compliance will be carried out. **Ground disturbing activities, including any construction or installation activities, may not occur until environmental compliance is complete and a notice to proceed is issued.**

Even in cases where environmental compliance work has been completed previously or is being completed by another Federal agency, Reclamation must still review and adopt such environmental compliance and issue a notice to proceed before ground disturbing activities may be initiated.

E.2.5.2. Budget Analysis and Business Evaluation

A Reclamation Grants Officer will also conduct a detailed budget analysis and complete a business evaluation and responsibility determination. During this evaluation, the Grants Officer will consider several factors that are important, but not quantified, such as:

- Allowability, allocability, and reasonableness of proposed costs
- Financial strength and stability of the applicant
- Past performance, including satisfactory compliance with all terms and conditions of previous awards, such as environmental compliance issues, reporting requirements, proper procurement of supplies and services, and audit compliance
- Adequacy of personnel practices, procurement procedures, and accounting policies and procedures, as established by applicable Office of Management and Budget circulars

E.3. Federal Award Performance Integrity Information System

Prior to making an award with a Federal total estimated amount greater than $150,000, Reclamation is required to review and consider any information about the applicant that is in the designated integrity and performance system accessible through SAM (currently Federal Award Performance Integrity Information System [FAPIIS]) (see 41 U.S.C. §2313). An applicant, at its option, may review information in the designated integrity and performance systems accessible through SAM and comment on any information about itself that a Federal awarding agency previously entered and is currently in the designated integrity and performance system accessible through SAM. Reclamation will consider any comments by the applicant, in addition to the other information in FAPIIS, in making a judgment about the applicant's integrity, business ethics, and record of performance under Federal awards when completing the review of risk posed by applicants as described in 2 CFR §200.205.

E.4. Anticipated Announcement and Federal Award Date

Reclamation expects to contact potential award recipients and unsuccessful applicants in spring 2022, subject to the timing and amount of final FY 2022 appropriations. Financial assistance agreements will be awarded to applicants that successfully pass all pre-award reviews and clearances. Award recipients will be contacted individually to discuss the time frame for the completion of their agreement.

Section F. Federal Award Administration Information

F.1. Federal Award Notices

Successful applicants will receive by electronic mail, a notice of selection signed by a Reclamation Grants Officer. This notice is not an authorization to begin performance.

F.2. Administrative and National Policy Requirements

F.2.1. Environmental and Cultural Resources Compliance

All projects being considered for award funding will require compliance with NEPA before any ground-disturbing activity may begin. Compliance with all applicable state, Federal and local environmental, cultural, and paleontological resource protection laws and regulations is also required. These may include, but are not limited to, the Clean Water Act (CWA), the Endangered Species Act (ESA), the National Historic Preservation Act (NHPA), consultation with potentially affected tribes, and consultation with the State Historic Preservation Office.

Reclamation will be the lead Federal agency for NEPA compliance and will be responsible for evaluating technical information and ensuring that natural resources, cultural, and socioeconomic concerns are appropriately addressed. As the lead agency, Reclamation is solely responsible for determining the appropriate level of NEPA compliance. Further, Reclamation is responsible to ensure that findings under NEPA, and consultations, as appropriate, will support Reclamation's decision on whether to fund a project. Depending on the potential impacts of the project, Reclamation may be able to complete its compliance activities without additional cost to the recipient. Where environmental or cultural resources compliance requires significant participation by Reclamation, costs anticipated to be incurred by Reclamation will be added as a line item to the budget during development of the financial assistance agreement and cost shared accordingly. Any costs to the recipient associated with compliance will be identified during the process of developing a final project budget for inclusion in the financial assistance agreement.

Reclamation's estimated cost to complete environmental and cultural compliance activities will be withheld from the initial obligation of Federal funding. After compliance activities are completed, any remaining Federal funding will be obligated to the Agreement.

Note, if mitigation is required to lessen environmental impacts, the applicant may, at Reclamation's discretion, be required to report on progress and completion of these commitments. Reclamation will coordinate with the applicant to establish reporting requirements and intervals accordingly.

Under no circumstances may an applicant begin any ground-disturbing activities (e.g., grading, clearing, and other preliminary activities) on a project before environmental and cultural resources compliance is complete and a Reclamation Grants Officer provides written notification that all such clearances have been obtained. This pertains to all components of the proposed project, including those that are part of the applicant's non-Federal cost-share. An applicant that proceeds before environmental and cultural resources compliance is

complete may risk forfeiting Reclamation funding under this NOFO. Costs incurred for ground-disturbing activities performed prior to award are not eligible for reimbursement or cost share unless the recipient can provide documentation that Federal environmental and cultural resource clearances were obtained for the project prior to the commencement of the activities.

F.2.2. Approvals and Permits

Recipients shall adhere to Federal, State, Territorial, Tribal, and local laws, regulations, and codes, as applicable, and shall obtain all required approvals and permits. Recipients shall also coordinate and obtain approvals from site owners and operators.

F.2.3. Intangible Property (2 CFR §200.315)

a. Title to intangible property acquired under a Federal award vests upon acquisition in the non-Federal entity (see §200.59 *Intangible Property* [of this CFR]). The non-Federal entity must use that property for the originally authorized purpose and must not encumber the property without approval of the Federal awarding agency. When no longer needed for the originally authorized purpose, disposition of the intangible property must occur in accordance with the provisions in §200.313(e) *Equipment* [of this CFR]

b. The non-Federal entity may copyright any work that is subject to copyright and was developed, or for which ownership was acquired, under a Federal award. The Federal awarding agency reserves a royalty-free, nonexclusive, and irrevocable right to reproduce, publish, or otherwise use the work for Federal purposes, and to authorize others to do so.

c. The non-Federal entity is subject to applicable regulations governing patents and inventions, including government wide regulations issued by the Department of Commerce at 37 CFR §401, *Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Awards, Contracts and Cooperative Agreement*s.

d. The Federal government has the right to:

   (1) obtain, reproduce, publish, or otherwise use the data produced under a Federal award; and

   (2) authorize others to receive, reproduce, publish, or otherwise use such data for Federal purposes.

e. Freedom of Information Act

   (1) In response to a Freedom of Information Act (FOIA) request for research data relating to published research findings produced under a Federal award that were used by the Federal government in developing an agency action that has the force and effect of law, the Federal awarding agency must request, and the non-Federal entity must provide, within a reasonable time, the research data so that they can be made available to the public through the procedures established under the FOIA. If the Federal awarding agency obtains the research data solely in response to a FOIA request, the Federal awarding agency may charge the requester a reasonable fee equaling the full incremental cost of obtaining the research data. This fee should

reflect costs incurred by the Federal agency and the non-Federal entity. This fee is in addition to any fees the Federal awarding agency may assess under the FOIA (5 USC 552(a)(4)(A)).

(2) Published research findings means when:

i. Research findings are published in a peer-reviewed scientific or technical journal; or

ii. A Federal agency publicly and officially cites the research findings in support of an agency action that has the force and effect of law. "Used by the Federal government in developing an agency action that has the force and effect of law" is defined as when an agency publicly and officially cites the research findings in support of an agency action that has the force and effect of law.

(3) Research data means the recorded factual material commonly accepted in the scientific community as necessary to validate research findings, but not any of the following: preliminary analyses, drafts of scientific papers, plans for future research, peer reviews, or communications with colleagues. This "recorded" material excludes physical objects (e.g., laboratory samples). Research data also does not include:

i. Trade secrets, commercial information, materials necessary to be held confidential by a researcher until they are published, or similar information which is protected under law; and

ii. Personnel and medical information and similar information the disclosure of which would constitute a clearly unwarranted invasion of personal privacy, such as information that could be used to identify a particular person in a research study.

F.2.4. Requirements for Agricultural Operations under P.L. 111-11 §9504(a)(3)(B)

In accordance with P.L. 111-11 §9504(a)(3)(B) of grants and cooperative agreements under this authority will not be awarded for an improvement to conserve irrigation water unless the applicant agrees to both of the following conditions:

- Not to use any associated water savings to increase the total irrigated acreage of the applicant
- Not to otherwise increase the consumptive use of water in the operation of the applicant, as determined pursuant to the law of the State in which the operation of the applicant is located

F.2.5. Title to Improvements P.L. 111-11 §9504(a)(3)(D)

If the activities funded through an agreement awarded under this NOFO result in a modification to a portion of a federally owned facility that is integral to the existing operations of that facility, the Federal government shall continue to hold title to the facility and the improvements thereto. Title to improvements, P.L. 111-11 §9504(a)(3)(D) that are not integral to existing water delivery operations shall reside with the project sponsor.

F.3. Reporting Requirements and Distribution

If the applicant is awarded an agreement as a result of this NOFO, the applicant will be required to submit the following reports during the term of the agreement.

F.3.1. Financial Reports

Recipients will be required to submit a fully completed form SF-425 Federal Financial Report on at least a semi-annual basis and with the final performance report. The SF-425 must be signed by a person legally authorized to obligate the recipient.

F.3.2. Interim Performance Reports

The specific terms and conditions pertaining to the reporting requirements will be included in the financial assistance agreement.

Interim performance reports submitted on at least a semi-annual basis, that include the following information:

- A comparison of actual accomplishments to the milestones established by the financial assistance agreement for the period
- The reasons why established milestones were not met, if applicable
- The status of milestones from the previous reporting period that were not met, if applicable
- Whether the project is on schedule and within the original cost estimate
- Any additional pertinent information or issues related to the status of the project

F.3.3. Final Performance Reports

Recipients will be required to submit a final performance report encompassing the entire period of performance. The final performance report must include, but is not limited to, the following information:

- Whether the project objectives and goals were met
- Discussion of the benefits achieved by the project, including information and/or calculations supporting the benefits
- How the project demonstrates collaboration, if applicable
- A comparison of estimated costs vs. actual costs
- Photographs documenting the project are also appreciated

Note: Reclamation may print photos with appropriate credit to the applicant. Also, final reports are public documents and may be made available on Reclamation’s website or as requested.

F.4. Conflicts of Interest

F.4.1. Applicability

This section intends to ensure that non-Federal entities and their employees take appropriate steps to avoid conflicts of interest in their responsibilities under or with respect to Federal financial assistance agreements. In the procurement of supplies, equipment, construction, and services by recipients and by subrecipients, the conflict of interest provisions in 2 CFR 200.318 apply.

F.4.2. Requirements

Non-Federal entities must avoid prohibited conflicts of interest, including any significant financial interests that could cause a reasonable person to question the recipient's ability to provide impartial, technically sound, and objective performance under or with respect to a Federal financial assistance agreement.

In addition to any other prohibitions that may apply with respect to conflicts of interest, no key official of an actual or proposed recipient or subrecipient, who is substantially involved in the proposal or project, may have been a former Federal employee who, within the last year, participated personally and substantially in the evaluation, award, or administration of an award with respect to that recipient or subrecipient or in development of the requirement leading to the funding announcement.

No actual or prospective recipient or subrecipient may solicit, obtain, or use non-public information regarding the evaluation, award, or administration of an award to that recipient or subrecipient or the development of a Federal financial assistance opportunity that may be of competitive interest to that recipient or subrecipient.

F.4.3. Notification

Non-Federal entities, including applicants for financial assistance awards, must disclose in writing any conflict of interest to the Department’s awarding agency or pass-through entity in accordance with 2 CFR §200.112, *Conflicts of Interest*. Recipients must establish internal controls that include, at a minimum, procedures to identify, disclose, and mitigate or eliminate identified conflicts of interest. The recipient is responsible for notifying the Financial Assistance Officer in writing of any conflicts of interest that may arise during the life of the award, including those that have been reported by subrecipients.

F.4.4. Restrictions on Lobbying

Non-Federal entities are strictly prohibited from using funds under this grant or cooperative agreement for lobbying activities and must provide the required certifications and disclosures pursuant to 43 CFR §18 and 31 U.S.C. 1352.

F.4.5. Review Procedures

The Financial Assistance Officer will examine each conflict of interest disclosure on the basis of its particular facts and the nature of the proposed grant or cooperative agreement and will determine whether a significant potential conflict exists and, if it does, develop an appropriate means for resolving it.

F.4.6. Enforcement

Failure to resolve conflicts of interest in a manner that satisfies the Government may be cause for termination of the award. Failure to make required disclosures may result in any of the remedies described in 2 CFR §200.338, *Remedies for Noncompliance*, including suspension or debarment (see also 2 CFR §180).

F.5. Data Availability

F.5.1. Applicability

The Department is committed to basing its decisions on the best available science and providing the American people with enough information to thoughtfully and substantively evaluate the data, methodology, and analysis used by the Department to inform its decisions.

F.5.2. Use of Data

The regulations at 2 CFR §200.315 apply to data produced under a Federal award, including the provision that the Federal Government has the right to obtain, reproduce, publish, or otherwise use the data produced under a Federal award as well as authorize others to receive, reproduce, publish, or otherwise use such data for Federal purposes.

F.5.3. Availability of Data

The recipient shall make the data produced under this award and any subaward(s) available to the Government for public release, consistent with applicable law, to allow meaningful third-party evaluation and reproduction of:

1. the scientific data relied upon;
2. the analysis relied upon; and
3. the methodology, including models, used to gather and analyze data.

F.6. Releasing Applications

Following awards of funding, Reclamation may post all successful applications on the Reclamation website after conducting any redactions determined necessary by Reclamation, in consultation with the recipient.

Section G. Agency Contacts

There will be no pre-application conference. Organizations or individuals interested in submitting applications in response to this NOFO may direct questions to the Reclamation personnel identified below.

G.1. Reclamation Financial Assistance Contact

Questions regarding application and submission information and award administration may be submitted to the attention of the Notice of Funding Opportunity Team at bor-sha-fafoa@usbr.gov. Please note that staff availability on the day of the NOFO closing will be limited.

G.2. Reclamation Program Coordinator Contact

Questions regarding applicant and project eligibility and application review may be submitted to the attention of Mr. Josh German, WaterSMART Grants Program Coordinator, as follows:

By email: jgerman@usbr.gov

By phone: 303-445-2839

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Section H. Other Information

The following is a brief overview of NEPA, NHPA, and ESA. While these statutes are not the only environmental laws that may apply, they are the Federal laws that most frequently do apply. Compliance with all applicable environmental laws will be initiated by Reclamation concurrently, immediately following the initial recommendation to award a financial assistance agreement under this NOFO. The descriptions below are intended to provide you with information about the environmental compliance issues that may apply to your projects.

H.1. Environmental and Cultural Resource Considerations

To allow Reclamation to assess the probable environmental and cultural resources impacts and costs associated with each application, all applicants should consider the following list of questions focusing on the NEPA, ESA, and NHPA requirements. Please answer the following questions to the best of your knowledge. If any question is not applicable to the project, please explain why. The application should include the answers to:

- Will the proposed project impact the surrounding environment (e.g., soil [dust], air, water [quality and quantity], animal habitat)? Please briefly describe all earth-disturbing work and any work that will affect the air, water, or animal habitat in the project area. Please also explain the impacts of such work on the surrounding environment and any steps that could be taken to minimize the impacts.
- Are you aware of any species listed or proposed to be listed as a Federal threatened or endangered species, or designated critical habitat in the project area? If so, would they be affected by any activities associated with the proposed project?
- Are there wetlands or other surface waters inside the project boundaries that potentially fall under CWA jurisdiction as "Waters of the United States?" If so, please describe and estimate any impacts the proposed project may have.
- When was the water delivery system constructed?
- Will the proposed project result in any modification of or effects to, individual features of an irrigation system (e.g., headgates, canals, or flumes)? If so, state when those features were constructed and describe the nature and timing of any extensive alterations or modifications to those features completed previously.
- Are any buildings, structures, or features in the irrigation district listed or eligible for listing on the National Register of Historic Places? A cultural resources specialist at your local Reclamation office or the State Historic Preservation Office can assist in answering this question.
- Are there any known archeological sites in the proposed project area?
- Will the proposed project have a disproportionately high and adverse effect on low income or minority populations?
- Will the proposed project limit access to and ceremonial use of Indian sacred sites or result in other impacts on tribal lands?

- Will the proposed project contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area?

H.2. Background on Federal Environmental and Cultural Resource Laws

H.2.1. National Environmental Policy Act

NEPA requires Federal agencies such as Reclamation to evaluate, during the decision-making process, the potential environmental effects of a proposed action and any reasonable mitigation measures. Before Reclamation can make a decision to fund an award under this NOFO, Reclamation must comply with NEPA. Compliance with NEPA can be accomplished in several ways, depending upon the degree and significance of environmental impacts associated with the proposal:

Some projects may fit within a recognized **Categorical Exclusion (CE)** to NEPA (i.e., one of the established categories of activities that generally do not have significant impacts on the environment). If a project fits within a CE, no further NEPA compliance measures are necessary. Use of a CE can involve simple identification of an applicable **Department CE** or documentation of a **Reclamation CE** using a **Categorical Exclusion Checklist (CEC)**. If a CE is being considered, Reclamation will determine the applicability of the CE and whether extraordinary circumstances (i.e., reasons that the CE cannot be applied) exist. That process can take anywhere from 1 day to about 30 days, depending upon the specific situation.

If the project does not fit within a CE, compliance with NEPA might require preparation of an **Environmental Assessment/Finding of No Significant Impact (EA/FONSI)**. Generally, where no CE applies but there are not believed to be any significant impacts associated with the proposed action, an EA will be required. The EA is used to determine whether any potentially significant effects exist (which would trigger the further step of an **Environmental Impact Statement (EIS)**, below). If no potentially significant effects are identified, the EA process ends with the preparation of a FONSI. The EA/FONSI process is more detailed than the CE/CEC process and can take weeks or even months to complete. Consultation with other agencies and public notification are part of the EA process.

The most detailed form of NEPA compliance, where a proposed project has potentially significant environmental effects, is completion of an **EIS** and **Record of Decision.** An EIS requires months or years to complete, and the process includes considerable public involvement, including mandatory public reviews of draft documents. It is not anticipated that projects proposed under this program will require completion of an EIS.

During the NEPA process, potential impacts of a project are evaluated in context and in terms of intensity (e.g., will the proposed action affect the only native prairie in the county? Will the proposed action reduce water supplied to a wetland by 1 percent? Or 95 percent?). The best source of information concerning the potentially significant issues in a project area is the local Reclamation staff that has experience in evaluating effects in context and by intensity.

Reclamation has the sole discretion to determine what level of environmental NEPA compliance is required. If another Federal agency is involved, Reclamation will coordinate to determine the appropriate level of compliance. You are encouraged to contact your regional or area Reclamation office. See www.usbr.gov/main/offices.html with questions regarding NEPA

compliance issues. You may also contact the Program Coordinator for further information (see Section G. *Agency Contacts*).

H.2.2. National Historic Preservation Act

To comply with Section 106 of the NHPA, Reclamation must consider whether a proposed project has the **potential to cause effects to historic properties**, before it can complete an award under this NOFO. Historic properties are cultural resources (historic or prehistoric districts, sites, buildings, structures, or objects) that qualify for inclusion in the National Register of Historic Places. In some cases, water delivery infrastructure that is over 50 years old can be considered a historic property that is subject to review.

If a proposal is selected for initial award, the recipient will work with Reclamation to complete the Section 106 process. Compliance can be accomplished in several ways, depending on how complex the issues are, including:

- If Reclamation determines that the proposed project does not have the potential to cause effects to historic properties, then Reclamation will document its findings and the Section 106 process will be concluded. This can take anywhere from a couple of days to one month.
- If Reclamation determines that the proposed project could have effects on historic properties, a multi-step process, involving consultation with the State Historic Preservation Officer and other entities, will follow. Depending on the nature of the project and impacts to cultural resources, consultation can be complex and time consuming. The process includes:
    - A determination as to whether additional information is necessary
    - Evaluation of the significance of identified cultural resources
    - Assessment of the effect of the project on historic properties
    - A determination as to whether the project would have an adverse effect and evaluation of alternatives or modifications to avoid, minimize, or mitigate the effects
    - A Memorandum of Agreement is then used to record and implement any necessary measures. At a minimum, completion of the multi-step Section 106 process takes about two months.
- Among the types of historic properties that might be affected by projects proposed under this NOFO are **historic irrigation systems** and **archaeological sites.** An irrigation system or a component of an irrigation system (e.g., a canal or headgate) is more likely to qualify as historic if it is more than 50 years old, if it is the oldest (or an early) system/component in the surrounding area, and if the system/component has not been significantly altered or modernized. In general, proposed projects that involve ground disturbance, or the alteration of existing older structures, are more likely to have the potential to affect cultural resources. However, the level of cultural resources compliance required, and the associated cost, depends on a case-by-case review of the circumstances presented by each proposal.

You should contact your State Historic Preservation Office and your local Reclamation office's cultural resources specialist to determine what, if any, cultural resources surveys have been conducted in the project area. See www.usbr.gov/cultural/crmstaff.html for a list of Reclamation cultural resource specialists. If an applicant has previously received Federal financial assistance it is possible that a cultural resources survey has already been completed.

H.2.3. Endangered Species Act

Pursuant to Section 7 of the ESA, each Federal agency is required to consult with the U.S. Fish and Wildlife Service (USFWS) or the National Oceanic and Atmospheric Administration (NOAA) Fisheries Service to ensure any action it authorizes, funds, or carries out is not likely to **jeopardize the continued existence of any endangered or threatened species or destroy or adversely modify any designated critical habitat.**

Before Reclamation can approve funding for the implementation of a proposed project, it is required to comply with Section 7 of the ESA. The steps necessary for ESA compliance vary, depending on the presence of endangered or threatened species and the effects of the proposed project. A rough overview of the possible course of ESA compliance is:

- If Reclamation can determine that there are no endangered or threatened species or designated critical habitat in the project area, then the ESA review is complete and no further compliance measures are required. This process can take anywhere from one day to one month.
- If Reclamation determines that endangered or threatened species may be affected by the project, then a **Biological Assessment** must be prepared by Reclamation. The Biological Assessment is used to help determine whether a proposed action may affect a listed species or its designated critical habitat. The Biological Assessment may result in a determination that a proposed action **is not likely to adversely affect** any endangered or threatened species. If the USFWS/NOAA Fisheries Service concurs in writing, then no further consultation is required and the ESA compliance is complete. Depending on the scope and complexity of the proposed action, preparation of a Biological Assessment can range from days to weeks or even months. The USFWS/NOAA Fisheries Service generally respond to requests for concurrence within 30 days.
- If it is determined that the project **is likely to adversely affect listed species**, further consultation (**formal consultation**) with USFWS or NOAA Fisheries Service is required to comply with the ESA. The process includes the creation of a **Biological Opinion** by the USFWS/NOAA Fisheries Service, including a determination of whether the project would **jeopardize** listed species and, if so, whether any **reasonable and prudent** alternatives to the proposed project are necessary to avoid jeopardy. Nondiscretionary **reasonable and prudent measures** and **terms and conditions** to minimize the impact of incidental take may also be included. Under the timeframes established in the ESA regulations, the Biological Opinion is issued within 135 days from the date that formal consultation was initiated, unless an extension of time is agreed upon.

The time, cost, and extent of the work necessary to comply with the ESA depends upon whether endangered or threatened species are present in the project area and, if so, whether the project might have effects on those species significant enough to require formal consultation.

ESA compliance is often conducted parallel to the NEPA compliance process and, as in the case of a CEC, documented simultaneously. The best source of information concerning the compliance with the ESA in a particular project area is the local Reclamation environmental staff that can be helpful in determining the presence of listed species and possible effects that would require consultation with the USFWS or NOAA Fisheries Service. Contact your regional or area Reclamation office, www.usbr.gov/main/offices.html with questions regarding ESA compliance issues.

Appendix A: Benefit Quantification and Performance Measures

The following information is included to provide applicants additional guidance on pre- and post-project benefit quantification.

All WaterSMART Grants applicants are required to propose a method (or "performance measure") of quantifying the actual benefits of their project once it is completed. Actual benefits are defined as water actually conserved or better managed, as a direct result of the project. A provision will be included in all assistance agreements with WaterSMART Grants recipients describing the performance measure and requiring the recipient to quantify the actual project benefits in their final report to Reclamation upon completion of the project.

Quantifying project benefits is an important means to determine the relative effectiveness of various water management efforts, as well as the overall effectiveness of WaterSMART Grants.

The following information is intended to provide applicants with examples of some acceptable methods that may be used to estimate benefits pre-project and to verify benefits upon completion of the project. **However, the following is not intended to be an exhaustive list of acceptable performance measures. Applicants are encouraged to propose alternatives to the measures listed below if another measure is more effective for the particular project.**

Reclamation understands that, in some cases, baseline information may not be available, and that methods other than those suggested below may need to be employed. If an alternative performance measure is suggested, the applicant must provide information supporting the effectiveness of the proposed measure as it applies to the proposed project.

Performance Measure A: Projects with Quantifiable Water Savings

The methods included below are examples that may be helpful in estimating the water conservation that will be realized upon completion of the proposed project and to verify this amount post-project.

Performance Measure A.1: Canal Lining/Piping

Canal lining or piping projects are implemented to decrease or eliminate canal water seepage and evapotranspiration. **The following information may be helpful in estimating the water conservation that will be realized upon completion of the proposed project and to verify this amount post-project.**

Pre-project estimation of benefits:

To calculate potential water savings, physical measurements of losses from seepage, evaporation, and/or transpiration are necessary. If evaporation will not be mitigated by the project (e.g., canal lining), evaporative losses should be estimated and deducted from the estimated water conservation. Two testing procedures which can be used are listed below:

- **Ponding tests:** Conduct ponding tests along canal reaches proposed for lining or piping. At least two tests, one early and one late season, are suggested since seepage rates vary significantly during the irrigation season. Multiple years of data are also suggested. Ponding test results should be provided in terms of both acre-feet per year (AFY) of seepage and cubic feet of seepage per square feet of canal surface per day (cfs/sf/day).
- **Inflow/outflow testing:** Measure the flow rate of water flowing in and out of the canal reach. At least two tests, one early and one late season, are suggested since seepage rates vary significantly during the irrigation season. Multiple years of data are also suggested. Inflow/outflow test results should be provided in terms of both AFY of seepage and cubic feet per second of seepage per cubic feet per second of canal flow per mile of canal (cfs/sf/mile).

If ponding or inflow/outflow tests cannot be performed, estimated historical seepage and evaporation rates for the canal reach may be based on a combination of soils/geology conditions, flow rates, diversion rates, irrigation methods and crops, weather information, and historical knowledge. Soils/geologic conditions can not represent the sole source for estimating seepage losses, but can be included as support for an estimate. Evaporation data are available at www.nws.noaa.gov/oh/hdsc/PMP_related_studies/TR34.pdf. A discussion should be included on why ponding or inflow/outflow tests cannot be performed that also includes a thorough description of the logic used in the estimation calculations performed.

Post-project methods for quantifying the benefits of canal lining or piping projects:

- Using tests listed above, compare pre-project and post-project test results to calculate water savings. For canal lining projects, evaporation should be calculated based on weather data and then subtracted from the total loss measured by testing. For piping projects, it is typically assumed all seepage and evaporation are eliminated with most types of pipe materials.
- If ponding or inflow/outflow tests cannot be performed, benefits can be calculated by comparing the estimated historical seepage and evaporation rates for the canal reach to the post-project seepage and evaporation (documentation of proposed method of measuring or estimating post-project seepage and evaporation should be provided).
- Results can be verified using a ratio of historical diversion and delivery rates if adequate data exists. The adequacy of the data should be discussed with regard to methods used to measure diversion and delivery quantities. This type of verification should also include a comparison of historical canal efficiencies and post-project canal efficiencies. For example, if an irrigation district needs to divert 6 acre-feet of water to deliver 2 acre-feet of water to a field through the canal pre-project, this would be a 33% efficiency:

$$\frac{2\ acrefeet}{6\ acrefeet} \times 100\% = 33\%\ \text{efficiency}$$

If post-project, the irrigation district only needs to divert 4 acre-feet of water through the canal to deliver the 2 acre-feet, efficiency would improve by 17% to 50%:

$$\frac{2\ acre feet}{4\ acre feet} \times 100\% = 50\%\ \text{efficiency}$$

- Record reduction in water purchases by shareholders and compare to historical water purchases. Using this method would require consideration and explanation of other potential reasons for decreased water purchases (e.g., precipitation, temperature, etc.).

Useful references regarding canal seepage monitoring and verification include:

- www.usbr.gov/tsc/techreferences/mands/wmm/index.htm
- www.usbr.gov/tsc/techreferences/hydraulics_lab/pubs/PAP/PAP-0015.pdf
- gfipps.tamu.edu/files/2019/12/B-6218_Measuring-Seepage-Losses.pdf

Performance Measure A.2: Measuring Devices

Good water management requires accurate and timely water measurement at appropriate locations throughout a conveyance system. This includes irrigation delivery systems and municipal distribution systems.

Measuring Devices: A.2.a. Municipal Metering

For projects that install or replace existing municipal end-user water service meters, the applicant should consider the following:

- Whether the project includes new meters where none existed previously or replaces existing meters
- Whether the project includes individual water user meters, main line meters, or both
- If the project replaces existing individual water user meters with new meters, whether new technologies (automatic meter reading or AMI meters) will be employed
- Include a description of both pre- and post-project rate structuring.
- **Note:** Distribution system meters will not receive points for quantifiable water savings under Evaluation Criterion A: *Quantifiable Water Savings*. Accordingly, these projects must be paired with a complementary project component that will result in water savings in order for the proposal to be receive credit for water savings, e.g., pipe installation using upgraded materials, or individual water service meters.

The following information about municipal end-user water service meters and replacement may be helpful in estimating the water conservation that will be realized upon completion of the proposed project and to verify this amount post-project:

- Municipal water delivery meters are typically installed for each water user as well as at strategic locations within the distribution system to measure production, supply, and/or storage. Accurate measurement allows for demand assessments, customer billing, diagnostic testing, locating and quantifying leakage, and other management needs.

- Significant water savings can be achieved when meters are installed where none existed previously. In the case of individual water user metering, most customers use significantly less water when billed at a usage rate; and especially so when a tiered rate is applied (i.e., higher rates for higher use). Replacing existing meters can also result in water savings when new technologies are employed.
- Quantifying savings associated with meter installation and/or replacement requires analysis of pre- and post-installation measurements from existing meters at strategic locations within the system. If installing meters will result in conserved water, please provide support for this determination (e.g., studies, previous projects, etc.). A logical scheme should be developed that compares pre- and post-installation flow quantities and that accounts for leakage and other considerations. The site-specific water savings verification plan should be as detailed as possible and clearly state all assumptions and the relative level of accuracy expected. In addition, please provide details underlying any assumptions being made in support of water savings estimates (e.g., residential users will reduce use once a more advanced billing structure is imposed).

Measuring Devices: A.2.b. Irrigation Metering

Measuring devices that may be installed can include, but is not limited to, the following:

- Flow meters (current or acoustic)
- Weirs
- Flumes
- Meter gates
- Submerged orifices

Potential benefits from improved irrigation delivery system measurement include being able to:

- Quantify system losses between measurement locations
- Quantify waste way (spill) flows
- Accurately bill customers for the actual amount of water delivered
- Facilitate accurate and equitable distribution of water within a district
- Allow for implementing future system improvements such as seepage reduction, remote flow monitoring, and canal operation automation projects

The following performance measures may be helpful in estimating the water conservation that will be realized upon completion and to verify this amount post-project for improved irrigation delivery system measurement.

Pre-project estimations of baseline data:

- Pre-project flows may be difficult to estimate without a measuring device in place. Ideally, temporary measurement devices or other methods to estimate flow rates may be used to estimate flow rates as accurately as possible.

- In lieu of temporary measurement devices, the applicant may be able to use data from measurement devices located elsewhere in the delivery system (if available). Otherwise, the applicant may have to rely on other historical data and/or estimates based on a combination of soils/geology, delivery data, flow data, and weather data.

Post-project methods for quantifying the benefits of projects to install measuring devices:

- Compare post-project water measurement (deliveries, diversions, and waste/spills) data to pre-project data or estimates—taking into account other factors which may have cause changes
- Survey users to determine utility of the devices for decision making
- Present how measurement devices were used to identify water losses which were previously unknown and how these will be addressed
- Document the benefits of any rate structure changes made possible by the installation of measuring devices (e.g., if districts that convert from non-metered to metered deliveries are able to convert from billing water users at a flat rate to billing for actual water use using a volumetric or tiered water pricing structure)

Performance Measure A.3: SCADA and Geographic Information Systems (GIS)

Proposals may involve installing or expanding a SCADA or combined SCADA/GIS system that monitors flows in an individual district or in a basin that includes several districts. SCADA systems provide water managers with real-time data on the flow rates and volumes of water at key points within an irrigation water delivery system. Access to such data allows water managers to make accurate and timely deliveries of water, reducing over-deliveries and spillage at the end of the canal. SCADA/GIS systems can provide water users with real time delivery data to promote improved on-farm efficiencies.

For projects that install or expand a SCADA and/or GIS system, the applicant should consider the following:

- How SCADA or SCADA/GIS implementation will differ from pre-project operations in terms of how improved data availability will be incorporated into daily operational decisions
- How the SCADA or SCADA/GIS systems will be maintained once implemented. Discuss balance of in-house expertise anticipated vs. reliance on third party service provider(s)
- The projected opportunities for improved operational efficiencies that could be realized through implementation of a SCADA or SCADA/GIS system (e.g., improved delivery equity, improved response to unanticipated events, reduced administrative spillage, and enhanced productivity of human resources)
- The response process to SCADA or SCADA/GIS failures/outages
- Applicants are encouraged to review published reports on considerations when implementing a SCADA system (e.g., Freeman, B. and C. Burt, 2009. Practical experience with state-of-the-art technologies in SCADA systems, Irrigation Training and Research Center, California Polytechnic State University, San Luis Obispo, California.

The following performance measures may be helpful in estimating the water conservation that will be realized upon completion and to verify this amount post-project for installing a SCADA or SCADA/GIS system.

Pre-project estimations of baseline data:

- Collect data on diversions and deliveries to water users
- Collect data on waste way flows
- Document employee pre-project time spent on ditch/canal monitoring and water control

Post-project methods for quantifying benefits of SCADA or SCADA/GIS system projects:

- Calculate amount of increased carryover storage in associated reservoirs. This is a long-term measure which will be more meaningful over a period of years.
- Track and record the diversions to water users and compare to pre-project diversions. This would show results of improved management if yearly fluctuations in weather are accounted for.
- Report delivery improvements (e.g., changes in supply, duration, or frequency that are available to end users because of SCADA/GIS).
- Calculate if there was a reduction in wasteway flows and, if so, how much they were reduced.
- Document other benefits such as less mileage by operators on dusty roads (which saves time and influences air quality) and less damage to canal banks.

Performance Measure A.4: Automation

Proposals may include system automaton projects aimed at *preventing or reducing* spillage from canals, or drainage capture/reuse projects focused on *intercepting* spills and redirecting them to drains, canals, or reregulation reservoirs for reuse.

For projects that automate a system, the applicant should consider the following:

- The rationale of long-term automation plans (e.g., system-wide project vs. incremental implementation).
- Whether automation at given sites will result in heightened operational issues in other parts of the system (e.g., passing supply/demand mismatches downstream).
- How automation technologies will be maintained (e.g., discuss balance of in-house expertise anticipated vs. reliance on third party service provider[s]).
- The anticipated net benefits of implementing an automation project.
- Applicants are encouraged to review published reports on considerations when implementing an automation system (e.g., Freeman, B. and C. Burt 2009).

The following performance measures may be helpful in estimating the water conservation that will be realized upon completion and to verify this amount post-project for automating delivery system components.

Pre-project estimations of baseline data:

- Establish baseline data by measuring existing spillage or document historical spillage with existing data. A measuring device should be positioned to measure spillage losses. To account for temporal variations, a minimum of a one-year history of continuous pre-project measurements is desirable for future comparison to post-project water usage. Spillage volumes can vary substantially between wet and dry years, operational changes, etc.; therefore, some multi-year estimates of spillage are preferred.
- Track pre-project water diversions using district diversion records, supplier diversion records, and/or district-recorded delivery records. Spillage estimates may be based on these data in some cases.

Post-project methods for quantifying benefits of spillage reduction projects:

- Measure spillage losses post-project and compare to pre-project data. Gather enough data to account for seasonal and temporal variations.
- Track post-project changes in the amount of water diverted and compare to pre-project diversion data.
- Compare estimated historical spills from district/project boundaries to post-project spills.
- Report specific annual volume changes to spills, diversions, or deliveries due to system automation.

Performance Measure No. A.5: Drain and Spill Water Reuse Projects

Drain and spill water reuse can be a district-level or regional conservation effort that consists of recovering irrigation water from drains and returning it to the water supply system for delivery to users.

Several types of projects can focus on drainage and reuse. Examples include:

- Pump stations with constant flow rates.
- Variable speed pump stations with or without SCADA controls.
- Storage reservoirs with pump stations at constant flow rates.
- Storage reservoirs with variable speed pump stations and SCADA controls.

The following performance measures may be helpful in estimating the water conservation that will be realized upon completion and to verify this amount post-project for drainage reuse projects:

Pre-project estimations of baseline data:

- A measuring device should be positioned to measure drain water losses.
- To account for temporal variations, a minimum of a one-year history of pre-project measurements is desirable for future comparison to post- project water usage.

- Drainage volumes can vary substantially between wet and dry years, as a function of operations, etc. Therefore, some multi-year measurements of drain water losses may be necessary.

Post-project methods for quantifying benefits of drainage reuse projects:

- Measure post-project drainage flows and compare to flow data collected pre-project.
- Gather enough data to account for temporal variations.
- Take readings from measuring devices positioned to measure drain water loss. A system analysis can be done with the following calculation:

$$Drainage\ with\ project = (100\% - \%\ Reuse) \times Drainage\ without\ project$$

- Measure and record post-project water deliveries to fields, drainage water volumes entering reservoirs, and drainage water volumes recycled to fields. Compare these data to historical data.
- Survey farmers and estimate any benefits to farmers, such as improved flexibility in water management, reduction in shortages of supply to users near the end of the canal, etc. If it is not possible to quantify these benefits in acre-feet, a narrative explanation may be acceptable.

Performance Measure A.6: Landscape Irrigation Measures

Municipal water providers can promote savings in outdoor water use by encouraging turf removal and installation of Smart irrigation controllers, controllers with rain sensor shutoff, drip irrigation, and high-efficiency irrigation nozzles (sprinkler heads). This is typically accomplished through rebate or direct installation programs.

Landscape Irrigation Measures: A.6.a. Turf Removal

For turf removal projects, the applicant should consider the total estimated quantity of turf to be removed, the estimated historical annual average quantity of water applied per unit area of turf, and the estimated amount of water to be applied to any replacement landscape vegetation.

Pre-project estimations of baseline data:

The historical average amount of water applied for turf irrigation should be estimated based on actual water consumption data or weather-based theoretical irrigation requirement estimates. Potential methods include the following:

- *Dedicated meter data.* Municipal water delivery entities often have users where dedicated irrigation meters exist (e.g., parks, homeowners' associations, and golf courses). If so, metered water use can be divided by the irrigated area to calculate the average annual irrigation rate per unit area of turf. The greater the number of years of data used, the better the averages should be with regard to varying weather conditions.

  Also, when using this information, consider that parks and golf courses typically irrigate more efficiently relative to residential irrigation, so the actual turf removal savings for all types of users would be expected to be higher.

- *Winter/summer use data.* In the absence of dedicated irrigation meter data and where irrigation ceases during winter months, summer versus winter water use data can be compared to estimate irrigation use. This can be analyzed for a sample of users and combined with an estimate of the total area irrigated. An average turf irrigation rate can be calculated.
- *Theoretical irrigation requirement.* In areas where winter irrigation occurs and dedicated irrigation meter data are not available, weather data can be used to estimate theoretical irrigation demand. These calculations consider reference evapotranspiration (ET) values from local weather stations, a crop coefficient for the type of grass, and an assumed average irrigation efficiency rate.
- *Assumed domestic use rate.* An alternative method for calculating theoretical irrigation demand subtracts the assumed domestic (indoor) water use rates from total use. Domestic water use can be estimated based on household size and an assumed per person indoor usage rate. The age of the community and existence of high-efficiency appliances and fixtures should be considered in the per-person domestic use rate. A thorough explanation relating the source of the estimated domestic use percentage to the users in the turf-removal area should be supplied.

Post-project methods for quantifying benefits of turf removal projects:

- Site audits can be performed to measure the amount of turf removed at each location and report on the water use for any vegetation which was placed in the area were turf was removed. The water conservation per site can be calculated using the pre-project turf irrigation rate and the measured area of turf removed minus estimated water use of any replacement landscape vegetation.
- Before and after water use data for each site should be evaluated using at least one year of post-project data. Weather conditions for the pre- and post-project data evaluation periods should be considered, and adjustments should be made if conditions were significantly different during the pre- and post-periods.
- The project total savings should be calculated by summing the individual site savings.

Landscape Irrigation Measures: No. A.6.b. Smart Irrigation Controllers and Controllers with Rain Sensor Shutoff

A Smart irrigation controller automatically adjusts the amount of irrigation water applied to landscaped areas based on weather or soil moisture conditions. Weather based controllers receive weather information from either onsite sensors or from remote weather stations via radio, pager, or Internet signals. Soil moisture-based controllers receive soil moisture information from one or more onsite sensors. Smart controllers have the potential to reduce landscape irrigation water use in situations where the landscape was initially being over-irrigated. In some cases, installation of Smart controllers has resulted in an increase in water use in situations where the landscape was initially being under-irrigated. For this reason, it is important to identify landscapes which are being over-irrigated prior to installation of a Smart controller.

Some timer-based irrigation controllers are equipped with an automatic shutoff mode that is triggered by a signal from a connected rain sensor. This prevents irrigation cycles from commencing or suspends irrigation when there is rainfall.

The following performance measures may be helpful in estimating the water conservation that will be realized upon completion and to verify this amount post-project for installing Smart controllers and controllers with rain sensor shutoff.

Pre-project estimations of baseline data:

The historical average annual amount of water applied for landscape irrigation for each project site should be estimated based on actual water use data. Note that weather-based theoretical irrigation requirement estimates are not suitable for baseline estimations as this is typically the method implemented by the Smart controller for estimating irrigation times. Ideally, post-project the landscape will be being irrigated at this rate. Suggested methods include the following:

- Site audits should be conducted at each location within the project to measure landscape area and estimate the irrigation system's efficiency. Site audit-based recommendations for system efficiency improvement are strongly recommended.
- The historical average annual landscape irrigation rate per unit area should be estimated using the dedicated meter data, winter/summer use data, or assumed domestic use rate methods discussed under the turf removal section.
- The total annual average water irrigation amount for each site should be calculated as the product of the landscape area and annual average application rate. These can be summed to estimate the water conservation for the project.

Post-project suggested methods for quantifying benefits of ET controllers:

Total project water savings can be estimated as the difference in annual pre- and post-project total metered water use or the difference in estimated annual outdoor water use. For the latter, irrigation use should be calculated at each site based on pre- and post-project meter data using the methods described under turf removal. Regardless of whether total metered usage or estimated outdoor use is used, weather conditions during the data periods should be considered (as also discussed under turf removal).

- Compare annual meter reading totals or estimated outdoor use prior to Smart controller installation and post installation for each site and sum all for project total.
- If results are required earlier, the calculations can also be performed monthly.

Landscape Irrigation Measures: A.6.c. Drip Irrigation and High-Efficiency Nozzles

High-efficiency landscape irrigation nozzles (sprinkler heads) and drip irrigation emitters apply water more uniformly and at a lower rate relative to conventional type nozzles. Improved application uniformity reduces the need to over-irrigate some areas in order to eliminate brown spots in turf. The lower application rate reduces runoff and while the stronger stream of water is less effected by wind. Note that the lower application rate can require that irrigation times be increased in order to adequately irrigate the landscape.

Pre-project estimations of baseline data

Total irrigation water use for the project should be estimated using the same methods described above for turf removal and Smart controllers.

Post-project suggested methods for quantifying benefits of ET controllers:

Site audits should be conducted to verify correct installation, and water savings can be verified using the same methods as described above for Smart controllers (i.e., pre-project minus post-project total use or irrigation use from meter data). Site audits should include evaluation of irrigation system operations to verify adjustments have been made to compensate for the new nozzles.

Performance Measure A.7: Commercial Cooling Systems

- Water and energy savings can be realized by replacing or retrofitting outdated low-efficiency cooling towers. Numerous options exist for replacing or retrofitting existing cooling towers. Replacing existing towers with new higher efficiency open- and closed-circuit and closed-circuit with adiabatic heating systems and/or retrofitting existing towers can reduce water and energy demands.

Pre-project estimations of baseline data

- Evaluate historical water and energy consumption data for existing system.
- Provide documentation on cooling tower system to be installed and/or provide a detailed description of existing system retrofit with basis for anticipated water and energy consumption.

Post-project suggested method for quantifying water and energy savings

- Compare pre-project consumption data relative to post-project data with consideration of any relevant factors such as chance in size or capacity.

Performance Measure B: Projects with Renewable Energy Benefits

The performance measures included below are examples that may be helpful in estimating a pre-project energy baseline and post-project energy benefits for energy projects that are expected to increase the use of hydropower in the management and delivery of water.

For hydropower projects, applicants should address the following as part of the performance measures they submit with their applications.

- Explain the methodology for calculating project hydropower capacity and generation benefits.
- Include an estimate of incremental hydropower capacity (measured in kilowatts) and annual generation (measured in kilowatt hours) resulting from the project.
- Describe what loads will be served by project hydropower generation.

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: October 12, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-57, beginning the process of adjusting the municipal boundaries between Lehi City and Draper City on 163.03 acres of property located at approximately 4600 North and 1200 East.

Suggested Action:

Attachments:

CC Staff Report - Draper Boundary Line Adjustment Resolution 10.12.21.docx

Draper BLA DRC 09.22.21.docx

Narrative - Draper Annexation.pdf

Micron Area Lehi-Draper Boundary Adjustment Plat.pdf

DRAPER- LEHI MUNICIPAL BOUNDARY LINE ADJUSTMENT

CITY COUNCIL REPORT

Applicant	D R Horton		
Meeting Date	October 12, 2021		
Requested Action/Purpose	Acceptance of a resolution of intent for a boundary line adjustment with Highland City		
Requested Zoning	TH-5		
Acreage	163.03 acres		
Existing Land Use	Undeveloped/ hillside		
Adjacent Zoning and Land Use	*North*	Draper	Undeveloped Hillside
	South	Planned Community	Micron
	East	County/ Highland	Undeveloped/ Micron East Annexation
	West	Draper	Undeveloped Hillside
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Acceptance of municipal boundary line adjustment resolution
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval of municipal boundary line

REPORT ANALYSIS

The applicant requests approval of a resolution of intent for a boundary line adjustment with Draper. The proposed adjustment will bring approximately 163 acres currently in Draper into Lehi City. The applicant intents to include this area in the updated Micron Area Pan and preserving most of the land as environmentally sensitive open space.

Section 10-2-419 of Utah Municipal Code requires boundary line adjustments to be completed by resolution. Thus, this resolution represents the first step in the municipal boundary line adjustment process. If the City Council determines that they are willing to entertain the boundary adjustment between Draper and Lehi City, they can adopt this Resolution of Intent. Once the Resolution of Intent is adopted by the City Council, this item will go to Planning Commission and then to City Council again for final approval.

The DRC reviewed the proposed Boundary Line Adjustment and had no redline comments.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to accept or deny the resolution of intent to annex. Any motion should include findings. Possible findings include:

1. The proposed municipal boundary line adjustment will provide the opportunity to preserve steep slope areas as open space.
2. The proposed municipal boundary line adjustment does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined by the public hearing.

NARRATIVE

BOUNDARY LINE ADJUSTMENT AND ANNEXATION BETWEEN DRAPER AND LEHI CITY AT THE REQUEST OF D.R. HORTON

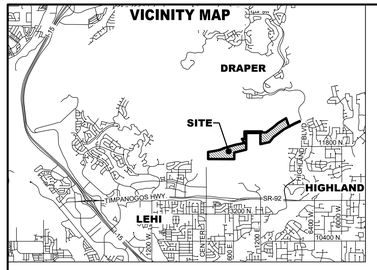
In an effort to provide some information and a summary narrative of the proposed boundary line adjustment and annexation which will move 163.03 acres of land from Draper City into Lehi City named:

The topography is mixed with some hill side slopes but is mostly mild and consistent throughout as it slopes from the North to the South East at an approximately 8% to 10% grade. There is some scrub oak on the east side of the land, but the majority of the land is dry and barren with native field grass.

Currently the land is completely vacant and is not used for anything. D.R. Horton intends to improve the mildly sloped land for residential homes to be built at an approximate density of 3 units per acre as part of the D.R. Horton development Area Plan. It is currently planned to dedicate to Lehi City as open space the rest of the hillside land which will include a trail system for the benefit of Lehi City and her residents. These parcels have already been anticipated to be annexed into Lehi City as part of a previously approved Area Plan is consistent with what the Lehi City General Plan indicates.

As the Area Plan is amended to include this portion of land, we will need to plan and install the needed infrastructure for all utilities for residential homes. Current planning and engineering for the land that is already part of the existing and approved Micron Area Plan will include designing the infrastructure and improvements for these 163 acres.

The needed water shares are either already dedicated to the city for the Area Plan or we are and will be purchasing the needed rights. We plan to have all the water needed and ready to be dedicated to the city at the time the City requires them.



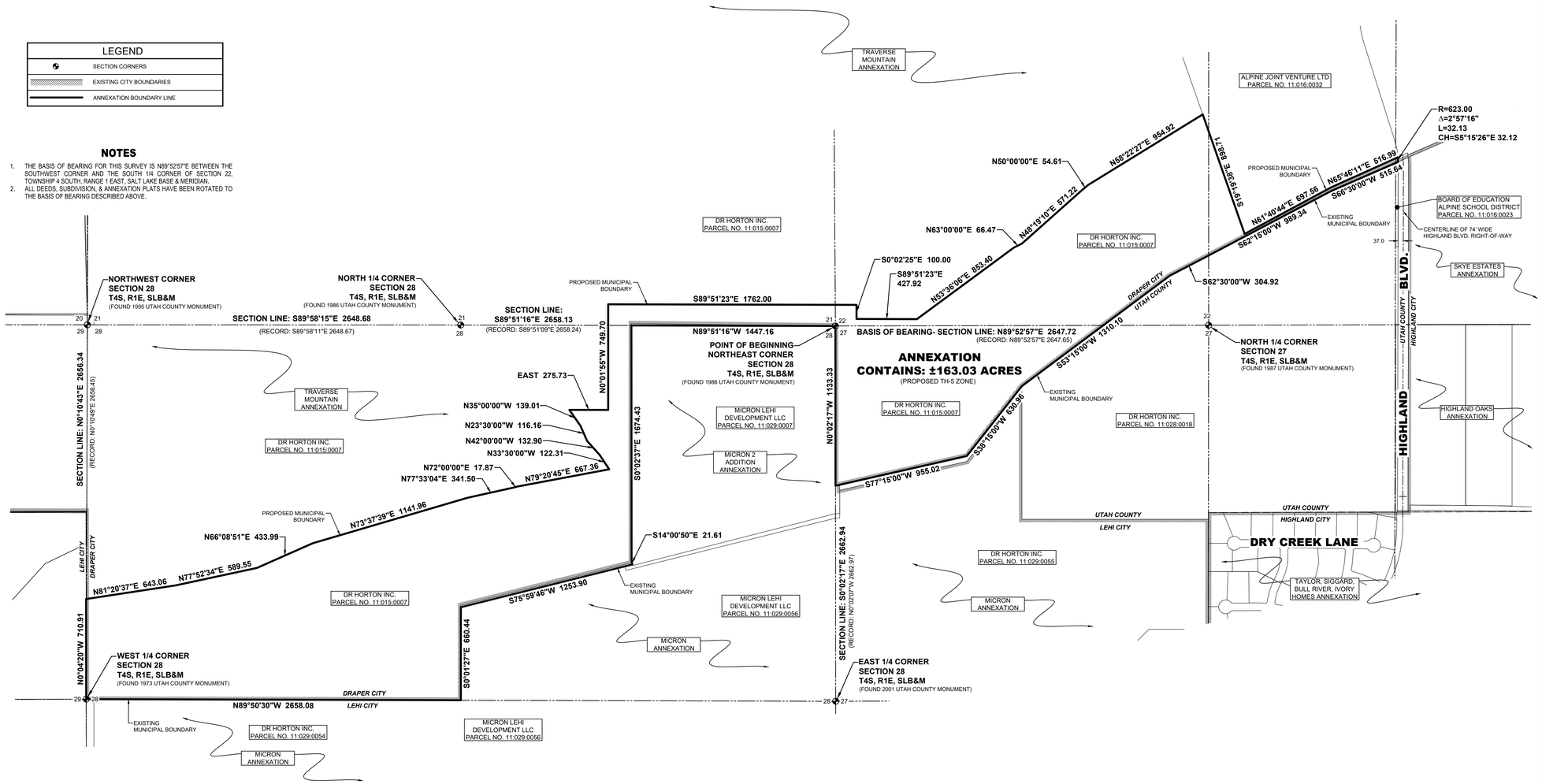


LEGEND

- SECTION CORNERS
- EXISTING CITY BOUNDARIES
- ANNEXATION BOUNDARY LINE

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS N89°52'57"E BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
2. ALL DEEDS, SUBDIVISION, & ANNEXATION PLATS HAVE BEEN ROTATED TO THE BASIS OF BEARING DESCRIBED ABOVE.



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF LEHI CITY, UTAH COUNTY, UTAH, IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

BOUNDARY DESCRIPTION

A portion of Sections 21, 22, 27 and 28 of Township 4 South, Range 1 East, Salt Lake Base and Meridian, described by survey as follows:

Beginning at a point on the existing Lehi City/Draper City Municipal Boundary, being the Northeast Corner of Section 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence along said Municipal Boundary Line the following seven (7) courses: thence N89°51'16"W along the Section Line 1447.16 feet; thence S00°02'37"E 1674.43 feet; thence S14°00'50"E 21.61 feet; thence S75°59'46"W 1253.90 feet; thence S00°01'27"E 660.44 feet to the Quarter Section Line; thence N89°50'30"W along the Quarter Section Line 2658.08 feet to the West Quarter Corner of said Section 28; thence N00°04'20"W 710.91 feet; thence N81°20'37"E 643.06 feet; thence N77°52'34"E 589.55 feet; thence N66°08'51"E 433.99 feet; thence N73°37'39"E 1141.96 feet; thence N77°33'04"E 341.50 feet; thence N72°00'00"E 17.87 feet; thence N79°20'45"E 667.36 feet; thence N33°30'00"W 122.31 feet; thence N42°00'00"W 132.90 feet; thence N23°30'00"W 116.16 feet; thence N35°00'00"W 139.01 feet; thence East 275.73 feet; thence N00°01'55"W 749.70 feet; thence S89°51'23"E 1762.00 feet; thence S00°02'25"E 100.00 feet; thence S89°51'23"E 427.92 feet; thence N53°36'06"E 853.40 feet; thence N63°00'00"E 66.47 feet; thence N48°19'10"E 571.22 feet; thence N50°00'00"E 54.61 feet; thence N58°22'27"E 954.92 feet to the West Line of the Alpine Joint Venture LTD property as defined by that Record of Survey prepared by Wilding Engineering on file in the office of the Utah County Surveyor as Survey No. 16-134; thence along said survey line the following three (3) courses: S19°19'38"E 898.71 feet to a found brass cap stamped "M17" set in concrete; thence N61°40'44"E 697.56 feet to a found brass cap stamped "M18" set in concrete; thence N65°46'11"E 516.99 feet to the westerly right-of-way line of Highland Boulevard as described by Deed Entry No. 153953:2002 in the official records of the Utah County recorder; thence along said right-of-way line along the arc of a non-tangent curve to the right 32.13 feet with a radius of 623.00 feet through a central angle of 02°57'16", chord: S05°15'26"E 32.12 feet to the existing Lehi City/Draper City Municipal Boundary; thence along said Municipal Boundary Line the following seven (7) courses: thence S66°30'00"W 515.64 feet; thence S62°15'00"W 989.34 feet; thence S62°30'00"W 304.92 feet; thence S53°15'00"W 1310.10 feet; thence S38°15'00"W 630.96 feet; thence S77°15'00"W 955.02 feet; thence N00°02'17"W 1133.33 feet to the point of beginning.

Contains: ±163.03 Acres
±7,101,746 Sq. Ft.

CHAD A. POULSEN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 501182

August 25, 2021
DATE

STATE OF UTAH
CHAD A. POULSEN
No. 501182
PROFESSIONAL LAND SURVEYOR
8/25/2021
SURVEYOR'S SEAL

ACCEPTANCE BY DRAPER CITY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE DRAPER CITY COUNCIL, HEREBY TAKE ACTION TO ADJUST THE BOUNDARIES OF DRAPER CITY, UTAH, SO AS TO EXCLUDE THE TRACT OF LAND SHOWN HEREON AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE EXCLUDING SAID TRACT FROM THE BOUNDARIES OF SAID CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH. ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-419 AND 10-2-425, AS AMENDED, AND THAT WE HAVE EXAMINED, AND HEREBY APPROVE AND ACCEPT THE BOUNDARY ADJUSTMENT OF THE TRACT AS SHOWN AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE

MICRON-LEHI ADDITION.

DATED THIS _____ DAY OF _____, A.D. 20 ____

DRAPER CITY MAYOR

ATTEST: _____
DRAPER CITY RECORDER

RECORDER'S SEAL

ACCEPTANCE BY LEHI CITY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE LEHI CITY COUNCIL, HEREBY TAKE ACTION TO ADJUST THE BOUNDARIES OF LEHI CITY, UTAH, SO AS TO INCLUDE THE TRACT OF LAND SHOWN HEREON AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE INCLUDING SAID TRACT INTO THE BOUNDARIES OF SAID CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH. ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-419 AND 10-2-425, AS AMENDED, AND THAT WE HAVE EXAMINED, AND HEREBY APPROVE AND ACCEPT THE BOUNDARY ADJUSTMENT OF THE TRACT AS SHOWN AND AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE

MICRON-LEHI ADDITION.

DATED THIS _____ DAY OF _____, A.D. 20 ____

LEHI CITY MAYOR

ATTEST: _____
LEHI CITY RECORDER

RECORDER'S SEAL

ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.

_____
COUNTY SURVEYOR

COUNTY SURVEYOR SEAL

LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

MUNICIPAL BOUNDARY ADJUSTMENT PLAT

MICRON-LEHI ADDITION

LEHI CITY — UTAH COUNTY, UTAH

SCALE: 1" = 200 FEET

SHEET: 1 OF 1

UTAH COUNTY RECORDER

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: October 12, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-58, approval of Intent to Annex the Neldon and Jewel Bullock Annexation, 0.67-acres of property located at 578 West 2100 North with proposed R-1-15 zoning.

Suggested Action:

Attachments:

CC Staff Report Neldon and Jewel Bullock Annexation- Resolution of Intent 10.12.21.docx

Neldon and Jewel Bullock Annexation DRC 03.03.21.docx

Resolution - Neldon and Jewel Bullock Annexation 10.12.21.docx

Bullock Annexation Staff Compensation Proposal.docx

Bullock Annexation narrative.pdf

Bullock Annexation Plat.pdf

Applicant's request for compensation with signatures.pdf

Applicant's statement of harm.pdf

Bullock Annexation Water Dedication Requirement.pdf

Irrigation Information shared by applicant.pdf

Lorin notes on past Annexation Discussion.pdf

Neldon and Jewel Bullock Annexation- Aerial.pdf

Neldon and Jewel Bullock Annexation- General Plan.pdf

ITEM (3)____Annexation Information Requirements

(a)___ In general, what is the topography, vegetation, and other natural features present on the property proposed to be annexed?

This property is gentle slope of approximately 1% from North to South. The vegetation natural pasture with some areas of animal pens, residential gardens.

(b)___ What is the existing land use of the property proposed for annexation and those requested by the owners?

The existing use of the property is one residential unit, one garage and agriculture use. It is proposed that one additional residential unit will be added by remodeling the existing garage into a residential structure with continued agriculture uses.

(c)___ What is the current and potential (if the property were developed) population and residential density pf the proposed area?

The current property contains one residential unit. The potential use under the R1-15 zone would be one additional residential unit for a total of 2 units

(d)___ How will the proposed annexation comply with and achieve Lehi City's land use, goals and policies outlined in the Lehi City General Plan.

This annexation would comply with the goals of Lehi City to fill in the "County Islands" that are within the City boundaries. It would be consistent with the lot density residential development of the surrounding area.

(e)___What are the current and potential (if the property were developed) demands for City Provided facilities and services to the area proposed for annexation, including culinary water, irrigation water, wastewater, transportation facilities, drainage, fire protection solid waste, parks and recreation and police protection?

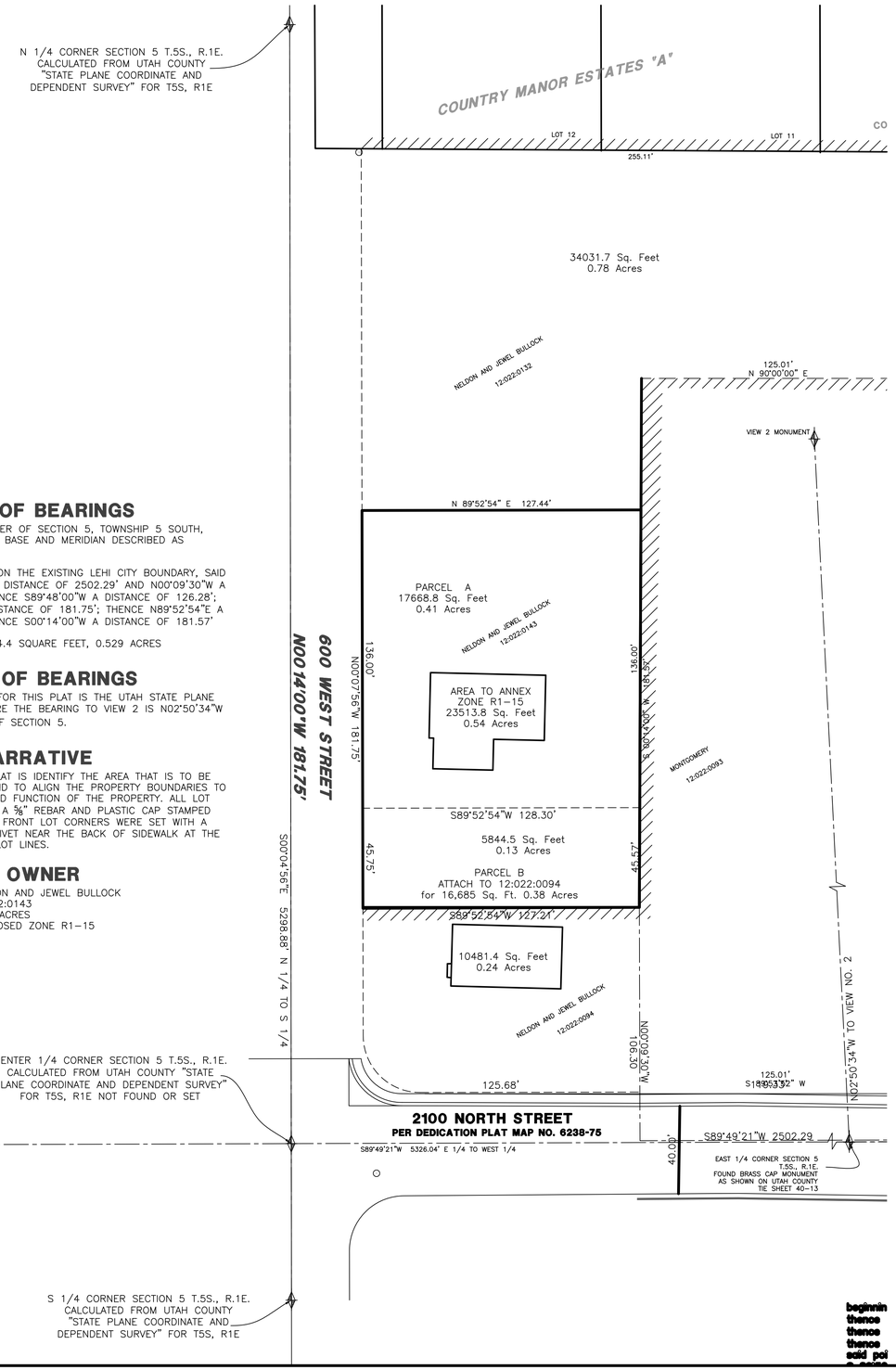
The annexation of this property would result in the addition of one residential unit with the associated utility connections. It would not have a significant effect on the transportation, parks and recreation and police protection.

(f)___ Are the water rights necessary for annexation found in Section 27-040 of the Lehi Development Code available for dedication to Lehi City Upon Annexation?

According to section 24-040 of the Lehi Development code, 3.69 shares per acre (2.00 for 0.54 acres) of Lehi water would be required for a R1-15 zone. These shares would be available at time of annexation.

NELDON AND JEWEL BULLOCK ANNEXATION

SW QUARTER OF THE NE QUARTER SECTION 5, T5S, R1E, SLB&M
LEHI, UTAH



BASIS OF BEARINGS

A PART OF THE NE QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EXISTING LEHI CITY BOUNDARY, SAID POINT LIES S89°50'30"W A DISTANCE OF 2502.29' AND N00°09'30"W A DISTANCE OF 106.60'; THENCE S89°48'00"W A DISTANCE OF 126.28'; THENCE N00°07'56"W A DISTANCE OF 181.75'; THENCE N89°52'54"E A DISTANCE OF 127.44'; THENCE S00°14'00"W A DISTANCE OF 181.57' THE POINT OF BEGINNING,
HAVING AN AREA OF 23044.4 SQUARE FEET, 0.529 ACRES

BASIS OF BEARINGS

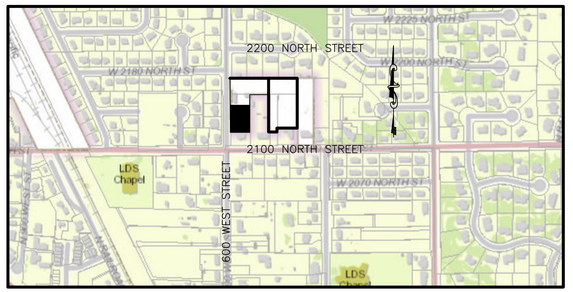
THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH STATE PLANE COORDINATE SYSTEM WHERE THE BEARING TO VIEW 2 IS N02°50'34"W FROM THE E ¼ CORNER OF SECTION 5.

NARRATIVE

THE PURPOSE OF THIS PLAT IS IDENTIFY THE AREA THAT IS TO BE ANNEXED TO LEHI CITY AND TO ALIGN THE PROPERTY BOUNDARIES TO CONFORM TO THE USE AND FUNCTION OF THE PROPERTY. ALL LOT CORNERS WERE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG OR COPPER RIVET NEAR THE BACK OF SIDEWALK AT THE EXTENSION OF THE SIDE LOT LINES.

OWNER

NELDON AND JEWEL BULLOCK
12:022:0143
0.54 ACRES
PROPOSED ZONE R1-15



VICINITY MAP
NTS

LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EXISTING BUILDINGS
- = WATER LINES
- = PRESENT LEHI CITY BOUNDARY
- = SECTION TIE LINE

30 0 30 60 90
Scale: 1" = 30'

SURVEYOR'S CERTIFICATE

I, ROBERT D KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD UTAH L.S. NUMBER 150228-2201. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE LAND TO BE ANNEXED TO LEHI CITY, UTAH COUNTY, UTAH AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LAND'S BOUNDARY.

BOUNDARY DESCRIPTION

A PART OF THE NE QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EXISTING LEHI CITY BOUNDARY, SAID POINT LIES S89°50'30"W A DISTANCE OF 2502.29' AND N00°09'30"W A DISTANCE OF 106.60'; THENCE S89°48'00"W A DISTANCE OF 126.28' TO THE EAST LINE OF 600 WEST STREET; THENCE ALONG SAID EAST LINE N00°07'56"W A DISTANCE OF 181.75'; THENCE N89°52'54"E A DISTANCE OF 127.44' TO THE EXISTING LEHI CITY BOUNDARY; THENCE ALONG SAID BOUNDARY S00°14'00"W A DISTANCE OF 181.57' THE POINT OF BEGINNING,
HAVING AN AREA OF 23044.4 SQUARE FEET, 0.529 ACRES

ROBERT D. KUNZ, P. E. , L. S.
UTAH NO. 150228-2201

DATE

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE NELDON AND JEWEL BULLOCK ANNEXATION

SIGNED THIS _____DAY OF _____, 20___

MAYOR

ATTEST: _____
CITY RECORDER

UTAH COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE UTAH COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANN. 17-23-20 AS AMENDED

UTAH COUNTY SURVEYOR

REVISIONS	
DATE	DESCRIPTION

KUNZ ENGINEERING
ENGINEERING SURVEYING LAND PLANNING
280 EAST 260 SOUTH, OREM, UTAH 84058 CELL NUMBER (801)-830-9896
PHONE: (801) 225-8232 FAX: (801) 221-9213 e-mail: ROBERTDKUNZ@GMAIL.COM

ANNEXATION PLAT

NELDON AND JEWEL BULLOCK ANNEXATION

LEHI CITY,UTAH COUNTY,UTAH
SCALE 1"=20'

SURVEYOR	COUNTY SURVEYOR	CITY SEAL	OTHER
REGISTERED LAND SURVEYOR 150228-2201 ROBERT D. KUNZ STATE OF UTAH			

Under State Law 73-1-14 and 73-1-15 it is unlawful to obstruct canals or other watercourses. It is unlawful for any person to place or maintain in place any obstruction, OR CHANGE OF THE WATER FLOW by fence or otherwise, along or across or in such canal or watercourse, except as where said watercourse inflicts damage to private property, without first receiving written permission for the change and PROVIDING GATES SUFFICIENT FOR THE PASSAGE OF THE OWNER OR OWNERS OF SUCH CANAL OR WATERCOURSE. That the vested rights in the established canals and watercourse SHALL BE PROTECTED AGAINST ALL ENCROACHMENTS.

Any person violating this section 73-1-15 is guilty of a crime punishable under Section 73-2-27 and is also LIABLE FOR DAMAGES OR OTHER RELIEF AND COSTS.

We have been denied our water now for 28 years. It is our request that Lehi City

1. Waive the impact and hook up fee for a sufficient and reliable pressurized irrigation service to two properties north of the Bullock home.

2 Accept the (Ag Building) and provide a building permit to finish it as a residence, with all required permits, water and sewer hookups at the expense of Lehi City, as a result of making right what was illegally done for 28 years. Provide a second building permit to the very north property.

3. Annex full property with full animal rights A-1 and a dog kennel permit for Anna Dolegiewicz Stewart.

4. Finish the curb, gutter, and sidewalk along 600 west running along side proposed annex property.

We the citizens of Lehi, sign that we request Lehi City to make full amends with the Bullocks and their property as requested above.

Name	Address
Holly Bullock	550 W. 2100 N. Lehi, UT. 84043
Martin L Mansfield	571 W. 2200 N. Lehi, Ut. 84043
Marlin Mansfield	571 W. 2200 N, Lehi, Utah, 84043
Rachanna Sborra	2249 N. 600 W. Lehi 84043
Michael K Bass	491 W 2200 N Lehi, UT 84043
Tyler Nalder	1250 N 1000 W Lehi Ut 84043
Erin Dastrup	1920 N 900 W Lehi UT 84043

Name	Address
Stefanie Orton	2242 N 430 W, Lehi, UT 84043
Jeremy Orton	2242 N. 430 W. Lehi UT 84043
Gina Arkell	470 W 2225 North Lehi, UT 84043
Mike Hooley	1813 N 500 west Lehi UT 84043
Celesta Virgin	2069 N 500 W, Lehi Ut 84043
Jalyn Olsen	584 W. 2200 N. Lehi, UT 8404[illegible]
Paul Neal	582 W. 2200 Lehi, Ut. 84043
Tiffany Cox	2221 N 490 W Lehi, UT 84043
Dallin Davenport	1835 N 500 W Lehi, UT 84043
Mary Ann Davenport	1835 N 500 W Lehi. UT 84043
Angela Grantham	329 W. 2200 N. Lehi,
Jacalyn Allgaier	534 W. 2200 N. Lehi
Rosemary Christiansen	473 W. 1800 N. Lehi, Ut 84043

Heidi Liddle	147 W 3050 N Lehi
[illegible]	2105 N 600 W. Lehi
[illegible] Davis	2151 N 600 W. Lehi
Eric Davis	2151 N 600 W Lehi
[illegible]	2165N. 600 W. Lehi
[illegible]	2165 N. 600 W Lehi
Keith Bube	2203 N 600 W LEHI
Patty Beebe	2203N 600W Lehi
[illegible]	558 W 2100 N Lehi
Angela [illegible]	2143 N 600 W LEHI
[illegible]	264 N 100 E Lehi
Sara Talley	563 W. 2100 N Lehi UT 84043
[illegible] Talley	563 W. 2100 N. Lehi UT 84043
R. Bennion	2977 N 1410 W Lehi ut 84043
[illegible] Warchlewska	540 W 2100 LELI UT 84043
Carrie Fjelsted	2255 N 490 W Lehi, UT 84043
Kathy Bjemba	2256 N 430 W Lehi, UT 84043
Kevin Bjemba	2256 N 430 W LEHI, UT 84043
Dennis W Bellows	1792 N 340 W Lehi UT 8404[illegible]
Connie Bellows	1792 N. 340 W. Lehi Ut. 8404[illegible]
[illegible]	510 west 2100 North
Beckie Butler	582 west 2225 North

Before the 5 acre subdivision was approved, the city approving that subdivision would be responsible to make sure of any impact on the surrounding residence.

The city was fully aware of the Fox Ditch. It is marked on the plats. Before the plat for the subdivision was approved, the city would have made sure that there were sufficient gates for the passage of the owners watercourse. The city would have made sure before it ever approved the subdivision, that the vested rights in the established canals and watercourse were protected against all encroachments. The city would have seen to it that there were sufficient gates provided for the passage of the owners watercourse.

Lehi City failed to protect the rights of its people. The subdivision was approved without regard for its impact on those using that watercourse (The Fox Ditch).

James Greer - Deputy Director of Water Rights - State Water Engineer Dept. stated April 29th of this year, that before any plat was approved, the city would make sure that the water rights would have been taken care of (any easements would have been filed for).

Deputy Director, James Greer told me that the State Law 73-1-14 and 73-1-15 is still very much in effect. "It is unlawful to obstruct canals or other watercourses. It is unlawful for any person to place or maintain in place any obstruction, OR CHANGE THE WATER FLOW by fence or otherwise, along or across or in such canal or watercourse, except as where said watercourse inflicts damage to private property, without first receiving written permission for the change and PROVIDING GATES SUFFICIENT FOR THE PASSAGE OF THE OWNER OR OWNERS OF SUCH CANAL OR WATERCOURSE. That the vested rights in the established canals and watercourse shall be protected against all encroachments."

"Any person violating this section 73-1-15 is guilty of a crime punishable under Section 73-2-27 and is also LIABLE FOR DAMAGES OR OTHER RELIEF AND COSTS."

Now is the time to take the courage to rectify the wrong that was done.

Bullock Annexation

Lehi City Water Right Requirements

Date Estimate Was Prepared:	1-Apr-21
Potential Zone District Classification:	R-1-12
Acreage:	1.33
Culinary Water	
Culinary Water Rights Required Per Acre (in acre feet):	1.35
Culinary Water Required (in acre feet):	1.80
Irrigation Water	
Irrigation Water Rights Required Per Acre (in acre feet):	2.34
Irrigation Water Required (in acre feet):	3.11

Total Water Due in Acre Feet: **4.91**

73-1-15. Obstructing canals or other watercourses -- Penalties.

(1) Whenever any person has a right-of-way of any established type or title for any canal or other watercourse it shall be unlawful for any person to place or maintain in place any obstruction, or change of the water flow by fence or otherwise, along or across or in such canal or watercourse, except as where said watercourse inflicts damage to private property, without first receiving written permission for the change and providing gates sufficient for the passage of the owner or owners of such canal or watercourse. That the vested rights in the established canals and watercourse shall be protected against all encroachments. That indemnifying agreements may be entered as may be just and proper by governmental agencies.

(2) Any person violating this section is guilty of a crime punishable under Section 73-2-27.

(3) Any person who commits an act defined as a crime under this section is also liable for damages or other relief and costs in a civil action to any person injured by that act.

(4) (a) A civil action under this section may be brought independent of a criminal action.

(b) Proof of the elements of a civil action under this section need only be made by a preponderance of the evidence.

Amended by Chapter 215, 2005 General Session

Who represents me?

State House of

73-1-14. Interfering with waterworks or with apportioning official -- Penalty and liability.

(1) Any person, who in any way unlawfully interferes with, injures, destroys or removes any dam, head gate, weir, casing, valve, cap or other appliance for the diversion, apportionment, measurement or regulation of water, or who interferes with any person authorized to apportion water while in the discharge of his duties, is guilty of a crime punishable under Section 73-2-27.

(2) Any person who commits an act defined as a crime under this section is also liable in a civil action for damages or other relief to any person injured by that act.

(3) (a) A civil action under this section may be brought independent of a criminal action.

(b) Proof of the elements of a civil action under this section need only be made by a preponderance of the evidence.

Amended by Chapter 215, 2005 General Session

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Who represents me?

State Senate

House of Representatives

LEHI IRRIGATION COMPANY

P.O. Box 316
Lehi, Utah 84043
(801) 768-8730

Shelby Taylor, *President*
Stan Lewis, *V.President*
John Bushman, *Secretary*

November 10, 1997

To Whom it may concern:

Neldon Bullock and Vera Bullock have asked the Irrigation Company to write a letter explaining the situation on the Fox Ditch. The Fox Ditch does not have a outlet or headgate that can furnish water to the Bullocks. The headgate was eliminated when the new development north of their property was completed.

If we can be of any more help, please let us know.

Sincerely,

John K. Bushman
Secretary

Bullock

7/[illegible] Bert Mayor / Jason / Kim / Lorin Jewel /

Jewel discussed history — trouble getting water etc.

Kim → Cul/PI for 1.35 acres in Annex
Need 4.95 AF

[Agreed — To help settle past issues]

"Only" 1 share LLC needed for both Cul & PI

Still must pay all IF etc. Fees

12/14/20 Brittney Harris
Told her above info

4/1/21 Mtg. w/ Rosemary Christiansen, Holly Bullock, Jewel Bullock
- They gave us a list of "asks". We said we'd look into it.
- Low pressure

Neldon and Jewel Bullock Annexation

Aerial

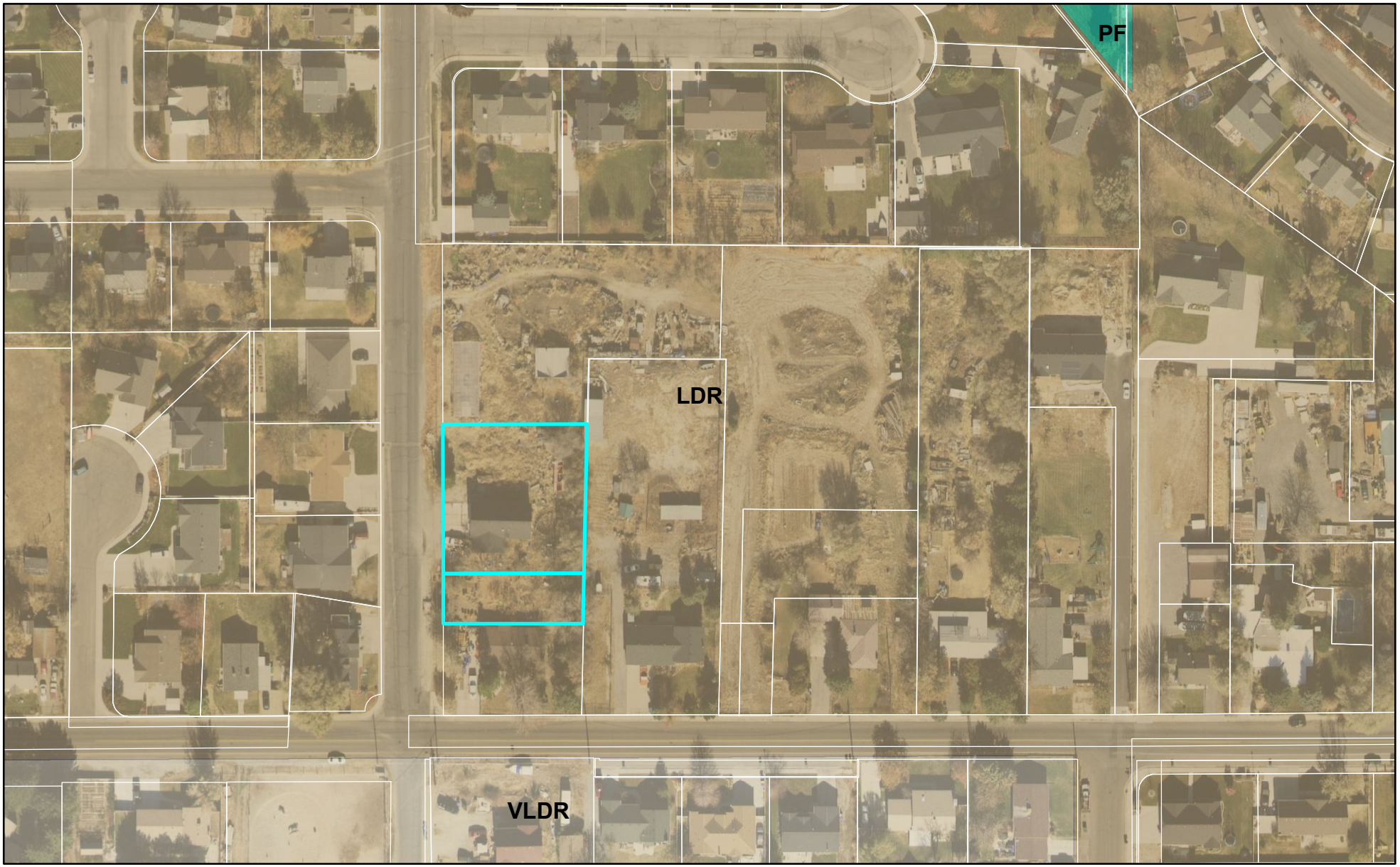


0 150 300 Feet

LEHI CITY

Neldon and Jewel Bullock Annexation

General Plan



0 150 300 Feet

LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: October 12, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for Gardner Point Phase 2, a 94-unit residential development located at 4100 West 1500 North.

Suggested Action:

Attachments:

CC Staff Report Gardner Point Phase 2 Final Subdivision 10.12.21.docx

Gardner Point Phase 2 Final Subdivision DRC 09.29.21.docx

Gardner Point Phase 2 Final Subdivision - plans.pdf

Gardner Point Phase 2 Final Subdivision - landscape plans.pdf

Gardner Point Phase 2 Final Subdivision - aerial map.pdf

Gardner Point Phase 2 Final Subdivision - general plan map.pdf

Gardner Point Phase 2 Final Subdivision - zoning map.pdf

GARDNER POINT PHASE 2 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	October 12, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 1500 North 4000 West		
Existing Land Use	Medium Density Residential (MDR) and High Density Residential (HDR)		
Existing Zoning	R-2 (Medium Density Residential) and R-3 (High Density Residential)		
General Plan Land Use Designation	Undeveloped/Agriculture		
Number of Lots/Units	94 units		
Adjacent Zoning and Land Use	*North*	R-3	The Exchange Subdivision
	South	R-2 and R-3	Undeveloped/Agriculture
	East	TH-5 and R-1-8	Undeveloped/Agriculture
	West	None	Saratoga Springs
Date of DRC Review	September 29, 2021		
Assigned Planner	Sierra Pierson		

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 17.040. Development Standards. *(Amended 4/11/00; 2/27/01; 08/13/02; 11/18/03; 12/08/15; 03/31/20; 06/23/20; 09/08/20)*
All Planned Unit Developments shall conform to the following standards and requirements:

A. Qualifying Districts**.** Planned Unit Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City. To ensure that PUD projects are able to achieve the purposes stated in Section 17.010, and to ensure that projects are large enough to support a private home-owners association, property management agency, or corporation responsible for maintenance of open space, all Planned Unit Developments shall have a minimum area requirement of ten acres. Exceptions may be allowed for infill projects at the discretion of the Planning Commission and City Council. However, it is still the burden and responsibility of the applicant to demonstrate that the purposes of this chapter can be met, and that the adequate guarantees can be made for the maintenance of all required open space and common areas. For the purposes of this section, an infill project is defined as the development, or redevelopment within an existing developed area where street networks, utilities and other infrastructure are already present as opposed to starting with raw land in a relatively undeveloped or pristine area.

A. Ownership. The area proposed for the Planned Unit Development shall be in one ownership, or if in several ownerships, the application for the permit shall be filed jointly by all of the owners of the property included in the plan.

B. Designer/Engineer. The plan for the Planned Unit Development shall be prepared by a designer, architect or civil engineer licensed to practice in the state of Utah.

C. Density. The overall project may not exceed the density allowed by the underlying zoning district plus any additional density bonus allowed at the discretion of the Planning Commission and City Council.

D. Calculation of Density. The number of dwelling units allowed in a Planned Unit Development is to be calculated in the following manner.

1. The following areas shall be subtracted from the gross site area to determine net usable area:
(a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
(b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;
(c) existing public streets, or any areas of additional right of way required to comply with the Lehi City Master Transportation Plan; and
(d) areas to be set aside for public buildings or institutional uses such as churches and schools.

2. Net usable site area is multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be calculated at a rate of one unit per 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. Density Bonus Amenities: The list below represents items for which a density bonus may be granted subject to Planning Commission and City Council approval. Other items not included in this list may warrant a density bonus on a case by case basis.

1. Active Recreation: master planned trails, swimming pools, sports courts, tennis courts, pickleball courts, splash pads, clubhouse, trails, pedestrian bridges, and other similar amenities beyond those required.

2. Pedestrian and Bicycle Enhancements: raised planters, bulb-outs or curb extensions, pedestrian plazas, additional bike lanes or facilities not already required.

3. Additional Open Space: beyond the required 10 percent.

4. Improvements to Master Planned Infrastructure: master planned roads, utilities, trails, property for civic buildings, or other similar items.

G. 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 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 structure 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 property utility clearances are maintained.

H. 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.

I. 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 water-wise 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.

J. 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.

K. 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.

L. 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.

M. 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.

N. Landscaping. All areas not covered by buildings, or by off-street car parking areas or driveways, shall be planted in lawn, trees and shrubs, or otherwise landscaped and maintained in accordance with an approved landscape plan. All required front yard and side yard areas which are adjacent to a public street shall not be used for automobile parking areas, except for permitted driveways, but shall be landscaped and maintained with lawns, trees and shrubs, or other landscape materials.

O. Design Standards and Conditions. Design standards and conditions of development approval in addition to those required by the underlying zoning district may be required as conditions of approval, by the Reviewing Departments, Planning Commission and City Council when deemed necessary to insure that a Planned Unit Development will be compatible with adjoining or nearby uses.

P. Parking. Developments shall provide adequate parking based on the requirements of Table 37.070. In addition to those requirements, developments with single-family detached units on lots with less than 50' of frontage shall provide guest parking at a rate of one space for every six dwelling units.

Section 17.050. Guarantees. *(Amended 2/27/01)*

A. Adequate guarantees, acceptable to the City, shall be provided for the permanent preservation and maintenance of park, playground, and other open space areas.

B. The city may require the developer and owner to furnish and record protective covenants, which will guarantee the preservation and maintenance of all park, playground and other open space areas or the city may require the creation of a corporation or homeowners association granting beneficial rights to the open space to all owners or occupants of land within the Planned Unit Development.

C. The developer and owner shall develop and maintain all park, playground and other open space areas, unless part of, or all of these areas are contiguous to and made part of an existing City-maintained park.

D. In the case of private reservations, all park and open space areas shall be protected against any future building development by conveying to the City as part of the condition for project approval, an open space easement over such open areas, restricting the area against any future building or use, except as is consistent with that of providing landscaped open space for the aesthetic and recreational satisfaction of the residents. Building or uses for noncommercial, recreational or cultural purposes, compatible with the open space objectives, may be permitted only with the express approval of the City, and the receipt of all necessary approvals, licenses and permits.

E. The maintenance of all private parks and open space areas shall be ensured by the developer and owner by establishing a private homeowners association, property management agency or corporation responsible for such maintenance which shall levy the cost thereof as an assessment on the property owners within the Planned Unit Development. Ownership and tax liability of private parks and open space reservations shall be established in a manner acceptable to the City and made a part of the conditions of the Planned Unit Development approval.

PROPERTY HISTORY

September 26, 2008	This property was included in the Holbrook Annexation.
September 24, 2019	The City Council approved the M90 General Plan amendment which designated this property as MDR and HDR.
September 24, 2019	The City Council approved the M90 concept plan which included this property.
January 28, 2020	The City Council approved the Saratoga Boundary Adjustment and zone change to designate this property as R-2 and R-3.
December 8, 2020	The City Council approved the Gardner Point Phase 1 Preliminary Subdivision.
March 23, 2021	The City Council approved the Gardner Point Phase 1 Final Subdivision.
June 29, 2021	The City Council approve the Gardner Point Phase 2 Preliminary Subdivision.

REPORT ANALYSIS

The applicant is requesting approval of the Gardner Point Phase 2 Final Subdivision. The proposed subdivision is the first phase of the Gardner Point Phase 2 Preliminary Subdivision, which will be developed as a planned unit development (PUD). This phase is proposed to consist of single-family homes, townhomes, and open space. This report will discuss the subdivision layout and DRC comments.

Subdivision Layout

The proposed subdivision will include a total of 94 units. The units are proposed to be a mixture of single-family homes, rear-load townhomes, and front-load townhomes. The single-family homes will largely be located on the western portion of the site. The single-family lots will range in size from roughly 5,000 square feet to 9,600 square feet. The overall preliminary subdivision meets the Development Code requirements for rear-load and front-load townhomes. The rear-load townhomes are designed to front open space or larger public roads.

In addition to the varied unit types, the proposed preliminary subdivision meets the ten percent open space requirements for PUDs. This phase includes the northern portion of the trail and linear open space that will run along the canal on the western side of the development. The open space also includes completing a portion of the 10-foot-wide asphalt trail along 1500 North to provide greater bicycle and pedestrian connectivity through the area. This trail will also include continuous bike path crossing ramps on 1500 North to provide greater priority and safety in crossing the street for those biking or walking. The proposed subdivision meets the street connectivity requirements for block lengths, connectivity index, and provides additional pedestrian access through several blocks to increase walkability.

DRC Comments

The DRC had eight comments including the following:

1. Install 2 K-Rail with MUTCD sign OM4-2 sign attached to each one (18-inch sign)
2. Provide approval form irrigation/canal company for abandonment of pond and structures adjacent to existing canal.
3. Note that the continuous bike path crossing ramps back down on the south side of the crossing at 4100 West.

Please consider including all of the DRC comments as a part of the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed Gardner Point Phase 2 final subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision is consistent with the approved Gardner Point Phase 2 Preliminary Subdivision.
2. The overall subdivision meets the requirements of the Lehi City Development Code regarding Planned Unit Developments
3. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
4. Other findings based upon information presented at the public meeting.

Gardner Point Phase 2 Final Subdivision
DRC Redline Comments

*Edge Homes – requests final subdivision review of **Gardner Point Phase 2**, a 94-unit residential development located at 4100 West 1500 North.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Brandon Parr, Spencer Llewelyn, Jared Ford, Jed Stewart
Date of Plans Reviewed: **9/21/21**
Time Start: 1:49 PM
Time End: 1:57 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:

1. Blow offs @ West Rim and 1475 North, West Rim and Osprey Way, West Rim and Linen Way must be 6" blow offs with 6" gate valves
2. All 12" valves must be gate valves, butterfly valves are required @ 14" and larger.
3. This will be an 8" gate valve as the PI main reduces from a 16" to an 8" at the cross in the intersection.
4. Are these existing water and PI mains at the depth shown or are going to have to chase them West to get to an appropriate depth ?
5. This parcel has its own PI service, no need to install a sleeve under West Rim Road for sprinklers from the POC on 1475 North.

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

6. Install 2 K-Rail with MUTCD sign OM4-2 sign attached to each one (18 inch sign).

Ross – Engineering:

7. Provide approval from irrigation/canal company for abandonment of pond and structures adjacent to existing canal

Luke- Traffic: No comments
Kim – Planning:

8. Note that the continuous bike path crossing ramps back down on the south side of the crossing at 4100 W.

GENERAL COMMENTS:

1. Please start considering locations for temporary parking lots for your tradespeople. The chaos of the Exchange project will not be tolerated for this or any other project in Lehi.
2. Add note: Maintain 3' of clearance around all fire hydrants.

PRIOR TO SCHEDULING A 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 1500 North and 3600 West must be in place.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Show lot addresses on the final plat (must coordinate with Planning Division).
7. Must get Irrigation Company signature for the ditch piping.
8. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
9. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).

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

10. 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.
11. Amend Storm Water Pollution Prevention Plan (SWPPP) to include this phase and submit through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
12. 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.
13. Amend Long Term Storm Water Management Plan and Agreement to include this phase and submit to Planning Division for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
14. Address any comments or conditions from City Council approval.
15. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

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 recorded copy of required boundary line agreement(s).
7. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
9. 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 OCTOBER 12TH

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

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

GARDNER POINT PHASE 2

A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
2021-06-07

INDEX OF DRAWINGS

C-001	GENERAL NOTES	C-400A	OVERALL HYDRANT AND UTILITY PLAN	PP-6	PLAN AND PROFILE 1475 NORTH
1 OF 2	GARDNER POINT PHASE 2 PLAT	C-401	ENLARGED UTILITY PLAN 1	PP-7	PLAN AND PROFILE 1475 NORTH
2 OF 2	GARDNER POINT PHASE 2 PLAT	C-402	ENLARGED UTILITY PLAN 2	PP-8	PLAN AND PROFILE 1450 AND 1480 NORTH
C-100	DEMOLITION PLAN	C-403	ENLARGED UTILITY PLAN 3	PP-9	PLAN AND PROFILE CANYON FALLS DRIVE
C-200	OVERALL SITE PLAN	C-404	POWER PLAN	PP-10	PLAN AND PROFILE ECHO WAY
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C-201	ENLARGED SITE PLAN 1	C-600	DETAILS	PP-12	PLAN AND PROFILE ECHO WAY
C-202	ENLARGED SITE PLAN 2	C-601	DETAILS	PP-13	PLAN AND PROFILE ALDER WAY
C-203	ENLARGED SITE PLAN 3	C-602	DETAILS	PP-14	PLAN AND PROFILE ALDER WAY
C-204	TEMPORARY PARKING PLAN	C-603	DETAILS	PP-15	PLAN AND PROFILE SIERRA WAY
C-300	OVERALL GRADING AND DRAINAGE PLAN	PP-1	PLAN AND PROFILE 1500 NORTH	PP-16	PLAN AND PROFILE LINEN WAY AND OSPREY WAY
C-301	ENLARGED GRADING AND DRAINAGE PLAN 1	PP-2	PLAN AND PROFILE 1500 NORTH	PP-17	PLAN AND PROFILE WEST RIM DRIVE
C-302	ENLARGED GRADING AND DRAINAGE PLAN 2	PP-3	PLAN AND PROFILE 1500 NORTH	PP-18	PLAN AND PROFILE WEST RIM DRIVE
C-303	ENLARGED GRADING AND DRAINAGE PLAN 3	PP-4	PLAN AND PROFILE 1500 NORTH		
C-400	PHASE 2 HYDRANT AND UTILITY PLAN	PP-5	PLAN AND PROFILE 1475 NORTH		

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

ULDC CANAL NOTES

NOTIFICATION MUST BE GIVEN AT LEAST 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION WORK AND RE-NOTIFICATION OF RE-COMMENCEMENT OF WORK FOLLOWING ANY CESSATION OF WORK FOR MORE THAN 4 (FOUR) DAYS. CALL KYLE DEVANEY AND THE CANAL WATER MASTER. FAILURE TO DO SO MAY RESULT IN A $5,000 FINE.

CONTACT INFORMATION FOR FRANSON CIVIL AND ULDC:
- KYLE DEVANEY, P.E., FRANSON CIVIL ENGINEERS, 801-756-0309
- VINCE HOGGE, P.E., FRANSON CIVIL ENGINEERS, 801-756-0309
- SCOTT HOLBROOK, PRESIDENT, UTAH LAKE DISTRIBUTING COMPANY, 801-376-3566
- BRENT MICHAELSEN, WATER MASTER, ULDC RIVERTON CANAL, 801-673-1568

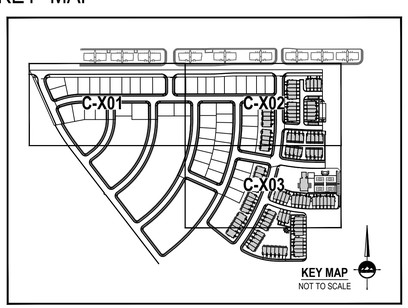
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

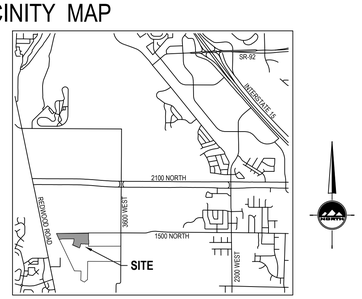
UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



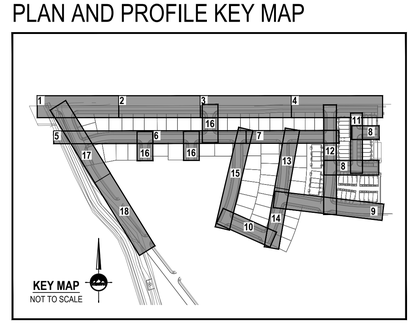
VICINITY MAP



GENERAL NOTES

1. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. BENCHMARK ELEVATION = EAST QUARTER CORNER SECTION 2, TSS, R1W SALT LAKE BASE & MERIDIAN ELEV. = 4536.22.
3. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN AND POWER.
4. THE BIDDING DOCUMENT SHALL BE A SUPPORT DOCUMENT TO THE "LEHI CITY SPECIFICATIONS" AS NECESSARY. THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS SHALL GOVERN ON ALL CONSTRUCTION IMPROVEMENTS OF THIS PROJECT.
5. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
6. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
7. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION METING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, AND THE PROPERTY OWNER.
8. IRRIGATION LINE WORK CANNOT INTERFERE WITH THE IRRIGATION SEASON. APRIL 15 - OCT. 15.

PLAN AND PROFILE KEY MAP



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
SPENCER LLEWELYN
PHONE: 801-494-0150

GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

COVER SHEET

PROJECT NUMBER	PRINT DATE
8066J	2021-09-16
DRAWN BY	CHECKED BY
C. DIESTREICH	M. BUDGE

PROJECT MANAGER
B. MORRIS

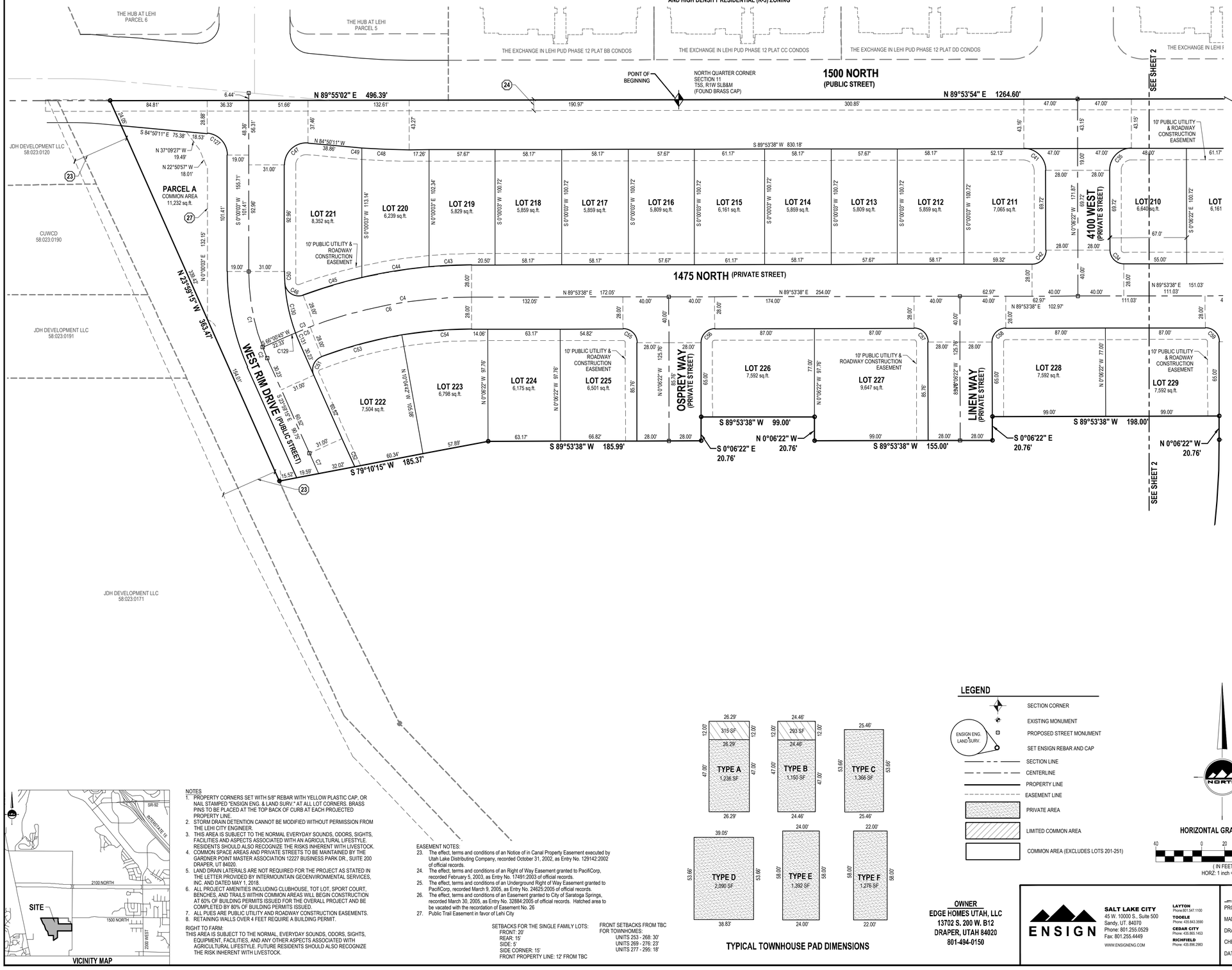
C-000

GARDNER POINT PHASE 2 PLAT

RESIDENTIAL DEVELOPMENT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LOCATED WITHIN NEIGHBORHOOD COMMERICAL (NC) AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS** do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **286882** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **GARDNER POINT PHASE 2 PLAT**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situated in the Northeast and Northwest Quarters of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'54" East 1,264.60 feet along the section line;
thence South 00°06'22" East 369.47 feet;
thence North 89°53'38" East 15.53 feet;
thence South 00°06'22" East 224.90 feet;
thence South 89°53'38" West 60.20 feet;
thence Northwesterly 185.21 feet along the arc of a 1,045.00 foot radius curve to the right (center bears North 00°06'22" West and the chord bears North 85°01'43" West 184.97 feet with a central angle of 10°09'18");
thence North 79°57'04" West 18.53 feet;
thence South 80°18'53" West 78.90 feet;
thence Northwesterly 19.54 feet along the arc of a 12.06 foot radius curve to the left (center bears North 76°49'17" West and the chord bears North 33°14'57" West 17.47 feet with a central angle of 92°51'21");
thence North 79°57'17" West 81.64 feet;
thence Southerly 258.64 feet along the arc of a 1,147.00 foot radius curve to the right (center bears North 76°56'20" West and the chord bears South 19°31'16" West 258.10 feet with a central angle of 12°55'12");
thence North 63°36'44" West 99.00 feet;
thence North 61°38'13" West 68.65 feet;
thence North 65°52'58" West 241.70 feet;
thence Northeasterly 347.51 feet along the arc of a 738.00 foot radius curve to the left (center bears North 63°07'36" West and the chord bears North 13°23'01" East 344.31 feet with a central angle of 26°58'46");
thence North 00°06'22" West 20.76 feet;
thence South 89°53'38" West 198.00 feet;
thence South 00°06'22" East 20.76 feet;
thence South 89°53'38" West 155.00 feet;
thence North 00°06'22" West 20.76 feet;
thence South 89°53'38" West 99.00 feet;
thence South 00°06'22" East 20.76 feet;
thence South 89°53'38" West 185.99 feet;
thence South 79°10'15" West 185.37 feet to a point on the Easterly Line of the Utah Lake Canal;
thence North 23°59'15" West 363.47 feet along said Easterly Line to the section line;
thence North 89°55'02" East 496.39 feet along the section line to the point of beginning.

Contains 795,724 Square Feet or 18.267 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Lehi City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" and "COMMON AREA" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

GARDNER POINT PHASE 2 PLAT

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.
Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area and Private Streets as indicated hereon to Gardner Point Master Association 12227 Business Park Dr., Suite 200 Draper, UT 84020.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By:
Its:

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF) S.S.

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

_____
NUMBER

NOTARY PUBLIC (SIGNATURE) | PRINTED NAME | MY COMMISSION EXPIRES:
RESIDING IN UTAH COUNTY, STATE OF UTAH

PLANNING COMMISSION APPROVAL

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

CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL 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 PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20_____.

MAYOR: _____ *ATTEST:* _____
CLERK/RECORDER (SEE SEAL BELOW)

VICINITY MAP

NOTES
1. PROPERTY CORNERS SET WITH 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
4. COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE GARDNER POINT MASTER ASSOCIATION 12227 BUSINESS PARK DR., SUITE 200 DRAPER, UT 84020.
5. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. AND DATED MAY 1, 2018.
6. ALL PROJECT AMENITIES INCLUDING CLUBHOUSE, TOT LOT, SPORT COURT, BENCHES, AND TRAILS WITHIN COMMON AREAS WILL BEGIN CONSTRUCTION AT 60% OF BUILDING PERMITS ISSUED FOR THE OVERALL PROJECT AND BE COMPLETED BY 80% OF BUILDING PERMITS ISSUED.
7. ALL PUES ARE PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENTS.
8. RETAINING WALLS OVER 4 FEET REQUIRE A BUILDING PERMIT.

RIGHT TO FARM:
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.

EASEMENT NOTES:
23. The effect, terms and conditions of an Notice of in Canal Property Easement executed by Utah Lake Distributing Company, recorded October 31, 2002, as Entry No. 129142:2002 of official records.
24. The effect, terms and conditions of an Right of Way Easement granted to PacifiCorp, recorded February 5, 2003, as Entry No. 17491:2003 of official records.
25. The effect, terms and conditions of an Underground Right of Way Easement granted to PacifiCorp, recorded March 9, 2005, as Entry No. 24625:2005 of official records.
26. The effect, terms and conditions of an Easement granted to City of Saratoga Springs, recorded March 30, 2005, as Entry No. 32884:2005 of official records. Hatched area to be vacated with the recordation of Easement No. 26
27. Public Trail Easement in favor of Lehi City

SETBACKS FOR THE SINGLE FAMILY LOTS:
FRONT: 20'
REAR: 15'
SIDE: 5'
SIDE CORNER: 15'
FRONT PROPERTY LINE: 12' FROM TBC

FRONT SETBACKS FROM TBC FOR TOWNHOMES:
UNITS 253 - 268: 30'
UNITS 269 - 276: 23'
UNITS 277 - 295: 18'

TYPICAL TOWNHOUSE PAD DIMENSIONS

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA (EXCLUDES LOTS 201-251)

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 2

PROJECT NUMBER : 8068J
MANAGER : BDM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/16/21

SURVEYORS SEAL

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GARDNER POINT PHASE 2 PLAT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

GARDNER POINT PHASE 2 PLAT

RESIDENTIAL DEVELOPMENT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC) AND HIGH DENSITY RESIDENTIAL (R-3) ZONING

NORTHEAST CORNER SECTION 11 T5S, R1W SLB&M (FOUND BRASS CAP)

BASIS OF BEARING N 89°53'54" E 2653.28' (MEASURED)

THE EXCHANGE IN LEHI PUD PHASE 12 PLAT EE CONDOS

THE EXCHANGE IN LEHI PUD PHASE 20 PLAT PP CONDOS

THE EXCHANGE IN LEHI PUD PHASE 20 PLAT OO CONDOS

THE EXCHANGE IN LEHI PUD PHASE 20 PLAT NN CONDOS

THE EXCHANGE IN LEHI PUD PHASE 20 PLAT MM CONDOS

THE EXCHANGE IN LEHI PUD PH.

SEE SHEET 1

1500 NORTH (PUBLIC STREET)

N 89°53'54" E 1264.60'

1388.66'

1475 NORTH (PRIVATE STREET)

N 89°53'38" E 254.18'

N 89°53'38" E 252.46'

N 89°53'38" E 151.03'

111.03'

LOT 210 6,640 sq.ft.

LOT 209 6,161 sq.ft.

LOT 208 5,859 sq.ft.

LOT 207 5,863 sq.ft.

LOT 206 6,272 sq.ft.

LOT 205 6,160 sq.ft.

LOT 204 6,528 sq.ft.

LOT 203 6,528 sq.ft.

LOT 202 6,208 sq.ft.

LOT 201 5,711 sq.ft.

10' PUBLIC UTILITY & ROADWAY CONSTRUCTION EASEMENT

LOT 229 7,592 sq.ft.

LOT 230 7,376 sq.ft.

LOT 231 7,436 sq.ft.

LOT 232 6,556 sq.ft.

LOT 233 7,632 sq.ft.

LOT 234 6,552 sq.ft.

LOT 235 7,346 sq.ft.

LOT 236 6,062 sq.ft.

LOT 237 6,030 sq.ft.

LOT 238 6,422 sq.ft.

LOT 239 5,263 sq.ft.

LOT 240 5,263 sq.ft.

LOT 241 6,422 sq.ft.

LOT 242 5,066 sq.ft.

LOT 243 6,497 sq.ft.

LOT 244 7,368 sq.ft.

LOT 245 6,053 sq.ft.

LOT 246 7,109 sq.ft.

LOT 247 7,283 sq.ft.

LOT 248 6,494 sq.ft.

LOT 249 5,357 sq.ft.

LOT 250 6,002 sq.ft.

LOT 251 6,328 sq.ft.

SAGE DRIVE (PUBLIC STREET)

3910 WEST (PRIVATE STREET)

3860 WEST (PRIVATE STREET)

COMMON AREA 13,084 sq.ft.

COMMON AREA 14,364 sq.ft.

COMMON AREA 14,486 sq.ft.

COMMON AREA 8,381 sq.ft.

T-294 TYPE E
T-293 TYPE F
T-292 TYPE F
T-291 TYPE F
T-290 TYPE E
T-289 TYPE E
T-288 TYPE F
T-287 TYPE F
T-286 TYPE F
T-285 TYPE E
T-284 TYPE E
T-283 TYPE F
T-282 TYPE F
T-281 TYPE E
T-280 TYPE E
T-279 TYPE F
T-278 TYPE F
T-277 TYPE F
T-276 TYPE E
T-275 TYPE A
T-274 TYPE B
T-273 TYPE B
T-272 TYPE A
T-271 TYPE A
T-270 TYPE B
T-269 TYPE B
T-268 TYPE A
T-267 TYPE A
T-266 TYPE B
T-265 TYPE B
T-264 TYPE A
T-263 TYPE A
T-262 TYPE B
T-261 TYPE B
T-260 TYPE A
T-259 TYPE D
T-258 TYPE C
T-257 TYPE C
T-256 TYPE D
T-255 TYPE D
T-254 TYPE C
T-253 TYPE C
T-252 TYPE D

T-101 T-102 T-103 T-104 T-105 T-106 T-107 T-108 T-109 T-110 T-111 T-112 T-113

1480 NORTH (PRIVATE STREET)

1450 NORTH (PRIVATE STREET)

CANYON FALLS DRIVE (PUBLIC STREET)

ECHO WAY (PRIVATE STREET)

SIERRA WAY (PRIVATE STREET)

ALDER WAY (PRIVATE STREET)

GARDNER POINT PHASE 1 PLAT

N 89°53'38" E 15.53'

S 0°06'22" E 369.47'

S 0°06'22" E 224.90'

N 0°06'22" W 20.76'

D=26°58'46"
R=738.00
L=347.51'
CB=N 13°23'01" E
C=344.31'

N 79°57'17" W 81.64'

D=92°51'21"
R=12.06
L=19.54'
CB=N 33°14'57" W
C=17.47'

S 80°18'53" W 78.90'

N 79°57'04" W 18.53'

D=10°09'18"
R=1045.00
L=185.21'
CB=N 85°01'43" W
C=184.97'

S 89°53'38" W 60.20'

N 65°52'56" W 241.70'

N 67°38'13" W 68.65'

N 63°36'44" W 99.00'

D=12°55'12"
R=1147.00
L=258.64'
CB=S 19°31'16" W
C=258.10'

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA (EXCLUDES LOTS 201-251)

ENSIGN ENG. LAND SURV.

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

NORTH

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	186.00'	67.52'	20°47'57"	S10°23'55"E	67.15'
C2	186.00'	10.35'	3°11'21"	S22°23'34"E	10.35'
C3	400.00'	17.82'	2°33'11"	S68°32'17"W	17.82'
C4	400.00'	140.18'	20°04'46"	S79°51'15"W	139.46'
C5	400.00'	13.94'	1°59'46"	S68°15'35"W	13.94'
C6	400.00'	144.07'	20°38'10"	S79°34'33"W	143.29'
C7	1001.00'	19.63'	1°07'25"	S24°32'58"E	19.63'
C8	766.00'	331.33'	24°47'00"	N12°17'08"E	328.76'
C9	766.00'	292.94'	21°54'41"	N10°50'59"E	291.16'
C10	766.00'	38.40'	2°52'19"	N23°14'29"E	38.39'
C11	766.00'	28.01'	2°05'43"	N25°43'30"E	28.01'
C12	1020.00'	26.76'	1°30'12"	N25°17'22"E	26.76'
C13	1020.00'	41.33'	2°19'18"	N23°22'37"E	41.33'
C14	1020.00'	195.82'	10°59'58"	N16°42'58"E	195.52'
C15	1020.00'	188.33'	10°34'44"	N19°14'54"E	188.06'
C16	1020.00'	48.82'	2°44'33"	N12°35'16"E	48.82'
C17	1020.00'	33.99'	1°54'33"	N10°15'43"E	33.99'
C18	1020.00'	167.58'	9°24'48"	N4°38'02"E	167.39'
C19	1020.00'	201.57'	11°19'21"	N5°33'19"E	201.24'
C20	1269.00'	40.88'	1°50'45"	N11°56'12"E	40.88'
C21	1269.00'	42.75'	1°55'48"	N11°53'40"E	42.75'
C22	1269.00'	34.89'	1°34'31"	N10°13'34"E	34.89'
C23	1269.00'	34.01'	1°32'08"	N10°09'42"E	34.01'
C24	1269.00'	137.27'	6°11'52"	N6°17'42"E	137.20'
C25	1269.00'	167.64'	7°34'09"	N5°39'14"E	167.52'
C26	1269.00'	41.93'	1°53'35"	N0°55'22"E	41.93'
C27	1269.00'	29.39'	1°19'37"	N2°31'58"E	29.39'
C28	1269.00'	27.69'	1°15'01"	N1°14'39"E	27.69'
C29	1269.00'	14.24'	0°38'34"	N0°17'51"E	14.24'
C30	812.50'	44.75'	3°09'20"	S88°31'41"E	44.74'
C31	1019.50'	180.69'	10°09'18"	S85°01'43"E	180.46'
C32	23.00'	20.71'	51°34'55"	N25°48'54"W	20.01'
C33	12.00'	18.84'	89°55'05"	N44°54'52"E	16.96'
C34	12.00'	18.85'	90°00'00"	S45°06'22"E	16.97'
C35	19.00'	29.85'	90°00'00"	S44°53'38"W	26.87'
C36	1078.00'	25.58'	1°21'35"	N89°00'15"E	25.58'
C37	1078.00'	53.99'	2°52'10"	N86°53'22"E	53.98'
C38	922.00'	7.28'	0°27'09"	S85°40'52"W	7.28'
C39	922.00'	58.22'	3°37'05"	S87°42'58"W	58.21'
C40	922.00'	5.93'	0°22'46"	S89°42'35"W	5.93'
C41	19.00'	29.85'	90°00'00"	N45°06'22"W	26.87'
C42	12.00'	18.85'	90°00'00"	N44°53'38"E	16.97'
C43	428.00'	37.22'	4°58'56"	S87°24'11"W	37.20'
C44	428.00'	59.30'	7°56'16"	S80°56'34"W	59.25'
C45	428.00'	53.48'	7°09'34"	S73°23'39"W	53.45'
C46	12.00'	22.28'	106°23'55"	S56°59'10"E	19.22'
C47	19.00'	31.56'	95°09'46"	S47°34'56"W	28.05'
C48	539.00'	41.29'	4°23'21"	S87°54'41"E	41.28'
C49	539.00'	8.28'	0°52'49"	S85°16'36"E	8.28'
C50	155.00'	10.25'	3°47'15"	S1°53'35"E	10.24'
C51	12.00'	19.53'	93°14'43"	S22°38'07"W	17.44'
C52	970.00'	26.92'	1°35'25"	S24°46'58"E	26.92'
C53	372.00'	72.68'	11°11'42"	S74°51'19"W	72.57'
C54	372.00'	61.30'	9°26'28"	S85°10'24"W	61.23'
C55	12.00'	18.85'	90°00'00"	N45°06'22"W	16.97'
C56	12.00'	18.85'	90°00'00"	S44°53'38"W	16.97'
C57	12.00'	18.85'	90°00'00"	N45°06'22"W	16.97'
C58	12.00'	18.85'	90°00'00"	S44°53'38"W	16.97'
C59	12.00'	18.85'	90°00'00"	N45°06'22"W	16.97'
C60	12.00'	18.85'	90°00'00"	S44°53'38"W	16.97'
C61	12.00'	18.85'	90°00'00"	N45°06'22"W	16.97'
C62	992.00'	20.44'	1°10'51"	N0°29'04"E	20.44'
C63	992.00'	68.27'	3°56'36"	N3°02'47"E	68.26'
C64	992.00'	55.95'	3°13'53"	N6°38'02"E	55.94'
C65	992.00'	55.95'	3°13'53"	N9°51'55"E	55.94'
C66	992.00'	68.27'	3°56'36"	N13°27'10"E	68.26'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C67	992.00'	64.11'	3°42'09"	N17°16'33"E	64.09'
C68	992.00'	53.48'	3°05'20"	N20°40'18"E	53.47'
C69	12.00'	19.25'	91°54'04"	N68°10'00"E	17.25'
C70	12.00'	18.37'	87°41'18"	S22°02'20"E	16.62'
C71	794.00'	57.40'	4°08'30"	N19°44'04"E	57.38'
C72	794.00'	62.30'	4°29'44"	N15°24'57"E	62.28'
C73	794.00'	72.57'	5°14'12"	N10°32'59"E	72.54'
C74	794.00'	62.34'	4°29'54"	N5°40'56"E	62.32'
C75	794.00'	49.05'	3°32'21"	N1°39'49"W	49.04'
C76	12.00'	18.85'	90°00'00"	S44°53'38"W	16.97'
C77	12.00'	18.87'	90°04'55"	N45°03'53"W	16.98'
C78	1238.00'	25.08'	1°09'39"	N0°33'23"E	25.08'
C79	1238.00'	59.78'	2°46'00"	N2°31'13"E	59.77'
C80	1238.00'	90.06'	4°10'05"	N5°59'15"E	90.04'
C81	1238.00'	29.53'	1°22'03"	N8°45'18"E	29.53'
C82	11.94'	18.94'	90°51'57"	N54°53'38"E	17.02'
C83	12.00'	18.69'	89°15'40"	S35°19'24"E	16.86'
C84	1048.00'	60.93'	3°19'52"	N7°38'30"E	60.92'
C85	1048.00'	70.84'	3°52'23"	N4°02'23"E	70.83'
C86	1048.00'	40.41'	2°12'33"	N0°59'55"E	40.41'
C87	1144.00'	42.54'	2°07'50"	N1°02'28"E	42.54'
C88	1144.00'	77.27'	3°52'11"	N4°02'29"E	77.25'
C89	1144.00'	79.59'	3°59'11"	N7°58'10"E	79.58'
C90	1144.00'	199.40'	9°59'12"	N4°58'09"E	199.15'
C91	12.00'	18.03'	86°05'09"	S57°00'07"W	16.38'
C92	1048.00'	48.97'	4°41'08"	N15°17'50"E	48.96'
C93	1048.00'	51.67'	2°49'29"	N18°02'53"E	51.66'
C94	1048.00'	57.90'	3°09'55"	N21°02'35"E	57.89'
C95	1048.00'	60.67'	3°19'01"	N24°17'03"E	60.66'
C96	1147.00'	67.17'	3°21'19"	N24°18'13"E	67.16'
C97	1147.00'	63.36'	3°09'55"	N21°02'35"E	63.36'
C98	1147.00'	56.55'	2°49'29"	N18°02'53"E	56.54'
C99	1147.00'	71.56'	3°34'28"	N14°50'54"E	71.55'
C100	12.00'	18.71'	89°20'42"	S35°16'43"E	16.87'
C101	1300.00'	140.62'	6°11'52"	N6°17'42"E	140.55'
C102	12.00'	18.82'	89°51'12"	S48°07'23"W	16.95'
C103	830.00'	44.89'	3°05'56"	S88°33'24"E	44.88'
C104	830.00'	0.82'	0°03'25"	S86°58'43"E	0.82'
C105	997.01'	49.26'	2°49'50"	S88°41'26"E	49.25'
C106	997.01'	43.69'	2°30'39"	S86°01'12"E	43.69'
C107	997.01'	83.76'	4°48'49"	S82°21'28"E	83.74'
C108	15.00'	22.76'	86°55'35"	S43°29'14"E	20.64'
C109	24.00'	37.66'	89°55'05"	S44°56'06"W	33.92'
C110	15.00'	23.58'	90°04'55"	S45°03'54"E	21.23'
C111	15.00'	24.37'	93°04'25"	N46°30'46"E	21.77'
C112	12.00'	18.34'	87°34'10"	S43°09'57"E	16.61'
C113	1300.00'	14.59'	0°38'35"	N0°17'51"E	14.59'
C114	19.00'	29.82'	89°55'04"	S44°56'06"W	26.85'
C115	893.00'	53.88'	3°27'26"	N11°42'16"E	53.88'
C116	893.00'	70.11'	4°29'54"	N5°40'56"E	70.09'
C117	893.00'	81.62'	5°14'12"	N10°32'59"E	81.59'
C118	893.00'	70.07'	4°29'44"	N15°24'57"E	70.05'
C119	893.00'	80.07'	5°08'14"	N20°13'56"E	80.04'
C120	893.00'	57.26'	3°40'26"	N20°57'50"E	57.25'
C121	893.00'	57.71'	3°42'09"	N17°16'33"E	57.70'
C122	893.00'	61.46'	3°56'36"	N13°27'10"E	61.45'
C123	893.00'	50.36'	3°13'53"	N9°51'55"E	50.36'
C124	893.00'	50.36'	3°13'53"	N6°38'02"E	50.36'
C125	893.00'	61.46'	3°56'36"	N3°02'47"E	61.45'
C126	893.00'	17.13'	1°05'56"	N0°31'31"E	17.13'
C127	19.00'	28.13'	84°50'14"	N42°25'04"W	25.63'
C128	785.58'	43.27'	3°09'20"	S88°30'35"E	43.26'
C129	400.00'	8.72'	1°14'57"	S66°38'13"W	8.72'
C130	155.00'	44.39'	16°24'29"	S11°59'27"E	44.24'
C131	155.00'	10.26'	3°47'37"	S22°05'30"E	10.26'

ENSIGN
SALT LAKE CITY
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LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8069J
MANAGER : BDM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/16/21

GARDNER POINT PHASE 2 PLAT
LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.

3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.

4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.

8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.

12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.

22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.

30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.

31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.

2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.

3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.

5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.

7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.

11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.

12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.

14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.

15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.

17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.

3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.

2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.

3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.

2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)

3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.

4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.

6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.

8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.

9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.

10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.

12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.

14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.

16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

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GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

GENERAL NOTES

PROJECT NUMBER	PRINT DATE
8069J	2021-09-16
DRAWN BY	CHECKED BY
PROJECT MANAGER	
B. MORRIS	

C-001

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

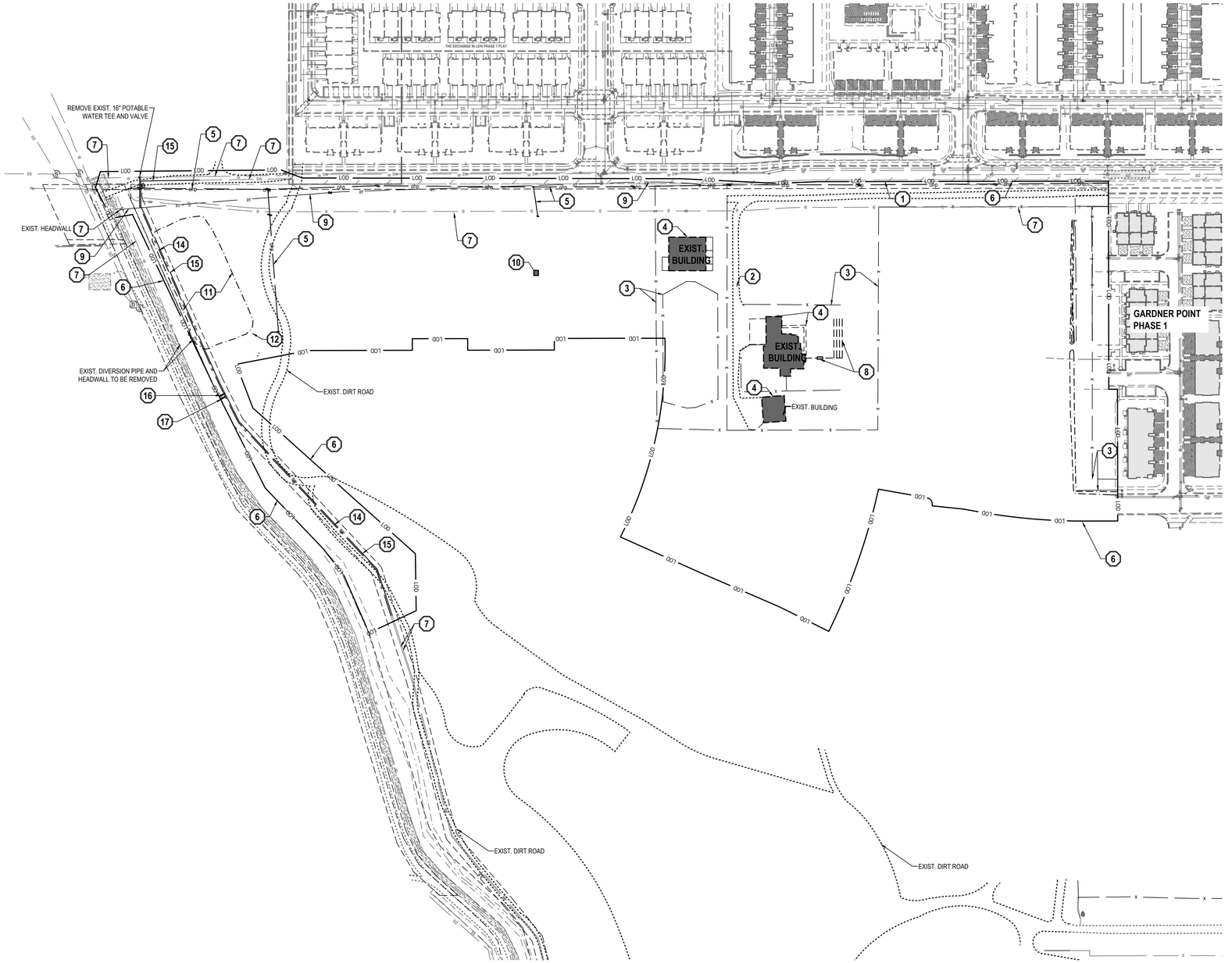
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
4. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
5. REMOVE AND PROPERLY DISPOSE OF POWER POLES AND OVERHEAD POWER LINES. COORDINATE WITH ROCKY MOUNTAIN POWER.
6. LIMIT OF DISTURBANCE.
7. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
8. REMOVE AND PROPERLY DISPOSE OF EXISTING SEPTIC TANK AND FIELD DRAIN LINES.
9. REMOVE, PROPERLY DISPOSE OF AND REPLACE IRRIGATION PIPE. SEE UTILITY PLANS.
10. CAP AND PLUG EXISTING WELL 10' BELOW PROPOSED FINISHED GRADE ACCORDING TO STATE OF UTAH STANDARDS. CONTRACTOR TO BE LICENSED WELL DRILLER WITHIN UTAH AND FILE APPROPRIATE REPORTING WHEN PERFORMING WORK.
11. EXISTING IRRIGATION POND TO BE DRAINED AND REMOVED. COORDINATE WITH UTAH LAKE DISTRIBUTING COMPANY.
12. EXISTING PUMP AND ELECTRICAL EQUIPMENT TO BE REMOVED AND PROPERLY DISPOSED OF.
13. REMOVE AND PROPERLY DISPOSE OF EXISTING WATER LINE
14. REMOVE AND PROPERLY DISPOSE OF EXISTING SECONDARY WATER
15. REMOVE AND PROPERLY DISPOSE OF EXISTING CULINARY WATER LINE
16. REMOVE AND PROPERLY DISPOSE OF EXISTING FIRE HYDRANT
17. REMOVE AND PROPERLY DISPOSE OF EXISTING BLOWOFF VALVE

GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft.

NORTH

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
SPENCER LLEWELYN
PHONE: 801-494-0150

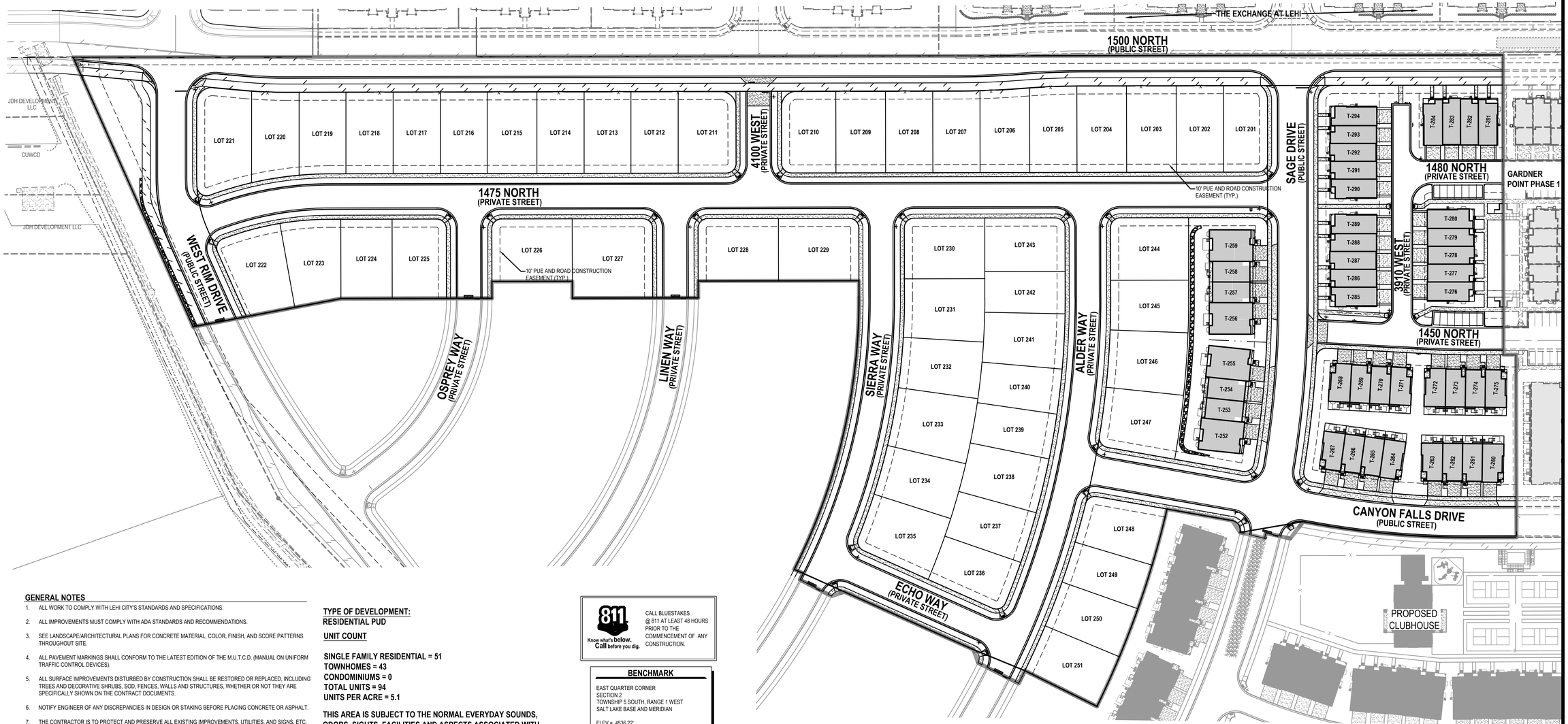
GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DEMOLITION PLAN

PROJECT NUMBER 8069J
PRINT DATE 2021-09-16
DRAWN BY C.MASTERSON
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-100



GENERAL NOTES

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TYPE OF DEVELOPMENT:
RESIDENTIAL PUD

UNIT COUNT

SINGLE FAMILY RESIDENTIAL = 51
TOWNHOMES = 43
CONDOMINIUMS = 0
TOTAL UNITS = 94
UNITS PER ACRE = 5.1

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE.RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4536.22'

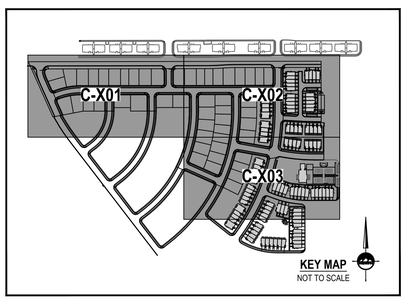
PARKING DATA TABLE	
SURFACE PARKING	14
HANDICAP-ACCESSIBLE STALLS	0
TOWNHOME GARAGE PARKING	86
TOWNHOME DRIVE PARKING	86
CONDO GARAGE PARKING	0
CONDO DRIVE PARKING	0
TOTAL PARKING PROVIDED	186

SETBACKS FOR THE SINGLE FAMILY LOTS:
FRONT: 20'
REAR: 15'
SIDE: 5'
SIDE CORNER: 15'

SITE SUMMARY TABLE		
DESCRIPTION	AREA (AC)	PERCENTAGE
HARDSCAPE / ROAD ROW	9.40	51%
SINGLE FAMILY LOTS	7.74	42%
OPEN SPACE	1.17	6%
TOTAL SITE	18.31	100%

HORIZONTAL GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

NORTH



KEY MAP
NOT TO SCALE

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

TOOELE
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CEDAR CITY
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RICHFIELD
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FOR:
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CONTACT:
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PHONE: 801-494-0150

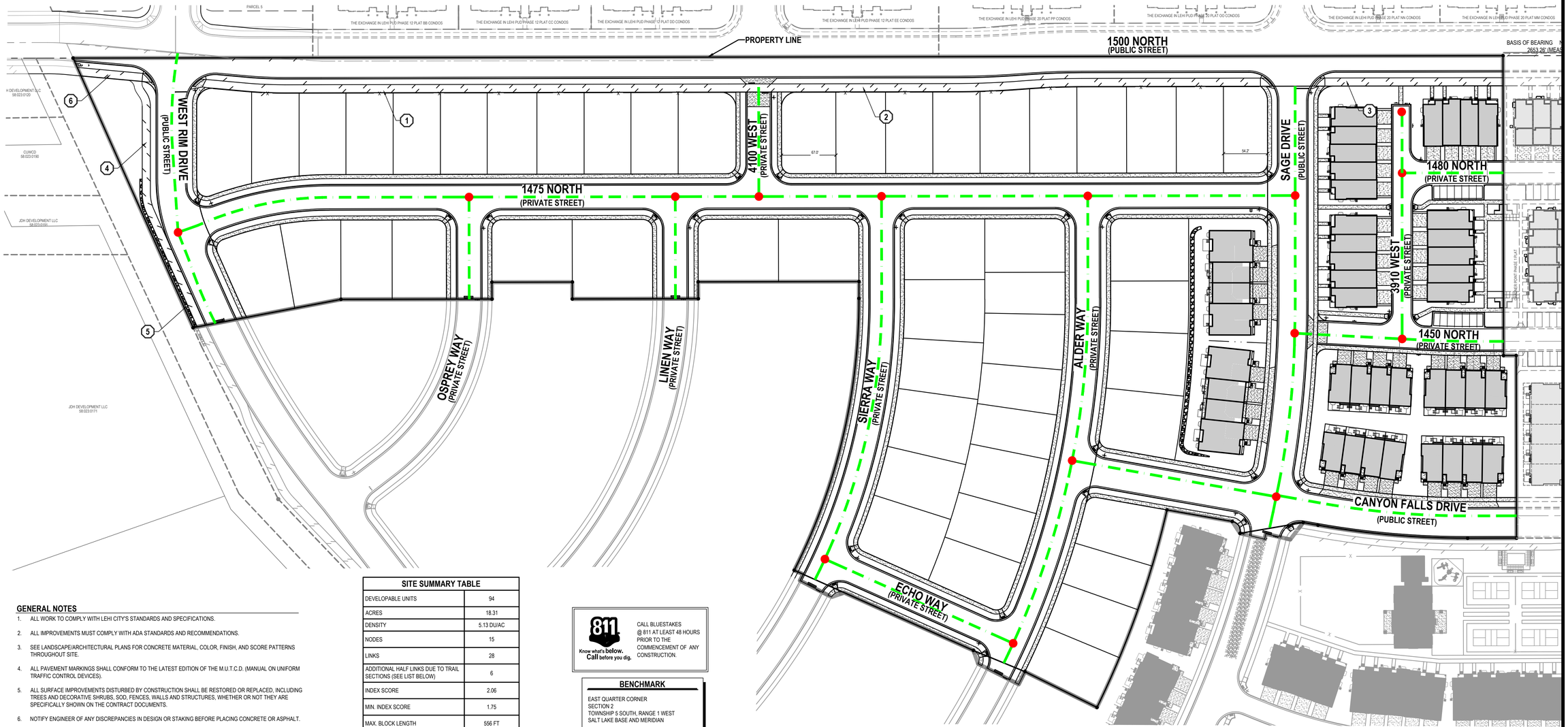
GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5159016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL SITE PLAN

PROJECT NUMBER 8069J
PRINT DATE 2021-09-16
DRAWN BY C. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200



GENERAL NOTES

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NODES - STREET INTERSECTION OR CUL-DE-SAC LOCATED WITHIN A PROPOSED DEVELOPMENT. A STREET INTERSECTION EXISTS WHERE TWO OR MORE NAMED ROADS INTERSECT MARKED WITH A CIRCLE.

LINKS - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

SITE SUMMARY TABLE	
DEVELOPABLE UNITS	94
ACRES	18.31
DENSITY	5.13 DU/AC
NODES	15
LINKS	28
ADDITIONAL HALF LINKS DUE TO TRAIL SECTIONS (SEE LIST BELOW)	6
INDEX SCORE	2.06
MIN. INDEX SCORE	1.75
MAX. BLOCK LENGTH	556 FT

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4536.22'

ADDITIONAL HALF LINKS DUE TO TRAIL SYSTEMS

1. TRAIL ON SOUTH SIDE OF 1500 NORTH BETWEEN WEST RIM DRIVE AND 4100 WEST
2. TRAIL ON SOUTH SIDE OF 1500 NORTH BETWEEN 4100 WEST AND SAGE DRIVE
3. TRAIL ON SOUTH SIDE OF 1500 NORTH BETWEEN SAGE DRIVE AND PHASE 1
4. TRAIL ALONG WEST RIM DRIVE FROM 1500 NORTH TO 1475 NORTH
5. TRAIL ALONG WEST RIM DRIVE FROM 1475 NORTH TO SOUTH END OF PROJECT
6. TRAIL ON SOUTH SIDE OF 1500 NORTH BETWEEN WEST RIM DRIVE AND WEST PROPERTY LINE

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
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GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5159016-2202
BRADEN D. MORRIS
STATE OF UTAH

CIRCULATION PLAN

PROJECT NUMBER 8069J
PRINT DATE 2021-09-16
DRAWN BY C. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200A

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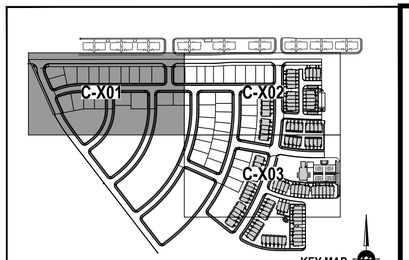
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9. "ALL 'NO PARKING' SIGNS SHALL BE INSTALLED AND MAINTAINED BY THE DEVELOPER / HOA"

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 4/C-600.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 5/C-600.
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING ROAD-5.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. ASPHALT PAVEMENT: 3" THICK ASPHALT WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 7/C-600.
6. EXIST EDGE OF ASPHALT.
7. 3' WATERWAY PER DETAIL 14/C-600
8. ADA RAMP PER LEHI CITY STANDARD DRAWING ROAD-6.
8A. ADA RAMP SIMILAR TO LEHI CITY STANDARD DRAWING ROAD-6, INCREASE WIDTH OF RAMP TO MATCH PLAN AND TRUNCATED DOMES SHALL BE FULL WIDTH OF TRAIL
9. ASPHALT TRAIL PER LEHI CITY STANDARD DRAWING TRAIL-1. WIDTH PER PLAN
10. SITE AMENITIES. REFER TO LANDSCAPE DRAWINGS.
11. STREET SIGN. INSTALL PER M.U.T.C.D. STANDARDS WITH STREET SIGNS PER LEHI CITY STANDARDS.
12. INSTALL STOP BAR PER M.U.T.C.D STANDARD PLANS AND SPECIFICATIONS.
13. INSTALL STOP SIGN PER M.U.T.C.D. STANDARDS WITH STREET SIGNS PER LEHI CITY STANDARDS.
14. INSTALL PROTECTIVE BOLLARD SPACED AT 2' MAX PER DETAIL 13/C-600.
15. ROCK RETAINING WALL PER DETAIL 2/C-603. SEE GRADING PLAN FOR ELEVATIONS. RETAINING WALL 4 FEET IN HEIGHT WILL REQUIRE A BUILDING PERMIT.
16. 4" WIDE SOLID YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
17. INSTALL RADIUS DRIVE APPROACH PER LEHI CITY STANDARD DRAWING ROAD-10.
18. INSTALL "NO PARKING" SIGN PER M.U.T.C.D.STANDARDS. "NO PARKING" SIGNS SHALL BE INSTALLED , MAINTAINED BY THE DEVELOPER/HOA
19. INSTALL K-RAIL AT DEAD END STUB ROAD AT PHASE LINE



KEY MAP
NOT TO SCALE

1500 NORTH
(PUBLIC STREET)

SEE DRAWING C-202

INSTALL 6' DECORATIVE FENCE ON REAR OF DOUBLE FRONTING LOTS PER DETAIL 2/C-603

1475 NORTH
(PRIVATE STREET)

4100 WEST
(PRIVATE STREET)

WEST RIM DRIVE
(PUBLIC STREET)

OSPREY WAY
(PRIVATE STREET)

LINEN WAY
(PRIVATE STREET)

PARCEL A

LOT 210 LOT 211 LOT 212 LOT 213 LOT 214 LOT 215 LOT 216 LOT 217 LOT 218 LOT 219 LOT 220 LOT 221 LOT 222 LOT 223 LOT 224 LOT 225 LOT 226 LOT 227 LOT 228 LOT 229

FUTURE PHASE DEVELOPMENT

10.0' P.U.E. AND CONSTRUCTION EASEMENT (TYP.)

PROPERTY LINE

FUTURE IMPROVEMENTS

SEE DRAWING C-202

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GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5159016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED SITE PLAN 1

PROJECT NUMBER 8069J
PRINT DATE 2021-09-16
DRAWN BY C. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-201

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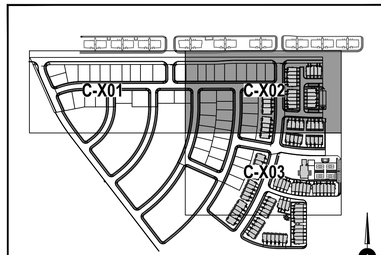
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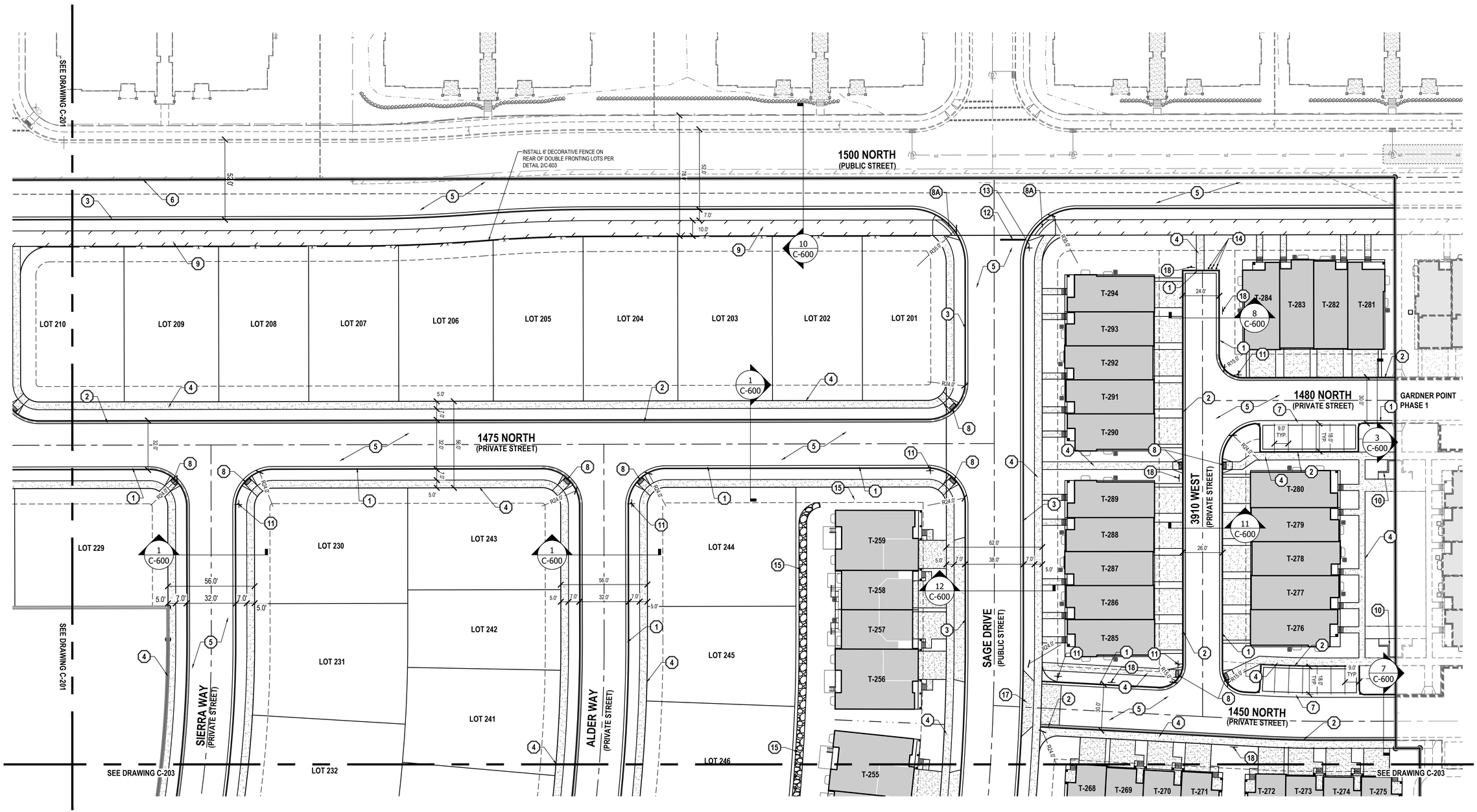
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ENSIGN
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
SPENCER LLEWELYN
PHONE: 801-494-0150

GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED SITE PLAN 2

PROJECT NUMBER 8068J
PRINT DATE 2021-09-16
DRAWN BY C. DIESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-202

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

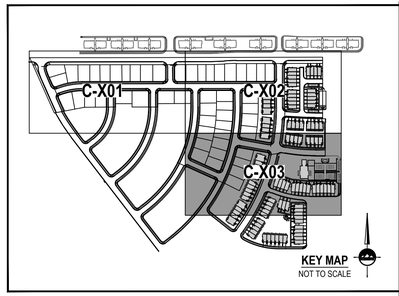
GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. RETAINING WALLS OVER 4 FEET IN HEIGHT WILL REQUIRE A BUILDING PERMIT.
9. "ALL 'NO PARKING' SIGNS SHALL BE INSTALLED AND MAINTAINED BY THE DEVELOPER / HOA"

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 4/C-600.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 5/C-600.
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING ROAD-5.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. ASPHALT PAVEMENT: 3" THICK ASPHALT WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 7/C-600.
6. EXIST EDGE OF ASPHALT.
7. 3' WATERWAY PER DETAIL 14/C-600
8. ADA RAMP PER LEHI CITY STANDARD DRAWING ROAD-6.
8A. ADA RAMP SIMILAR TO LEHI CITY STANDARD DRAWING ROAD-6, INCREASE WIDTH OF RAMP TO MATCH PLANS AND TRUNCATED DOMES SHALL BE FULL WIDTH OF TRAIL
9. ASPHALT TRAIL PER LEHI CITY STANDARD DRAWING TRAIL-1. WIDTH PER PLAN
10. SITE AMENITIES. REFER TO LANDSCAPE DRAWINGS.
11. STREET SIGN. INSTALL PER M.U.T.C.D. STANDARDS WITH STREET SIGNS PER LEHI CITY STANDARDS.
12. INSTALL STOP BAR PER M.U.T.C.D STANDARD PLANS AND SPECIFICATIONS.
13. INSTALL STOP SIGN PER M.U.T.C.D. STANDARDS WITH STREET SIGNS PER LEHI CITY STANDARDS.
14. INSTALL PROTECTIVE BOLLARD SPACED AT 2' MAX PER DETAIL 13/C-600.
15. ROCK RETAINING WALL PER DETAIL 2/C-603. SEE GRADING PLAN FOR ELEVATIONS. RETAINING WALLS 4 FEET IN HEIGHT WILL REQUIRE A BUILDING PERMIT.
16. 4" WIDE SOLID YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
17. INSTALL RADIUS DRIVE APPROACH PER LEHI CITY STANDARD DRAWING ROAD-10.
18. INSTALL "NO PARKING" SIGN PER M.U.T.C.D.STANDARDS. "NO PARKING" SIGNS SHALL BE INSTALLED AN MAINTAINED BY THE DEVELOPER/HOA
19. INSTALL K-RAIL AT DEAD END STUB ROAD AT PHASE LINE



KEY MAP
NOT TO SCALE



ENSIGN
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GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED SITE PLAN 3

PROJECT NUMBER	PRINT DATE
8068J	2021-09-21
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-203

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

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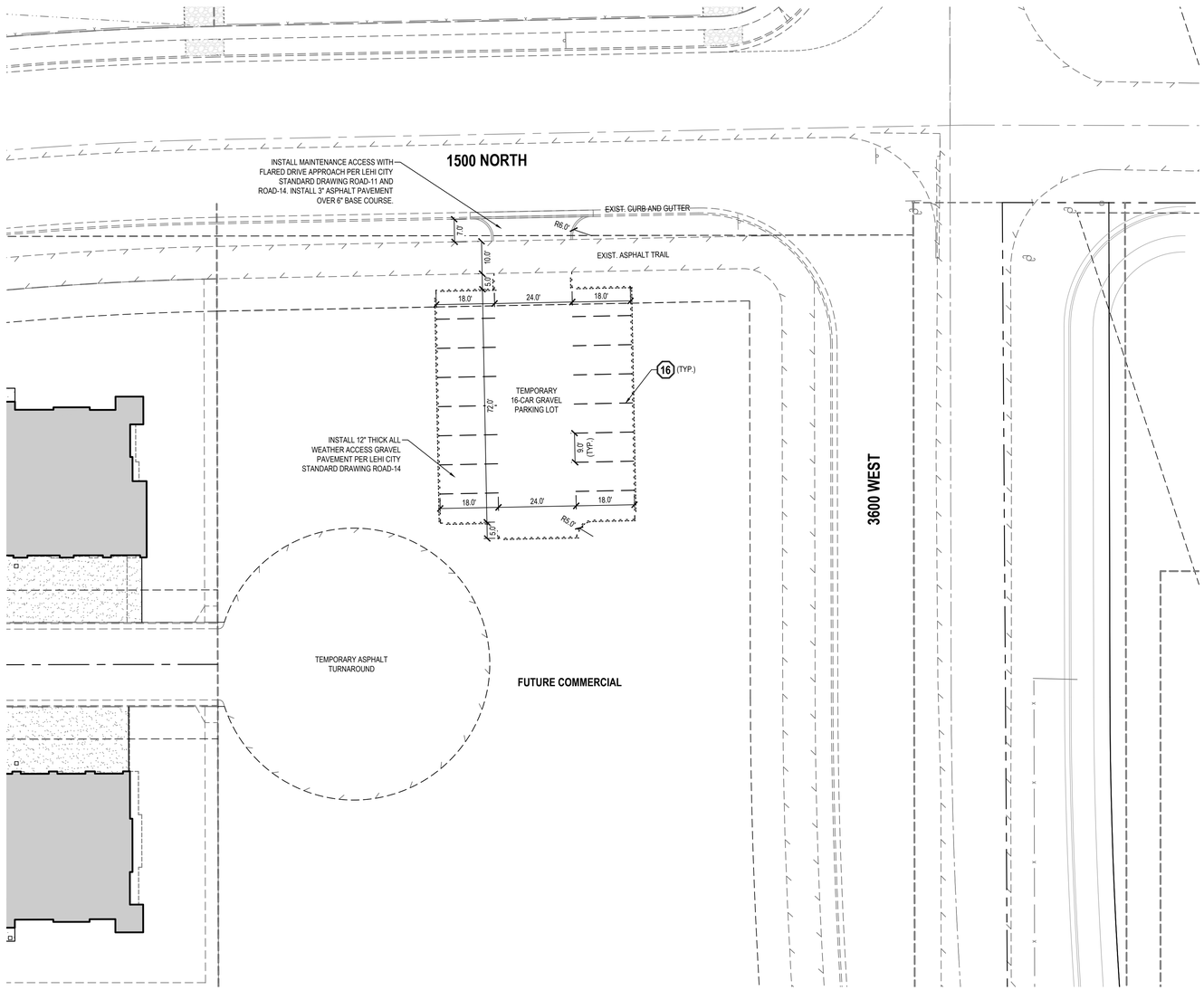
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NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.



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GARDNER POINT PHASE 2
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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

TEMPORARY PARKING PLAN

PROJECT NUMBER 8069J
PRINT DATE 2021-09-16
DRAWN BY C.AMBERREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-204

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

NORTH

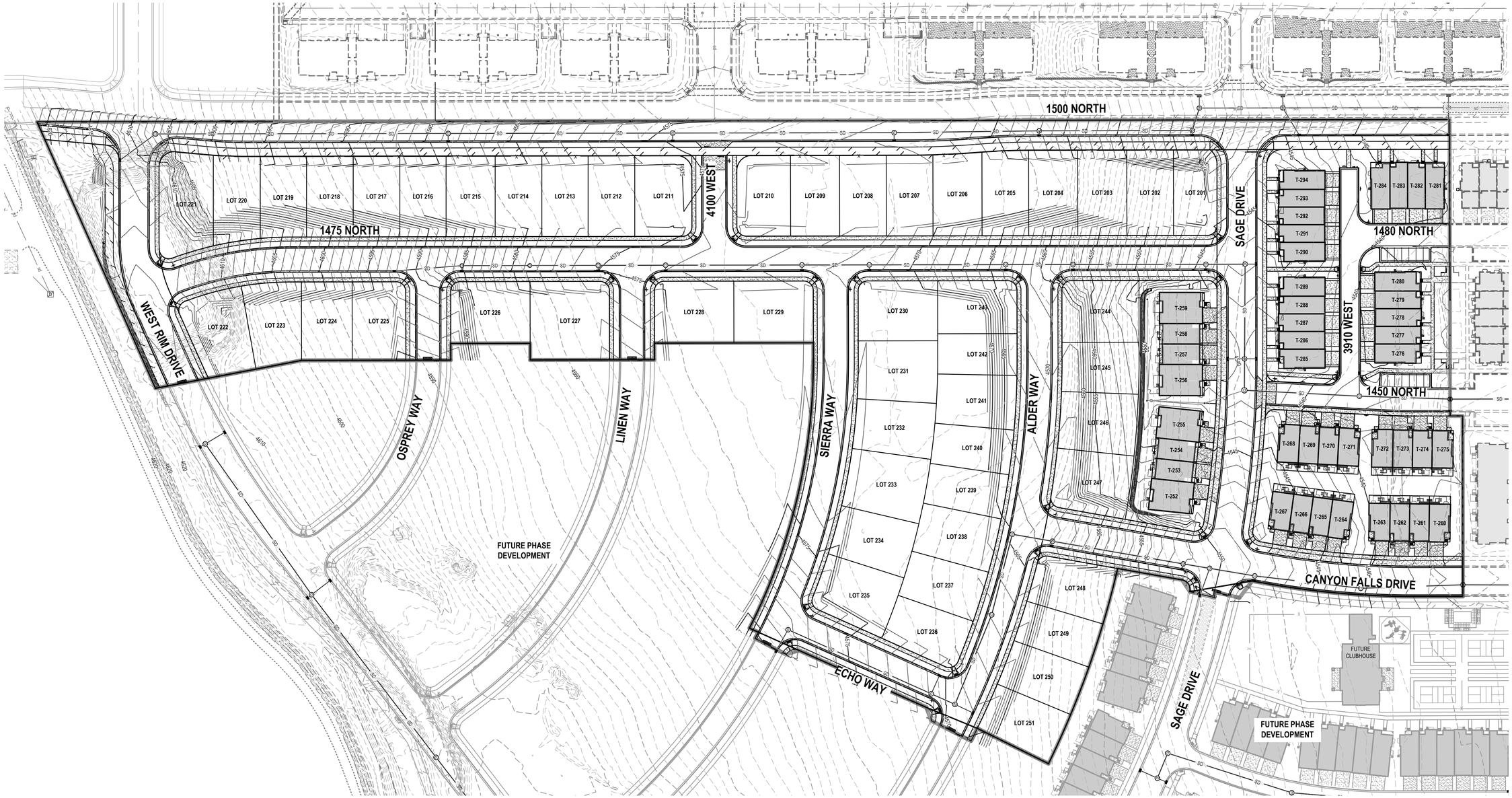
HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

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4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
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GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5159016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8069J
PRINT DATE 2025-03-16
DRAWN BY C. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-300

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SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

NORTH

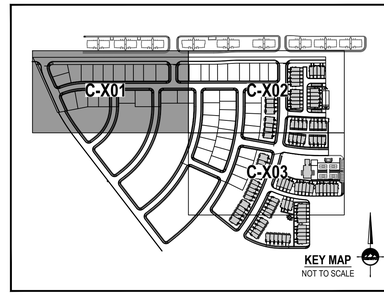
HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

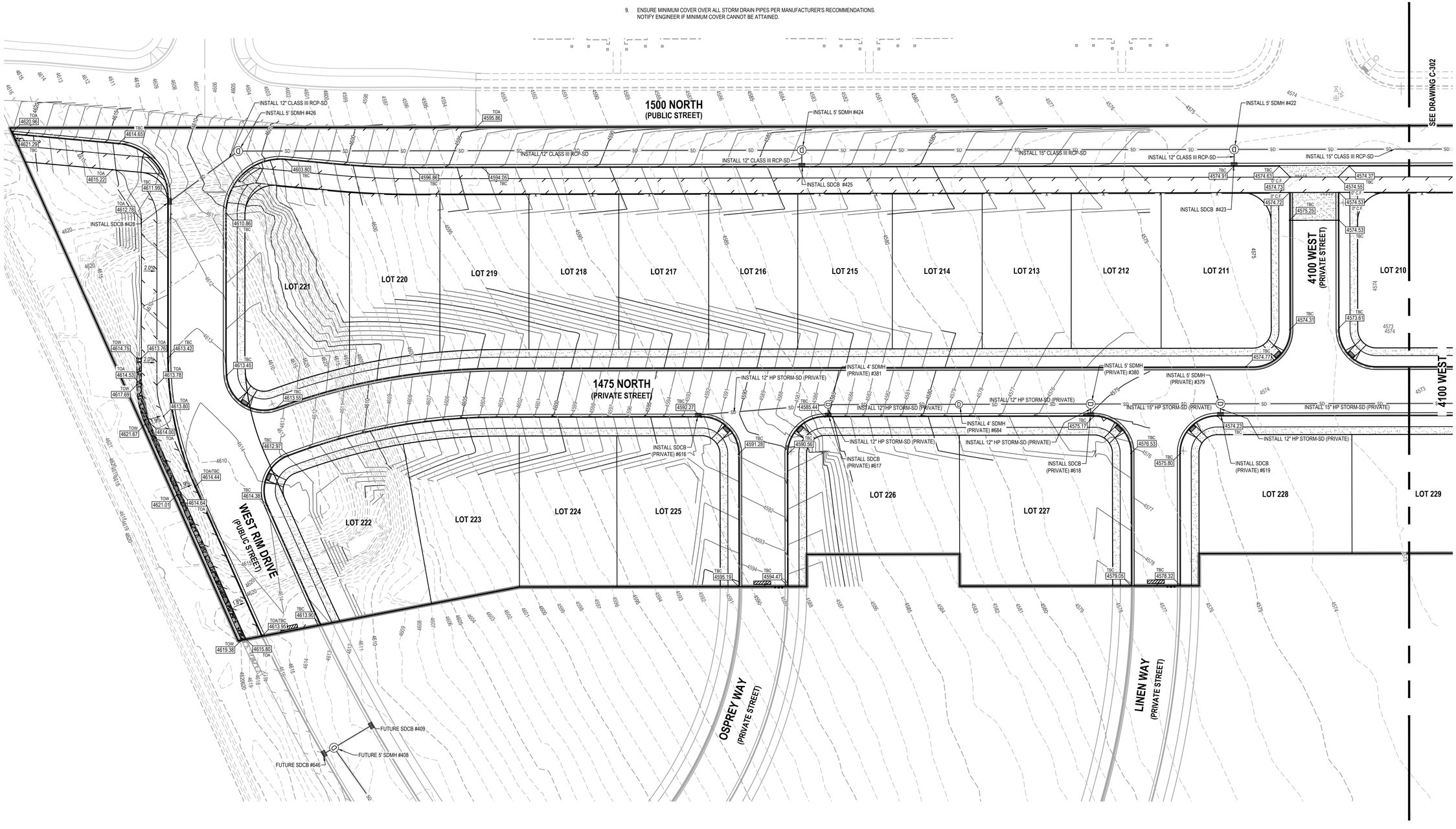
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REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED GRADING AND DRAINAGE PLAN 1

PROJECT NUMBER	PRINT DATE
8069J	2021-09-16
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-301

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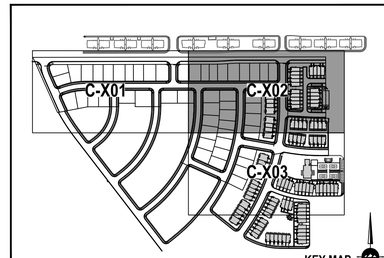
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30 0 15 30 60

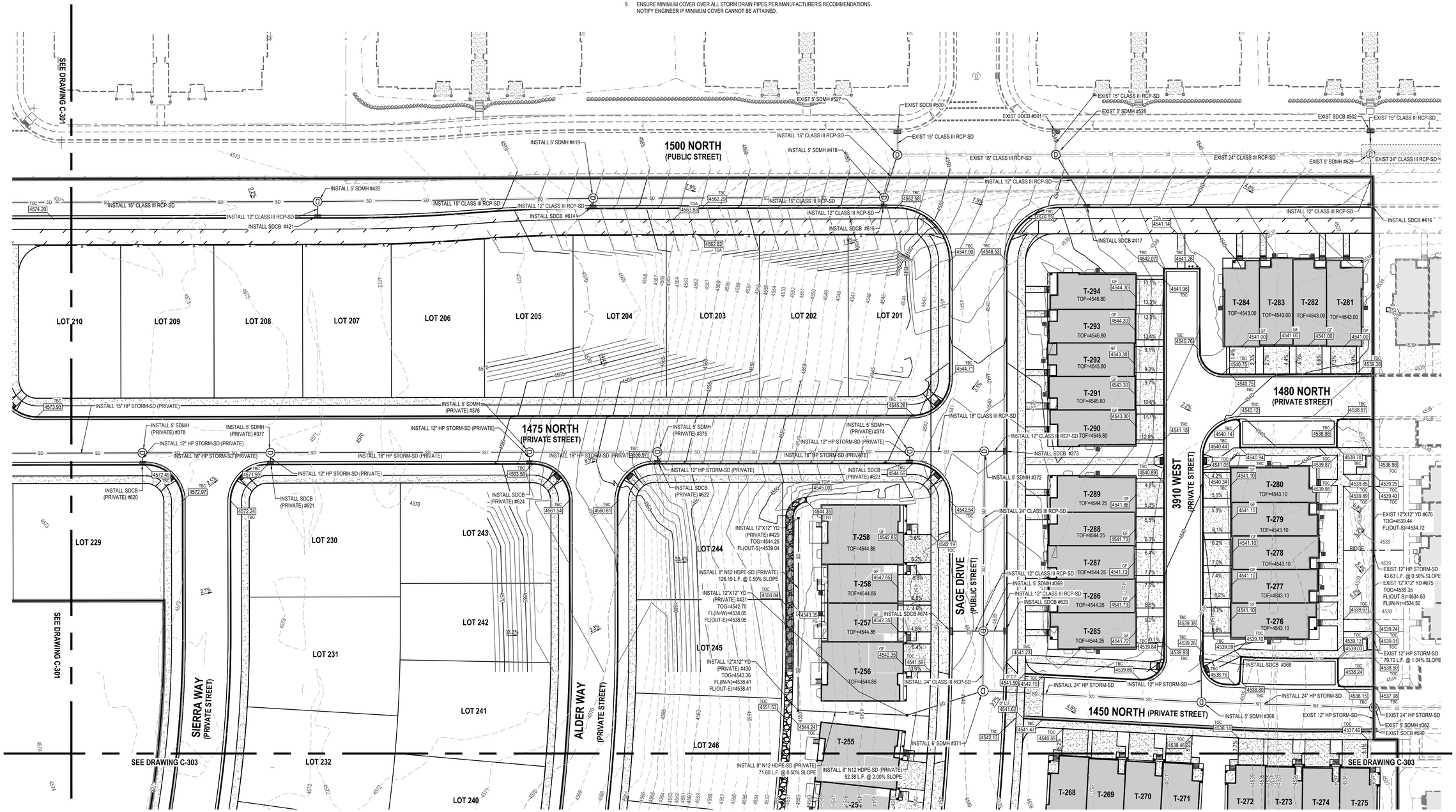
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9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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14. ALL PRIVATE STORM DRAIN INFRASTRUCTURE OUTSIDE OF LEHI CITY OWNED RIGHT-OF-WAY IS TO BE OWNED AND MAINTAINED BY THE HOA OR THE OWNERS OF THIS PROPERTY.



KEY MAP
NOT TO SCALE



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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LAYTON
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TOOELE
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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
SPENCER LLEWELYN
PHONE: 801-494-0150

GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5159016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED GRADING AND DRAINAGE PLAN 2

PROJECT NUMBER 8069J
PRINT DATE 2021-09-16
DRAWN BY C. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-302

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

NORTH

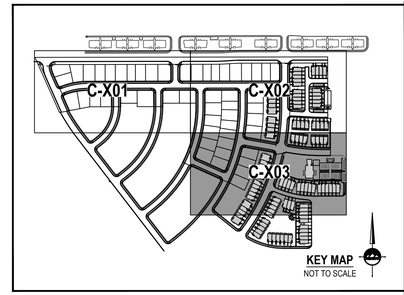
HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

GENERAL NOTES

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2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
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GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED GRADING AND DRAINAGE PLAN 3

PROJECT NUMBER 8069J
PRINT DATE 2025-03-16
DRAWN BY C. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-303

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

GENERAL NOTES

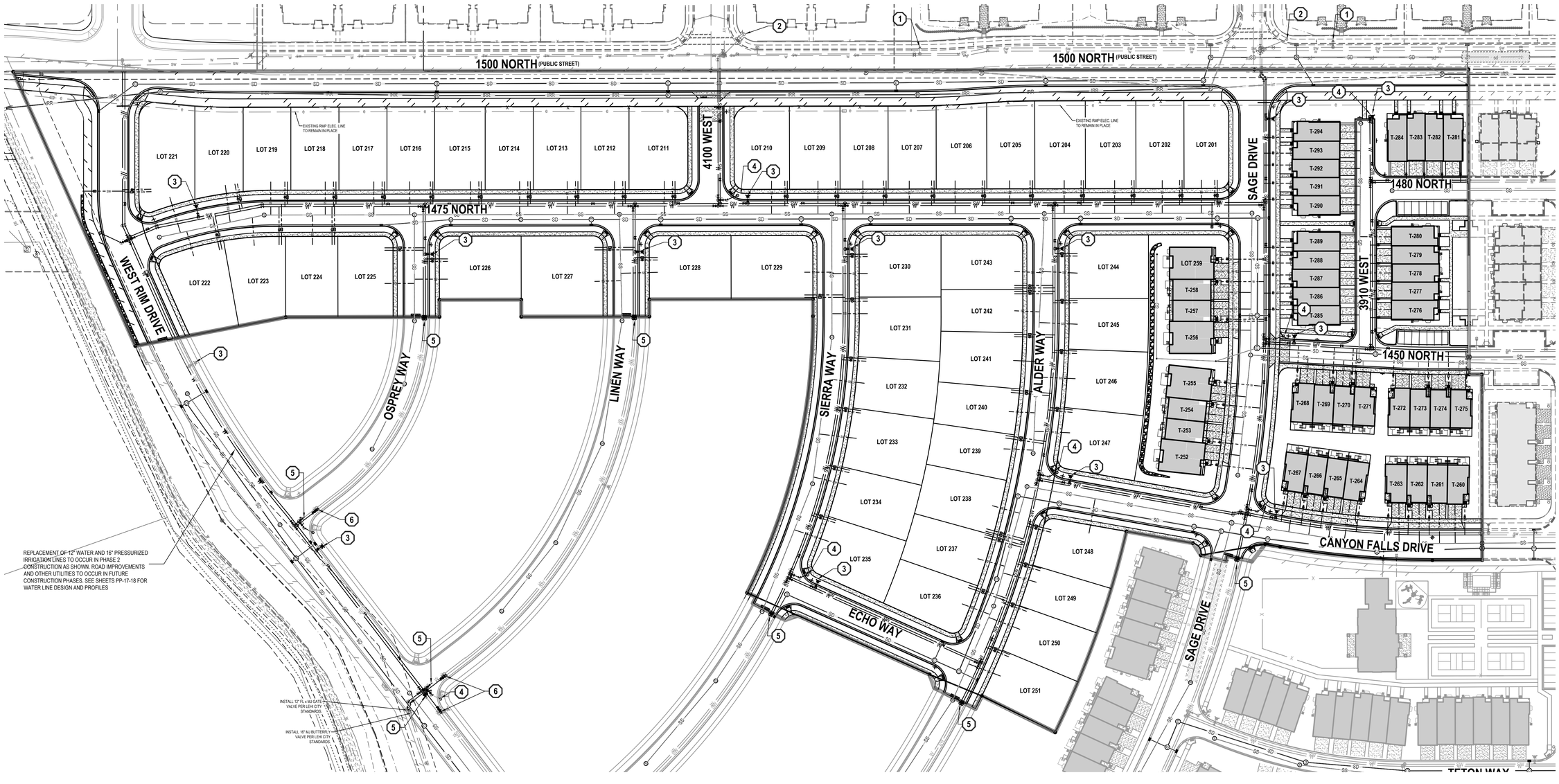
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16. MAINTAIN 3' OF CLEARANCE AROUND ALL FIRE HYDRANTS.

NO FOLIAGE, STRUCTURES, OR OTHER UNAUTHORIZED IMPROVEMENTS ARE ALLOWED IN UTAH LAKE DISTRIBUTING COMPANY CORRIDORS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXISITING FIRE HYDRANT
2. EXISITING BLOWOFF
3. PROPOSED PHASE 2 FIRE HYDRANT PER LEHI CITY STANDARDS AND SPECIFICATIONS
4. PROPOSED PHASE 2 BLOWOFF
5. INSTALL 4" POTABLE TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE
6. INSTALL 2" PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.



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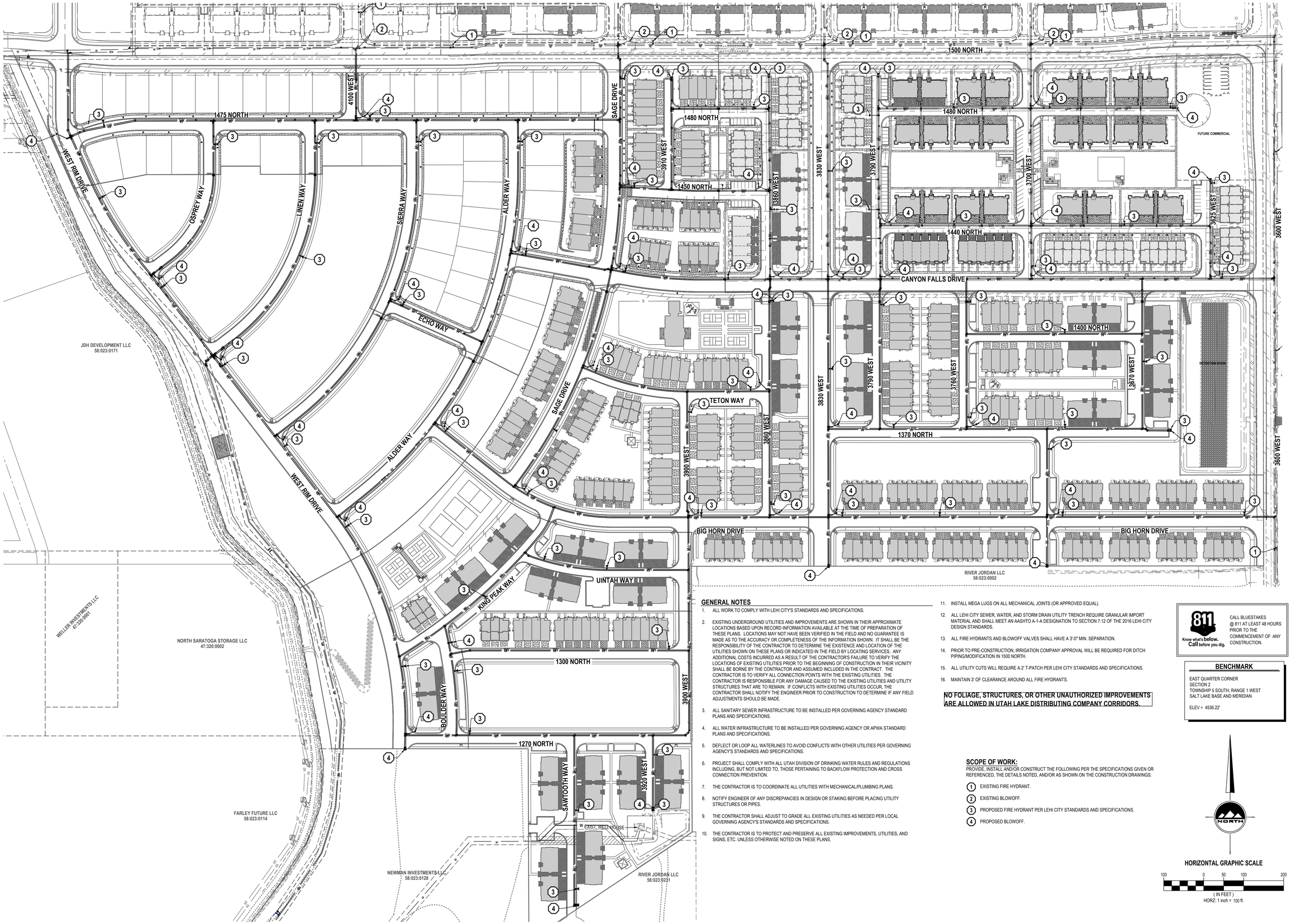
GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PHASE 2 UTILITY AND HYDRANT PLAN

PROJECT NUMBER	PRINT DATE
8069J	2021-09-16
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-400



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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4536.22'

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
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GARDNER POINT PHASE 2
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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5159016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL HYDRANT & UTILITY PLAN

PROJECT NUMBER 8069J
PRINT DATE 2021-09-16
DRAWN BY
CHECKED BY
PROJECT MANAGER B. MORRIS

C-400A

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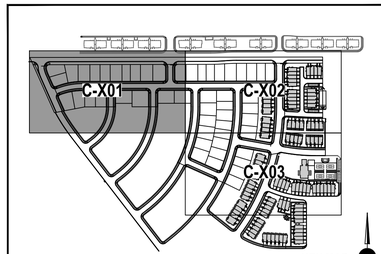
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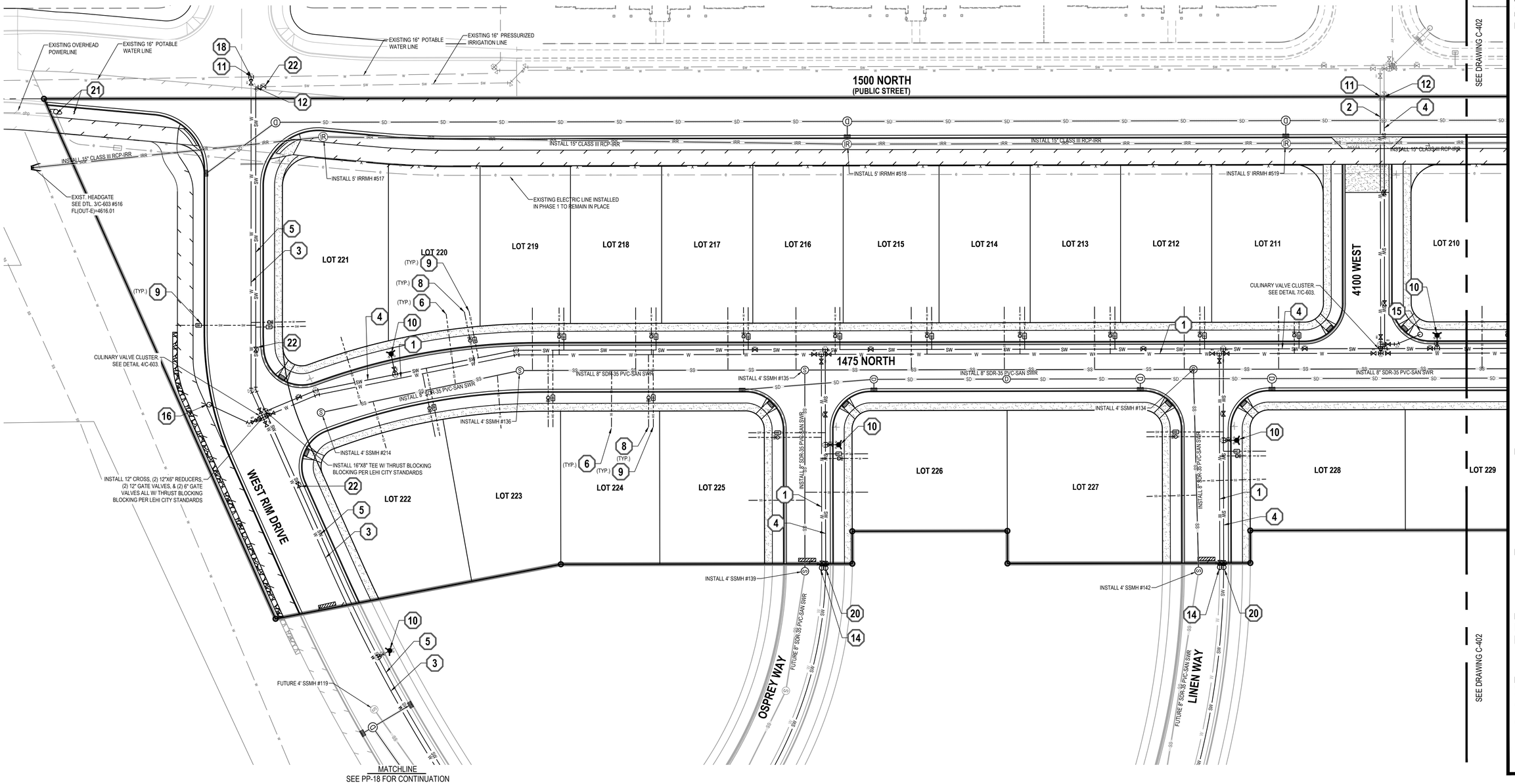
1. INSTALL 6" C-900 DR-18 PVC CULINARY WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC CULINARY WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 12" C-900 DR-18 PVC CULINARY WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. INSTALL 16" CLASS 350 D.I PRESSSURIZED IRRIGATION WRAPPED IN PURPLE POLY SOCK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
6. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
7. INSTALL CULINARY WATER AND PRESSURIZED IRRIGATION LOOP, SOLID DUCTILE IRON W/ FLANGED SPOOLS. NO MECHANICAL JOINTS.
8. INSTALL 3/4" IPS BLUE POLY POTABLE WATER SERVICE CONNECTION WITH 3/4" METER PER LEHI CITY STANDARD DRAWING WATER-6.
9. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WATER-8
10. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
11. CONNECT TO EXISTING CULINARY WATER LINE AND INSTALL CONSTRUCTION VALVE.
12. CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE AND INSTALL CONSTRUCTION VALVE.
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KEY MAP
NOT TO SCALE

NORTH

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.



MATCHLINE
SEE PP-18 FOR CONTINUATION

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FOR:
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13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
SPENCER LLEWELYN
PHONE: 801-494-0150

GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED UTILITY PLAN 1

PROJECT NUMBER	PRINT DATE
8069J	2021-09-20
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-401

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

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

GENERAL NOTES

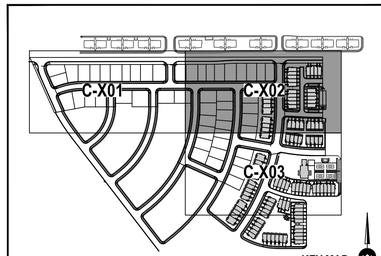
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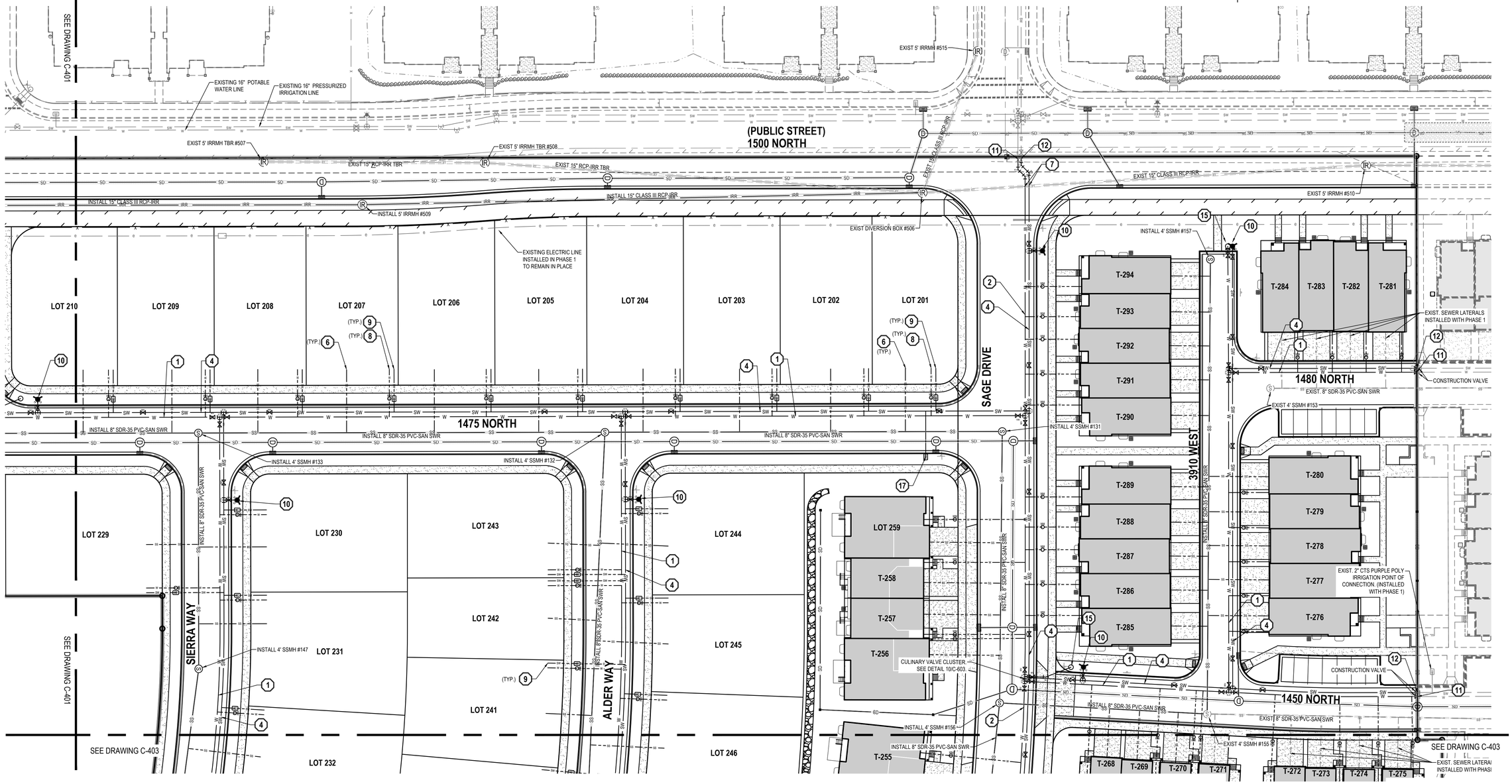
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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5159016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED UTILITY PLAN 2

PROJECT NUMBER	PRINT DATE
8069J	2021-09-20
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-402

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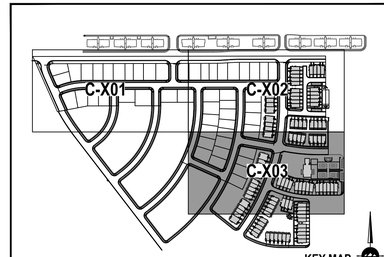
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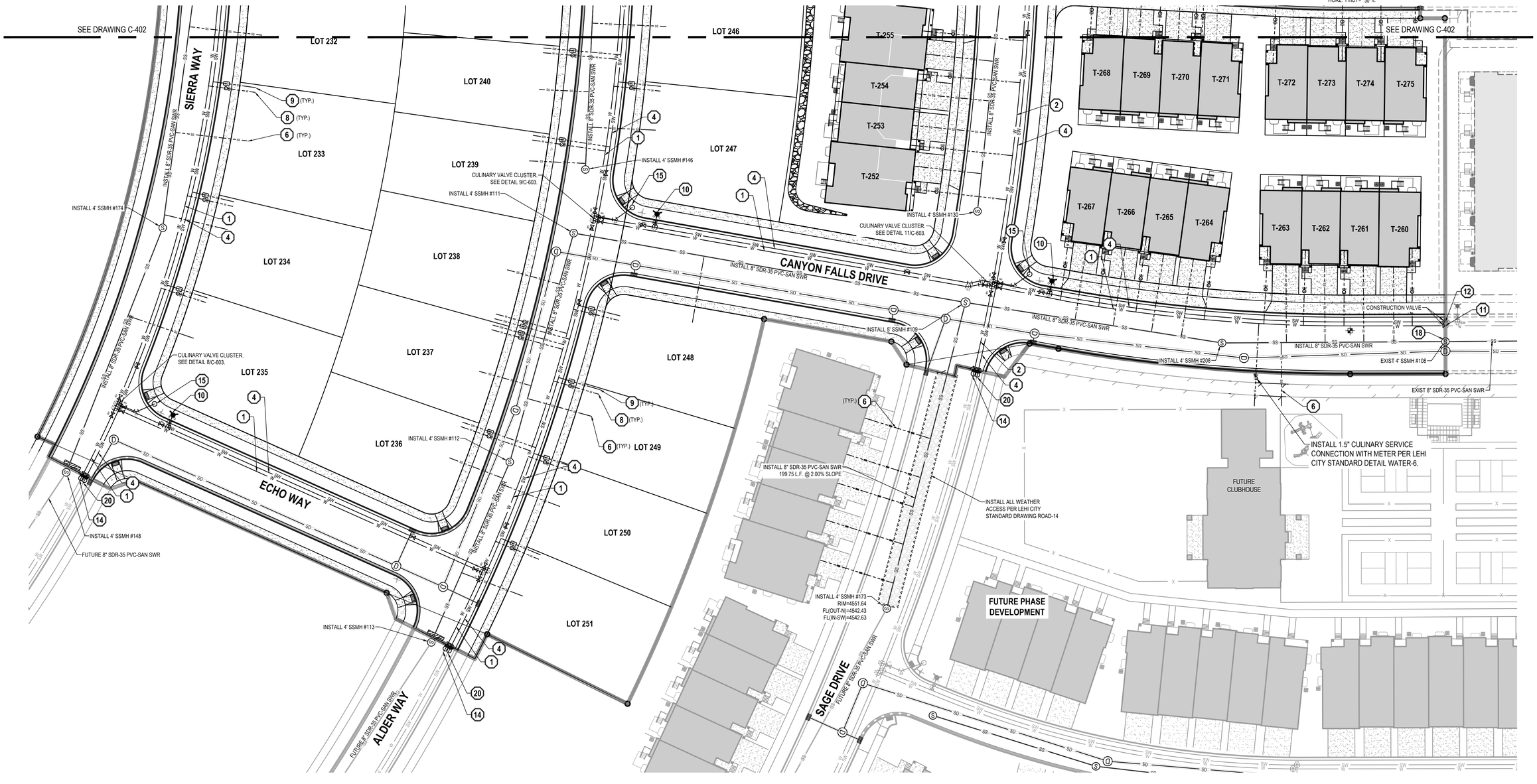
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GARDNER POINT PHASE 2
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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED UTILITY PLAN 3

PROJECT NUMBER	PRINT DATE
8069J	2021-09-20
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-403

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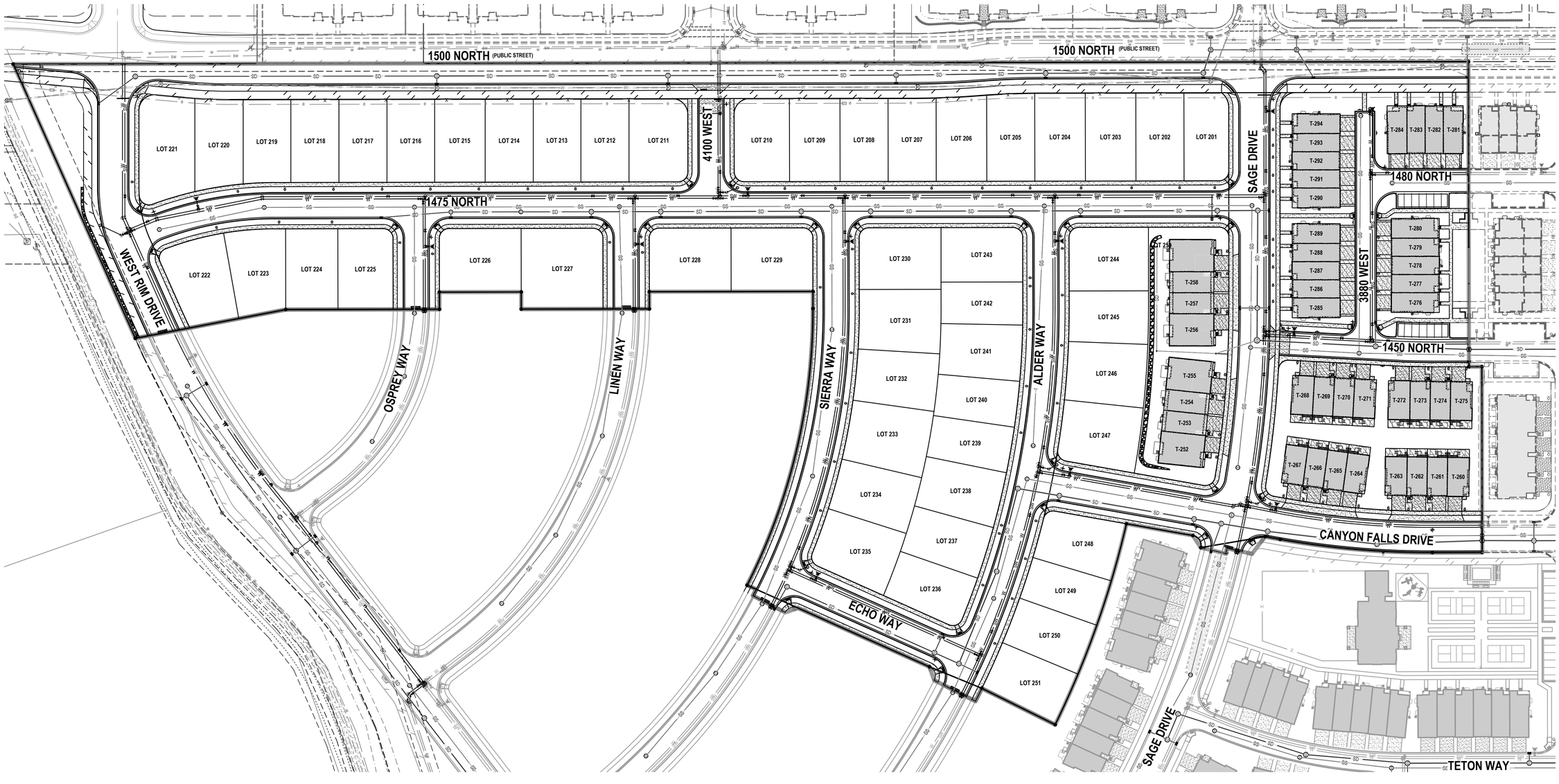
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REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5159016-2202
BRADEN D. MORRIS
STATE OF UTAH

POWER PLAN

PROJECT NUMBER	PRINT DATE
8069J	2021-09-16
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
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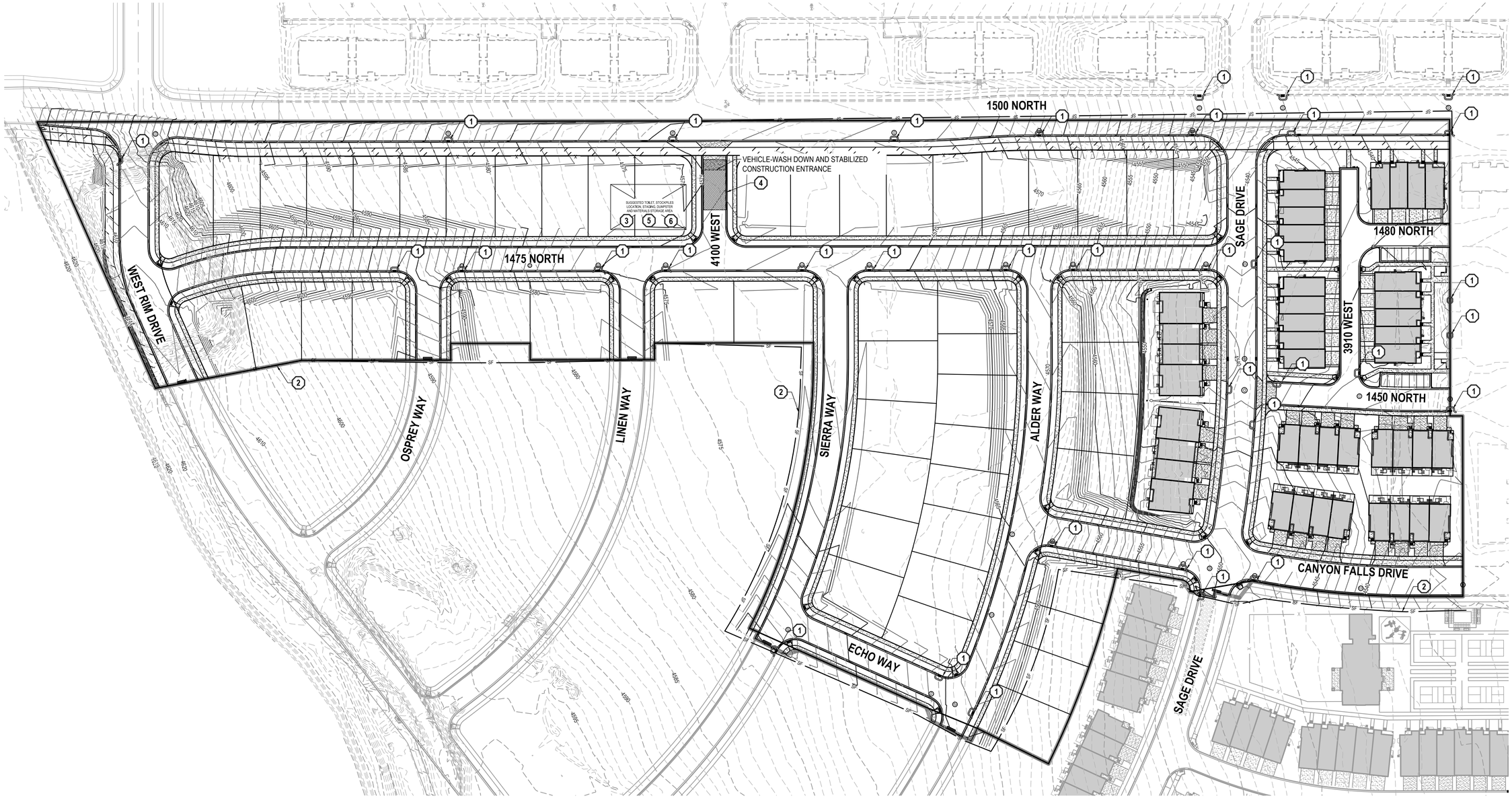
GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INLET PROTECTION PER LEHI CITY STANDARDS.
2. SILT FENCE PER LEHI CITY STANDARDS.
3. PORTABLE TOILET PER LEHI CITY STANDARDS.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER LEHI CITY STANDARDS.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.
7. EROSION CONTROL SIGN. SEE DETAIL 1/C-600.



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EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
SPENCER LLEWELYN
PHONE: 801-494-0150

GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION

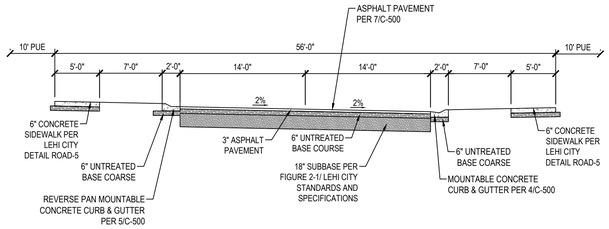
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

EROSION CONTROL PLAN

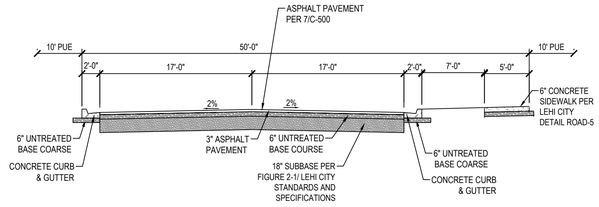
PROJECT NUMBER 8066J
PRINT DATE 2025-03-16
DRAWN BY C. CIESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-500



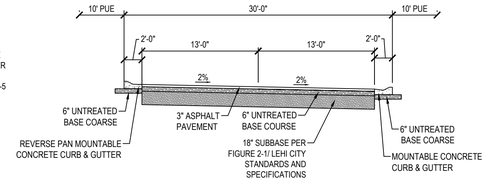
1 56' ROAD CROSS SECTION W/ (2) SIDEWALKS

SCALE: NONE



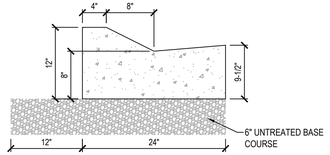
2 50' PUBLIC ROAD CROSS SECTION W/ (1) SIDEWALK

SCALE: NONE



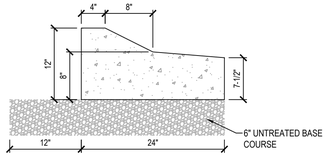
3 30' ROAD CROSS SECTION

SCALE: NONE



4 24" MOUNTABLE PAN CURB AND GUTTER

SCALE: NONE

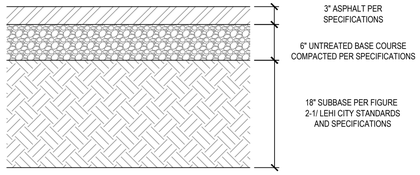


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

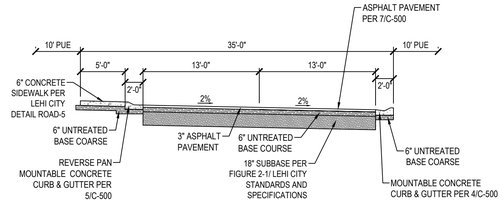
5 24" MOUNTABLE REVERSE PAN CURB AND GUTTER

SCALE: NONE



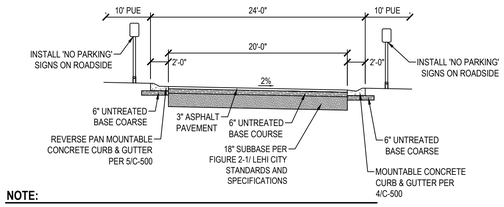
6 ASPHALT PAVEMENT SECTION

SCALE: NONE



7 35' ROAD CROSS SECTION W/ (1) SIDEWALK

SCALE: NONE

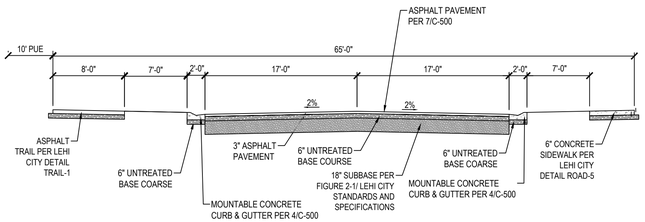


NOTE:

ALL 'NO PARKING' SIGNS SHALL BE INSTALLED AND MAINTAINED BY THE DEVELOPER / HOA

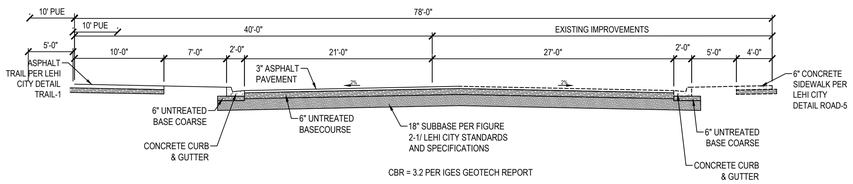
8 24' DRIVEWAYS CROSS SECTION

SCALE: NONE



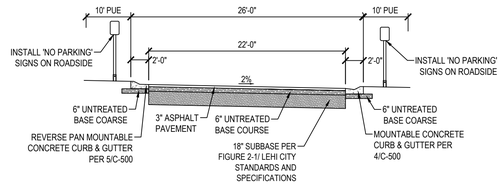
9 65' ROAD CROSS SECTION W/ SIDEWALK AND TRAIL

SCALE: NONE



10 78' PUBLIC STREET CROSS SECTION

SCALE: NONE

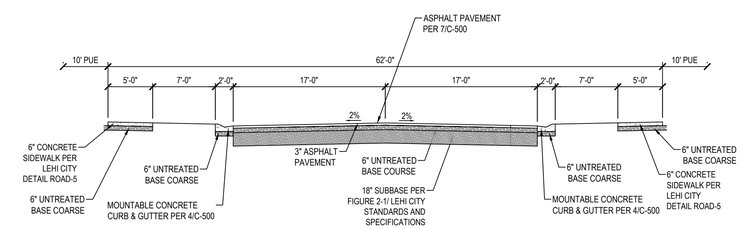


NOTE:

ALL 'NO PARKING' SIGNS SHALL BE INSTALLED AND MAINTAINED BY THE DEVELOPER / HOA

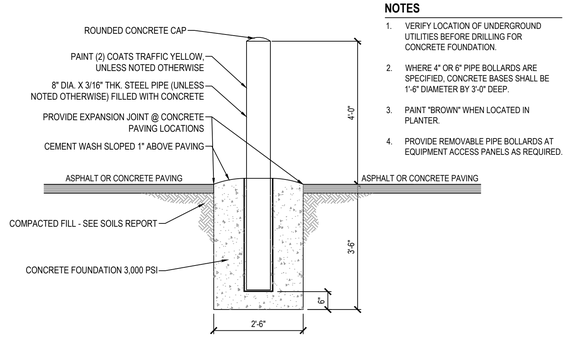
11 26' DRIVEWAYS CROSS SECTION

SCALE: NONE



12 62' PUBLIC ROAD CROSS SECTION W/ (2) SIDEWALKS

SCALE: NONE

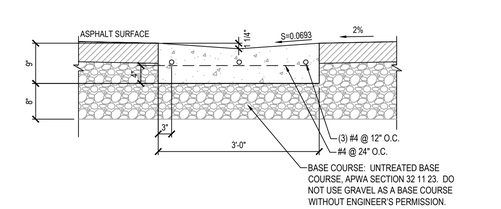


NOTES

1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.
2. WHERE 4" OR 6" PIPE BOLLARDS ARE SPECIFIED, CONCRETE BASES SHALL BE 1'-6" DIAMETER BY 3'-0" DEEP.
3. PAINT "BROWN" WHEN LOCATED IN PLANTER.
4. PROVIDE REMOVABLE PIPE BOLLARDS AT EQUIPMENT ACCESS PANELS AS REQUIRED.

13 BOLLARD

SCALE: NONE



NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.

14 3' WATERWAY

SCALE: NONE

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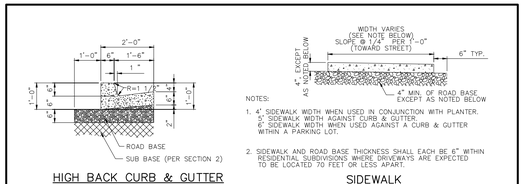
GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER 806BJ
PRINT DATE 2021-09-16
DRAWN BY C. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-600

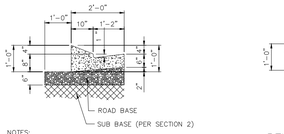


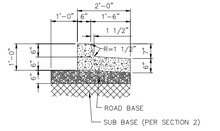
HIGH BACK CURB & GUTTER

NOTES:

1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

SIDEWALK



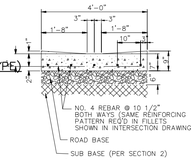


REVERSE SLOPE CURB & GUTTER

NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER.
3. THE USE OF THIS CROSS SECTION IS SUBJECT TO THE REQUIREMENTS OF THE A.A.S.H.T.O. ROADSIDE DESIGN GUIDE WITH RESPECT TO A CLEAR VIEW ZONE.

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



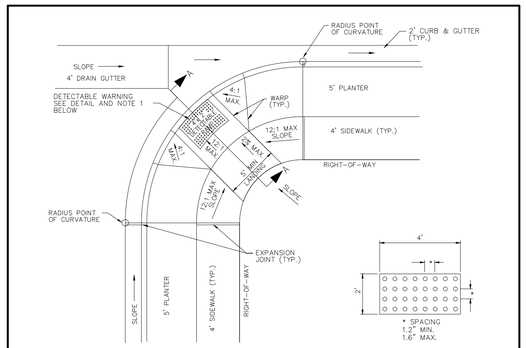
4' DRAIN GUTTER

GENERAL NOTES:

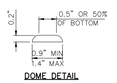
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS ALONG SIDEWALK SECTIONS SHOULD BE PLACED AT INTERVALS MATCHING THE SIDEWALK WIDTH, EXCEPT WITH VERY WIDE CONCRETE SECTIONS WHERE CONTRACTION JOINT SPACING SHALL NOT EXCEED 2 TIMES THE SLAB THICKNESS IN FEET. FOR EXAMPLE THE MAXIMUM JOINT SPACING FOR A 4" THICK CONCRETE SLAB WOULD BE 8 FEET.
4. WHEN CURB, GUTTER OR SIDEWALK MUST BE REMOVED & REPLACED, FOLLOW WRITTEN GUIDELINES IN SECTION 5.

CURB, GUTTER AND SIDEWALK

LEHI CITY STANDARD DRAWINGS ROAD-5



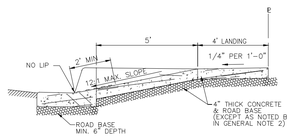
DETECTABLE RAMP DETAIL



DOME DETAIL

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –



SECTION A–A

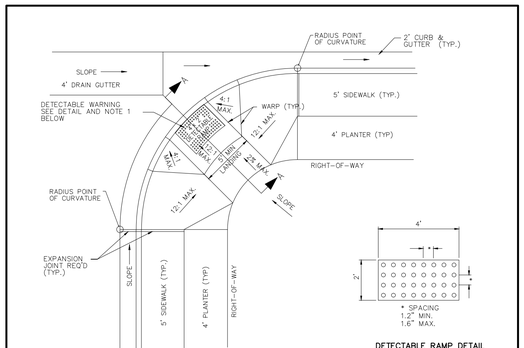
GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

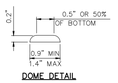
LEHI CITY

ADA RAMP
PLANTER STRIP
(AT INTERSECTION)

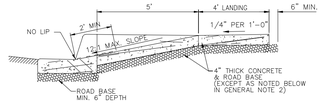
LEHI CITY STANDARD DRAWINGS ROAD-6



DETECTABLE RAMP DETAIL



DOME DETAIL



SECTION A–A

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

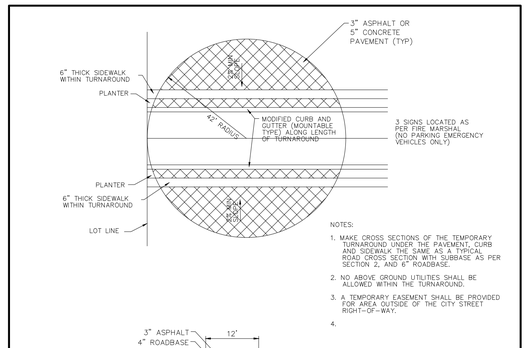
GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

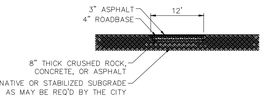
ADA RAMP COMBINATION
CURB, GUTTER & SIDEWALK
(AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD-7

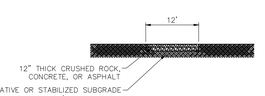


NOTES:

1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4.



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE

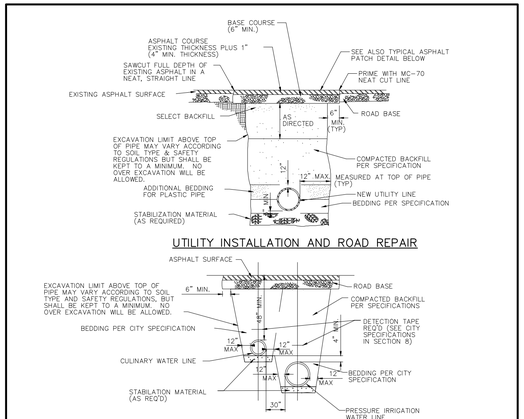


ALL WEATHER ACCESS

LEHI CITY

TEMPORARY
TURNAROUND
AND ACCESS ROADS

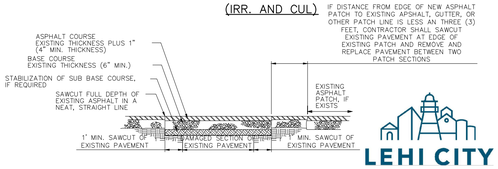
LEHI CITY STANDARD DRAWINGS ROAD-14



UTILITY INSTALLATION AND ROAD REPAIR

TYPICAL DUAL PIPE INSTALLATION
(IRR. AND CUL)

IF DISTANCE FROM EDGE OF NEW ASPHALT PATCH TO EXISTING ASPHALT, GUTTER, OR OTHER PATCH LINE IS LESS AN THREE (3) FEET, CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT EDGE OF EXISTING PATCH AND REMOVE AND REPLACE PAVEMENT BETWEEN TWO PATCH SECTIONS

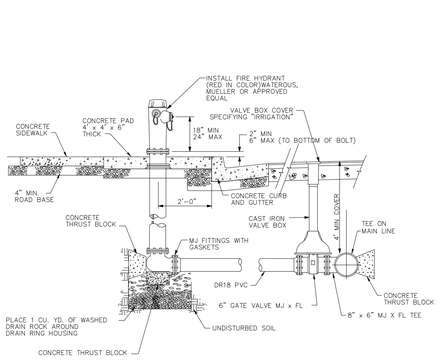


TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

STANDARD DETAIL
UTILITY TRENCHING

LEHI CITY STANDARD DRAWINGS WATER-1



FIRE HYDRANT WITH VALVE

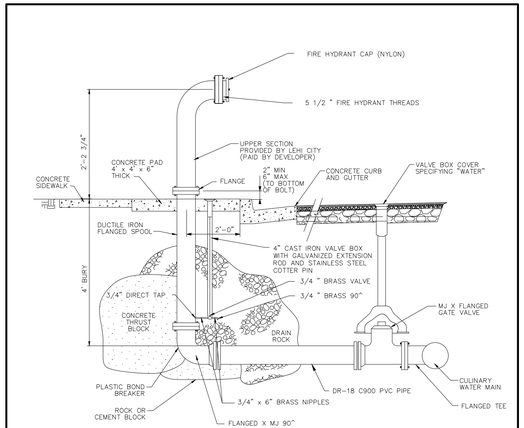
NOTES:

1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.

LEHI CITY

STANDARD DETAIL
FIRE HYDRANT

LEHI CITY STANDARD DRAWINGS WATER-2



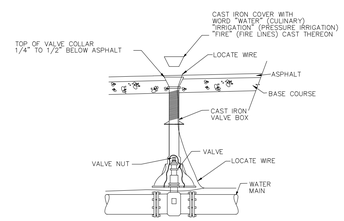
NOTE:

1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE BLOW-OFF TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL BLOW-OFFS.
5. BLOWOFF TOP, ADAPTOR, AND CAP TO BE SUPPLIED BY LEHI CITY WATER DEPARTMENT.

LEHI CITY

STANDARD DETAIL
BLOW-OFF

LEHI CITY STANDARD DRAWINGS WATER-3



NOTES:

1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 12" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

STANDARD DETAIL
VALVE BOX

LEHI CITY STANDARD DRAWINGS WATER-4

ENSIGN
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13702 S. 200 W. B12
DRAPER, UT 84020
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PHONE: 801-494-0150

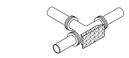
GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

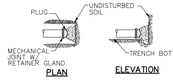
DETAILS

PROJECT NUMBER 8069J
PRINT DATE 2021-09-16
DRAWN BY C. DIESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-601



THRUST BLOCK TYPICAL



PLUG DETAIL

SIZE	BENDS 30°	45°	22 1/2°	11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/ BRANCH PLUGGED	CROSS W/ BRANCH PLUGGED
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.9	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	1.9	2.8	2.8	2.8
8	7.1	3.9	2.0	1.0	4.9	3.4	4.9	4.9	4.9
10	11.1	6.0	3.0	1.5	7.6	4.5	7.6	7.6	7.6
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

SPECIAL DESIGN

* SIZE IS BRANCH SIZE

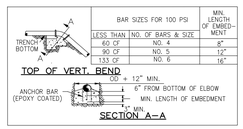
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.
ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING



FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.



BAR SIZES FOR 100 PSI		MIN. LENGTH OF EMBEDMENT
LESS THAN	NO. OF BARS & SIZE	
60 OF	NO. 4	8"
90 OF	NO. 5	12"
133 OF	NO. 6	16"

TOP OF VERT. BEND

OD + 12" MIN.

SECTION A-A

SIZE	BENDS 45°	22 1/2°	11 1/2°
3	3.7	1.9	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	26.0	13.2	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.8
14	79.5	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.4
20		83.0	41.0
21			45.5
22	SPECIAL DESIGN REQUIRED		50.0
24			59.5
30			
36			

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE
100

TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

NOTES:

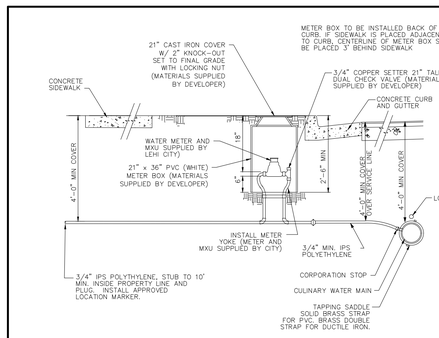
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.

LEHI CITY

STANDARD DETAIL

THRUST BLOCKING

LEHI CITY STANDARD DRAWINGS WATER–5



GENERAL NOTES:

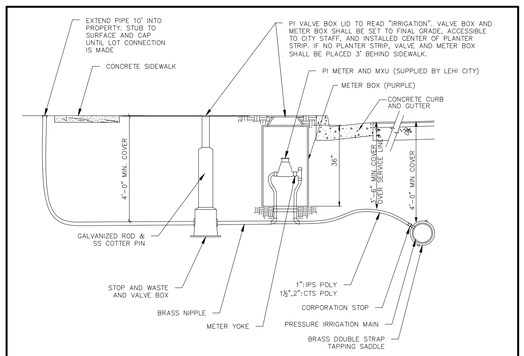
1. 10'–0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'–0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C–800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.

LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER–6



GENERAL NOTES

1. 10'–0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'–0" EITHER SIDE OF THE CROSSING POINT.
3. ALL PRESSURE IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. PRESSURE IRRIGATION METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C–800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

PARTS LIST			
PART NAME	METER SIZE		
	1" METER	1 1/2" METER	2" METER
SETTER	FORD VB-74-3SW-31-44	FORD VBB76-3S-11-66	FORD VBB77-3S-11-77
NIPPLE	3X18 BRASS	3-1/2X18 BRASS	2X18 BRASS
STOP AND WASTE	FORD BC-33-444-SW-1	FORD B33-666W-NL 1 1/2	Ford B33-777W-NL 2
RING	D&L L-2244	D&L L-2242	
RING ADAPTER	NA	L-2336-3013 MTR ADPT RING	
LID	DFW32AUT-SWMV-T-IRRIG-LID PURPLE		
METER INSULATOR	6x28 FOAM	6x10 FOAM	
VALVE BOX	910 CAST IRON W/ HEX NUT		
BASE	NA		M-909-01
ROD	M-7000 W/ COTTER-DOW EXT 42"+		
METER BOX	SIGMA RMP-212436-PTR	SIGMA RMP-203036-PTR	
SERVICE LINE	1" IPS-POLY	1 1/2" CTS-POLY	2" CTS-POLY

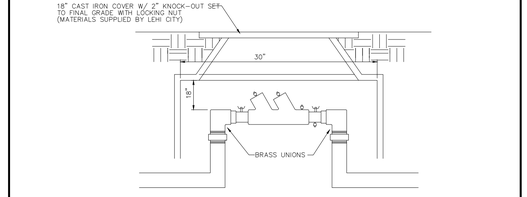
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

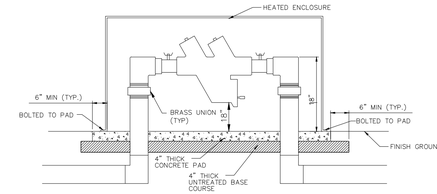
LEHI CITY STANDARD DRAWINGS WATER–8



DOUBLE CHECK BACKFLOW PREVENTER

NOTES:

1. MUST BE INSTALLED IN A 30" METER BOX.
2. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C–800 NO LEAD RULE.
3. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.
4. DOUBLE CHECK BACKFLOW PREVENTOR INSTALLED IN A VAULT MUST BE TESTABLE AND MAINTAINABLE FROM THE TOP POSITION.



REDUCED PRESSURE BACKFLOW PREVENTER

NOTES:

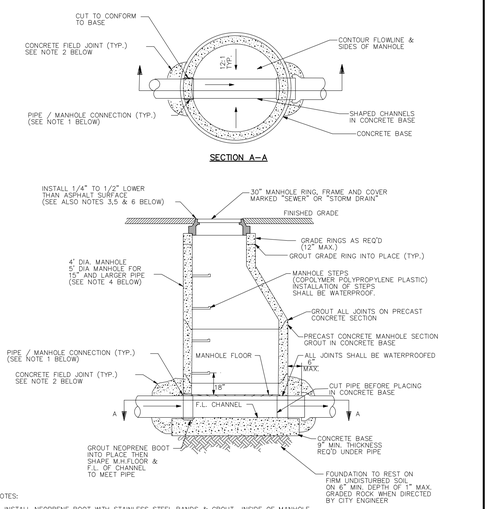
1. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C–800 NO LEAD RULE.
2. HEAT SOURCE DESIGNED TO PROTECT BACKFLOW PREVENT TO –30 F MUST BE INSTALLED WITHIN HEATED ENCLOSURE.
3. HEATED ENCLOSURE MUST BE INSTALLED AND ANCHORED TO PAD.
4. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.

LEHI CITY

STANDARD DETAIL

BACKFLOW PREVENTION

LEHI CITY STANDARD DRAWINGS WATER–13



NOTES:

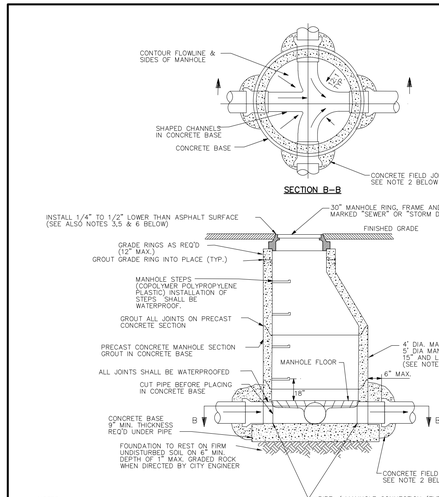
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON–PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

STANDARD DETAIL

LINE MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–1



NOTES:

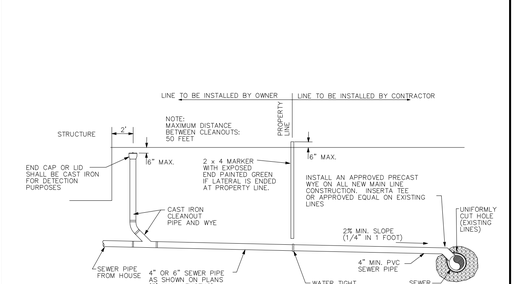
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
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6. IN NON–PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

STANDARD DETAIL

JUNCTION MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–2

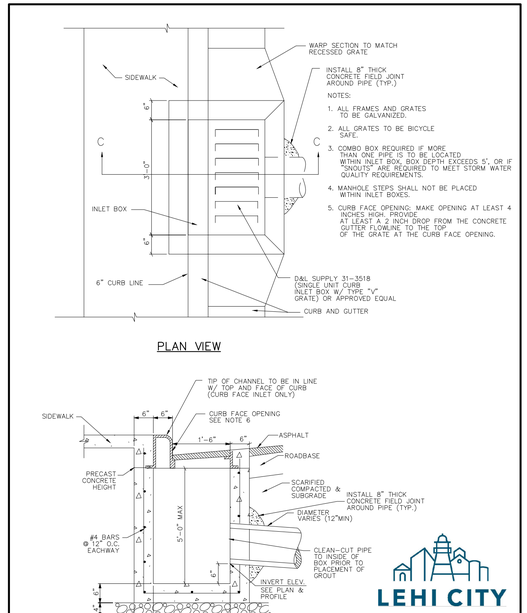


LEHI CITY

STANDARD DETAIL

SEWER LATERAL DETAIL

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–6



LEHI CITY

STANDARD DETAIL

INLET BOX

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–8

ENSIGN
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CEDAR CITY
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RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020

CONTACT:
SPENCER LLEWELYN
PHONE: 801-494-0150

GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

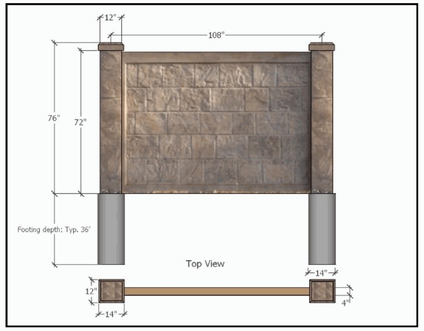
PROJECT NUMBER	PRINT DATE
8069J	2021-09-16
DRAWN BY	CHECKED BY
C. DIESTREICH	M. BUDGE

PROJECT MANAGER
B. MORRIS

C-602

RhinoRock.com
CONCRETE FENCING

RHINOROCK FENCE SPECIFICATIONS

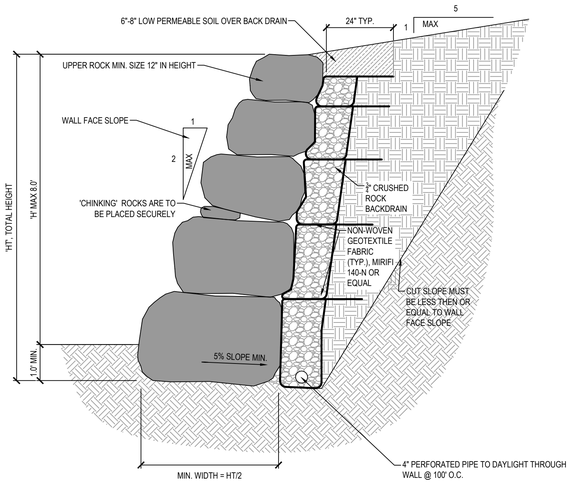


TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	182 cm x 259 cm	72"x102"
Weight of Panel	105 Kg	230 lbs
Weight per area	23.5kg/m^2	4.9lb/ft^2
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	63-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume	4-4.50%	
Compressive Strength of proprietary concrete mix design	4x10^7 N/m^2	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	9.6x10^6 - 1.4x10^7 N/m^2	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion	<4%	
Combustibility of glass fiber reinforced concrete shell	Non-combustible	
Freeze/thaw performance	200 freeze thaw cycles with no damage	
Derby, fungus, or mushroom attack	none	
Termite food source	none	

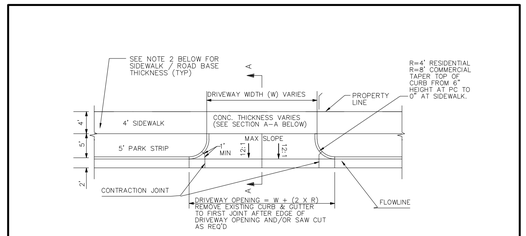
1 6' DECORATIVE FENCE
SCALE: NONE

NOTES:

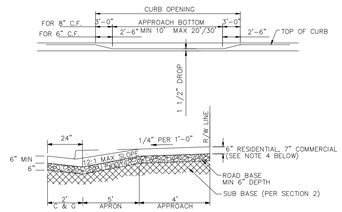
1. EACH ROCK IS TO BE PLACED INDIVIDUALLY OF THE SIZE AND SHAPE SPECIFIED. ENSURE THAT EACH ROCK IS SET AND SUPPORTED BY UNDERLYING MATERIALS AND ADJACENT ROCKS. REPOSITION OR REPLACE LOOSE ROCKS.
2. UPPER ROCKS ARE TO BE SUPPORTED BY (2) ROCKS IN ROW BELOW. ROCKS ARE TO BE OFFSET SO THAT VERTICAL SEAMS ARE NOT CONSTRUCTED IN WALL.
3. PLACE BASE, FACING, AND CAP ROCKS SO THAT THEIR HEIGHT DIMENSION IS NOT GREATER THAN THEIR WIDTH. THE LONGEST DIMENSION OF THE BASE, FACING, AND CAP ROCKS IS PERPENDICULAR TO THE FACE OF ROCKERY. TYPICAL BASE DIMENSION IS 1.5 x HEIGHT OF ROCK.
4. ROCKS ARE TO BE PLACED SO THAT SLOPE BACK INTO HILLSIDE AT A MIN. OF 5%. PROVIDE 'CHINKS' AS NECESSARY BETWEEN ROCKS TO SLOPE UPPER ROCKS ADEQUATELY.
5. ALL FILL TO BE COMPACTED TO 90% MAX DRY DENSITY PLACED IN 8" LIFTS.
6. STABILITY OF TEMPORARY CUT SLOPES IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. DO NOT CONSTRUCT ROCK WALLS OR SLOPES EXCEEDING THE HEIGHTS SHOWN HERE WITHOUT CONSULTING WITH ENGINEER.
8. ROCKS ARE TO BE ANGULAR TO PROVIDE ADEQUATE 'FLAT SURFACE' FOR ROCK TO ROCK CONNECTION. ROUND SHAPED ROCKS ARE NOT ACCEPTABLE.
9. ROCKS ARE TO QUARRIED BY NON-EXPLOSIVE METHODS. ROCKS QUARRIED BY BLASTING METHODS ARE PRONE TO CRACKING AND ARE NOT ACCEPTABLE.
10. MAINTENANCE OF ROCK-PROTECTED SLOPES WILL BE REQUIRED AS THE ROCKS SETTLE AND MOVE OVER TIME. LOCALIZED AREAS OF ROCK-PROTECTED SLOPE MAY NEED ADJUSTMENTS TO IMPROVE ROCK INTERLOCKING OVER TIME. ADEQUATE BACKFILL OR ROCK TO ROCK CONTACT SHOULD BE MAINTAINED TO PREVENT SIGNIFICANT MOVEMENT OF THE TOP ROW OF ROCKS.
11. CARE SHOULD BE TAKEN NOT TO OVER WATER THE SOIL LOCATED ABOVE AND BEHIND THE ROCK-PROTECTED SLOPES. OVER WATERING WILL LIKELY RESULT IN SOIL ERODING THROUGH THE JOINTS BETWEEN THE ROCKS.
12. GOOD SURFACE DRAINAGE SHOULD BE PROVIDED UPSLOPE OF THE ROCK-PROTECTED SLOPES TO DIRECT RUNOFF AWAY FROM THE ROCK PROTECTED SLOPES.



2 ROCK RETAINING WALL
SCALE: NONE



PLAN VIEW



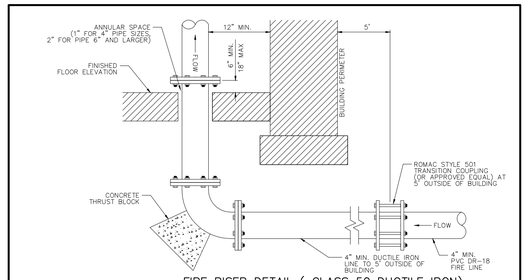
SECTION A-A

GENERAL NOTES:

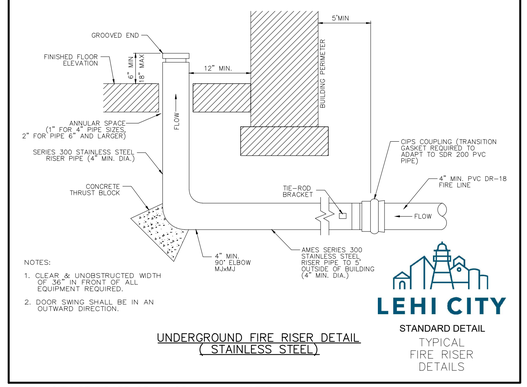
1. ALL PROPOSED DRIVEWAY PLACEMENTS SHALL BE INSPECTED BY THE LEHI CITY STREET DEPARTMENT PRIOR TO POURING OF CONCRETE.
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 4" EXCEPT WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART, IN WHICH SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6".
3. IN THE EVENT THAT SIDEWALKS ARE INSTALLED PRIOR TO THE INSTALLATION OF DRIVE APPROACHES, AND THEY ARE NOT CONSTRUCTED TO MEET THE STANDARDS ABOVE, ALL NON-COMPLIANT SIDEWALK SECTIONS SHALL BE REMOVED & REPLACED AS PART OF THE DRIVE APPROACH CONSTRUCTION.
4. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS

RADIUS DRIVE APPROACH

LEHI CITY STANDARD DRAWINGS ROAD-10

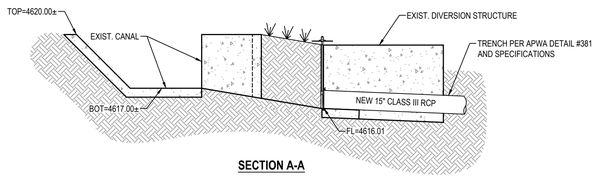


FIRE RISER DETAIL (CLASS 50 DUCTILE IRON)

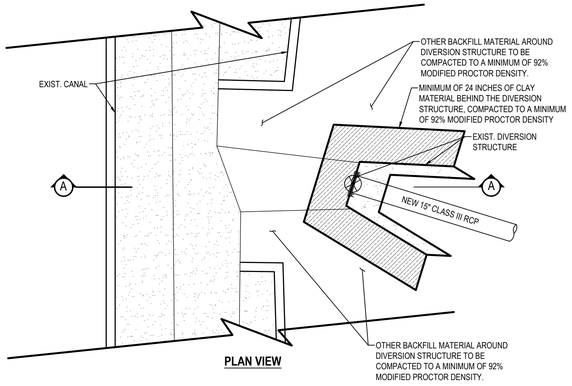


UNDERGROUND FIRE RISER DETAIL (STAINLESS STEEL)

LEHI CITY STANDARD DRAWINGS WATER-11

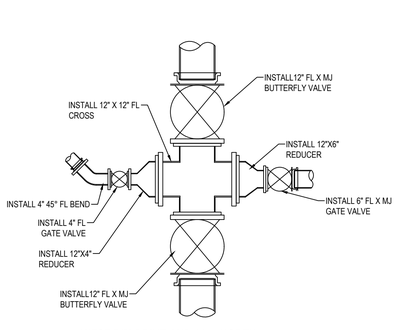


SECTION A-A

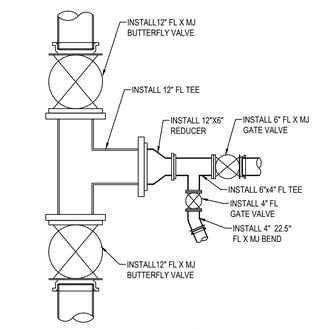


PLAN VIEW

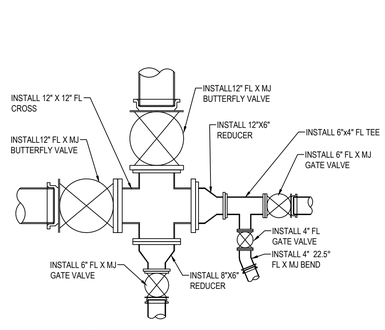
3 CANAL DIVERSION STRUCTURE
SCALE: NONE



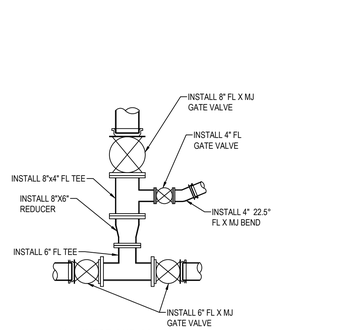
WEST RIM DRIVE AND 1475 NORTH
4 VALVE CLUSTER
SCALE: NONE



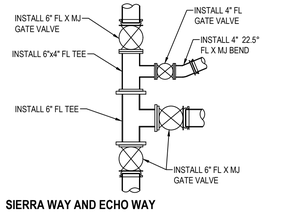
WEST RIM DRIVE AND OSPREY WAY
5 VALVE CLUSTER
SCALE: NONE



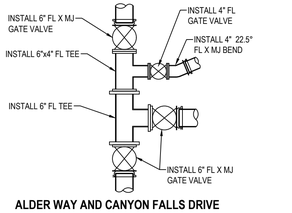
WEST RIM DRIVE AND LINEN WAY
6 VALVE CLUSTER
SCALE: NONE



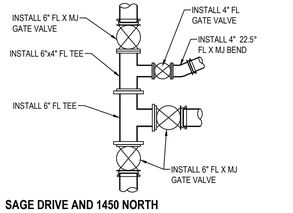
4100 WEST AND 1475 NORTH
7 VALVE CLUSTER
SCALE: NONE



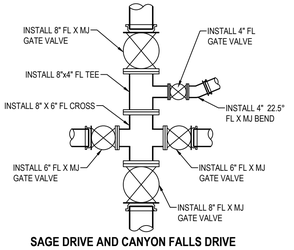
SIERRA WAY AND ECHO WAY
8 VALVE CLUSTER
SCALE: NONE



ALDER WAY AND CANYON FALLS DRIVE
9 VALVE CLUSTER
SCALE: NONE



SAGE DRIVE AND 1450 NORTH
10 VALVE CLUSTER
SCALE: NONE



SAGE DRIVE AND CANYON FALLS DRIVE
11 VALVE CLUSTER
SCALE: NONE

ENSIGN
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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
SPENCER LLEWELYN
PHONE: 801-494-0150

GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER	PRINT DATE
8069J	2021-09-20
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-603

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BENCHMARK

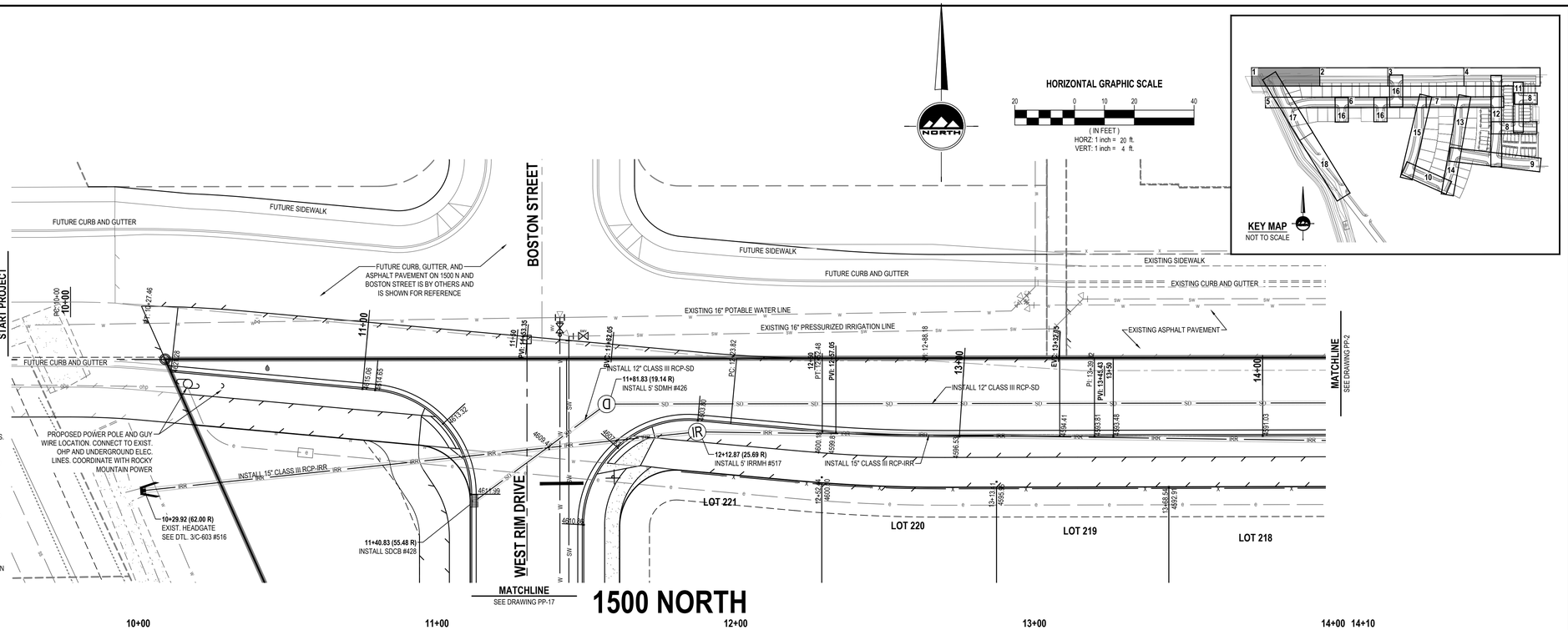
EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

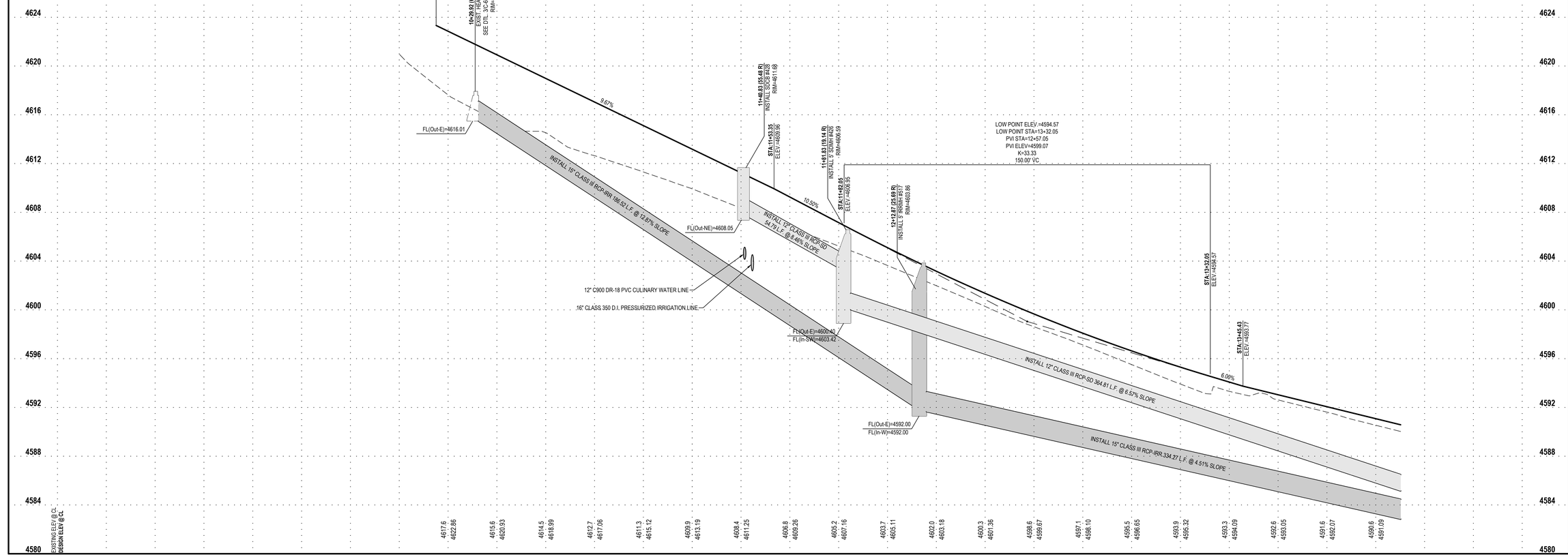
ELEVATION = 4536.22

SCOPE OF WORK:

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09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE 1500 NORTH

PROJECT NUMBER	PRINT DATE
8069J	2021-09-20
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-1

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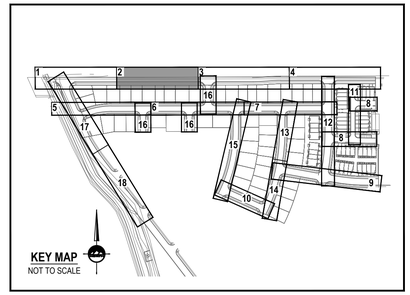
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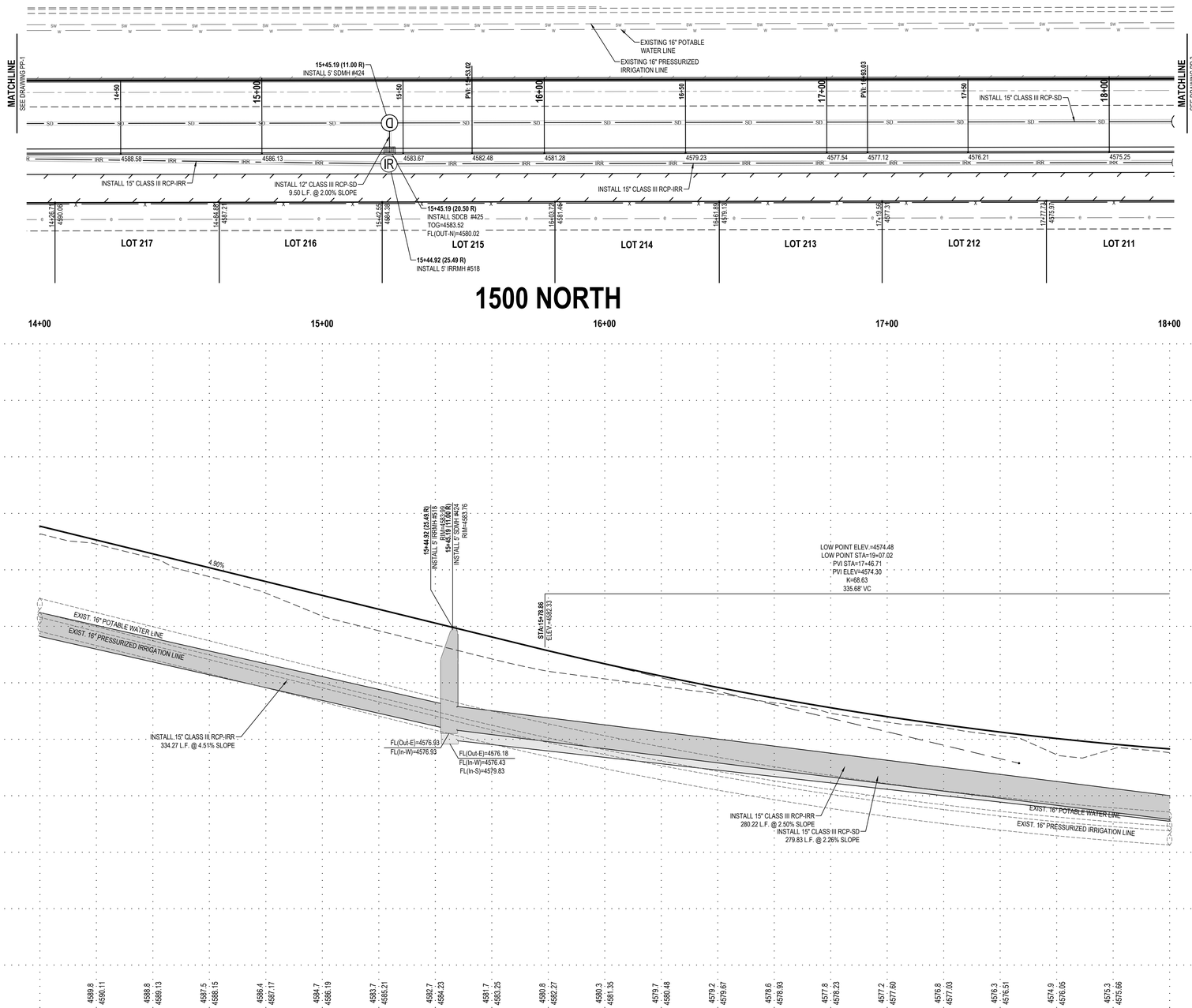
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HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

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BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
1500 NORTH

PROJECT NUMBER	PRINT DATE
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DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-2

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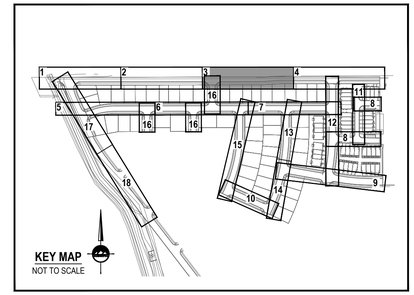
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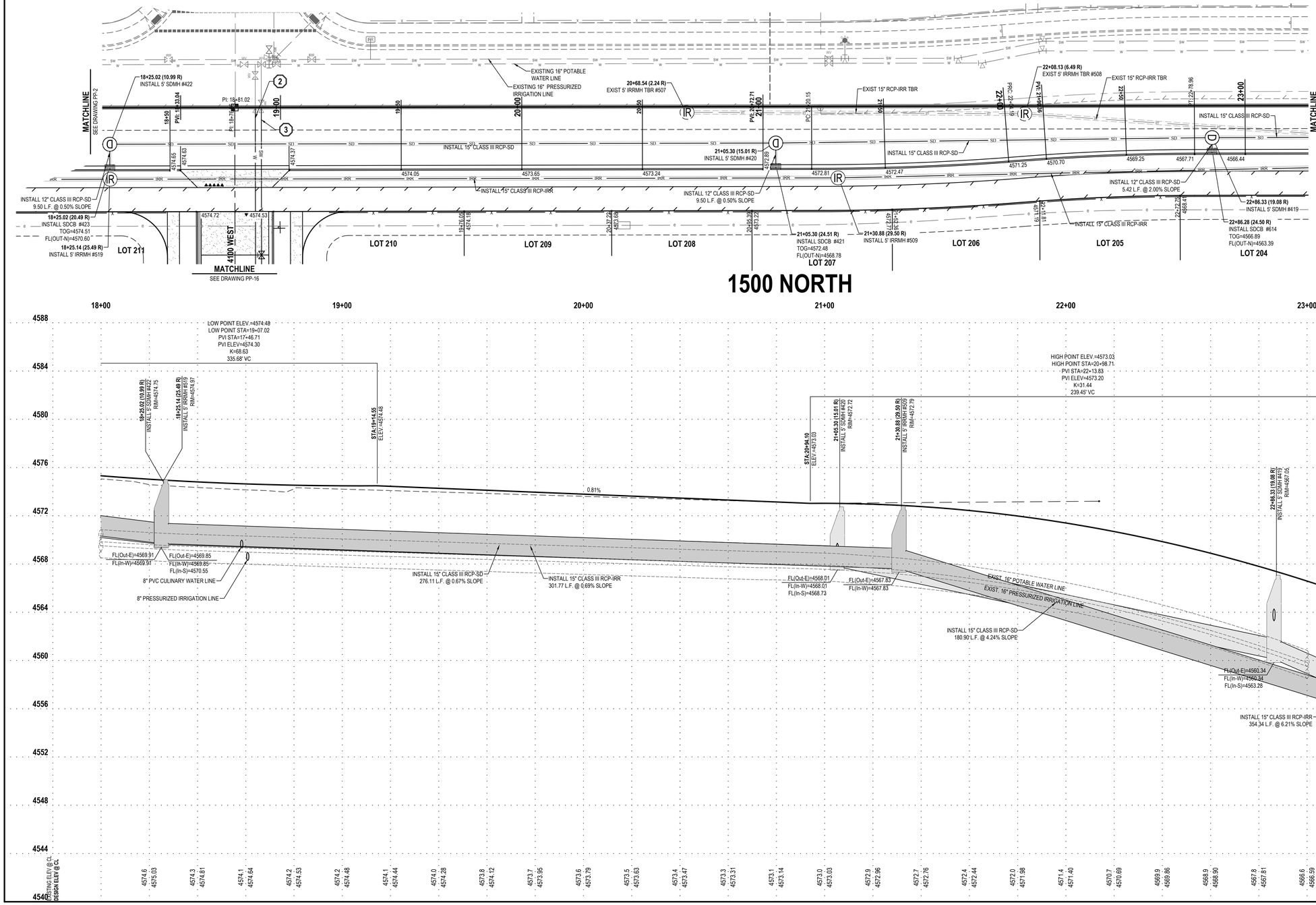
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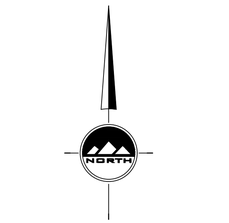
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1500 NORTH

PROJECT NUMBER	PRINT DATE
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DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-3

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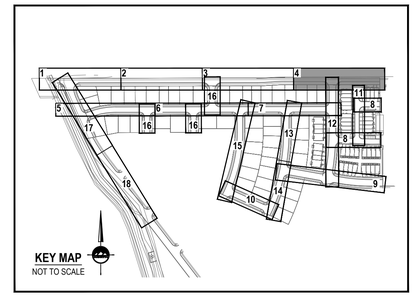
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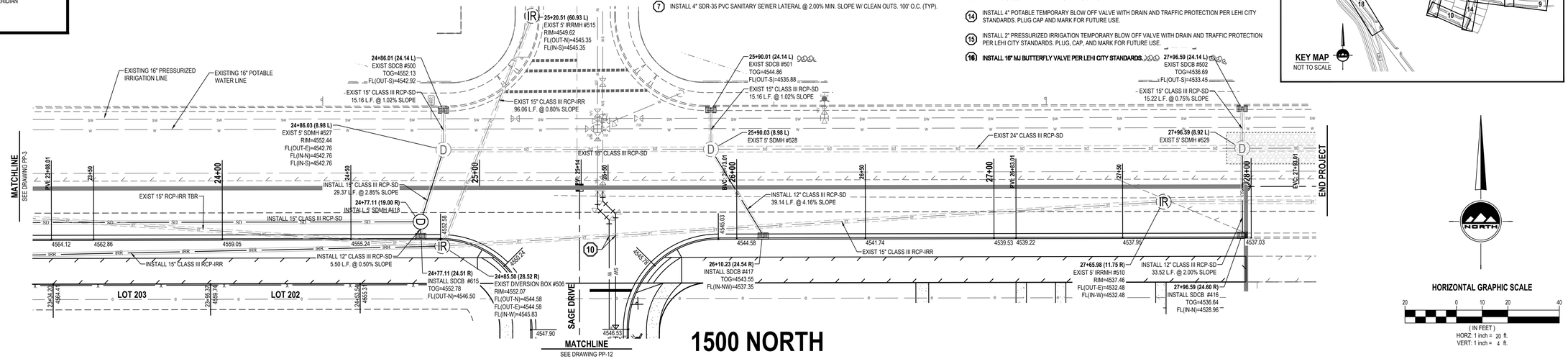
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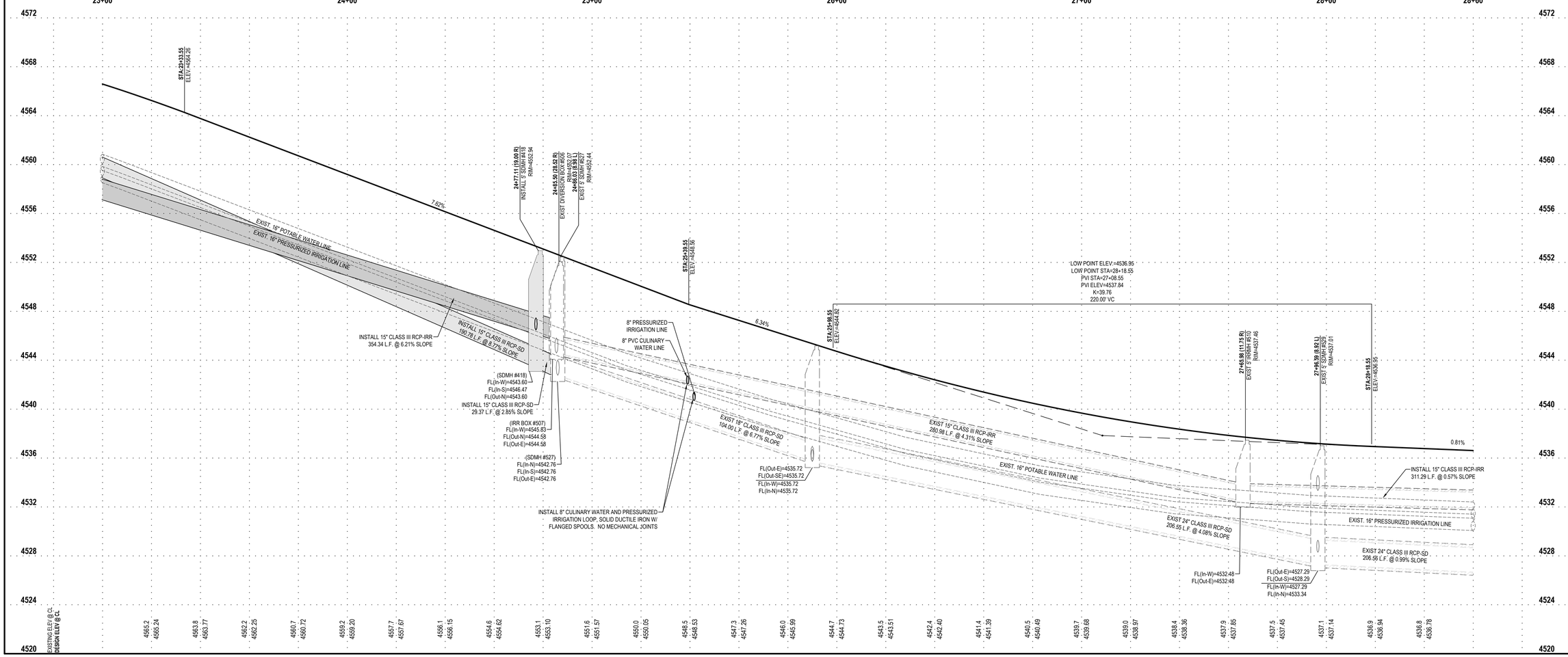
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13702 S. 200 W. B12
DRAPER, UT 84020
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PHONE: 801-494-0150

GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
1500 NORTH

PROJECT NUMBER	PRINT DATE
8069J	2021-09-20
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-4

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BENCHMARK

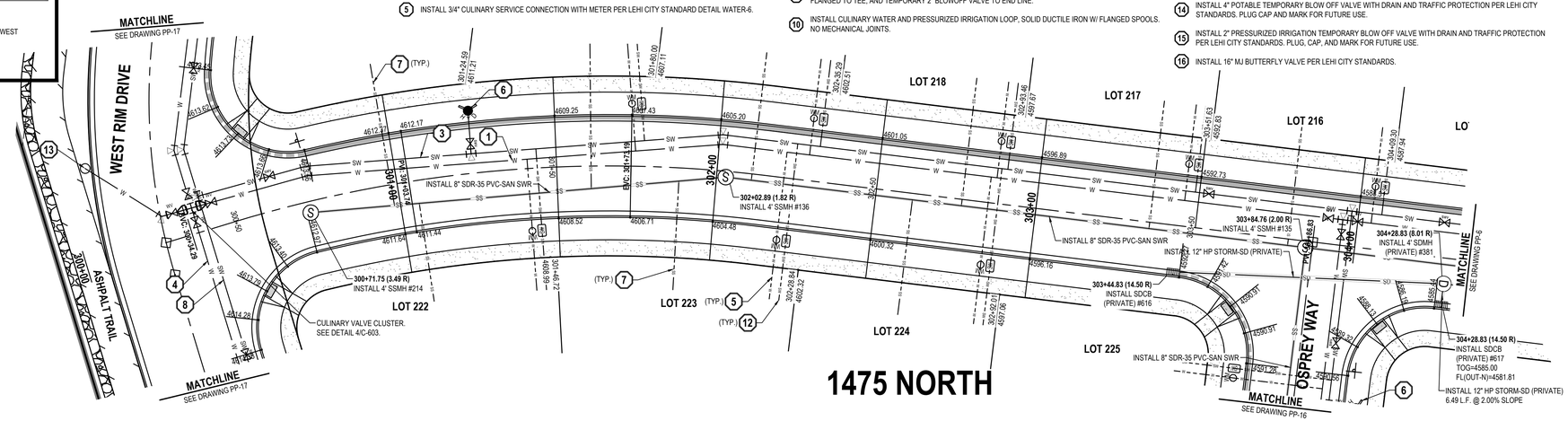
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TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

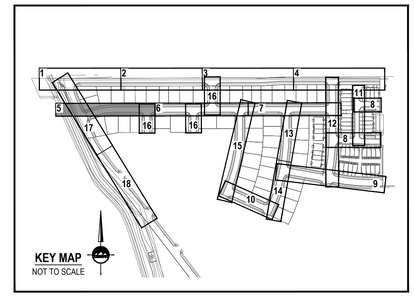
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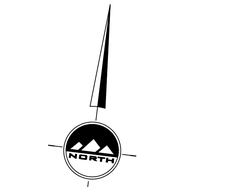
SCOPE OF WORK:

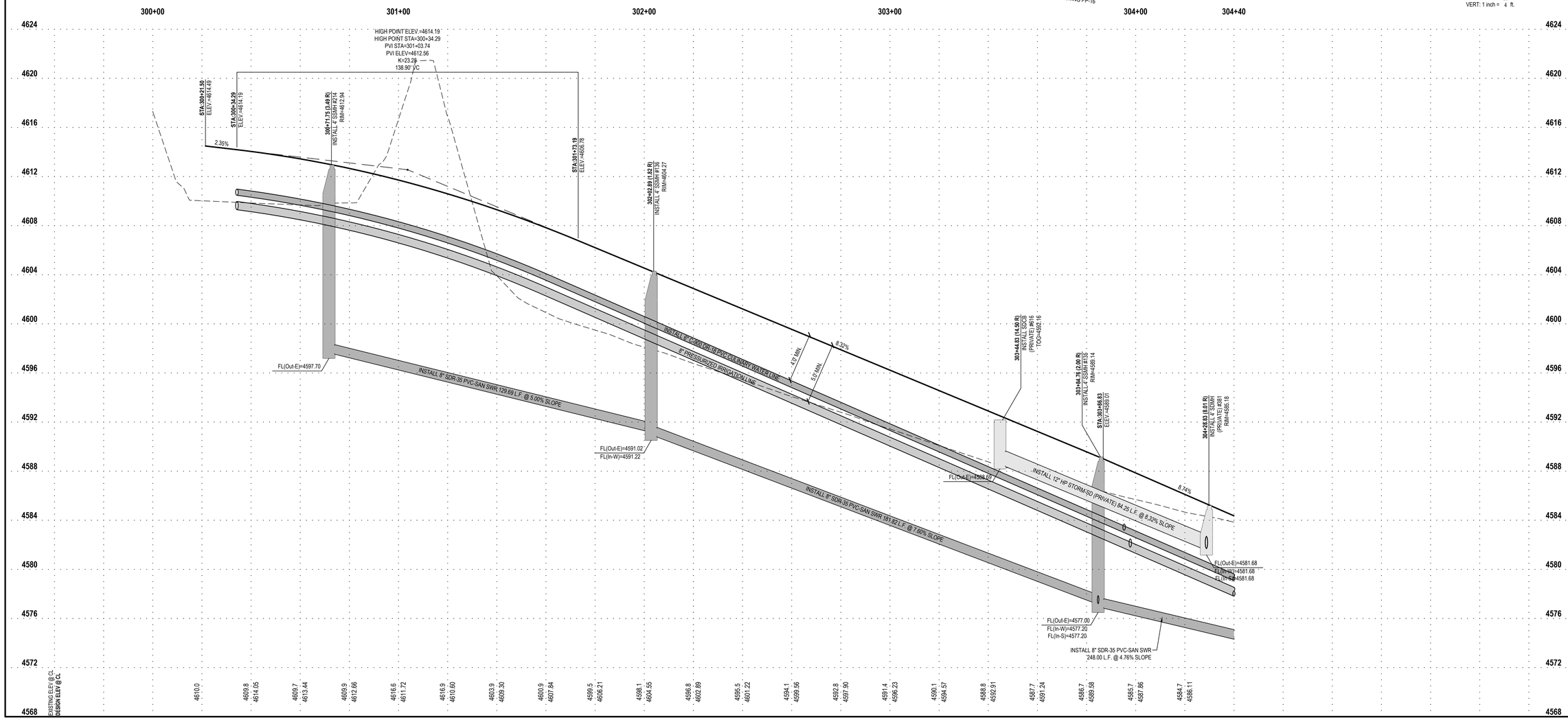
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5150016-2202
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STATE OF UTAH

PLAN AND PROFILE
1475 NORTH

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DRAWN BY	CHECKED BY
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PROJECT MANAGER	
B. MORRIS	

PP-5

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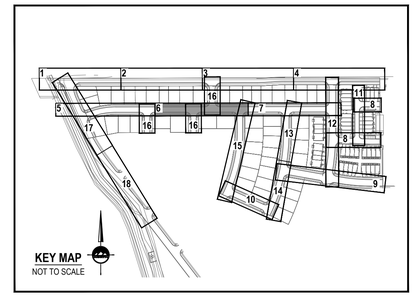
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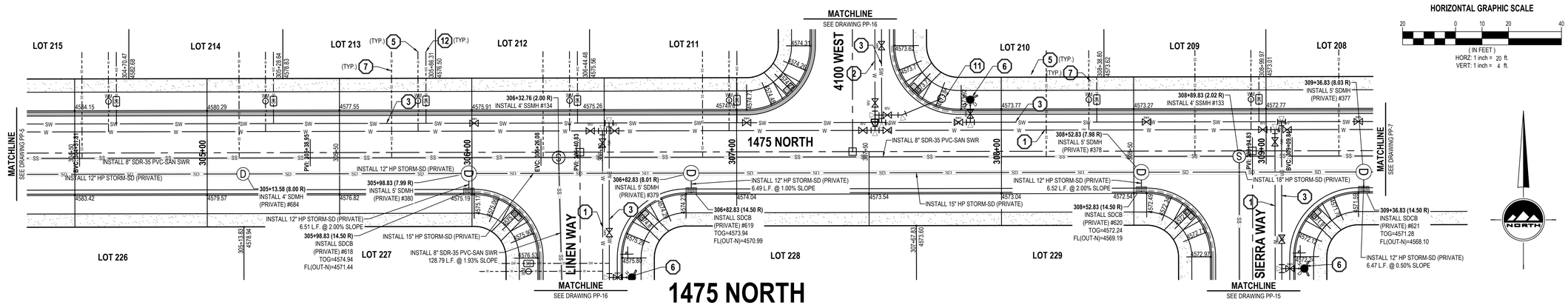
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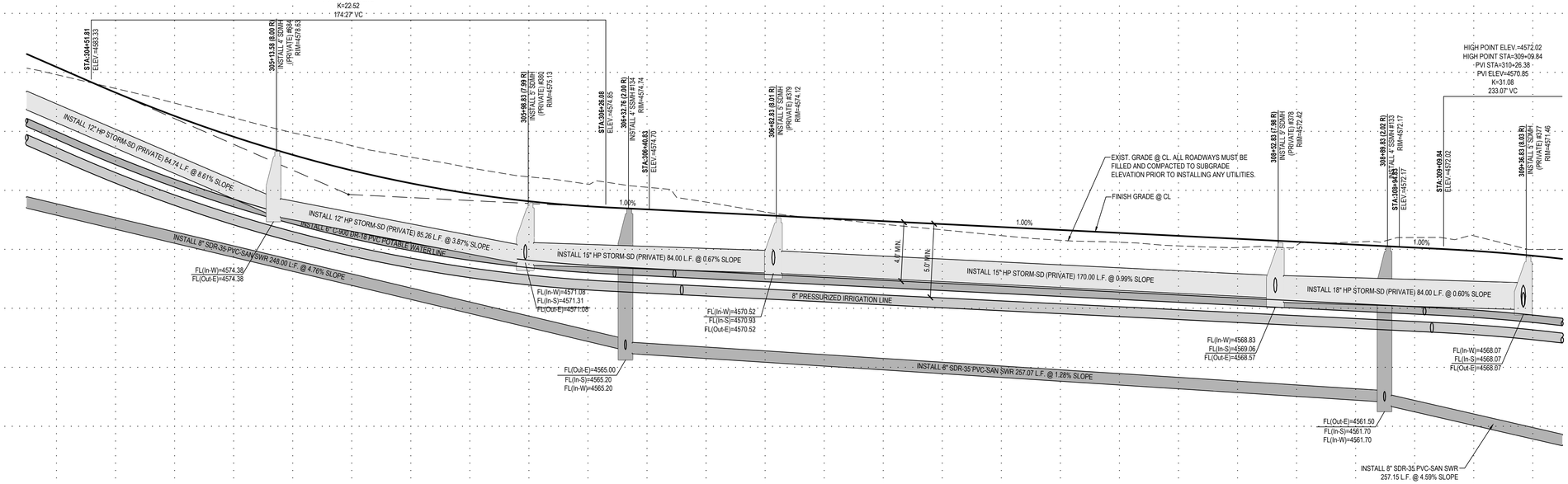
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BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
1475 NORTH

PROJECT NUMBER	PRINT DATE
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DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-6

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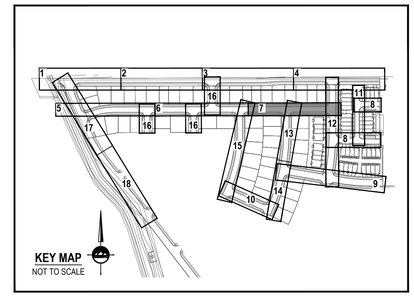
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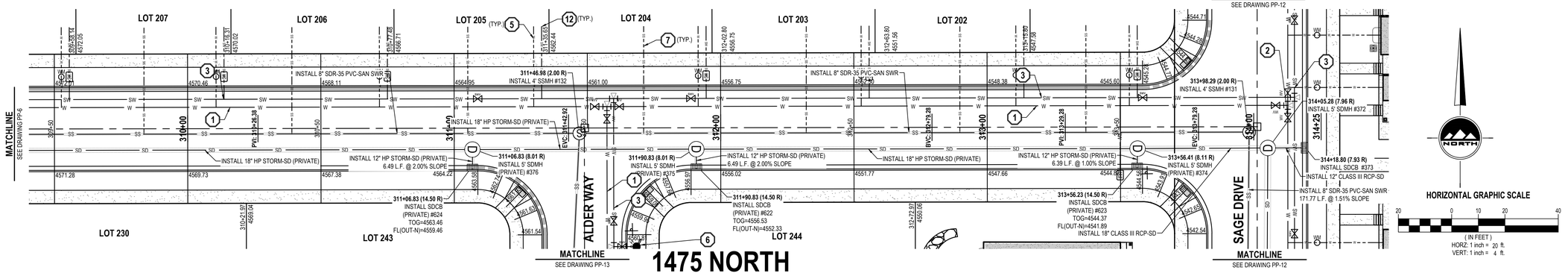
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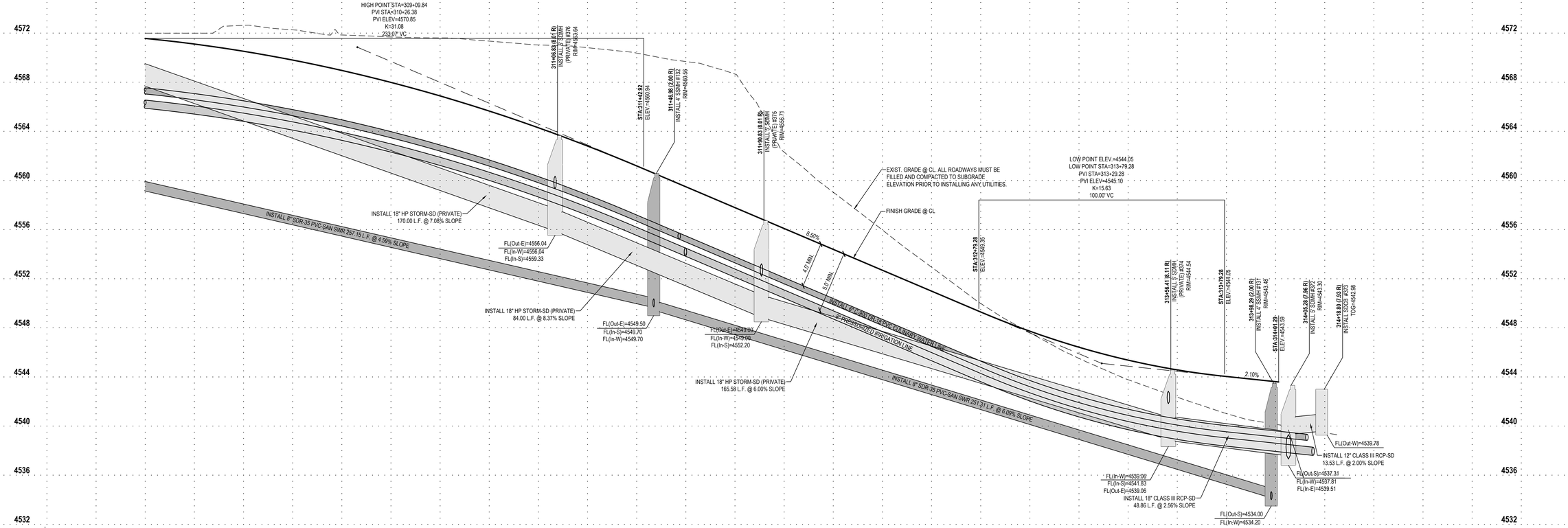
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PROJECT MANAGER	
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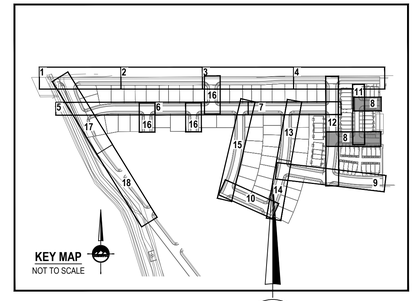
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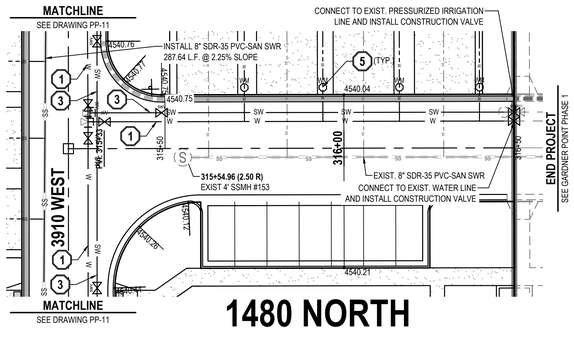




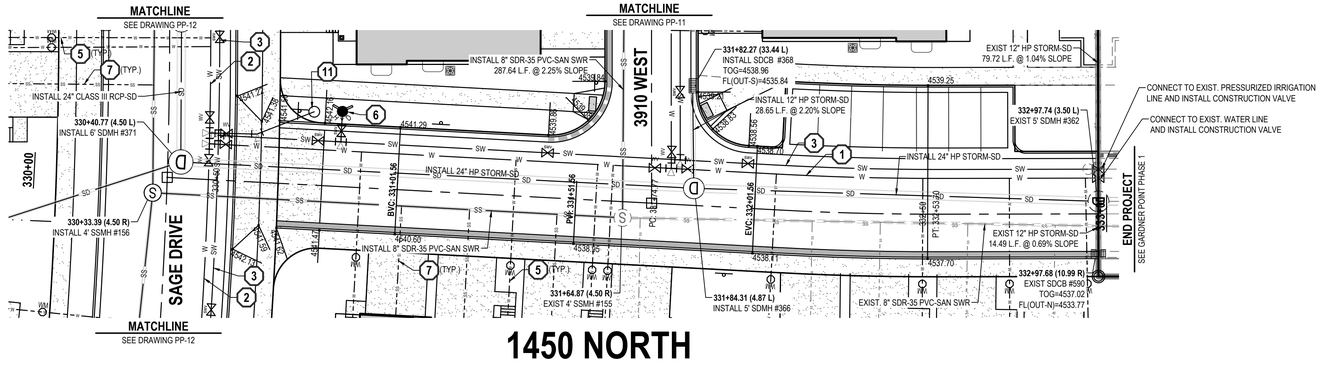
HORIZONTAL GRAPHIC SCALE

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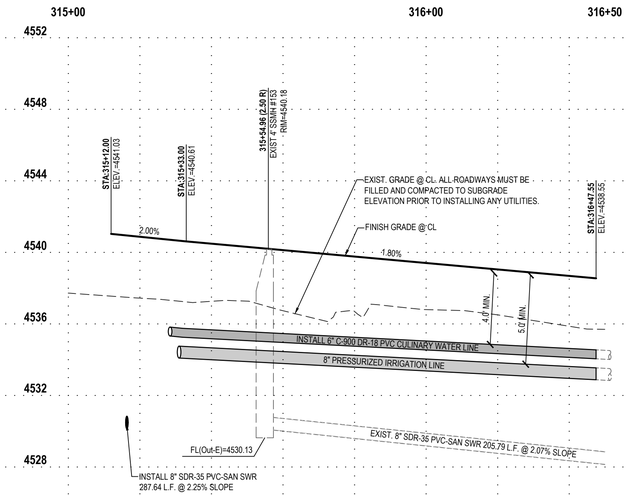
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

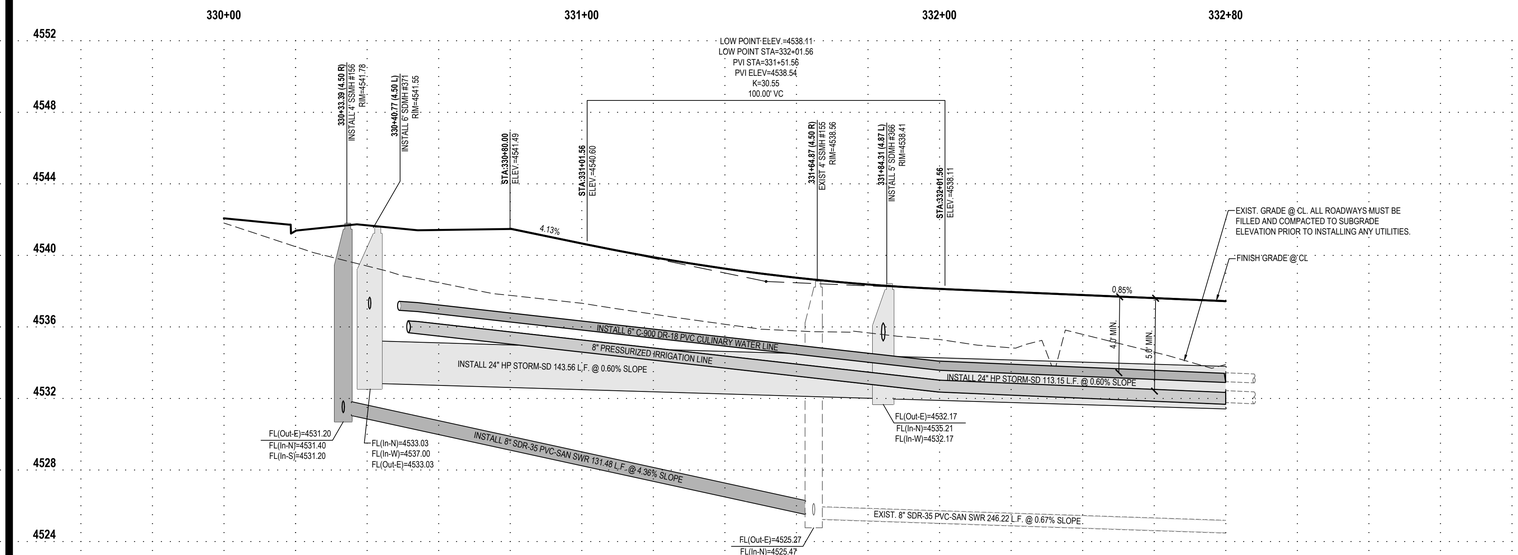


1480 NORTH



1450 NORTH





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GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
1450 AND 1480 NORTH

PROJECT NUMBER	PRINT DATE
8069J	2021-09-20
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-8

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

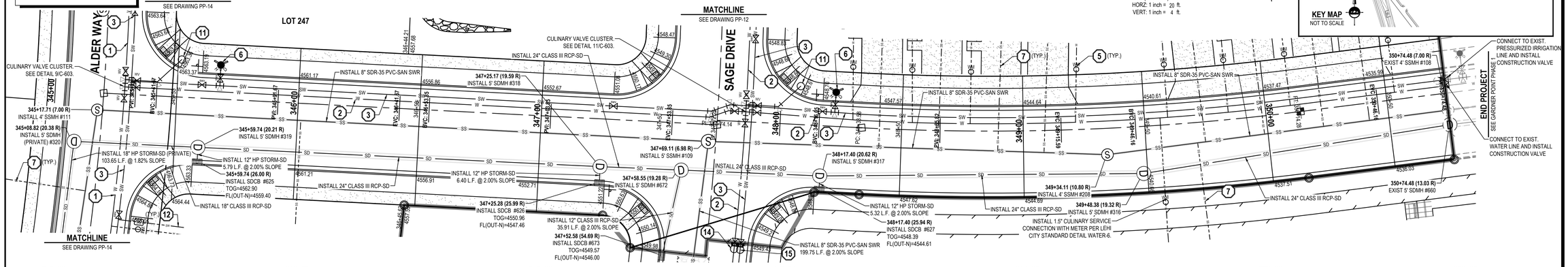
SCOPE OF WORK:

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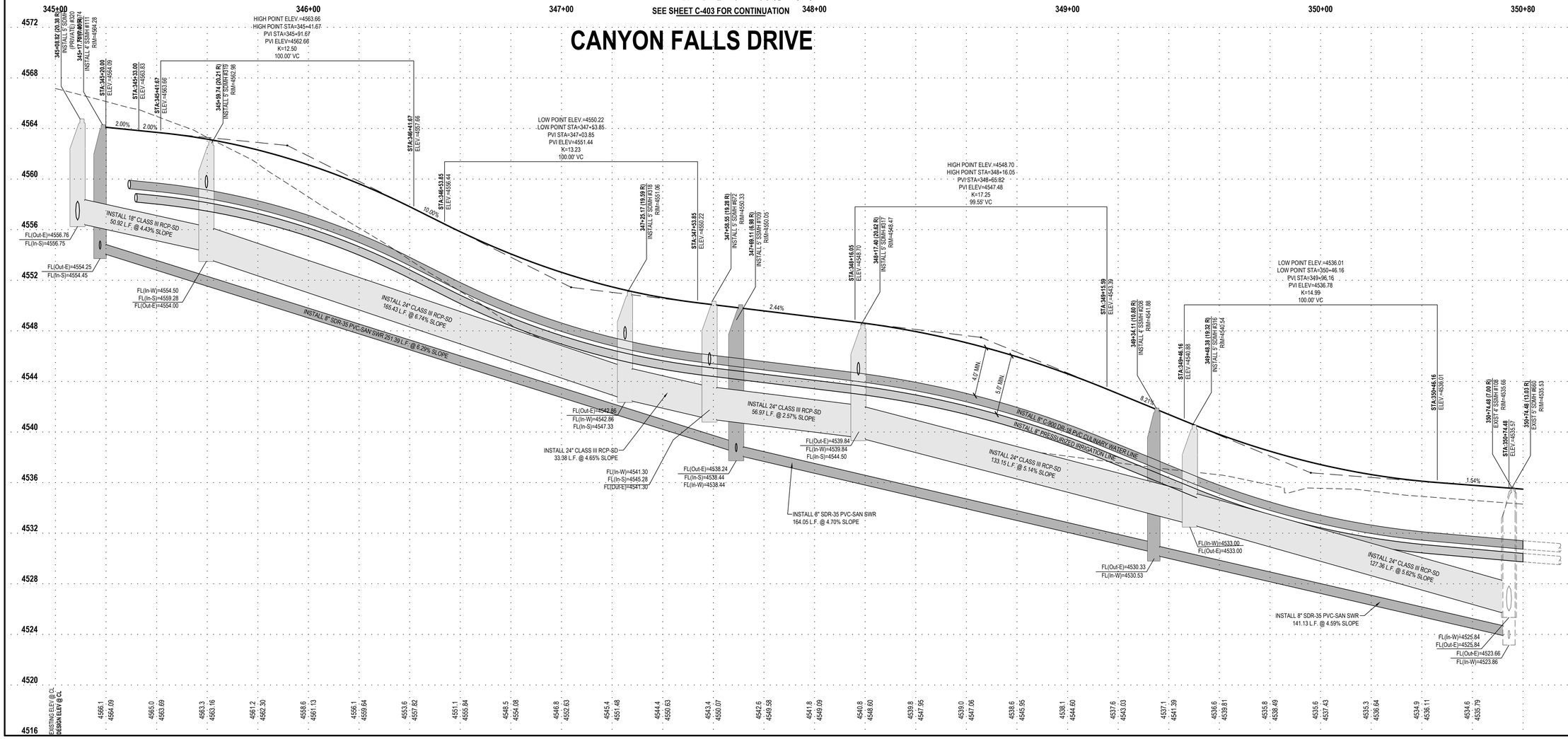
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6. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
7. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MIN. SLOPE W/ CLEAN OUTS. 100' O.C. (TYP).
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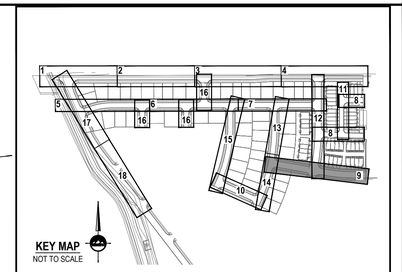
HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

KEY MAP
NOT TO SCALE



CANYON FALLS DRIVE





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5150016-2202
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PLAN AND PROFILE CANYON FALLS DRIVE

PROJECT NUMBER 8069J
PRINT DATE 2021-09-20
DRAWN BY C. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

PP-9

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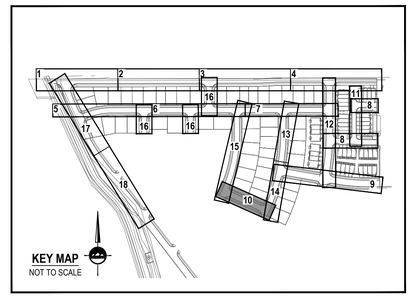
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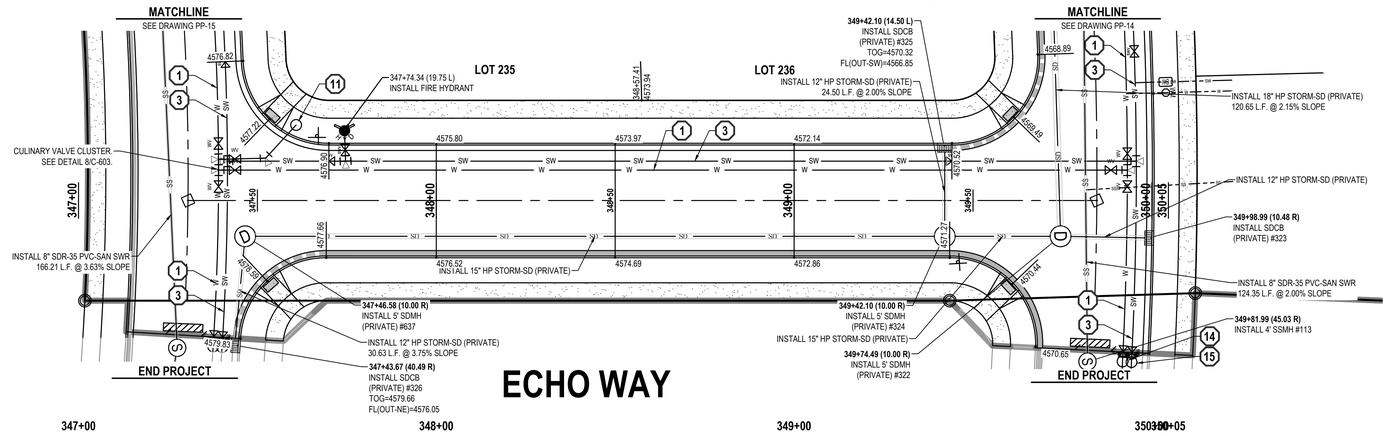
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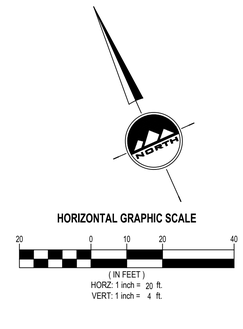
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09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
ECHO WAY

PROJECT NUMBER	PRINT DATE
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DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-10

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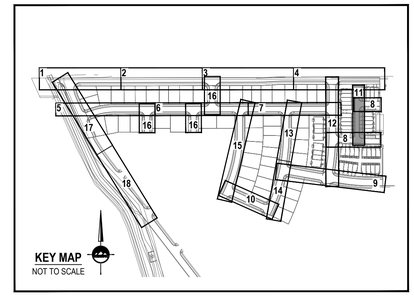
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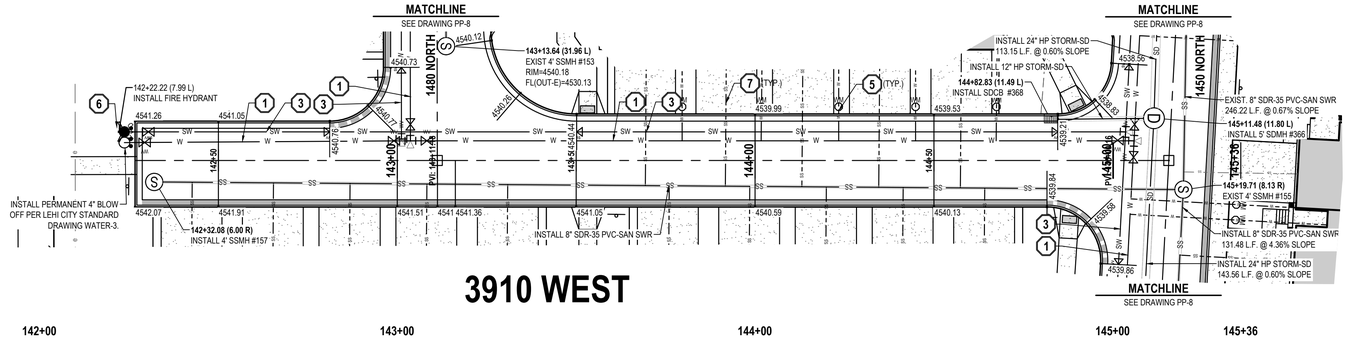
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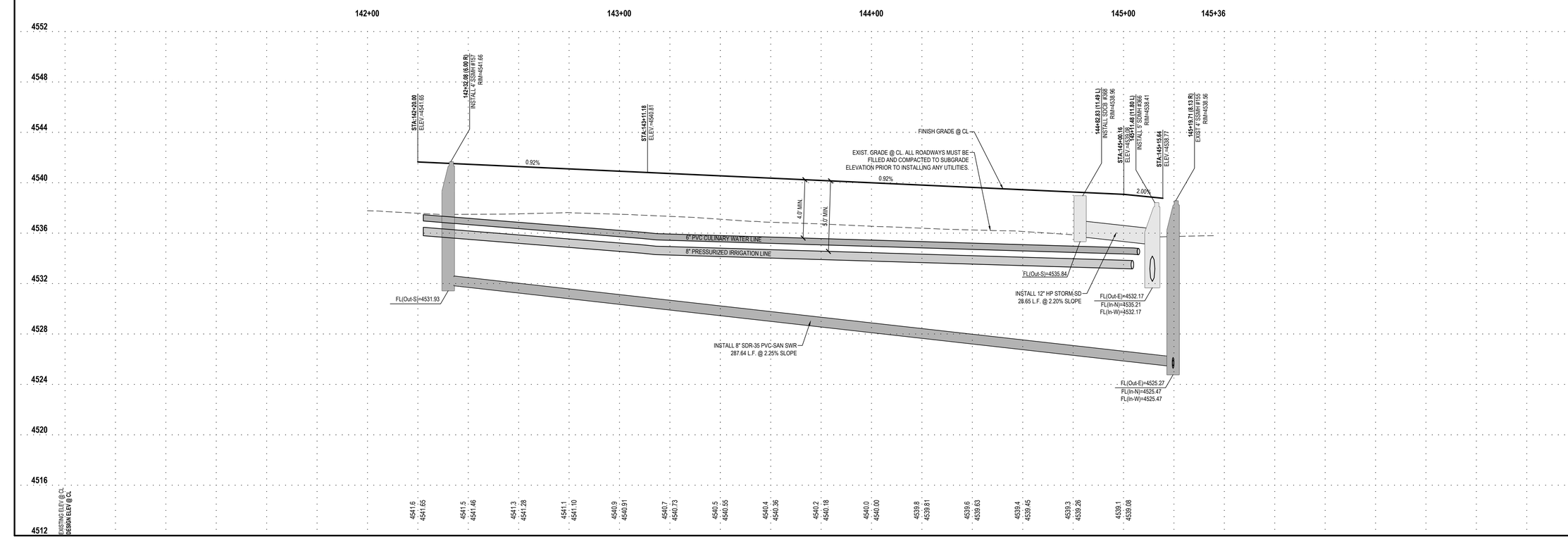
SCOPE OF WORK:

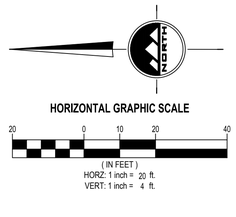
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5159016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
3910 WEST

PROJECT NUMBER	PRINT DATE
8069J	2021-09-20
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-11

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SCOPE OF WORK:

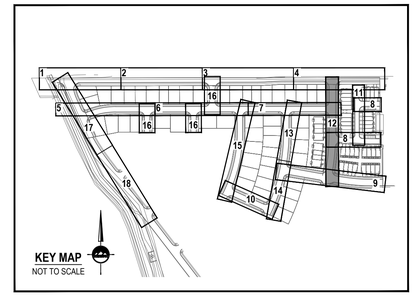
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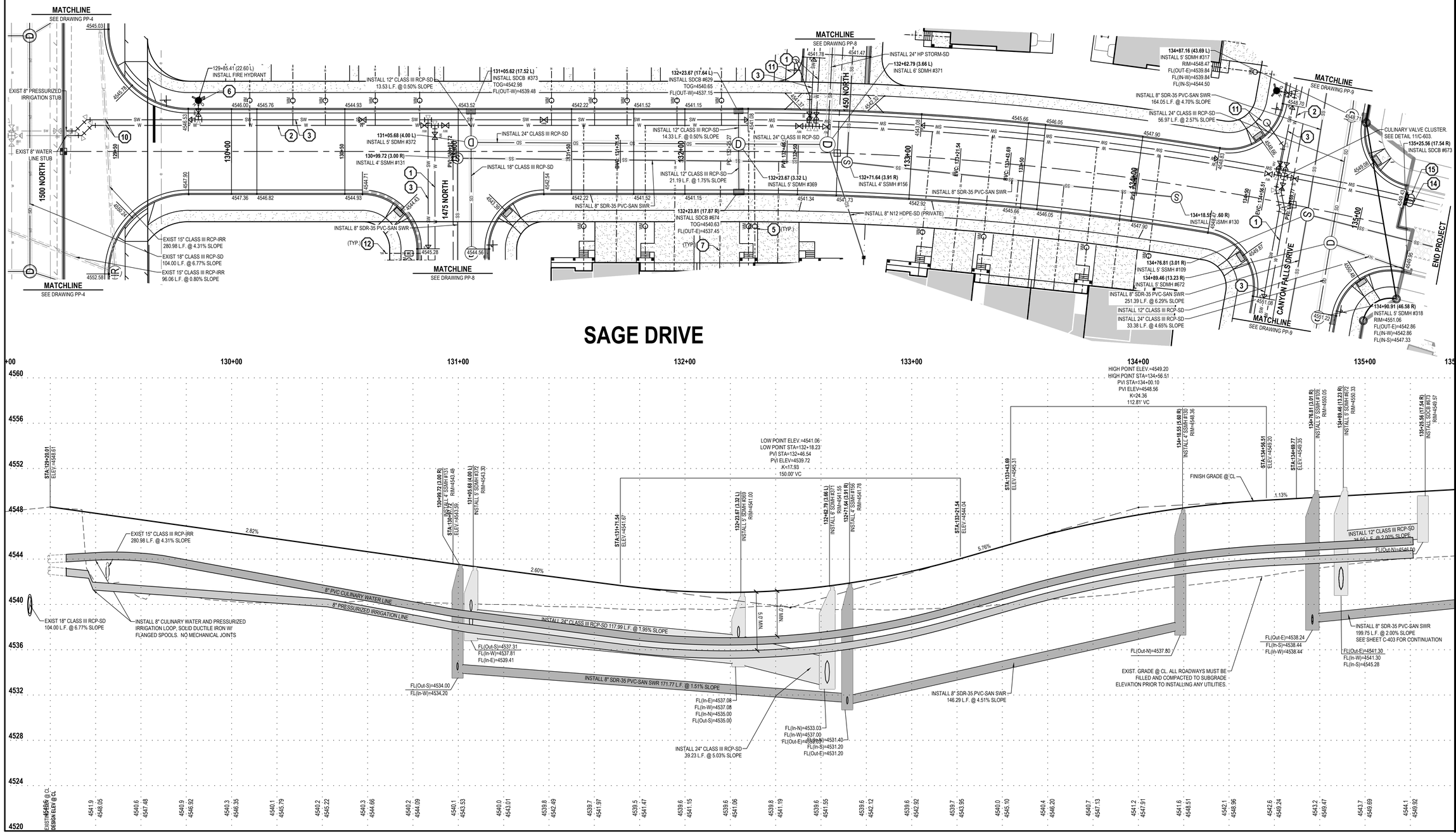
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NORTH

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KEY MAP
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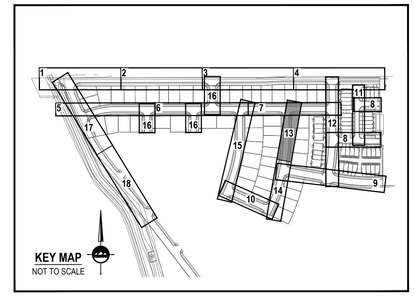
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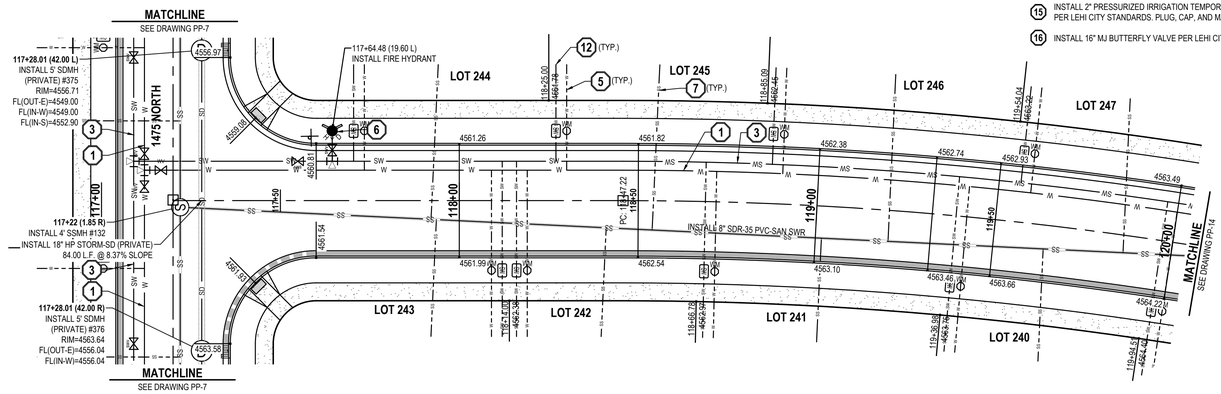
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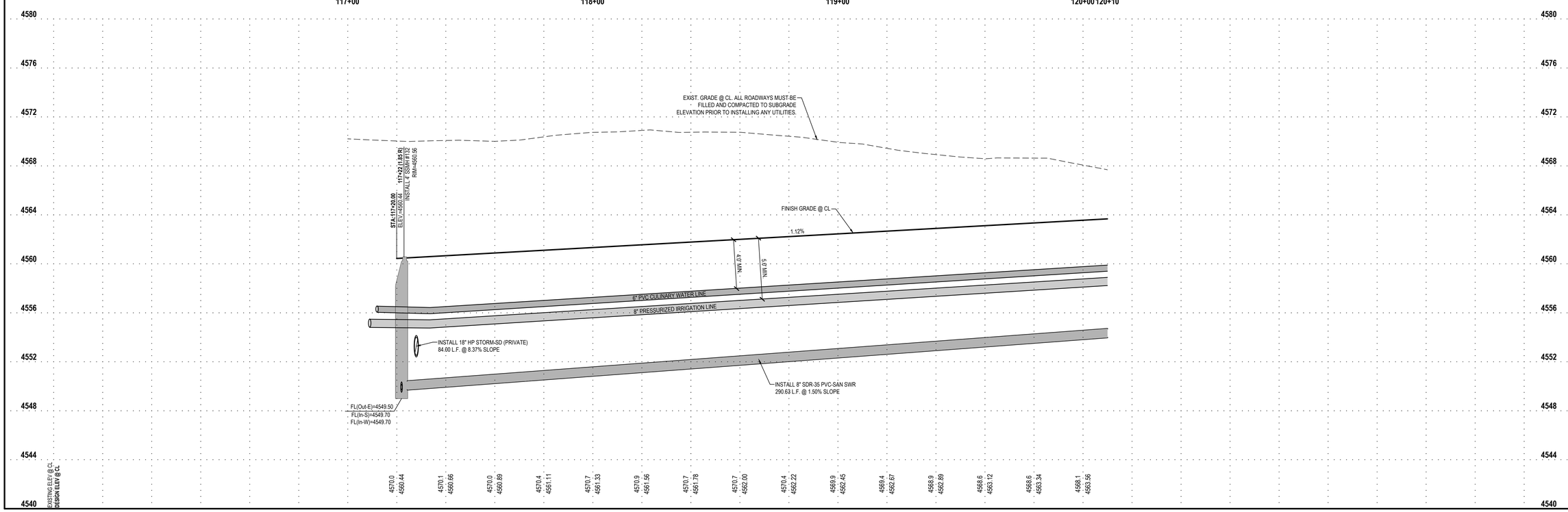
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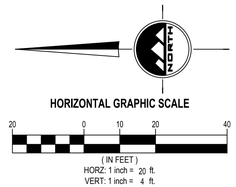
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16. INSTALL 16" MJ BUTTERFLY VALVE PER LEHI CITY STANDARDS.





ALDER WAY





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CEDAR CITY
Phone: 435.865.1453

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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
SPENCER LLEWELYN
PHONE: 801-494-0150

GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5159016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
ALDER WAY

PROJECT NUMBER	PRINT DATE
8069J	2021-09-20
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-13

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

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BENCHMARK

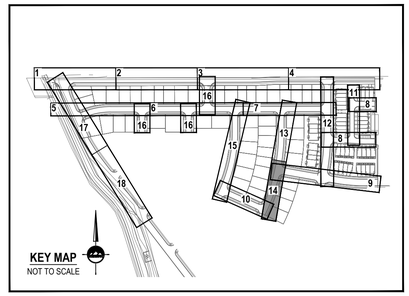
EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

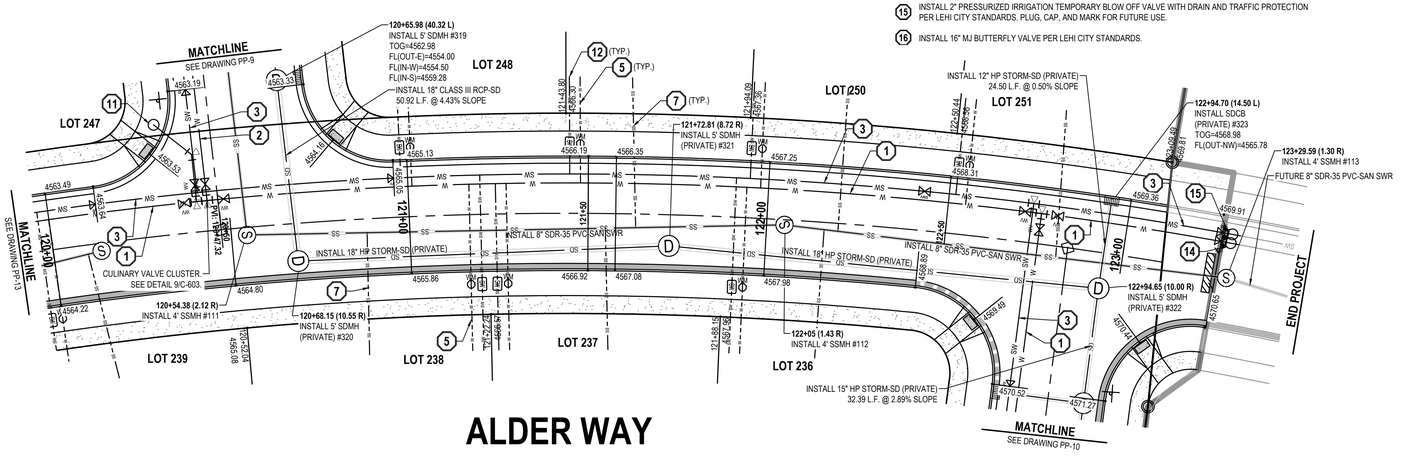
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SCOPE OF WORK:

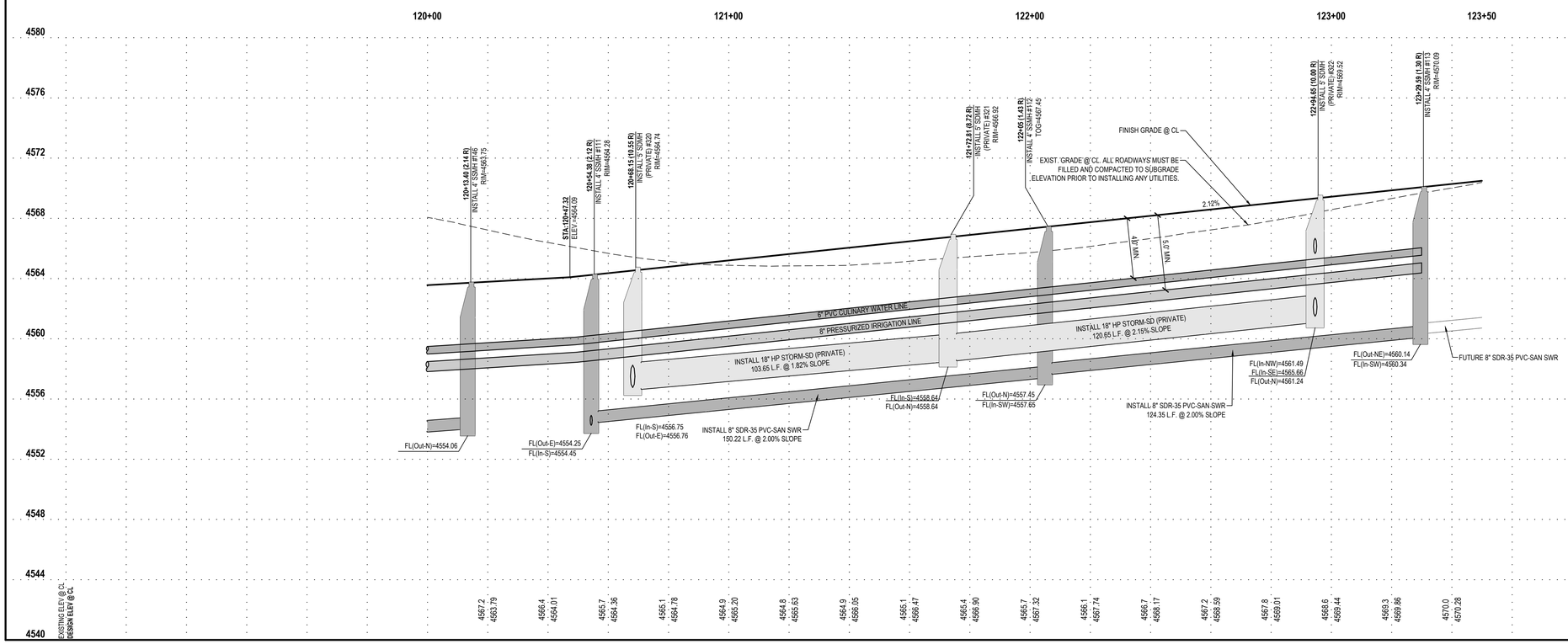
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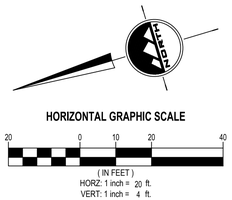
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5159016-2202
BRADEN D. MORRIS
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DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-14

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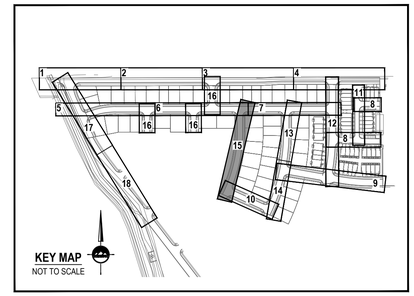
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SALT LAKE BASE & MERIDIAN

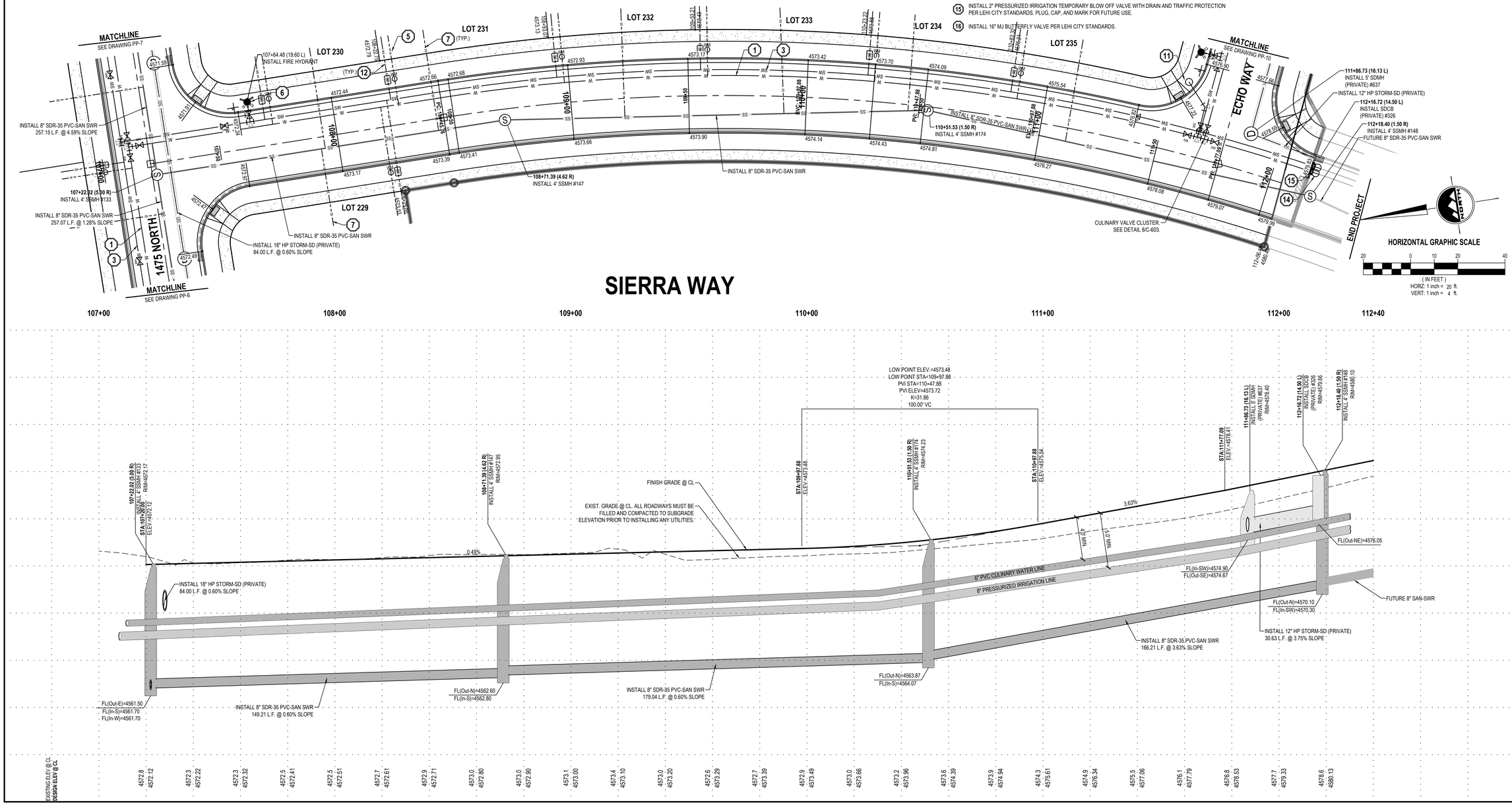
ELEVATION = 4536.22

SCOPE OF WORK:

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107+00 108+00 109+00 110+00 111+00 112+00 112+40

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LEHI CITY, UTAH

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09/21/2021
5159016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE SIERRA WAY

PROJECT NUMBER	PRINT DATE
8069J	2021-09-20
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-15

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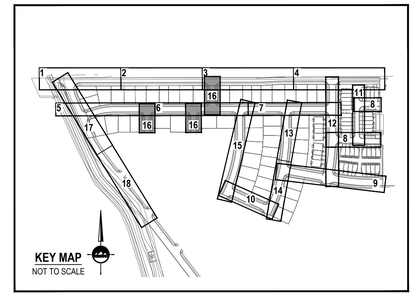
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TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

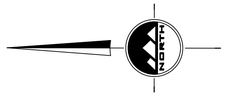
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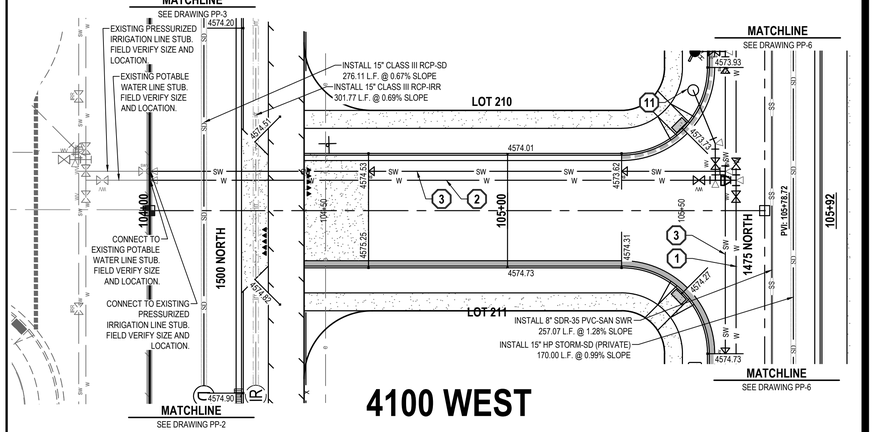
SCOPE OF WORK:

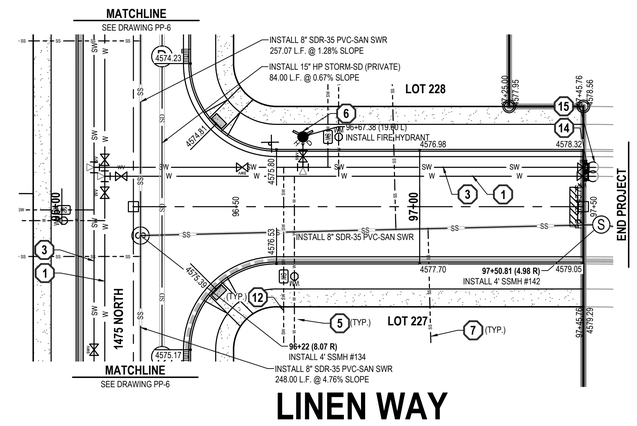
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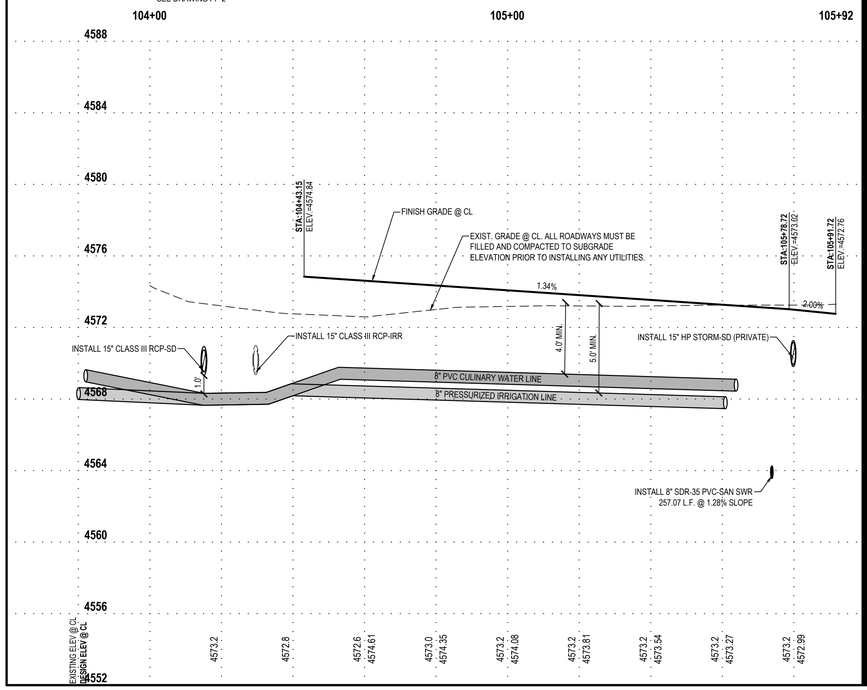
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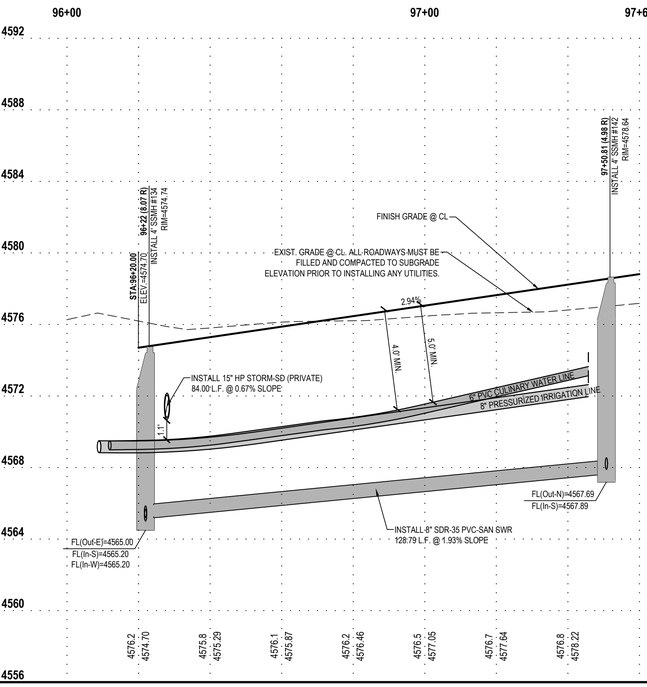


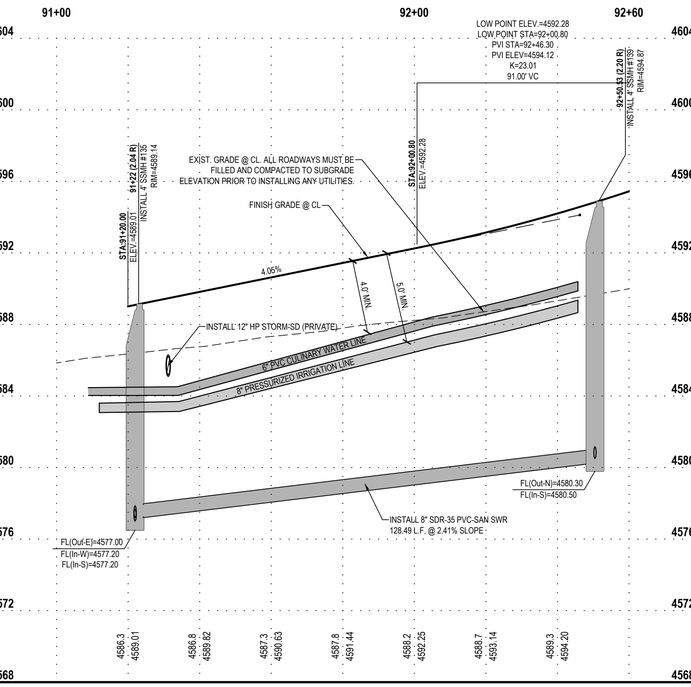












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GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5159016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
4100 WEST, LINEN WAY AND OSPREY WAY

PROJECT NUMBER	PRINT DATE
8069J	2021-09-20
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE

PROJECT MANAGER
B. MORRIS

PP-16

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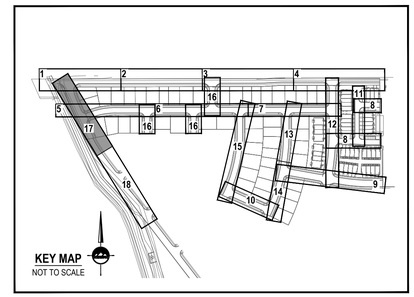
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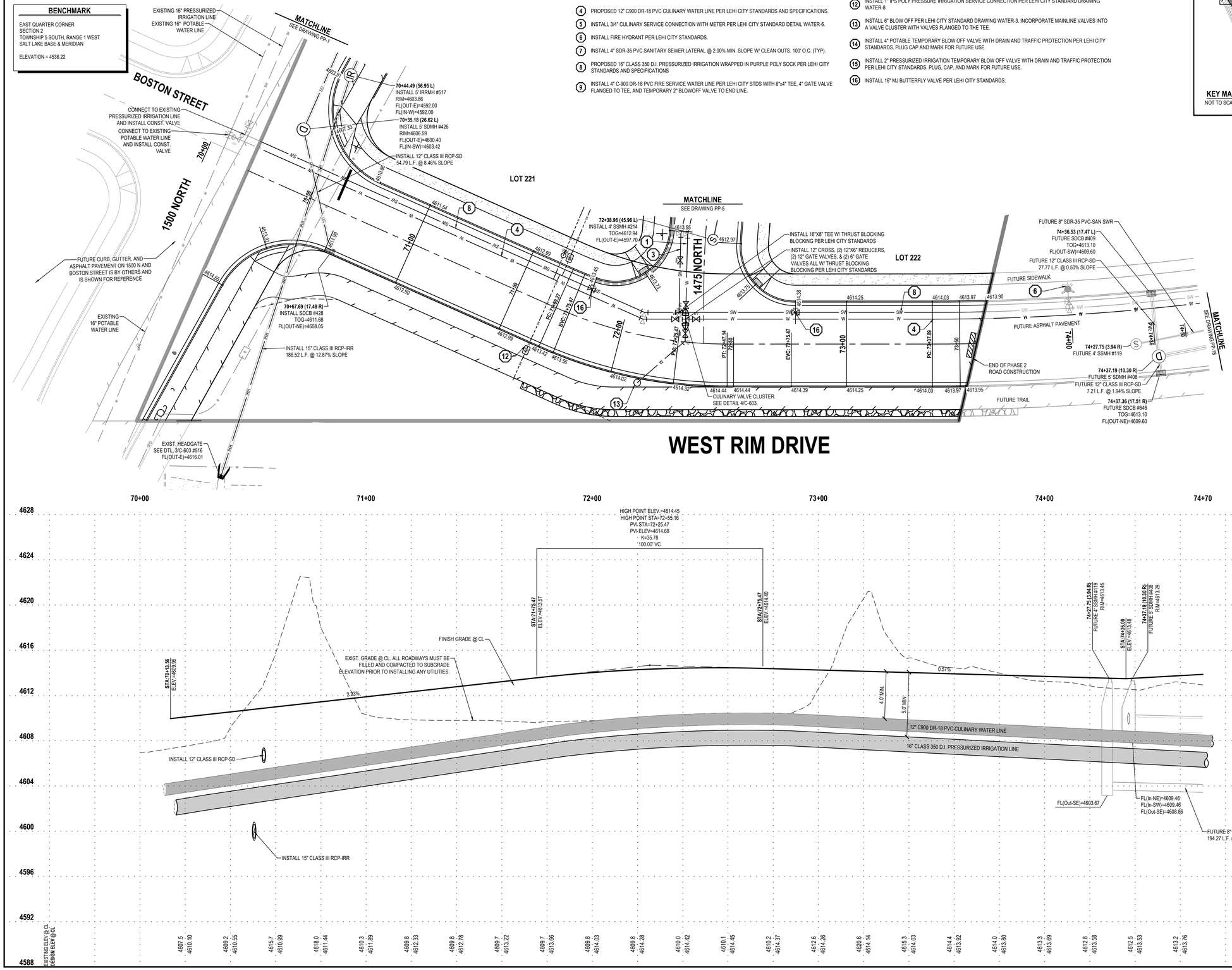
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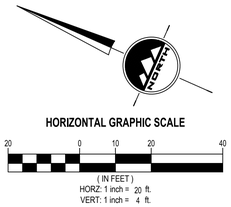
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09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
WEST RIM DRIVE

PROJECT NUMBER 8069J
PRINT DATE 2021-09-20
DRAWN BY C. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

PP-17

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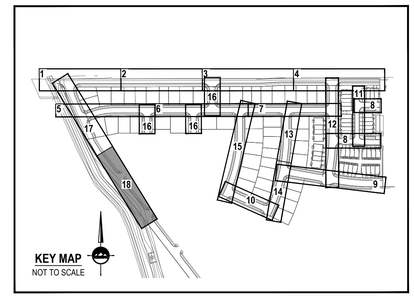
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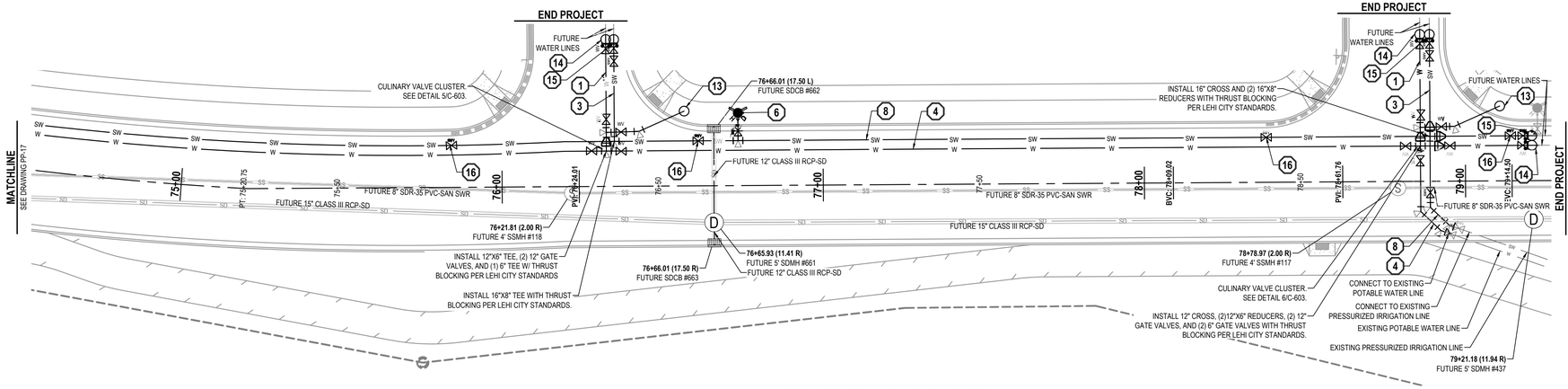
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SCOPE OF WORK:

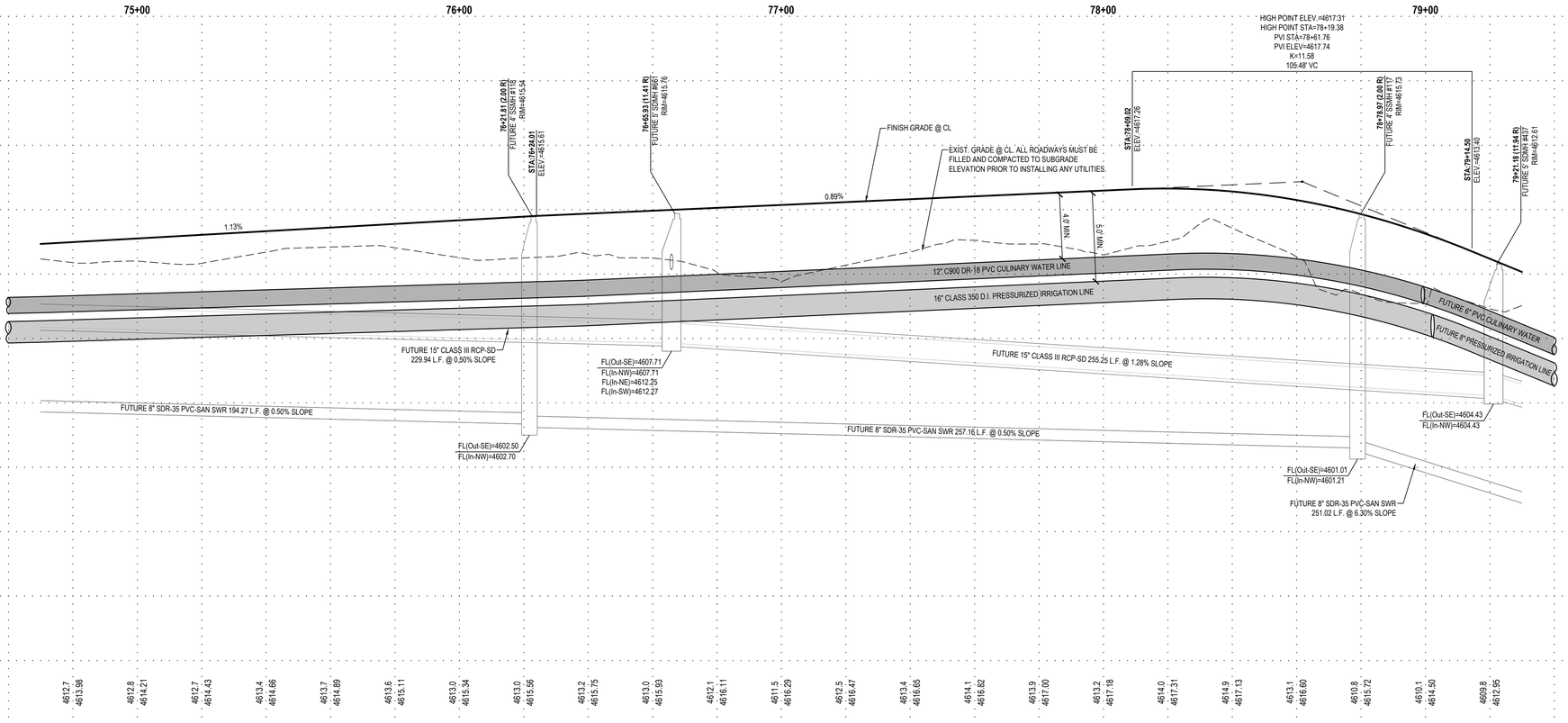
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

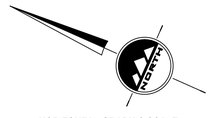
1. INSTALL 6" C-900 DR-18 PVC CULINARY WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC CULINARY WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. PROPOSED 12" C900 DR-18 PVC CULINARY WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. INSTALL 3/4" CULINARY SERVICE CONNECTION WITH METER PER LEHI CITY STANDARD DETAIL WATER-6.
6. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
7. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MIN. SLOPE W/ CLEAN OUTS. 100' O.C. (TYP).
8. PROPOSED 16" CLASS 350 D.I. PRESSURIZED IRRIGATION WRAPPED IN PURPLE POLY SOCK PER LEHI CITY STANDARDS AND SPECIFICATIONS
9. INSTALL 4" C-900 DR-18 PVC FIRE SERVICE WATER LINE PER LEHI CITY STDS WITH 8"x4" TEE, 4" GATE VALVE FLANGED TO TEE, AND TEMPORARY 2" BLOWOFF VALVE TO END LINE.
10. INSTALL CULINARY WATER AND PRESSURIZED IRRIGATION LOOP, SOLID DUCTILE IRON W/ FLANGED SPOOLS. NO MECHANICAL JOINTS.
11. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WATER-3. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
12. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WATER-8
13. INSTALL 6" BLOW OFF PER LEHI CITY STANDARD DRAWING WATER-3. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
14. INSTALL 4" POTABLE TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION PER LEHI CITY STANDARDS. PLUG CAP AND MARK FOR FUTURE USE.
15. INSTALL 2" PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.
16. INSTALL 16" MJ BUTTERFLY VALVE PER LEHI CITY STANDARDS.





WEST RIM DRIVE





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GARDNER POINT PHASE 2
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/21/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

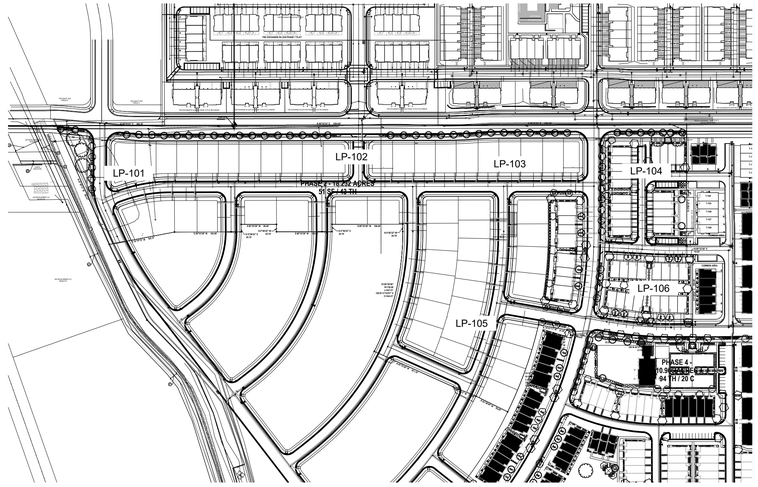
PLAN AND PROFILE
WEST RIM DRIVE

PROJECT NUMBER	PRINT DATE
8065J	2021-09-20
DRAWN BY	CHECKED BY
C. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-18

REFERENCE NOTES SCHEDULE PHASE 2

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	27,915 sf
1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	19,046 sf
1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	11,063 sf
1-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	4,309 sf
1-06	UTAH NATIVE CUSTOM SEED MIX SHORT GRASS BLEND INDIAN RICE GRASS 40% BLUE GRAMA GRASS 15% INLAND SALTGRASS 5% SHEEP FESCUE 25% GALLETA GRASS 15% INTERMEDIATE GRASS BLEND SIDEOATS GRAMA 105 STREAMBANK WHEATGRASS 10% SNAKE RIVER WHEATGRASS 10% NEEDLE N THREAD GRASS 5% WESTERN WHEATGRASS 40% BLUEBUNCH WHEATGRASS 20% ALKALI SACATON 5% CONTACT GREAT BASIN SEED AT (435) 286-6872	5,935 sf



LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1.1 SUMMARY

1.2 SITE CONDITIONS

1.3 PERMITS

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

1.5 FINAL INSPECTION

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

1.7 WARRANTY

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. UPON VISITING OF SITE AND REVIEW OF GRADING & DRAINAGE DRAWINGS- THE CONTRACTOR SHALL INFORM THE OWNER IN WRITING OF ANY AREAS THAT SHALL BE CONSIDERED AN ADDITIONAL COST OR SERVICE ABOVE THE REQUESTED SCOPE OF WORK.

C. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

D. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING TO THE LANDSCAPE ARCHITECT AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 WARRANTY

A. ALL WORK DONE AND ALL MATERIALS INSTALLED IN CONNECTION WITH ONE OF OUR JOBS SHOULD BE OF HIGH QUALITY AND THAT ALL TRADE CONTRACTORS SHOULD STAND BEHIND THE QUALITY OF THEIR WORK. THEREFORE WE REQUIRE ALL TRADE CONTRACTORS TO WARRANT THE QUALITY (MATERIAL AND WORKMANSHIP) OF THEIR WORK FOR 90 DAYS AFTER FINAL INSTALLATION.

B. THE TRADE CONTRACTOR SHALL HAVE FOURTEEN (14) DAYS IN WHICH TO CORRECT ANY WARRANTY ISSUES. THE OWNER HAS THE RIGHT TO CORRECT ANY ISSUES THAT HAVE NOT BEEN CORRECTED BY THE RESPONSIBLE TRADE CONTRACTOR WITHIN THE FOURTEEN (14) DAY PERIOD. TRADE CONTRACTOR WILL BE BACK-CHARGED AT THE RATE OF $35.00 PER MAN HOUR (MINIMUM CHARGE OF $140.00), PLUS THE COST OF ANY MATERIALS AND EQUIPMENT, FOR WARRANTY ISSUES THE OWNER OR AGENTS CORRECT. IN ADDITION, ANY ISSUE NOT CORRECTED BY THE TRADE CONTRACTOR WITHIN FOURTEEN (14) DAYS MAY RESULT IN A FINE OF $50 PER DAY STARTING ON DAY 15, AND CONTINUING DAILY UNTIL THE ISSUE HAS BEEN CORRECTED. THE OWNER MAY ALSO WITHHOLD CHECKS UNTIL ANY OUTSTANDING (PAST 14 DAYS) WARRANTY ISSUES HAVE BEEN COMPLETED.

C. UPON COMPLETION OF ANY WARRANTY ISSUES, IT IS THE TRADE CONTRACTORS RESPONSIBILITY TO REPORT IN WRITING BACK TO THE OWNER AND EDGE WARRANTY OFFICE THAT THE ISSUES HAVE BEEN 100% COMPLETED.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. NO TREE STAKING UNLESS WARRANTY REQUIRES, OR GRADE IS LAGER THAN 4:1 SLOPE.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; WHEN BACKFILL MIXTURE IS INADEQUATE FOR PROPER PLANT GROWTH FOLLOW EDGE HOMES SPECIFICATIONS.

E. 2" OF TOPSOIL TO BE IMPLEMENTED IN ALL GRASS AND PERENNIAL AREAS AND IMPORTED TOPSOIL TO BE CONCENTRATED IN SHRUB AND TREE PLANTING HOLE LOCATIONS.

F. MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE EVENING PRIOR TO INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

G. LANDSCAPE CUT EDGING: SHOVEL CUT EDGE AT AN ANGLE TO KEEP MULCH IN LANDSCAPE BED.

PART III - EXECUTION

3.1 GRADING

E.TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

F.COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAT ½" IN DIAMETER.

B. THE FINISH GRADE OF THE SOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND THREE TIMES THE DIAMETER OF THE ROOT BALL.

E.TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F.THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND CUT AND REMOVE TOP ONE THIRD OF THE BURLAP AND FOLD REMAINING BURLAP DOWN INTO THE HOLE, REMOVE AT LEAST THE TOP HALF OF WIRE BASKET, PUSH THE REMAINING BASKET INTO THE BOTTOM OF THE HOLE. REMOVE TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED. IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

J. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

K.PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

3.4 TURF - SOD LAYING

A. FERTILIZATION: FERTILIZE PER SOD FARM RECOMMENDATIONS.

B. SOD AVAILABILITY AND CONDITION: THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAY ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

C. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED ABOVE. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

D. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO INSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND.

E.APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

F.WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

G. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL AFTER NINETY (90) DAY WARRANTY PERIOD AND EDGE HOMES FINAL INSPECTION.

END OF SECTION

TOTAL LANDSCAPED AREA:

LANDSCAPE AREA = 190,360 SQ.FT (DRIP SYSTEM SO ONLY PLANTS ARE IRRIGATED. 50% OF LANDSCAPE AREA) 95,180 SQ FT
GRASS AREA = 403,447 SQ.FT.
IRRIGATED AREA = 525,627 SQ FT
EXISTING TREE PRESERVATION: *NO EXISTING TREES ON SITE

LANDSCAPE NOTES

1. DECIDUOUS TREE SIZES ARE SPECIFIED ON THE PLANS AND SHALL BE BALLED AND BURLAPPED NURSERY STOCK.
2. CONIFER TREE SIZES ARE SPECIFIED ON THE PLANS AND SHALL BE BALLED AND BURLAPPED NURSERY STOCK.
3. TREE HOLES SHALL BE DUG 2-3 TIMES THE DIAMETER OF THE ROOT BALL AND ONLY AS DEEP AS THE ROOT BALL.
4. TREE ROOT BALL SHALL BE AT LEAST 12 INCHES IN DIAMETER PER EACH 1 INCH OF TREE CALIPER AND AT LEAST 18 INCHES DEEP. ROOT BALL SHALL BE WRAPPED TIGHTLY WITH NO LOOSE PARTS.
5. TREE SHOULD BE SET IN THE CENTER OF THE HOLE AND STOOD UPRIGHT. THE ROOT FLARE SHOULD BE VISIBLE AND LOCATED AT, OR SLIGHTLY ABOVE, FINISHED GROUND LEVEL. THE ROOT FLARE SHOULD NEVER BE BELOW FINISHED GROUND LEVEL.
6. TREES SHALL ONLY BE LIFTED BY THE WIRE BASKET, NEVER LIFT TREES BY GRASPING TRUNK OR LIMBS, OR BY ATTACHING ANY TYPE OF SLING OR CHOKER.
7. REMOVE AT LEAST THE TOP HALF OF WIRE BASKET, PUSH THE REMAINING BASKET INTO THE BOTTOM OF THE HOLE.
8. CUT AND REMOVE TOP ONE THIRD OF THE BURLAP AND FOLD REMAINING BURLAP DOWN INTO THE HOLE.
9. REMOVE ALL STRINGS ROPE, STAKES, TAPING, TAGS, FLAGGING, AND ANY OTHER SUCH ITEMS.
10. BACKFILL HOLE WITH EXCAVATED MATERIAL AND COMPACT ONLY ENOUGH TO HOLD TREE IN PLACE.NEVER USE MECHANICAL COMPACTION.TOP SOIL OR SOIL PEP MAY BE ADDED TO EXCAVATED BACKFILL MATERIAL. BACKFILL MATERIAL SHOULD COVER ROOT FLARE SLIGHTLY, BUT SHOULD NEVER BE PILED AGAINST TRUNK.
11. WATER GENEROUSLY TO SOAK ENTIRE ROOT BALL AND BACKFILL MATERIAL. A SOIL WATER RING MAY BE FORMED AT THE EDGE OF THE ROOT BALL, BACKFILL MATERIAL MAY NEED TO BE ADDED AS SOIL SETTLES BELOW ROOT FLARE.
12. ALL SHRUBS SHOWN ON THIS LANDSCAPE PLAN SHALL BE FIVE GALLON (#5 GAL.) UNLESS SPECIFIED OTHERWISE.
13. ALL GRASS SHRUBS SHOWN ON THIS LANDSCAPE PLAN SHALL BE 1 GALLON (#1 GAL.)
14. HOLE SHOULD BE DUG AT LEAST TWO TIMES (2X) THE DIAMETER OF THE ROOT BALL AND ONLY AS DEEP AS THE ROOT BALL.
15. GENTLY REMOVE PLANT FROM THE CONTAINER, LIGHTLY RUB ALL SIDES OF THE ROOT BALL TO EXPOSE ENDS OF ROOTS, AND PLACE IN THE CENTER OF THE HOLE, THE TOP OF THE ROOT BALL SHOULD BE AT FINISHED GROUND LEVEL.
16. BACKFILL THE HOLE WITH EXCAVATED MATERIAL. TOP SOIL OR SOIL PEP MAY BE ADDED TO EXCAVATED MATERIAL IF HIGH QUANTITIES OF CLAY SOILS ARE PRESENT, BUT SHALL NOT REPLACE EXCAVATED MATERIAL.
17. COMPACT SOIL ENOUGH TO HOLD PLANT IN PLACE. NEVER USE MECHANICAL COMPACTION.
18. GENEROUSLY WATER TO SOAK ENTIRE ROOT BALL AND BACKFILL. A SOIL WATER RING SHOULD BE FORMED AROUND THE OUTSIDE OF THE ROOT BALL. BACKFILL MATERIAL MAY NEED TO BE ADDED AFTER MATERIAL HAS SETTLED.
19. MULCH SHALL BE ADDED TO A DEPTH OF THREE (3") INCHES AND AT LEAST TWICE THE WIDTH OF THE ROOT BALL.
20. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST. THE PLAN SHALL DICTATE.
21. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
22. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUEGRASS BLEND OR APPROVED EQUAL.
23. 2" OF TOPSOIL TO BE IMPLEMENTED IN ALL GRASS AND PERENNIAL AREAS AND IMPORTATED TOPSOIL TO BE CONCENTRATED IN SHRUB AND TREE PLANTING HOLE LOCATIONS.
24. TREES LOCATED IN LAWN AREAS SHALL HAVE A 4' DIAMETER TREE WELL AROUND BASE OF TREE WITH 3" DEPTH OF MULCH.
25. MULCH TO BE IMPLEMENTED WHERE SPECIFIED ON THE PLAN AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
26. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF EACH CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS.

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR EDGE HOMES INDIVIDUAL TRADE - SCOPE OF WORK. EDGE HOMES ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING, IRRIGATION, AND FENCING MATERIALS, COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING, FENCING, AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE AT 10 PERCENT FOR 10'-0"
2. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
3. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
4. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
5. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
6. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW (6 INCHES OF FALL WITHIN 10 FEET OF THE BUILDING) THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
7. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.

LANDSCAPING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.
4. LAWN TO BE NO CLOSER THAN 3' FROM BUILDING FOUNDATIONS.

FENCING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. ALL FENCING IS TO BE INSTALLED PER MANUFACTURERS SPECIFICATION, AREA WIND LOADING REQUIREMENTS, AND SITE CONDITIONS AND REQUIREMENTS.

PLANT SCHEDULE PHASE 2

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AT'P	4	Acer truncatum x platanoides `JFS-KW187® TM Urban Sunset Maple	2" Cal	
	CO'P	19	Celtis occidentalis `Prairie Sentinel` Prairie Sentinel Hackberry	2" Cal	
	CP'P	6	Crataegus phaenopyrum `Princeton Sentry` Washington Princeton Sentry Hawthorn	2" Cal	
	GB'P	14	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	2" Cal	
	M'PR	4	Malus x `Prairie Rose` Prairie Rose Crabapple	2" Cal	
	PA'B	5	Platanus x acerifolia `Bloodgood` London Plane Tree	2" Cal	
	Zm	41	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal	

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	ULP	26	Ulmus parvifolia Lacebark Elm	B & B	2"Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BT'C	36	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
	BS'S	118	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
	CS'K	6	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
	EA'C	20	Euonymus alatus `Coles Compact` Burning Bush	5 gal
	JS'B	4	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
	RF'R	4	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
	Ra'g	31	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
	RR	137	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
	SJ'W	97	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
	VO'N	70	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	257	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	PV'S	16	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal

***THE LANDSCAPE ARCHITECT PROVIDES QUANTITY AND FOOTAGE INFORMATION AS AN AIDE TO THE BIDDING LANDSCAPER. QUANTITIES, SPECIES, AND SPECIFICATIONS HAVE BEEN SUBMITTED AND APPROVED BY THE MUNICIPALITIES – ALL SUBSTITUTIONS AND LESSER QUANTITIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND EDGE HOMES MANAGEMENT. IT IS ENTIRELY THE RESPONSIBILITY OF THE BIDDERS TO CALCULATE THE MATERIAL BASED ON THE GRADE CONTOURS, INCLUDING ALL LANDSCAPING RETAINING WALLS INDICATED ON THE CIVIL AS WELL AS THE LANDSCAPING DRAWINGS. THESE CIVIL, LANDSCAPING, AND IRRIGATION DRAWING WILL NEED TO BE REVIEWED PRIOR TO SUBMITTING A BID FOR THE PROJECT. ANY SHORTAGES OF MATERIALS WILL NOT BE PAID FOR BY EDGE HOMES OR THE LANDSCAPE ARCHITECT

ISSUE DATE	PROJECT NUMBER
08-09-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 100' 200' 400' 800'
GRAPHIC SCALE: 1" = 200'

PROJECT INFORMATION

GARDNER POINT: PH 2
1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

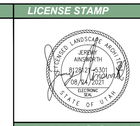
Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

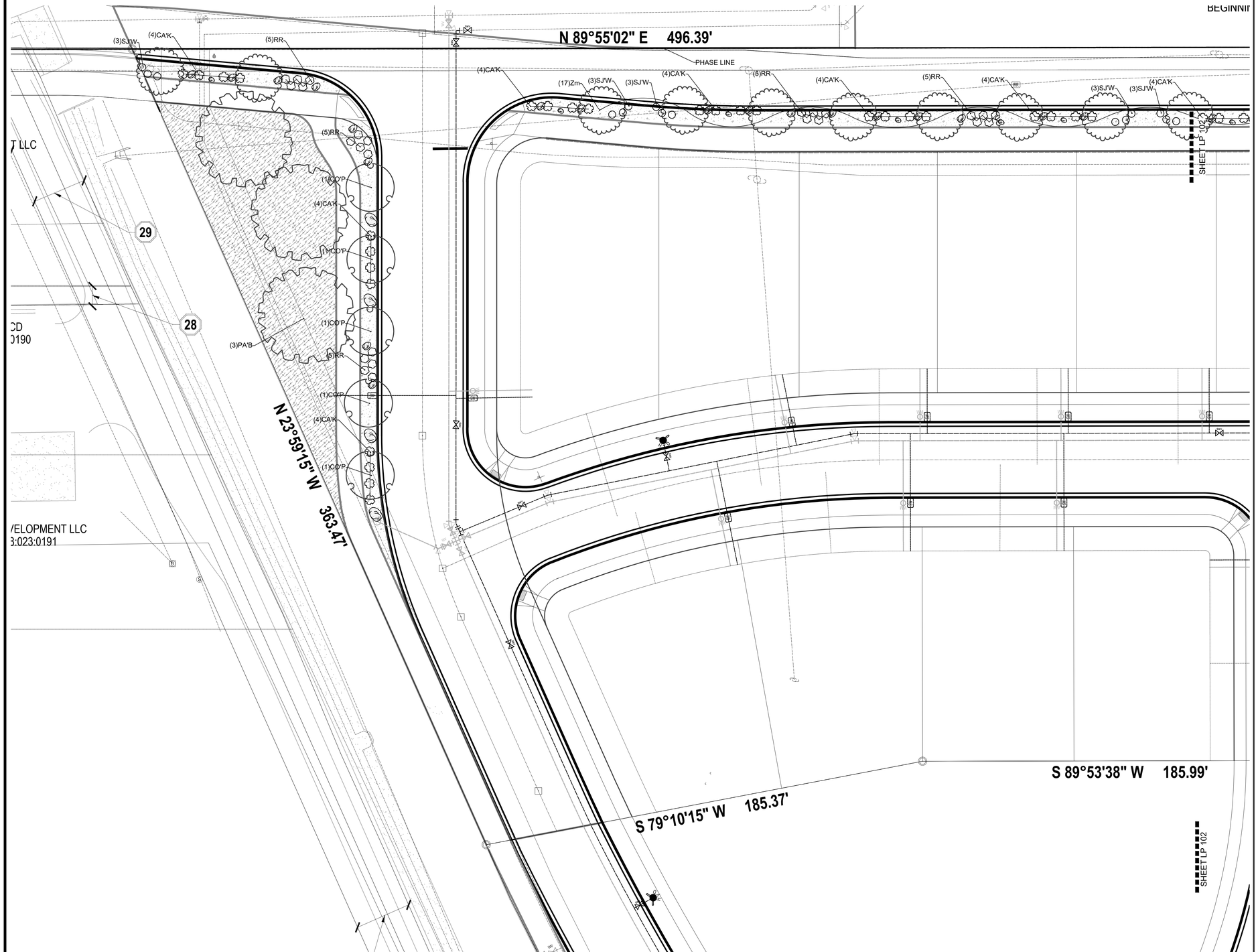
LICENSE STAMP



DRAWING INFO	
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	8/24/2021

LANDSCAPE PLAN

LP-100



ISSUE DATE	PROJECT NUMBER
08-24-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

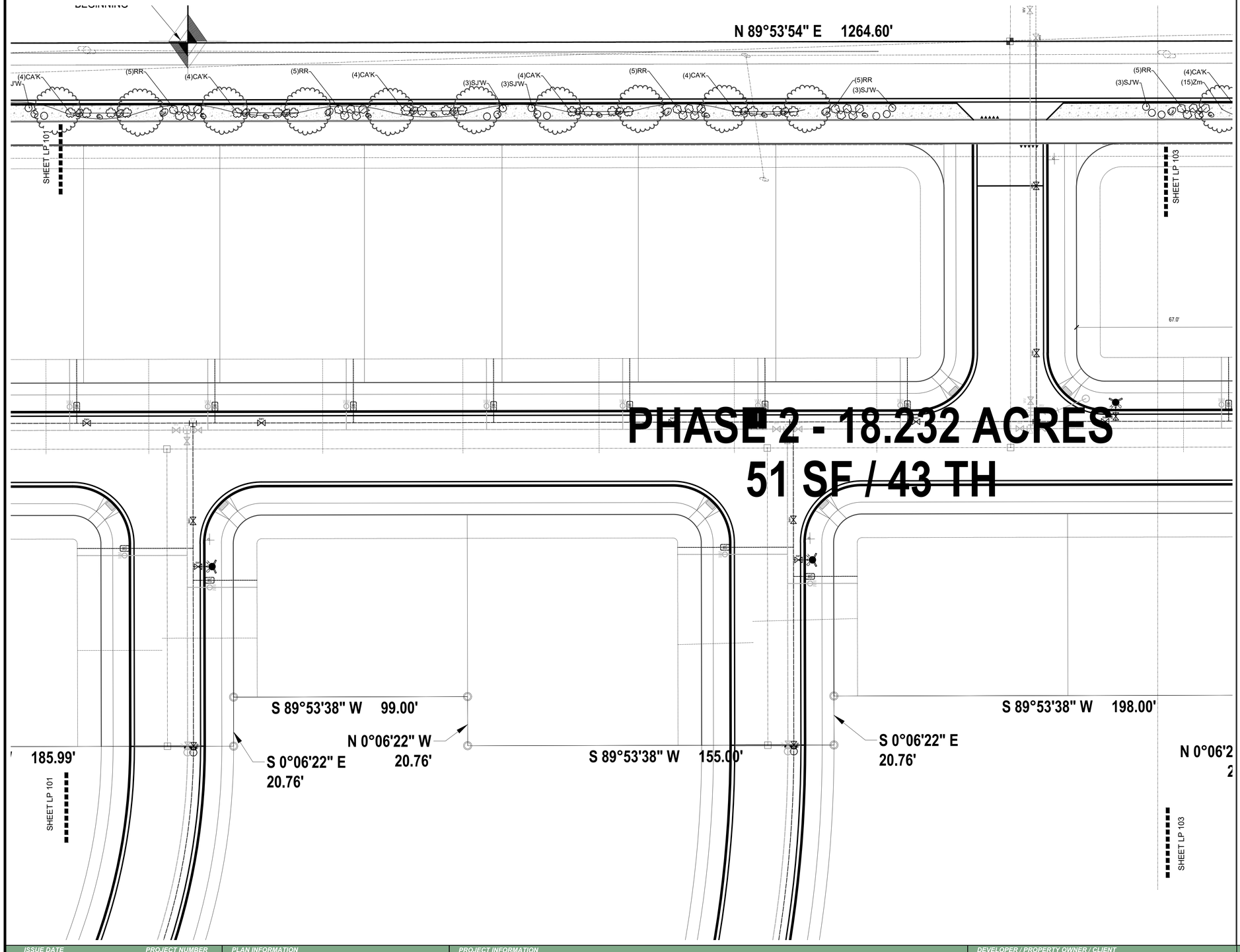
CERTIFIED LANDSCAPE ARCHITECT
EDGE AINSWORTH
8128721-5301
08/04/2021
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	8/24/2021

LANDSCAPE PLAN

LP-101



ISSUE DATE: 08-24-2021 | PROJECT NUMBER: UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

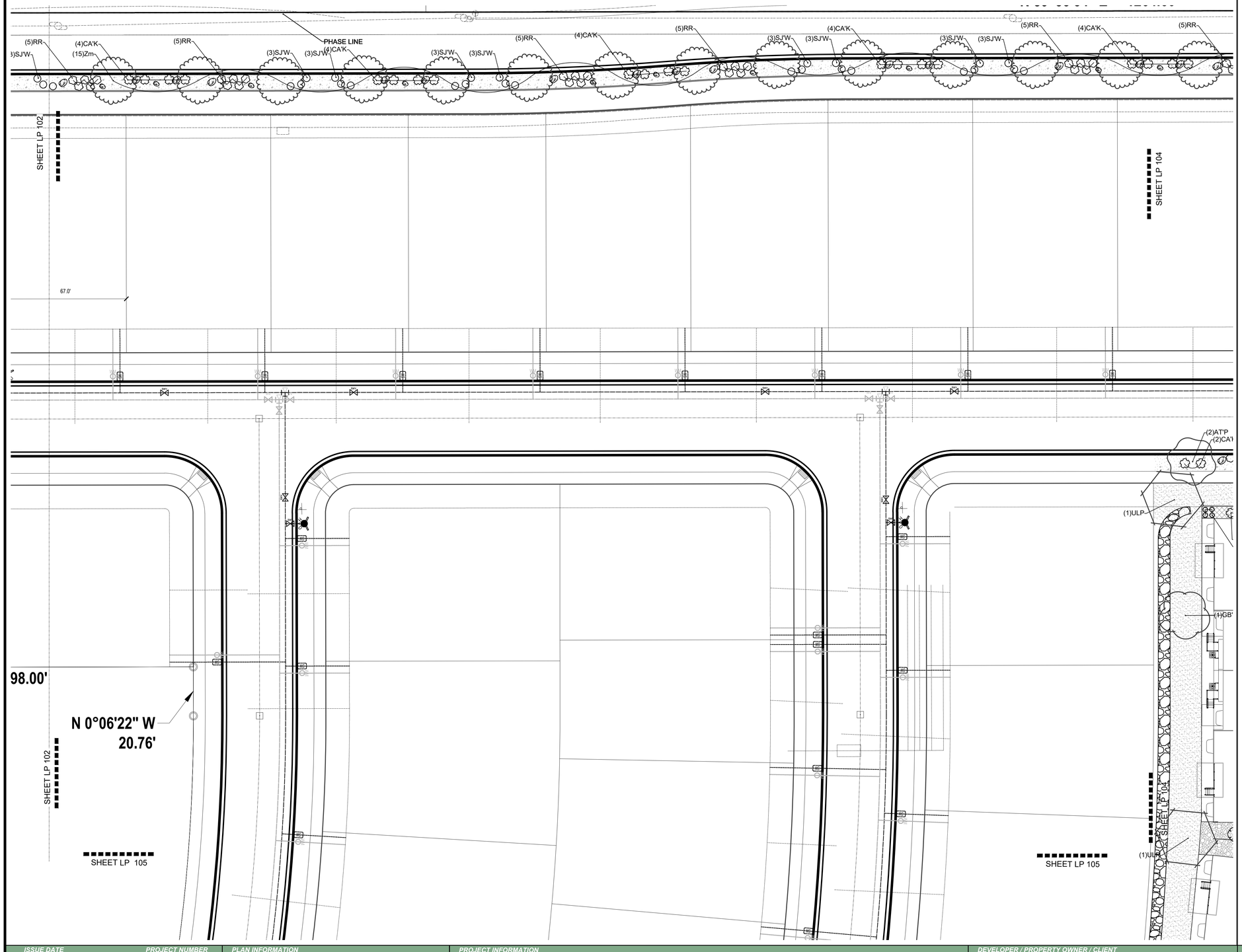
JEREMY TYLER ANDREWS 8128121-5301 LANDSCAPE ARCHITECT 08/24/2021 REGISTERED STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 8/24/2021

LANDSCAPE PLAN

LP-102



ISSUE DATE	PROJECT NUMBER
08-24-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

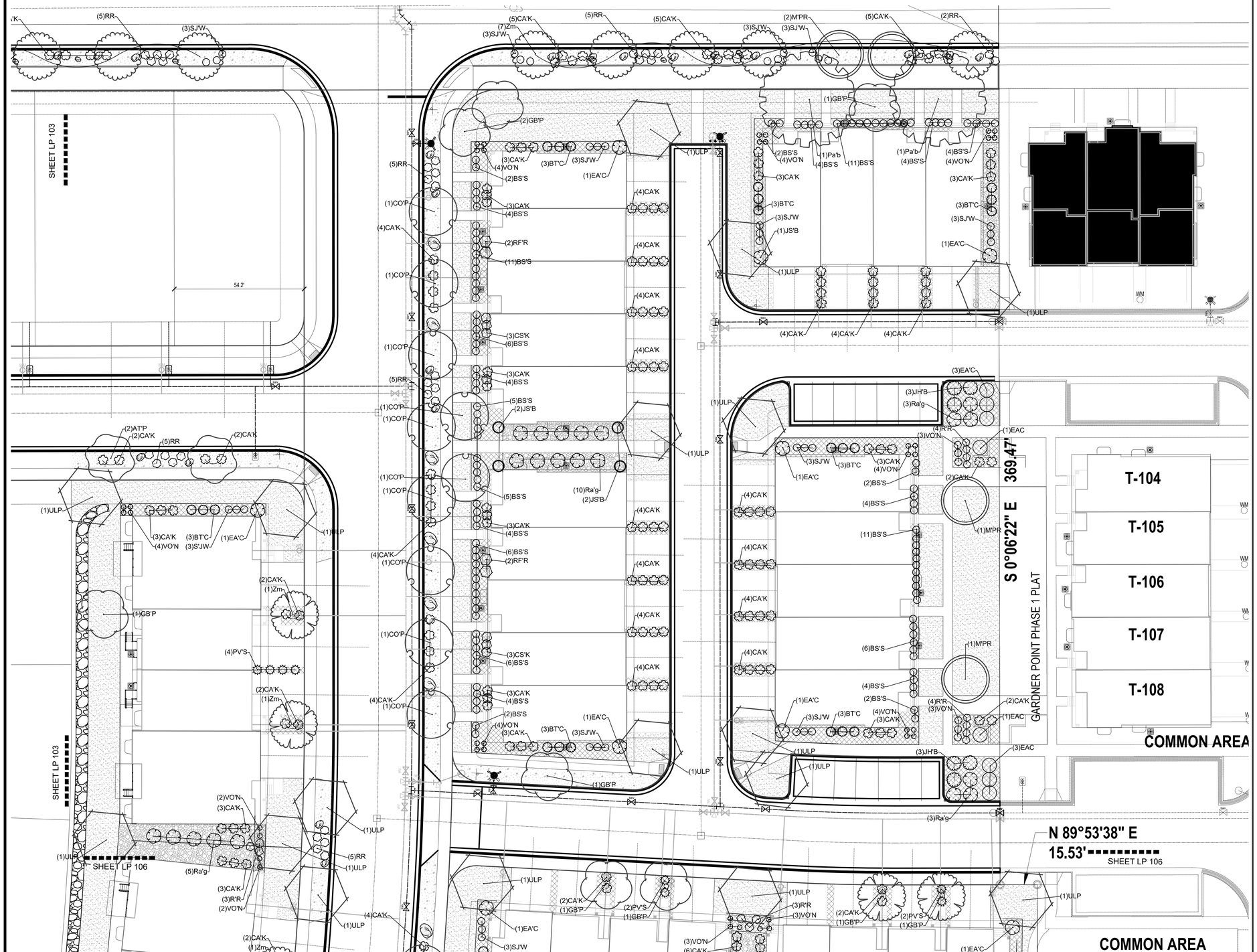
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREATH
813817-5301
08/24/2021
REGISTERED
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	8/24/2021

LANDSCAPE PLAN

LP-103



ISSUE DATE	PROJECT NUMBER
08-24-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

JEREMY ANDREWS 8128121-5301 LICENSED LANDSCAPE ARCHITECT 08/24/2021 STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	8/24/2021

LANDSCAPE PLAN

LP-104



ISSUE DATE	PROJECT NUMBER
08-24-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

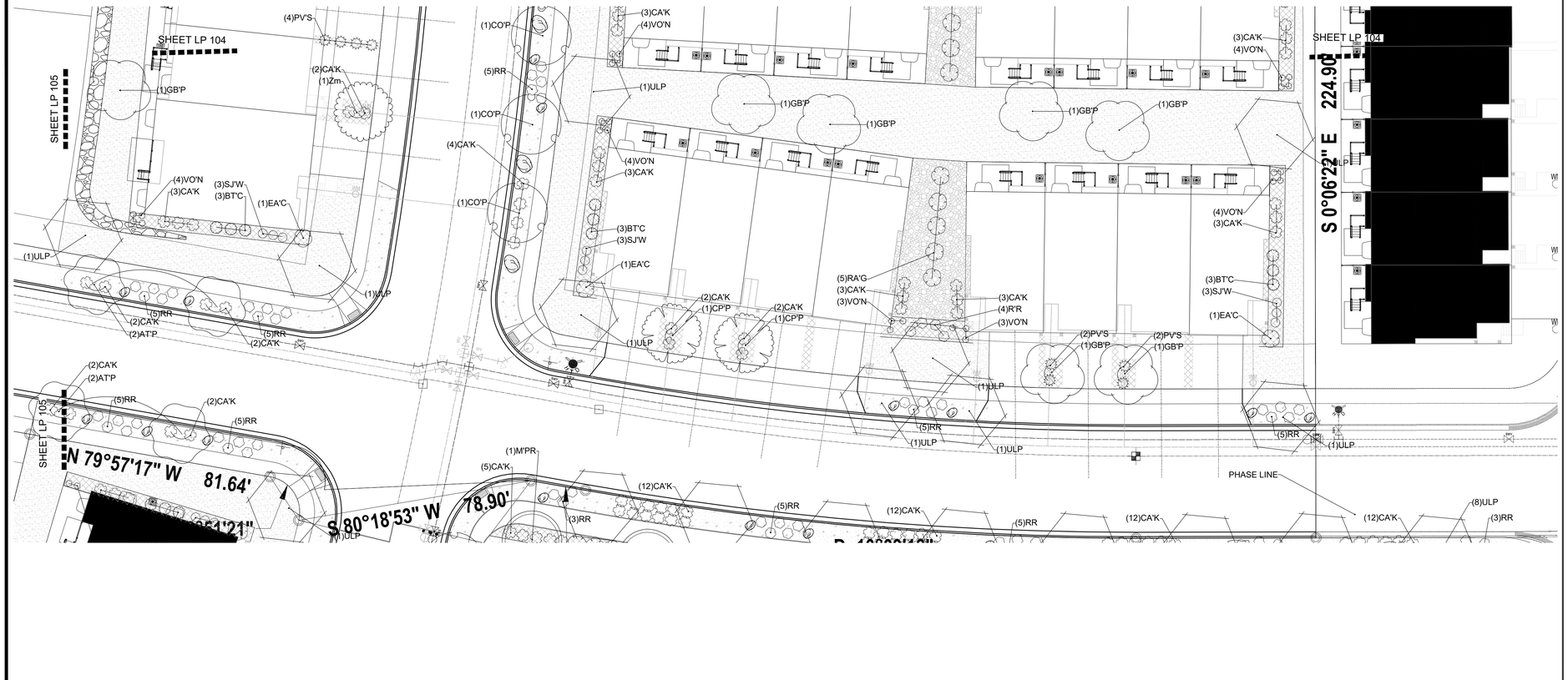
LICENSED LANDSCAPE ARCHITECT
KENDRA
AINSWORTH
8128121-5301
PROFESSIONAL
08/24/2021
LICENSE
RENEWAL
DATE
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	8/24/2021

LANDSCAPE PLAN

LP-105



ISSUE DATE	PROJECT NUMBER
08-24-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KEVIN BRANDON ANSWORTH
09/24/2021
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	8/24/2021

LANDSCAPE PLAN

LP-106

1. CENTRAL LEADER
2. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE. TREE SHALL BE A MINIMUM 2" CALIPER, MEASURED **20"** ABOVE GROUND LEVEL.
3. ROOT BALL, MODIFIED AS REQUIRED.
4. TOP OF ROOT BALL SHALL BE AT GRADE. ROOT COLLAR SHALL BE 2" ABOVE FINISHED GRADE. ANY TREE PLANTED TOO DEEP WILL NOT BE ACCEPTED.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. POUR WATER AROUND THE ROOTBALL TO SETTLE THE BACKFILL.
6. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE SURROUNDING THE PERIPHERY OF THE ROOT BALL.
7. 4" MULCH LAYER. NO MORE THAN 1" MULCH TO COVER ROOT BALL.
8. FINISHED GRADE
9. DIG & TURN THE SOIL TO REDUCE COMPACTION TO THE AREA & DEPTH SHOWN. SLOPE SIDES.
10. EXISTING SOIL
11. REMOVE CONTAINERS, WIRE, BASKETS, ETC. PRIOR TO PLANTING. COMPLETELY REMOVE TWINE & BURLAP FROM B&B STOCK.
12. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.

NOTES:
1. THE SPACING & SPECIES OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING COMMISSION. ANY SUBSTITUTIONS MUST BE APPROVED BY LEHI CITY.
2. TREES SHOULD BE SELECTED BASED ON THE AREA'S SOIL & CLIMATE.
3. TREES SHALL BE KEPT:
   a. OUTSIDE OF THE INTERSECTION SIGHT TRIANGLES AS DEFINED WITHIN SECTION 12 OF THE DEVELOPMENT CODE.
   b. NOT LESS THAN 20' FROM LAMP STANDARDS & POWER POLES.
   c. NOT LESS THAN 10' FROM FIRE HYDRANTS.
   d. NOT LESS THAN 5' FROM SERVICE WALKS & DRIVEWAYS.
   e. NOT LESS THAN 5' FROM WATER METERS.
4. THE DEVELOPER SHALL PAY THE INSTALLATION COST OF PARKWAY TREES. PARKWAY TREES SHALL BE INSTALLED ON ALL STREETS, IN CONFORMANCE TO THE STANDARD DETAILS, INCLUDING ARTERIAL STREETS, AS REQUIRED BY PLANNING & ZONING.
5. TREES TO BE INSPECTED BY LEHI CITY AT DELIVERY AND/OR PRIOR TO PLANTING TO ENSURE QUALITY & SIZE.
6. TREES TO BE INSPECTED DURING PLANTING BY LEHI CITY TO ENSURE PROPER INSTALLATION.
7. TREES MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
8. PLANT TREE TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE. PREPARE PLANTING HOLE & STAKE TREE (SEE DETAIL L3) AS REQUIRED BY CITY REPRESENTATIVE.

3X WIDEST DIMENSION OF ROOT BALL

MEANDERING SIDEWALK TYPICAL PLANTING PLAN

L1 TREE WITH BERM (EXISTING SOIL NOT MODIFIED)
SCALE: NTS — SECTION VIEW DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. TREE PLANTING
SCALE: NO SCALE
DATE: 11/9/2016
REVISION
REVISION DATE:

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

1. CENTRAL LEADER
2. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE. TREE SHALL BE A MINIMUM 2" CALIPER, MEASURED **20"** ABOVE GROUND LEVEL.
3. ROOT BALL, MODIFIED AS REQUIRED.
4. TOP OF ROOT BALL SHALL BE AT GRADE. ROOT COLLAR SHALL BE 2" ABOVE FINISHED GRADE. ANY TREE PLANTED TOO DEEP WILL NOT BE ACCEPTED.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. POUR WATER AROUND THE ROOTBALL TO SETTLE THE BACKFILL.
6. ROUND-TOPPED SOIL BERM 4" HIGH X 6' WIDE, CENTERED AROUND 2/3 OF THE ROOT BALL ON THE DOWNHILL SIDE.
7. 4" MULCH LAYER. NO MORE THAN 1" MULCH TO COVER ROOT BALL.
8. FINISHED GRADE
9. DIG & TURN THE SOIL TO REDUCE COMPACTION TO THE AREA & DEPTH SHOWN. SLOPE SIDES.
10. EXISTING SOIL
11. REMOVE CONTAINERS, WIRE, BASKETS, ETC. PRIOR TO PLANTING. COMPLETELY REMOVE TWINE & BURLAP FROM B&B STOCK.
12. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.

NOTES:
1. THE SPACING & SPECIES OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING COMMISSION. ANY SUBSTITUTIONS MUST BE APPROVED BY LEHI CITY.
2. TREES SHOULD BE SELECTED BASED ON THE AREA'S SOIL & CLIMATE.
3. TREES SHALL BE KEPT:
   a. OUTSIDE OF THE INTERSECTION SIGHT TRIANGLES AS DEFINED WITHIN SECTION 12 OF THE DEVELOPMENT CODE.
   b. NOT LESS THAN 20' FROM LAMP STANDARDS & POWER POLES.
   c. NOT LESS THAN 10' FROM FIRE HYDRANTS.
   d. NOT LESS THAN 5' FROM SERVICE WALKS & DRIVEWAYS.
   e. NOT LESS THAN 5' FROM WATER METERS.
4. THE DEVELOPER SHALL PAY THE INSTALLATION COST OF PARKWAY TREES. PARKWAY TREES SHALL BE INSTALLED ON ALL STREETS, IN CONFORMANCE TO THE STANDARD DETAILS, INCLUDING ARTERIAL STREETS, AS REQUIRED BY PLANNING & ZONING.
5. TREES TO BE INSPECTED BY LEHI CITY AT DELIVERY AND/OR PRIOR TO PLANTING TO ENSURE QUALITY & SIZE.
6. TREES TO BE INSPECTED DURING PLANTING BY LEHI CITY TO ENSURE PROPER INSTALLATION.
7. TREES MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
8. PLANT TREE TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE. PREPARE PLANTING HOLE & STAKE TREE (SEE DETAIL L3) AS REQUIRED BY CITY REPRESENTATIVE.

3X WIDEST DIMENSION OF ROOT BALL

L2 TREE ON SLOPE 5% (20:1) – UNMODIFIED
SCALE: NTS — SECTION VIEW DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. TREE PLANTING - SLOPE
SCALE: NO SCALE
DATE: 11/9/2016
REVISION
REVISION DATE:

B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE

1. 32" LONG NON-ABRASIVE RUBBER TIES
2. 2, 1.1/2"-2" DIA. LODGE POLE PINE STAKES. INSTALL 2" FROM EDGE OF ROOT BALL & SHALL NOT INTERFERE WITH PERMANENT BRANCHES.
3. REMOVE NURSERY STAKE. IF CENTRAL LEADER NEEDS SUPPORT, ATTACH A 1/2" x 8' BAMBOO POLE TO TRUNK.
4. PREVAILING WIND
5. DEER FENCING
6. 6" POSTS SHALL BE INSTALLED 6' FROM BASE OF TREE TO SUPPORT DEER FENCING

PLAN VIEW

NOTES:
1. STAKE ALL TREES THAT ARE DETERMINED TO REQUIRE A STAKE (CITY DISCRETION) AT THE TIME OF PLANTING.
2. PLACE TWO 1¾ INCH – 2 INCH DIAMETER WOOD TREE STAKES 1 TO 2 FEET FROM THE CENTER & DRIVING STAKE 24 INCHES INTO SOLID GROUND. FASTEN THE TREE TO THE UPPER END OF THE STAKE IN AT LEAST TWO LOCATIONS USING "CINCH TIES" OR EQUIVALENT. METAL T-POSTS WILL NOT BE APPROVED AS TREE STAKES.

L3 TREE STAKING
SCALE: NTS — SECTION VIEW DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TREE STAKING
SCALE: NO SCALE
DATE: 11/9/2016
REVISION
REVISION DATE:

C TREE w/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE

NOTES:
1. ALL SHRUBS SHALL BE A MINIMUM 5 GALLON SIZE UNLESS WRITTEN APPROVAL IS OBTAINED & VARIETY, SIZE & SPACING IS STATED.
2. ALL CONTAINERS, WIRE BASKETS, ETC., SHALL BE REMOVED FROM SHRUBS PRIOR TO PLANTING. ALL B&B STOCK SHALL HAVE THE BALING TWINE & BURLAP REMOVED.
3. ANY SHRUBS PLANTED TOO DEEP WILL NOT BE ACCEPTED. ROOT BALL SHALL BE LEVEL WITH FINISHED GRADE. ROOT COLLAR SHALL BE 2" ABOVE FINISHED GRADE.
4. SHRUBS SHOULD BE SELECTED BASED ON THE AREA'S SOIL & CLIMATE.
5. SHRUBS MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
6. PLANT SHRUB TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE.

1. SHRUB
2. ROOTBALL
3. 4" LAYER OF MULCH NO MORE THAN 1" MULCH TO COVER ROOT BALL.
4. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE SURROUNDING THE PERIPHERY OF THE ROOT BALL.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. POUR WATER AROUND THE ROOTBALL TO SETTLE THE BACKFILL.
6. DIG & TURN THE SOIL TO REDUCE COMPACTION TO THE AREA & DEPTH SHOWN. SLOPE SIDES.
7. FINISHED GRADE
8. EXISTING SOIL
9. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.

3X WIDEST DIMENSION OF ROOT BALL

M1 SHRUB – UNMODIFIED SOIL
SCALE: NTS — SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. SHRUB PLANTING
SCALE: NO SCALE
DATE: 11/9/2016
REVISION
REVISION DATE:

E SHRUB PLANTING DETAIL
NOT TO SCALE

SPACING DESIGNATION ON PLANT SHCEDULE

- MAINTAIN PLANT BASE 1" HIGHER THAN EXISTING GRADE, TO ALLOW FOR SETTLEMENT
- 3" MULCH TO BE PULLED 6" AWAY FROM PERENNIAL STEM
- 4" TOPSOIL
- 2" TOPSOIL MIXED WITH TOP 3" OF NATIVE SOIL.
- BACKFILL MIXTURE: 75% NATIVE SOIL WITH 25% TOPSOIL
- REMOVE POT FROM THE BALL. SCARIFY ROOT BALL SIDES TO PROMOTE LATERAL ROOT GROWTH
- NATIVE SOIL BASE

2X BALL DIA.

F PERENNIAL PLANTING
NOT TO SCALE — PKJ DESIGN GROUP

- 1" SOD ROLL, MOIST AND COOL LAID ON MISTED LEVEL TOPSOIL
- 4" TOPSOIL
- 2" TOPSOIL TILLED WITH TOP 3" OF FINE GRADED GROUND
- SUB-BASE
- SEPARATOR: CURB OR METAL EDGING SEE PLANS AND SPECIFIC DETAILS
- 3" ORGANIC OR INORGANIC MULCH, SEE PLAN FOR TYPE AND SIZE
- DEWITT 5 OZ WEED BARRIER, IF CALLED OUT ON PLANS
- 4" TOPSOIL
- 2" TOPSOIL TILLED WITH TOP 3" OF FINE GRADED GROUND
- SUB-BASE

I SOD LAYING/MULCH DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

- BROWN MULCH
- SHRUB BED
- SHOVEL EDGE TAPER DOWN 3" BELOW GRADE
- TURF
- 3" MIN
- MIN
- SUBGRADE

I CUT EDGE DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

- MULCH AND BOULDER SIZES PER PLAN, COLOR AND SIZE MIGHT CHANGE BY LOCATION
- WEED BARRIER FABRIC PER PLAN
- MAKE THE DRY STREAM BED WITH 50% LARGE ROCK AND 50% SMALL/MEDIUM ROCK. SCULPT TO LOOK LIKE A STREAM BED WITH SWALE CHANNEL IN MIDDLE AND BOULDERS SCATTERED PER PLAN ON THE EDGES OF THE STREAM AS SHOWN.
- UNDISTURBED SUB BASE

J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

INSTALL SOD OR SEED 1" BELOW TOP OF ADJACENT CONCRETE, SITE ELEMENTS, AS SHOWN.
1. POP UP SPRAY HEAD
2. SOD WITH TIGHT, BEVELED JOINTS
3. GRASS SEED BED
4. AMEND SOIL AS REQUIRED BY TOPSOIL TEST REPORT
5. MOWSTRIP, CURB OR SIDEWALK

SOD INSTALLATION — 1" (MIN.)

GRASS SEED INSTALLATION — 1" (MIN.)

NOTES:
1. SOD MAY BE ACCEPTED 30 DAYS AFTER INSPECTION & AFTER MIN. FOUR CUTTINGS (SINCE EVERY 7 DAYS). IF SOD IMPROVEMENTS ARE NOT ACCEPTED AFTER THIS TIME PERIOD, DEVELOPER SHALL BE REQUIRED TO CONTINUE MAINTENANCE UNTIL ACCEPTED/APPROVED.
2. PREPARE LAWN AREAS AS SPECIFIED UNDER SOIL PREPARATION. SLOPE ALL AREAS TO DRAIN ACCORDING TO THE ARCHITECT'S DRAWINGS & APPROVAL FROM PUBLIC WORKS DEPARTMENT & PARKS DEPARTMENT.
3. RAKE SOD AREAS UNTIL THE SURFACE IS SMOOTH & OF UNIFORM TEXTURE PRIOR TO PLANTING THE TURF.
4. THE FINISH GRADE OF ALL SOD AREAS SHALL BE BETWEEN 0 & 1/4 INCHES BELOW THE SIDEWALK OR ADJACENT PAVEMENT AREAS.
5. SOD MUST BE INSTALLED DURING THE NORMAL GROWING SEASON. IF DORMANT SOD IS INSTALLED, IT WILL NOT BE ACCEPTED UNTIL THE FOLLOWING NORMAL GROWING SEASON.
6. LAY SOD WITH STAGGERED SEAMS.
7. AFTER SOD HAS BEEN LAID, IRRIGATE & THEN ROLL SOD WITH WATER ROLLER (50 POUND MIN. WEIGHT) TO LEVEL SOD & INSURE POSITIVE CONTACT WITH SOIL.
8. SELECT GRASS ACCORDING TO INTENDED USE, LOCATION & MAINTENANCE REQUIREMENTS. DROUGHT TOLERANT GRASSES SHOULD BE UTILIZED WITHIN ALL TURF AREAS.
9. REDUCE THE SIZE OF WATER SENSITIVE LAWNS WITH ENLARGED BEDS & HARDSCAPES. ELIMINATE LAWN AREAS THAT ARE DIFFICULT TO IRRIGATE, INCLUDING LONG & NARROW OR SMALL & ODD-SHAPED AREAS.
10. APPLY COMMERCIAL GRADE FERTILIZER AS PER THE FOLLOWING SPECIFICATIONS:
    a. 46-0-0 WITH DIMENSION COATED NITROGEN (PRE-EMERGENT) FROM JANUARY 1ST TO MAY 31ST AT A RATE OF 2 POUNDS PER 1,000 SQ. FT.
    b. 25-5-6 FROM JUNE 1ST TO AUGUST 31ST AT A RATE OF 4 POUNDS PER 1,000 SQ. FT.
    c. 46-0-0 (50% SLOW RELEASE) SULPHUR COATED UREA FROM SEPTEMBER 1ST TO DECEMBER 31ST AT A RATE OF 2 POUNDS PER 1,000 SQ. FT.

P1 SOD & SEED LAWN INSTALLATION
SCALE: NTS — SECTION VIEW DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
CITY WIDE/SOD INSTALLATIONS
SCALE: NO SCALE
DATE: 11/9/2016
REVISION
REVISION DATE:

L SOD LAYING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
08-24-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 2
1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

JEREMY AINSWORTH — 813917-5201 — LANDSCAPE ARCHITECT — STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	8/24/2021

LANDSCAPE DETAILS

LP-501

GARDNER POINT

LEHI, UTAH

IRRIGATION SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Removal and disposal of any existing sprinkler system components are not to be saved, which are disturbed during the construction process. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components and to provide Contractor recommendations for changes, where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work of this section prior to acceptance by OAR of area to receive such work.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settles from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuation system of all water pressure regulation device. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicate.

2.3 CONNECTION ASSEMBLY

A. Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, replacement or the original installer of that work shall perform repairs. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wire under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only o ne remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs. Or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened and fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picker up daily.

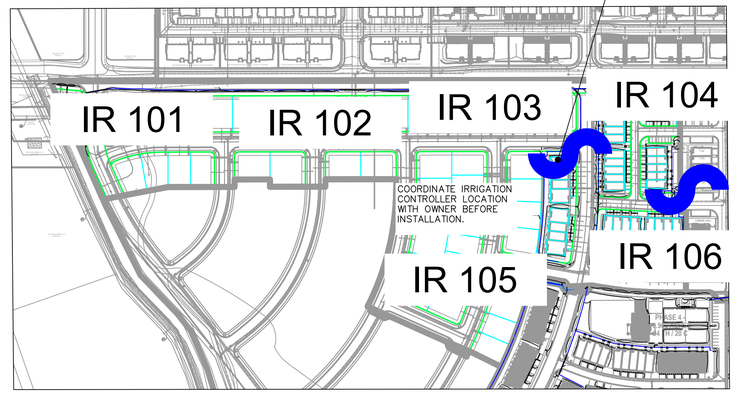
B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal offsite of trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
8/24/2021	UT20036

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 100' 200' 400' 800'

GRAPHIC SCALE: 1" = 200'

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

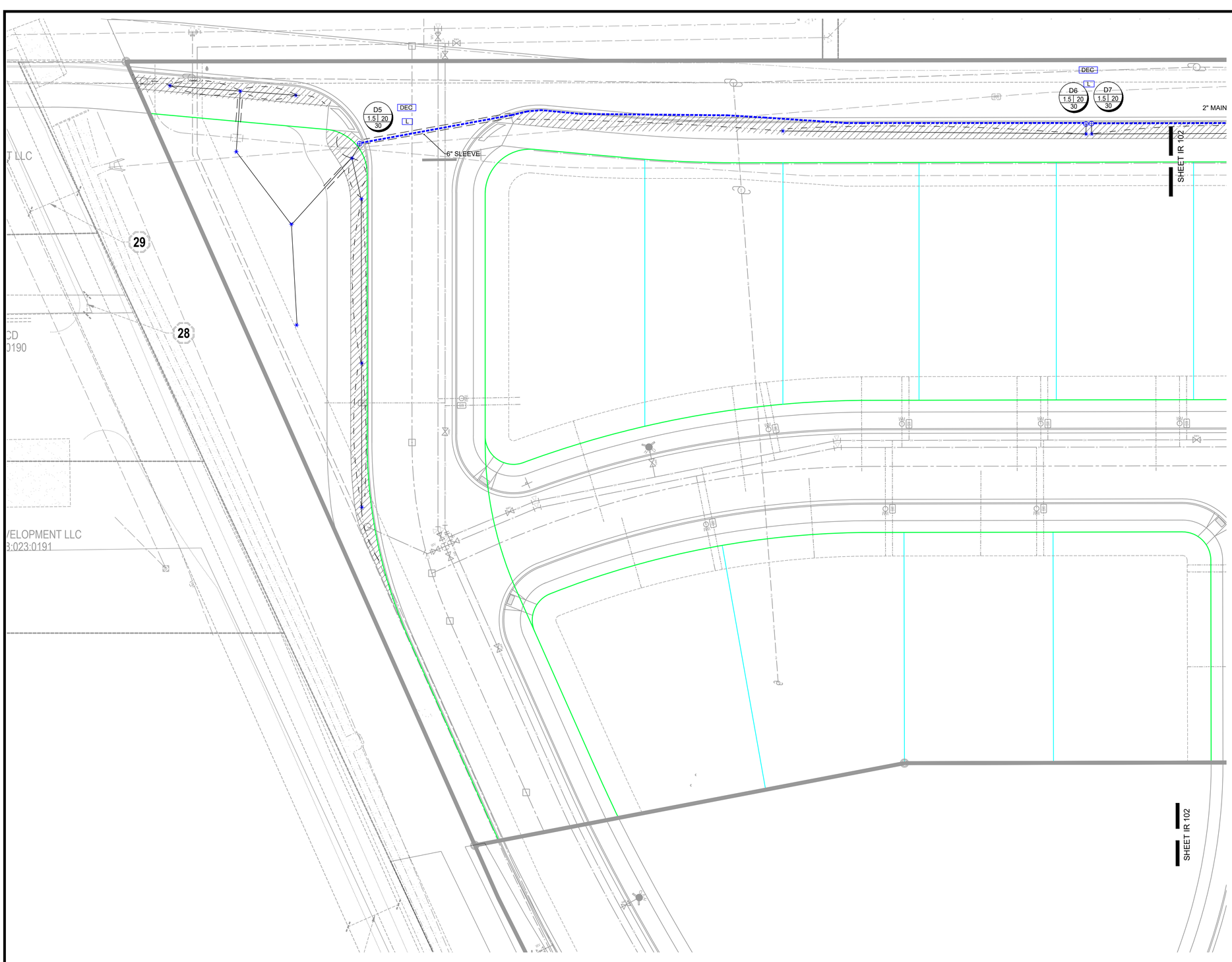
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREWSEN
8128127-5301
08/24/2021
STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	8/24/2021

IR 100



IRRIGATION LEGEND

SYMBOL	MANUFACTURER–MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES	Q,T,H,F	5'	30	.10	.15	.20	na	na	.40
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES	Q,T,H,F	8'	30	.26	.35	.52	na	na	1.05
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES	Q,T,H,F	10'	30	.39	.53	.79	na	na	1.58
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES	Q,T,H,TT,TQ,F	12'	30	.65	.87	1.30	1.74	1.95	2.60
▼ ▼ ▼	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES	Q,T,H,TT	15'	30	.92	1.23	1.85	2.48	2.78	3.70
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST	SST	15'	30	1.21					
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST	EST	15'	30	.61					
	RAINBIRD 5000 SERIES MPR NOZZLES	Q,T,H,F	varies	30	varies	varies	varies	na	na	varies
	RAINBIRD 8005 SERIES #8, #14, #26 NOZZLES	Q,T,H,F	65'	30	6.6	12.6	24.3	na	na	varies
C	CONTROLLER: RAINBIRD ESP-LXD CONTROLLER WITH LXMR REMOTE KIT. PLACE IN LXMM PEDISTAL, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.									
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.									
L	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.									
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	IRRIGATION POINT OF CONNECTION AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.									
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. 10" RND. VALVE BOX. SEE DETAIL									
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.									
	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN) JUMBO BOX-PURPLE LID									
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)									
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS									
	SUB-MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER									
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART									
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT									
	CLASS 200 SLEEVE PER PLAN									
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM									
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM.									

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
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Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

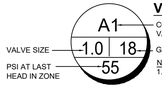
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

IRRIGATION NOTES

1. ALL PIPE TO BE SCHEDULE 40 PVC PIPE OR BETTER. NO POLY PIPE SHALL BE INCLUDED. FITTINGS MUST BE SCHEDULE 40 OR BETTER ON LATERAL LINES AND SCHEDULE 80 OR BETTER ON MAIN LINE. SIZE PER PLAN.
2. MAIN LINES SHALL BE 24" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
3. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER.
5. MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL INSTALL A QUICK COUPLER AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.
7. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
8. INSTALL DRIP IRRIGATION PER DETAILS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
9. CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES. COORDINATE WITH ALL TRADES.
10. WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
11. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
12. IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
13. SPACE ALL SPRAY HEADS 2" AWAY FROM ANY HARDSCAPE.
14. CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
15. IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
16. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
17. IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
18. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
19. CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE HE-VAN NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
20. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
21. DESIGN AND INSTALL THE BACKFLOW PREVENTOR IN THE PROPER PLACE TO ENSURE THAT NO WATER IS CONTAMINATING THE SYSTEM.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
8/24/2021	UT20036

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

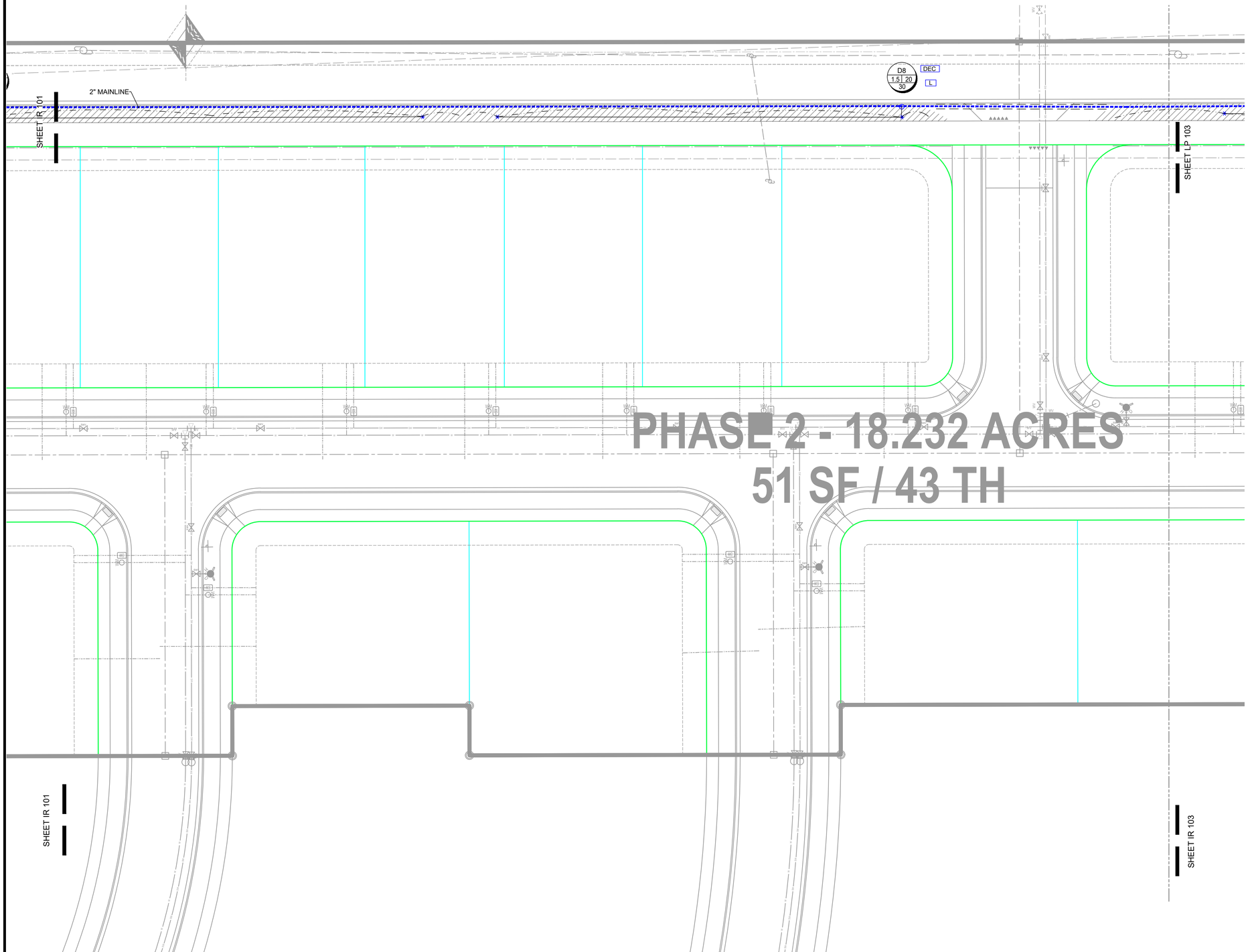


DRAWING INFO

PM: KBA
DRAWN: KBA
CHECKED: JTA
PLOT DATE: 8/24/2021

IRRIGATION PLAN

IR-101



IRRIGATION LEGEND

SYMBOL	MANUFACTURER–MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES	Q,T,H,F	5'	30	.10	.15	.20	na	na	.40
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Seasonal Differential

	April	May	June	July	August	Sept.	October
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Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

IRRIGATION NOTES

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2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 — VALVE SIZE
18 — GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
8/24/2021	UT20036

NO.	REVISION	DATE
1		
2		
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5		
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7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

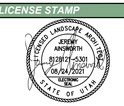
Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

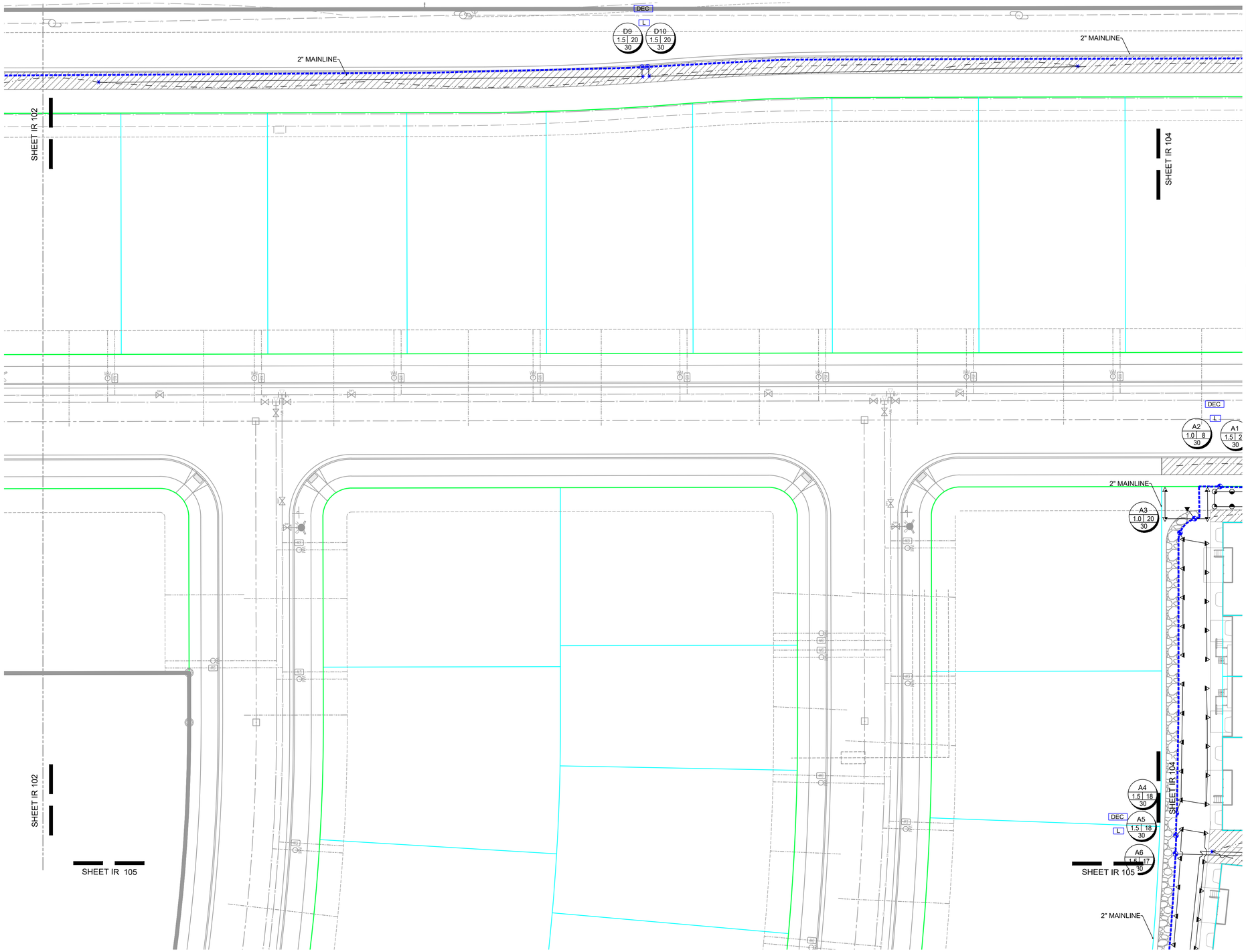


DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	8/24/2021

IRRIGATION PLAN

IR-102



IRRIGATION LEGEND

SYMBOL	MANUFACTURER–MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES	Q,T,H,F	5'	30	.10	.15	.20	na	na	.40
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES	Q,T,H,F	8'	30	.26	.35	.52	na	na	1.05
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES	Q,T,H,F	10'	30	.39	.53	.79	na	na	1.58
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES	Q,T,H,TT,TQ,F	12'	30	.65	.87	1.30	1.74	1.95	2.60
▼ ▼ ▼	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES	Q,T,H,TT	15'	30	.92	1.23	1.85	2.48	2.78	3.70
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST	SST	15'	30	1.21					
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST	EST	15'	30	.61					
	RAINBIRD 5000 SERIES MPR NOZZLES	Q,T,H,F	varies	30	varies	varies	varies	na	na	varies
	RAINBIRD 8005 SERIES #8, #14, #26 NOZZLES	Q,T,H,F	65'	30	6.6	12.6	24.3	na	na	varies
C	CONTROLLER: RAINBIRD ESP-LXD CONTROLLER WITH LXMR REMOTE KIT. PLACE IN LXMM PEDISTAL, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.									
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.									
L	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.									
M	MASTER VALVE									
F	FLOW SENSOR									
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE									
	IRRIGATION POINT OF CONNECTION AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.									
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. 10" RND. VALVE BOX. SEE DETAIL									
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.									
S	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN) JUMBO BOX-PURPLE LID									
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)									
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS									
	SUB-MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER									
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART									
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT									
	CLASS 200 SLEEVE PER PLAN									
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM									
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM.									

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

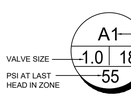
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

IRRIGATION NOTES

1. ALL PIPE TO BE SCHEDULE 40 PVC PIPE OR BETTER. NO POLY PIPE SHALL BE INCLUDED. FITTINGS MUST BE SCHEDULE 40 OR BETTER ON LATERAL LINES AND SCHEDULE 80 OR BETTER ON MAIN LINE. SIZE PER PLAN.
2. MAIN LINES SHALL BE 24" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
3. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER.
5. MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL INSTALL A QUICK COUPLER AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.
7. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
8. INSTALL DRIP IRRIGATION PER DETAILS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
9. CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES. COORDINATE WITH ALL TRADES.
10. WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
11. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
12. IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
13. SPACE ALL SPRAY HEADS 2" AWAY FROM ANY HARDSCAPE.
14. CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
15. IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
16. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
17. IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
18. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
19. CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE HE-VAN NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
20. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
21. DESIGN AND INSTALL THE BACKFLOW PREVENTOR IN THE PROPER PLACE TO ENSURE THAT NO WATER IS CONTAMINATING THE SYSTEM.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
8/24/2021	UT20036

NO.	REVISION	DATE
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2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

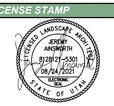
Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

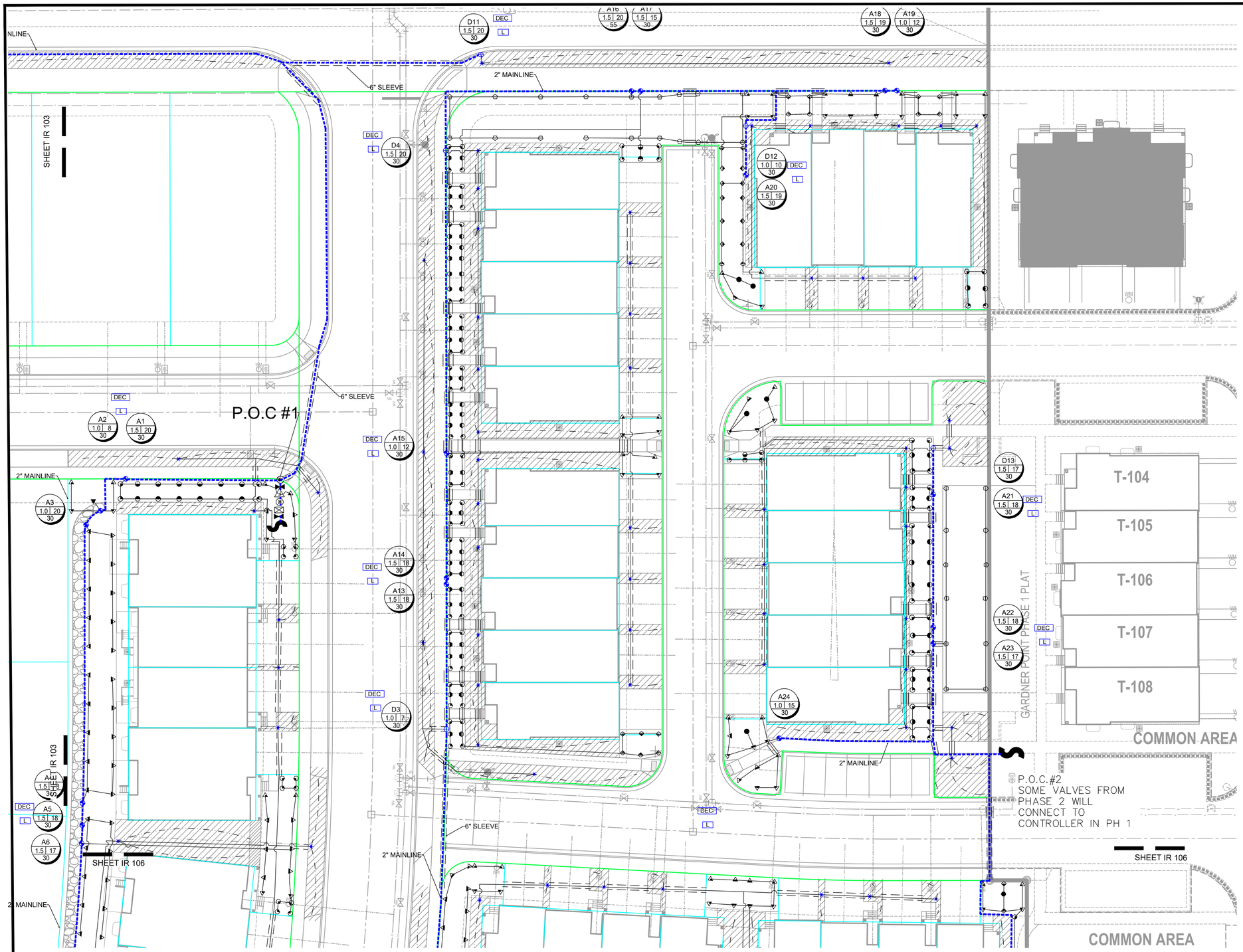


DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	8/24/2021

IRRIGATION PLAN

IR-103



IRRIGATION LEGEND

SYMBOL	MANUFACTURER–MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES	Q,T,H,F	5'	30	.10	.15	.20	na	na	.40
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES	Q,T,H,F	8'	30	.26	.35	.52	na	na	1.05
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES	Q,T,H,F	10'	30	.39	.53	.79	na	na	1.58
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES	Q,T,H,TT,TQ,F	12'	30	.65	.87	1.30	1.74	1.95	2.60
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES	Q,T,H,TT	15'	30	.92	1.23	1.85	2.48	2.78	3.70
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST	SST	15'	30	1.21					
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST	EST	15'	30	.61					
	RAINBIRD 5000 SERIES MPR NOZZLES	Q,T,H,F	varies	30	varies	varies	varies	na	na	varies
	RAINBIRD 8005 SERIES #8, #14, #26 NOZZLES	Q,T,H,F	65'	30	6.6	12.6	24.3	na	na	varies
C	CONTROLLER: RAINBIRD ESP-LXD CONTROLLER WITH LXMR REMOTE KIT. PLACE IN LXMM PEDISTAL, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.									
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.									
L	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.									
	MASTER VALVE									
	FLOW SENSOR									
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE									
	IRRIGATION POINT OF CONNECTION AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.									
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. 10" RND. VALVE BOX. SEE DETAIL									
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.									
	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN) JUMBO BOX-PURPLE LID									
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)									
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS									
	SUB-MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER									
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NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM									
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM.									

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
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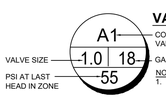
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
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IRRIGATION NOTES

1. ALL PIPE TO BE SCHEDULE 40 PVC PIPE OR BETTER. NO POLY PIPE SHALL BE INCLUDED. FITTINGS MUST BE SCHEDULE 40 OR BETTER ON LATERAL LINES AND SCHEDULE 80 OR BETTER ON MAIN LINE. SIZE PER PLAN.
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12. IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
13. SPACE ALL SPRAY HEADS 2" AWAY FROM ANY HARDSCAPE.
14. CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
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3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
8/24/2021	UT20036

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PLAN INFORMATION

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www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

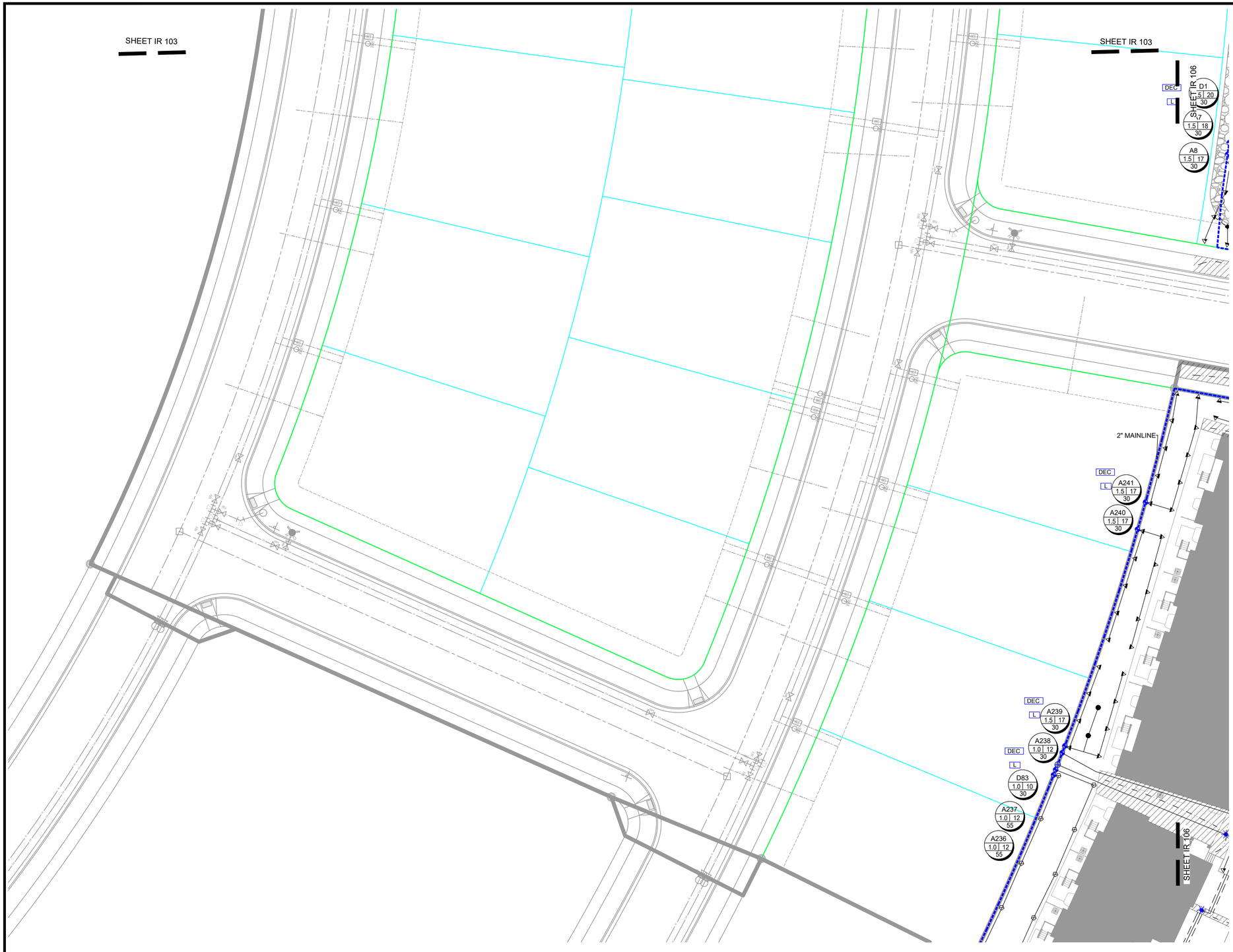
REGISTERED LANDSCAPE ARCHITECT
KEVIN AINSWORTH
STATE OF UTAH
5139121-5301
06/24/2021

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	8/24/2021

IRRIGATION PLAN

IR-104



IRRIGATION LEGEND

SYMBOL	MANUFACTURER–MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES	Q,T,H,F	5'	30	.10	.15	.20	na	na	.40
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES	Q,T,H,F	8'	30	.26	.35	.52	na	na	1.05
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES	Q,T,H,F	10'	30	.39	.53	.79	na	na	1.58
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES	Q,T,H,TT,TQ,F	12'	30	.65	.87	1.30	1.74	1.95	2.60
▼ ▼ ▼	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES	Q,T,H,TT	15'	30	.92	1.23	1.85	2.48	2.78	3.70
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST	SST	15'	30	1.21					
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST	EST	15'	30	.61					
	RAINBIRD 5000 SERIES MPR NOZZLES	Q,T,H,F	varies	30	varies	varies	varies	na	na	varies
	RAINBIRD 8005 SERIES #8, #14, #26 NOZZLES	Q,T,H,F	65'	30	6.6	12.6	24.3	na	na	varies
C	CONTROLLER: RAINBIRD ESP-LXD CONTROLLER WITH LXMR REMOTE KIT. PLACE IN LXMM PEDISTAL, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.									
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.									
L	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.									
	MASTER VALVE									
	FLOW SENSOR									
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE									
	IRRIGATION POINT OF CONNECTION AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.									
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. 10" RND. VALVE BOX. SEE DETAIL									
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.									
	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN) JUMBO BOX-PURPLE LID									
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)									
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS									
	SUB-MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER									
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART									
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT									
	CLASS 200 SLEEVE PER PLAN									
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM									
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM.									

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

IRRIGATION NOTES

1. ALL PIPE TO BE SCHEDULE 40 PVC PIPE OR BETTER. NO POLY PIPE SHALL BE INCLUDED. FITTINGS MUST BE SCHEDULE 40 OR BETTER ON LATERAL LINES AND SCHEDULE 80 OR BETTER ON MAIN LINE. SIZE PER PLAN.
2. MAIN LINES SHALL BE 24" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
3. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER.
5. MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL INSTALL A QUICK COUPLER AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.
7. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
8. INSTALL DRIP IRRIGATION PER DETAILS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
9. CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES. COORDINATE WITH ALL TRADES.
10. WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
11. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
12. IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
13. SPACE ALL SPRAY HEADS 2" AWAY FROM ANY HARDSCAPE.
14. CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
15. IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
16. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
17. IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
18. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
19. CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE HE-VAN NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
20. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
21. DESIGN AND INSTALL THE BACKFLOW PREVENTOR IN THE PROPER PLACE TO ENSURE THAT NO WATER IS CONTAMINATING THE SYSTEM.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
8/24/2021	UT20036

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

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1500 NORTH 3830 WEST
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DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

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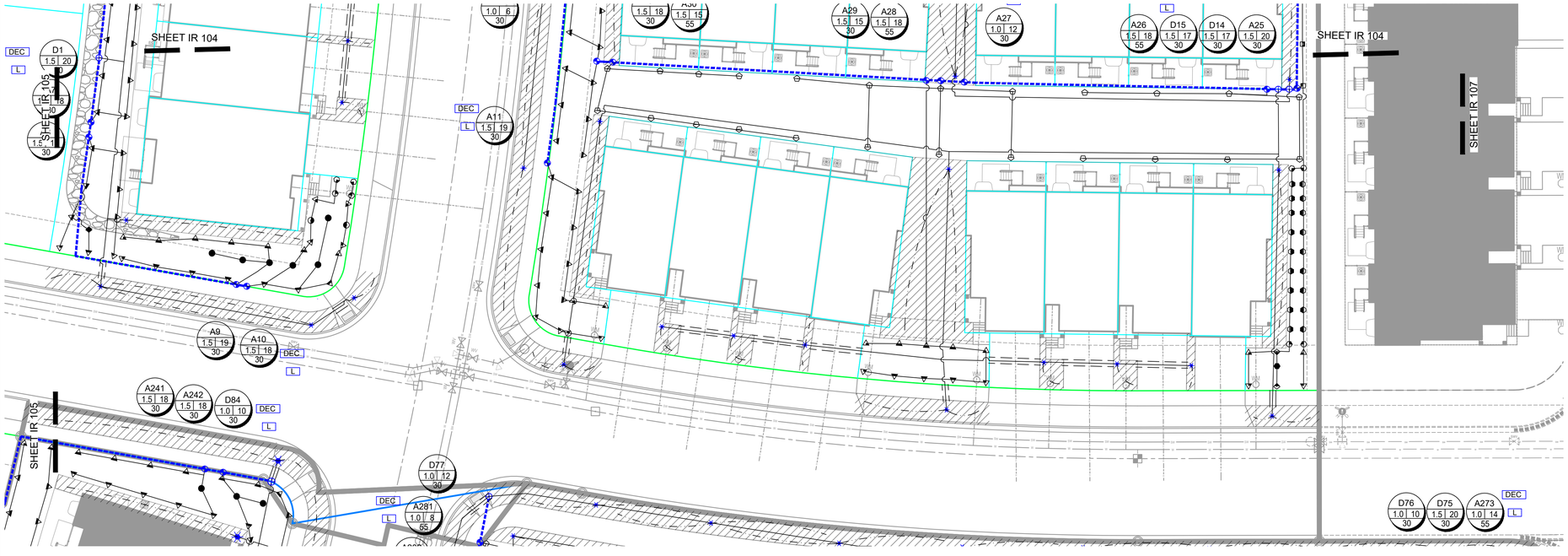


DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	8/24/2021

IRRIGATION PLAN

IR-105



IRRIGATION LEGEND

SYMBOL	MANUFACTURER–MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES	Q,T,H,F	5'	30	.10	.15	.20	na	na	.40
◆ ◆ ●	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES	Q,T,H,F	8'	30	.26	.35	.52	na	na	1.05
◆ ◆ ●	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES	Q,T,H,F	10'	30	.39	.53	.79	na	na	1.58
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES	Q,T,H,TT,TQ,F	12'	30	.65	.87	1.30	1.74	1.95	2.60
▼ ▼ ▼	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES	Q,T,H,TT	15'	30	.92	1.23	1.85	2.48	2.78	3.70
▬	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST	SST	15'	30	1.21					
▙	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST	EST	15'	30	.61					
⊖	RAINBIRD 5000 SERIES MPR NOZZLES	Q,T,H,F	varies	30	varies	varies	varies	na	na	varies
○	RAINBIRD 8005 SERIES #8, #14, #26 NOZZLES	Q,T,H,F	65'	30	6.6	12.6	24.3	na	na	varies
C	CONTROLLER: RAINBIRD ESP-LXD CONTROLLER WITH LXMR REMOTE KIT. PLACE IN LXMM PEDISTAL, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.									
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.									
L	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.									
M	MASTER VALVE									
▽	FLOW SENSOR									
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE									
	IRRIGATION POINT OF CONNECTION AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.									
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. 10" RND. VALVE BOX. SEE DETAIL									
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⊕	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)									
★	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS									
	SUB-MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER									
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DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

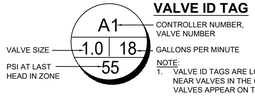
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

IRRIGATION NOTES

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3/4"	8 GPM
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1-1/2"	30 GPM
2"	53 GPM
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3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
8/24/2021	UT20036

NO.	REVISION	DATE
1		
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4		
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6		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 2

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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13702 S 200 W B12
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(801) 494-0150

Building Architect / Engineer:
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LANDSCAPE ARCHITECT / PLANNER

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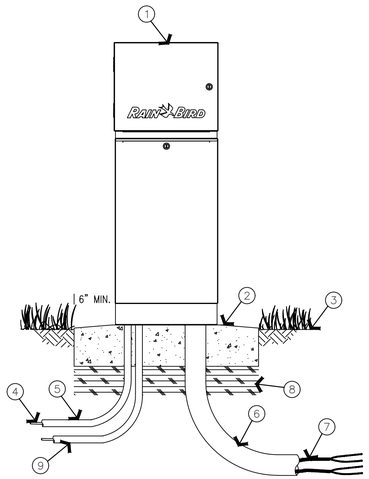
REGISTERED LANDSCAPE ARCHITECT JEREMY ANDREATH 8128121-5301 08/24/2021 STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	8/24/2021

IRRIGATION PLAN

IR-106



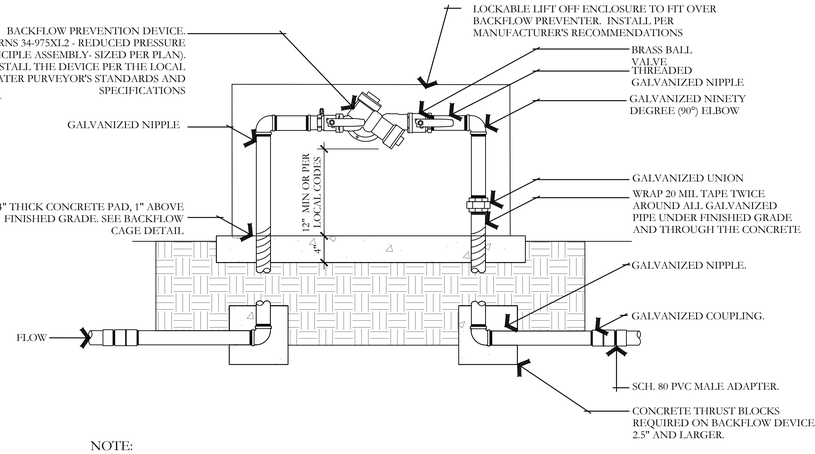
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE
9. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

KEY SPECIFICATIONS

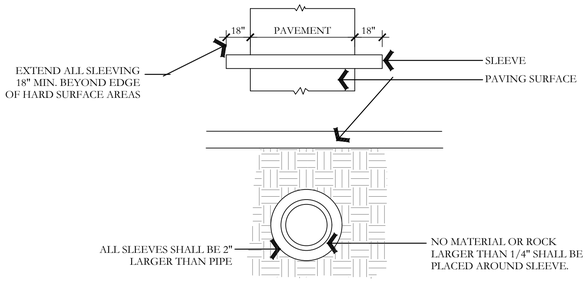
FEATURE ▶ / MODEL ▼	MAX PROGRAMS	MAX STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL
PKJ DESIGN GROUP
NOT TO SCALE

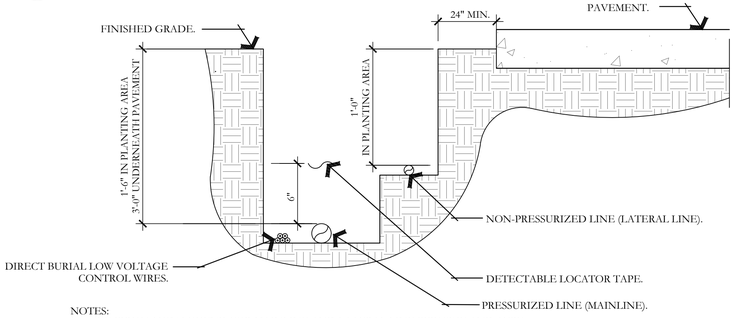


NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

B BACKFLOW PREVENTION DETAIL
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D TYPICAL SLEEVING DETAIL
PKJ DESIGN GROUP
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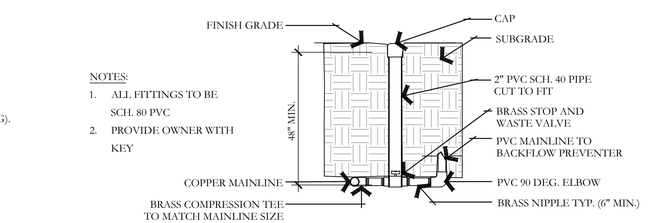


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
PKJ DESIGN GROUP
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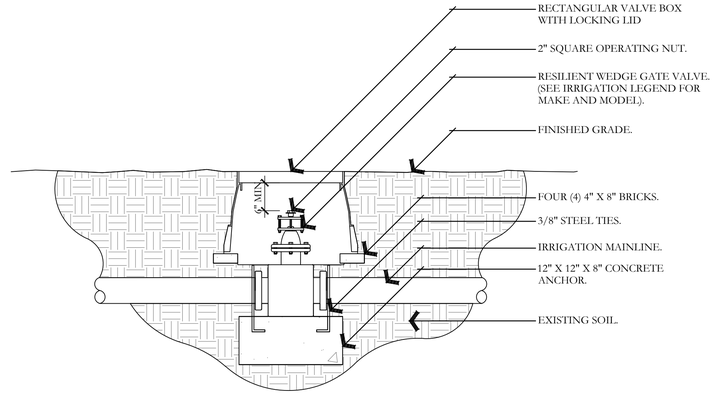
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
PKJ DESIGN GROUP
NOT TO SCALE



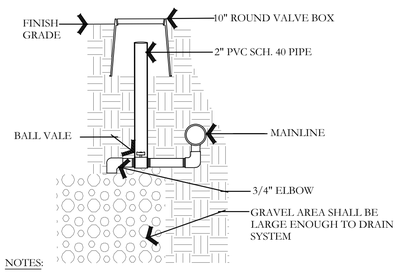
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL
PKJ DESIGN GROUP
NOT TO SCALE



NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

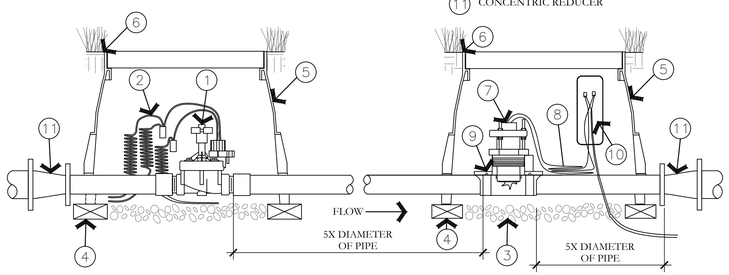
C GATE VALVE AND ANCHOR DETAIL
PKJ DESIGN GROUP
NOT TO SCALE



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
PKJ DESIGN GROUP
NOT TO SCALE

1. NORMALLY OPEN MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES 350 FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT CCU/SATELLIT CONTROLLER ASSEMBLY
9. DOUBLE-STRAP SADDLE
10. SEE MAXICOM DETAIL 611 FOR SPLICE. SEE FLOW SENSOR DETAIL FOR WIRING DIAGRAM.
11. CONCENTRIC REDUCER



I MASTER VALVE AND FLOW SENSOR DETAIL
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ISSUE DATE	PROJECT NUMBER
8/24/2021	UT20036

NO.	REVISION	DATE
1		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

GARDNER POINT: PH 2
1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

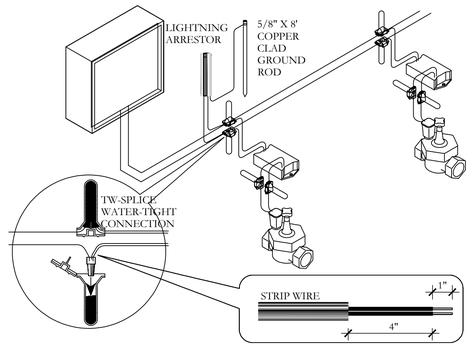
REGISTERED LANDSCAPE ARCHITECT JEREMY ANSHUTZ 8128121-5301 08/24/2021 STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	8/24/2021

IRRIGATION DETAILS

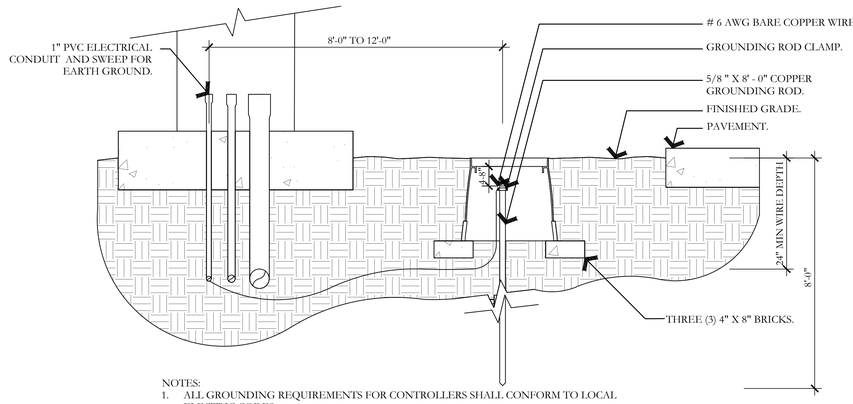
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J 2-WIRE CONNECTION DETAIL

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NOT TO SCALE

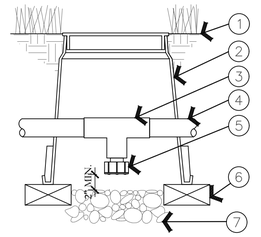


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

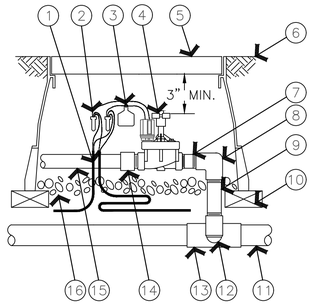


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

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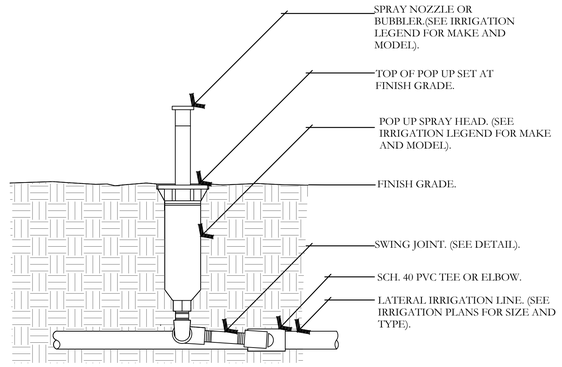


1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM

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NOT TO SCALE

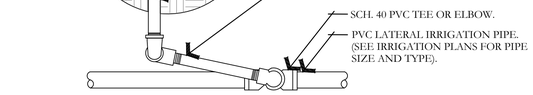


NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR SPRAYHEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

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8/24/2021	UT20036

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LANDSCAPE ARCHITECT / PLANNER

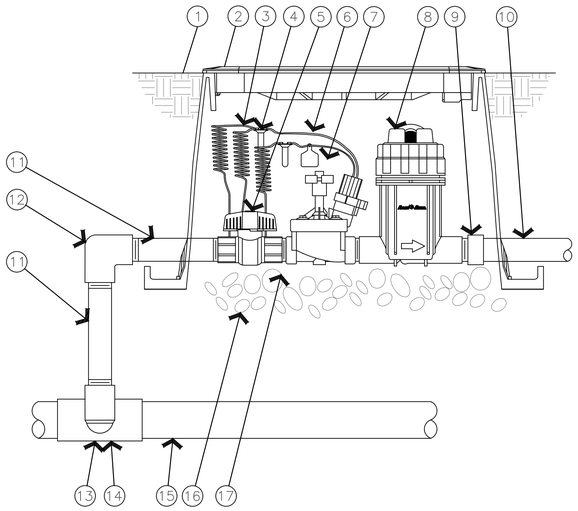
PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
08/24/2021
RENEWAL 08/31/2021
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	8/24/2021

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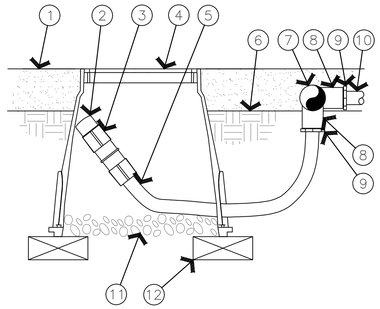


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

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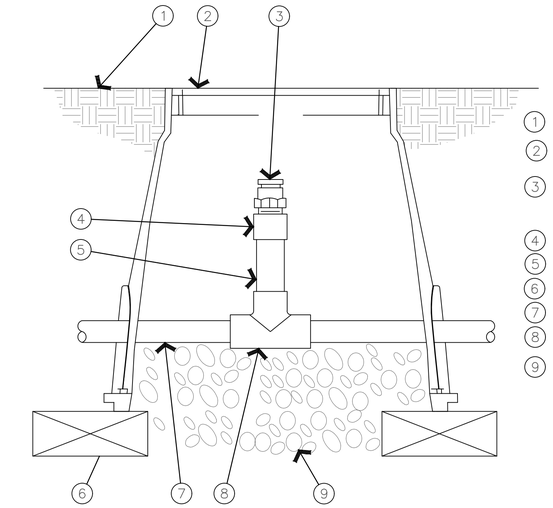
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

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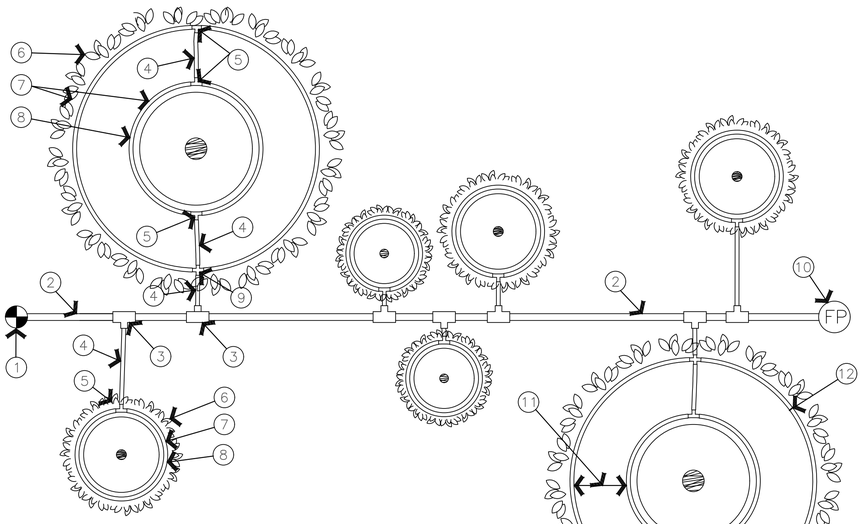


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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Building Architect / Engineer:

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SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
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LICENSE STAMP

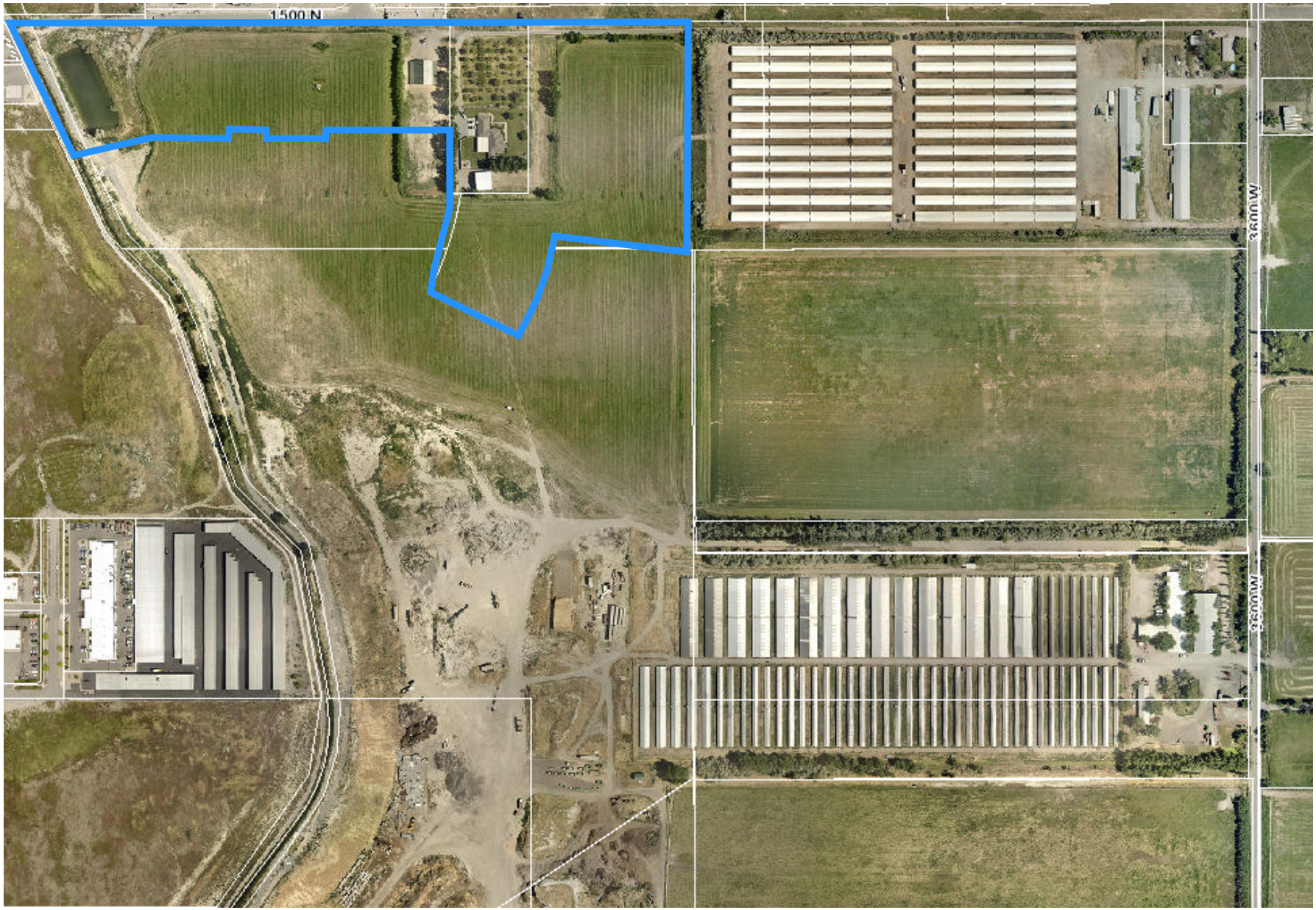
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
813813-5501
05/24/2021
RENEWAL DATE
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	8/24/2021

IR 503

Gardner Point Phase 2 Final Subdivision

Aerial

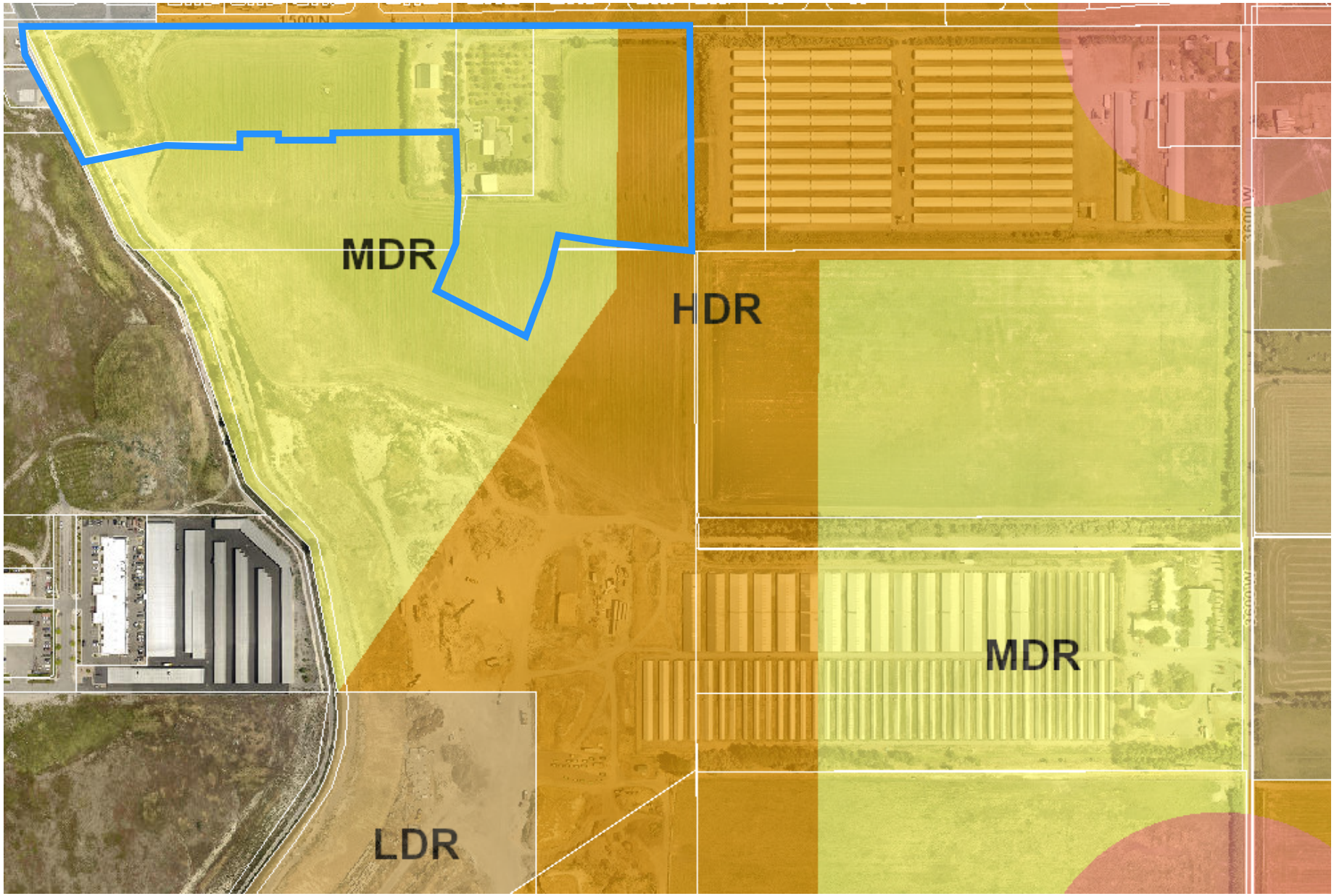


0 420 840 Feet

LEHI CITY

Gardner Point Phase 2 Final Subdivision

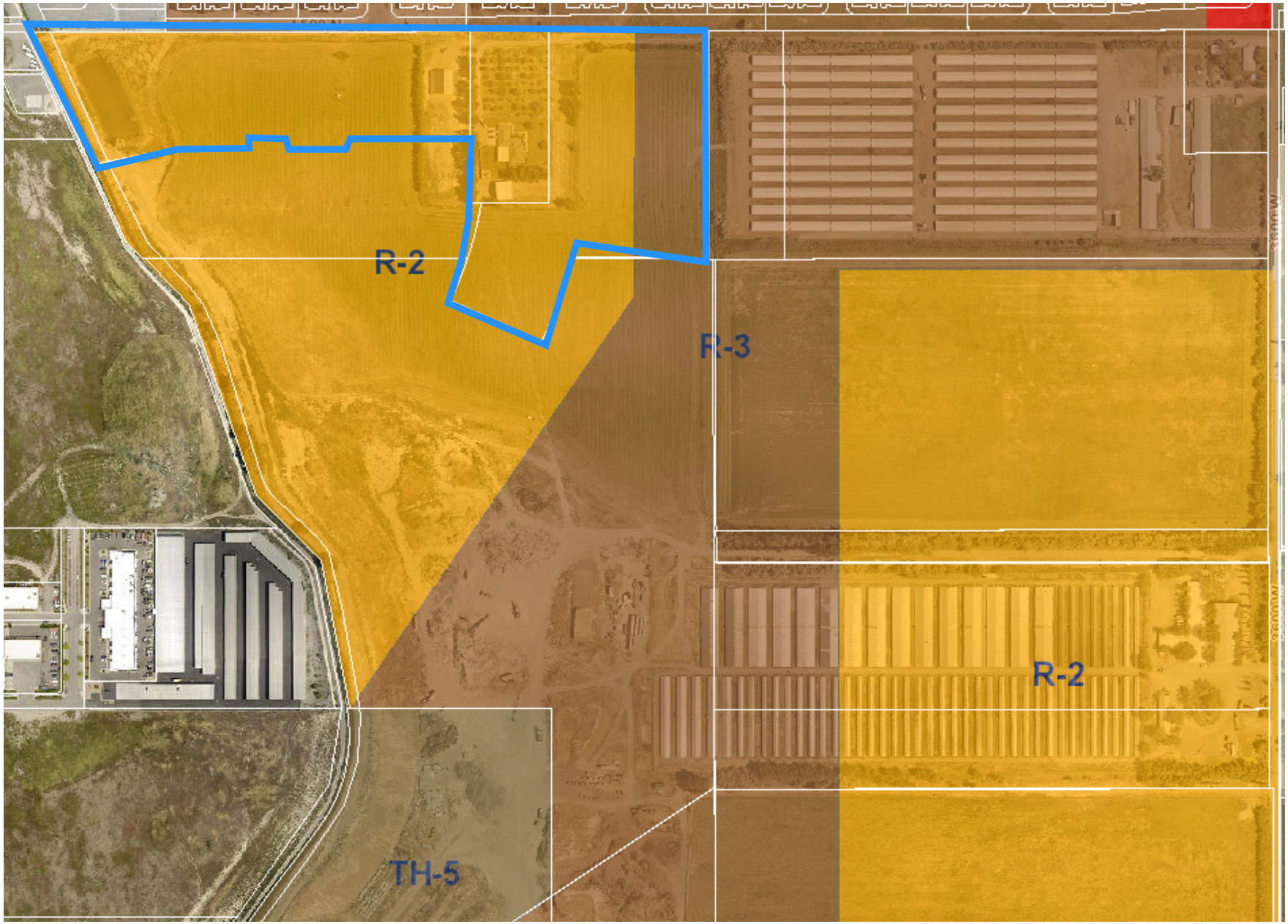
General Plan



0 420 840 Feet

Gardner Point Phase 2 Final Subdivision

Zoning



0 420 840 Feet

LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: October 12, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of X Development Ordinance #56-2021, approving a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West. (Tabled from August 10, 2021 City Council Meeting)

Suggested Action:

Attachments:

CC Staff Report X Development Zone Change 10.12.21.docx

X Development Zone Change DRC 04.07.21.docx

Ord 56-2021.docx

X Development aerial.pdf

X Development General Plan.pdf

X Development Zoning.pdf

X Development Zone Change 04.07.21.pdf

X DEVELOPMENT ZONE CHANGE

CITY COUNCIL REPORT

Applicant	X Development		
Meeting Date	October , 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 2100 North 2300 West		
Project Area	Approximately 20 acres		
Existing Zoning	A-5		
Proposed Zoning	R-1-Flex and NC (Neighborhood Commercial)		
Existing General Plan Land Use Designation	LDR (Low Density Residential) with NC overlay (Neighborhood Commercial)		
Adjacent Zoning and Land Use	*North*	A-5	2100 North
	South	R-1-12	Jordan Meadows Subdivision
	East	R-1-12 & C	Green Park Plat B Subdivision & Rail Corridor
	West	R-1-8 & PF	Cranberry Ridge Subdivision & North Point Elementary School
Date of DRC Review	April 7, 2021		
Date of Planning Commission Review	July 8, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Low Density Residential (LDR)

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City has created the Flex Zone, which provides a diversity of lot sizes and promotes diversification and stability of neighborhoods. The applicable Zoning District classifications are R-1-12 and R-1-Flex. In cases where a parcel of property is immediately adjacent to existing R-1-10 or R-1-8 Zoning on at least 3 sides, the City may allow zoning/re-zoning of the parcel to an R-1-8 or R-1-10 Zone based on the contiguous zoning.



Neighborhood Commercial Node (Overlay) (NCN)



The purpose of the Neighborhood Commercial classification is to allow for smaller-scale retail and service-oriented businesses that are compatible with adjacent neighborhoods and can provide basic goods and services that are available in close proximity to residential areas. Developments within this zone should be designed for a sensitive transition between commercial uses and surrounding

residential uses.

Several of these nodes occur within the City. The purpose of Neighborhood Commercial Nodes (NCNs) is to allow for the implementation of the Neighborhood Commercial designation at designated major intersections as shown on the Land Use Map. Neighborhood Commercial Nodes are considered an overlay designation. Therefore, if a determination is made by the City that commercial land uses are not appropriate at any given NCN or portion of a NCN, the underlying General Plan Land Use designation(s) apply.

An estimation of how the land may develop in the Neighborhood Commercial Node areas is as follows:

Retail – 55%
Office/employment – 25%
Residential – 5%
Roads & institutional – 15%

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

September 23, 1998 The property was annexed into Lehi City with the Alpine School District Annexation.
September 22, 2020 A General Plan amendment to MDR and C (Commercial) was denied by the City Council.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-5 to R-1-Flex and NC for approximately 20 acres located at approximately 2100 N 2300 W on the southeast corner. This zone change is consistent with the approved General Plan designations of LDR with a NC overlay for the property. The applicant proposes to rezone approximately two of the 20 acres to Neighborhood Commercial and the remaining 18 acres to R-1-Flex. The Neighborhood Commercial area is shown on the northwest corner of the property.

The purpose of Low Density Residential Districts, such as R-1-Flex, is to provide for single-family residential areas and dwelling units on individual lots.

The purpose of the Neighborhood Commercial (NC) District is to provide an area where goods and services are available near residential areas. It allows for the development of smaller-scale retail and service-oriented businesses that are compatible with the adjacent neighborhoods. Developments within this zone should be designed for a sensitive transition between the commercial uses and surrounding residential uses. Buildings are limited in size to a 5,000 square foot footprint unless otherwise approved by the Planning Commission based on a determination that the building meets the intent of this zone.

The DRC had five comments on the proposed zone change including the following:

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex and NC Zones. For the R-1-Flex, the amount of culinary water is 1.58-acre feet per acre and irrigation water is 2.11-acre feet per acre. For the NC Zone the amount of culinary is 1.35-acre feet per acre and irrigation is 1.25-acre feet per acre.
2. Where this is just a zone change, you can remove the open space note on the map. Also, indicate the requested R-1-Flex Zoning on the map with the General Plan designation.
3. For future reference. We would require a traffic study including:
   1) Analysis of access locations on 2300 W and on 2100 N (likely RIRO pending UDOT access permit approval, acceleration/deceleration lanes). The 2300 W access probably should line up with Cranberry Ridge Rd.
   2) Evaluate what roadway improvements to 2300 W would be need to address the increase in traffic volumes.
   3) Analysis of daily and peak hour traffic increases in neighborhoods to the south and east.

Please include the DRC comment in the motion.

The zone change was tabled by the City Council at the August 10th meeting to give the applicant more time to update their concept plan. The zone change is still consistent with what was reviewed at that meeting.

POSSIBLE ACTIONS/FINDINGS

The City Council may approve or deny the proposed Zone Change. Please remember to include findings and DRC comments as a part of the motion. Possible findings include:

1. The proposed zone change is consistent with the Low Density Residential and Neighborhood Commercial designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan;
3. The proposed zone change will/will not unduly affect the uses or proposed uses for nearby properties.
4. The proposed zone change will/will not adversely affect the public health, safety, and welfare of the neighborhoods.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on July 8, 2021. The minutes and motion from this meeting are as follows:

2.10) Public hearing and recommendation of X Development's request for review of a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West.

Brittney Harris presented information on the agenda item.

Commissioner Nielsen asked if there was a traffic study required. Ross Dinsdale stated there was not a study that was required right now, but that it would be required in the future.

The applicant, Keaton Morton, was present.

Commissioner Nielsen opened the public hearing.

Brian McQuiston was present and stated he is in support of the zone change.

Commissioner Nielsen closed the public hearing.

Motion: Commissioner Eyre moved to send a positive recommendation of **X Development's request for review of a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential)**

on 20.10-acres of property located at 2100 North 2300 West; including DRC comments and positive findings stated in the report. Commissioner Newall seconded.

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

X Development Residential Zone Change
DRC Redline Comments

X-Development- requests review of a zone change from A-5 to NC and R-1-Flex on 20.10-acres of property located at 2100 North 2300 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: 03/25/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – 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- meets the general plan.
Luke – Traffic:
1. For future reference. We would require a traffic study including:
   1) Analysis of access locations on 2300 W and on 2100 N (likely RIRO pending UDOT access permit approval, acceleration/deceleration lanes). The 2300 W access probably should line up with Cranberry Ridge Rd.
   2) Evaluate what roadway improvements to 2300 W would be need to address the increase in traffic volumes.
   3) Analysis of daily and peak hour traffic increases in neighborhoods to the south and east.

Kim – Planning:
2. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex and NC Zones. For the R-1-Flex, the amount of culinary water is 1.58-acre feet per acre and irrigation water is 2.11-acre feet per acre. For the NC Zone the amount of culinary is 1.35-acre feet per acre and irrigation is 1.25-acre feet per acre.
3. Provide a separate legal description for the proposed NC area.
4. Question: Is the applicant still interested in acquiring the City and School District parcels? If so, recommend coordinating with them now and including those parcels in this zone change application.
5. Where this is just a zone change, you can remove the open space note on the map. Also, indicate the requested R-1-Flex Zoning on the map with the General Plan designation.

General comment
1. The sidewalk along 2100 N is proposed to be widened to a 10' master planned trail width.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 22, 2021.

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

ORDINANCE NO: 56-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 2100 NORTH 2300 WEST

WHEREAS, X Development, authorized agent for the owner of property located at 2100 North 2300 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as R-1-Flex and Neighborhood Commercial (NC); and

WHEREAS, following a public hearing on July 8, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on October 12, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 8, 2021; and

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

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-1-Flex and Neighborhood Commercial (NC).

PART II:

A. If a provision of this Ordinance 56 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 12th day of October 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

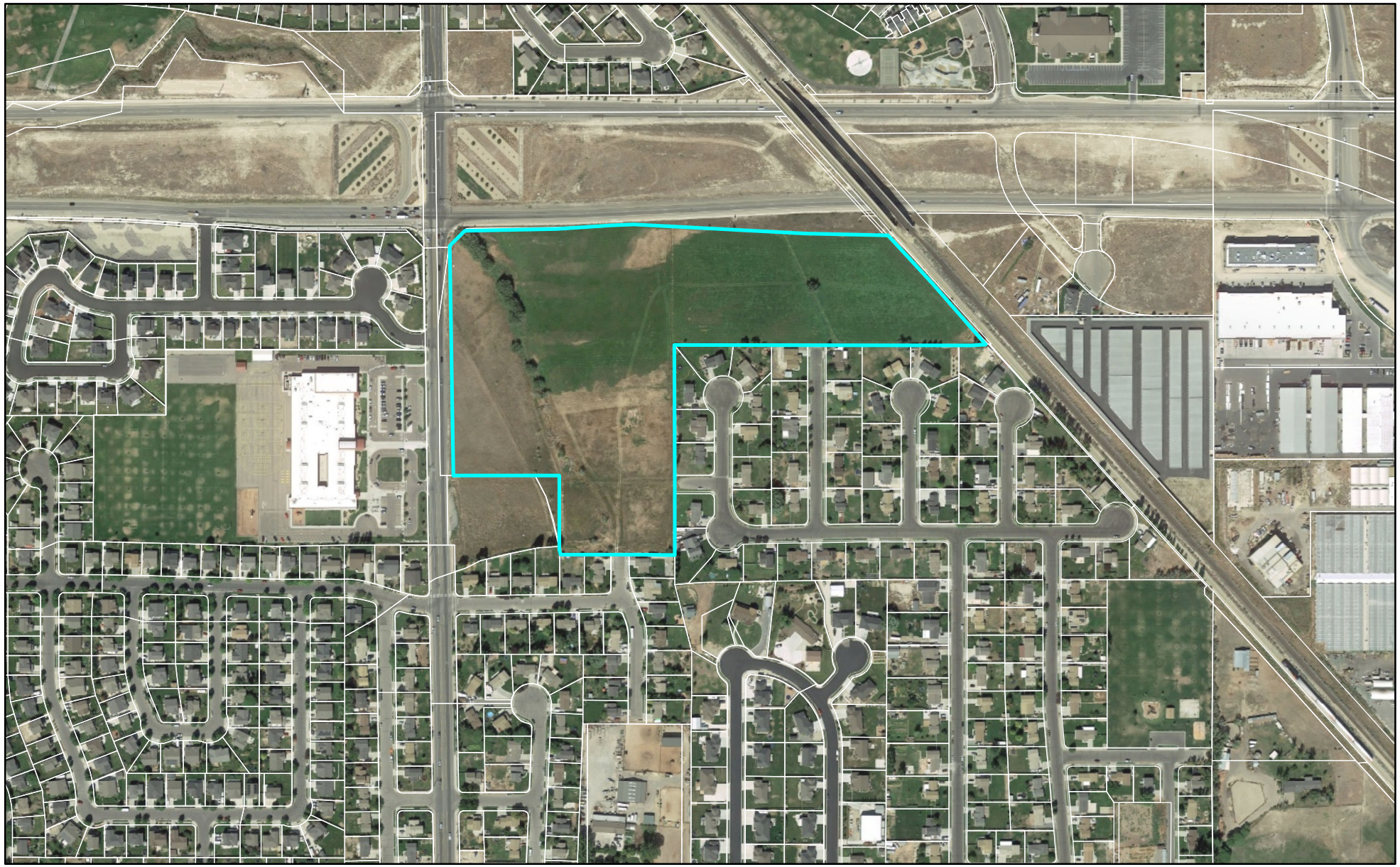
EXHIBIT “A”

X DEVELOPMENT ZONE CHANGE PROPERTY LEGAL DESCRIPTION
STILL NEED SEPARATE LEGAL DESCRIPTIONS

COM N 0 DEG 4' 52" W 1541.96 FT & E 333.68 FT FR SW COR. SEC. 6, T5S, R1E, SLB&M.; N 0 DEG 53' 18" W 701.76 FT; N 43 DEG 48' 51" E 64.35 FT; N 88 DEG 56' 6" E 280.62 FT; N 86 DEG 17' 40" E 167.89 FT; N 86 DEG 49' 15" E 68.7 FT; S 86 DEG 51' 57" E 524.97 FT; S 88 DEG 53' 1" E 252.64 FT; S 42 DEG 34' 9" E 198.98 FT; S 41 DEG 15' 0" E 248.66 FT; S 86 DEG 16' 38" W 42.09 FT; N 89 DEG 56' 52" W 908.33 FT; S 0 DEG 5' 13" E 407.02 FT; S 0 DEG 5' 15" E 234.94 FT; N 88 DEG 51' 28" W 99.67 FT; W 249.68 FT; N 12 DEG 50' 31" W 16.37 FT; N 225.03 FT; W 323.38 FT TO BEG. AREA 20.108 AC.

X Development Zone Change

Aerial

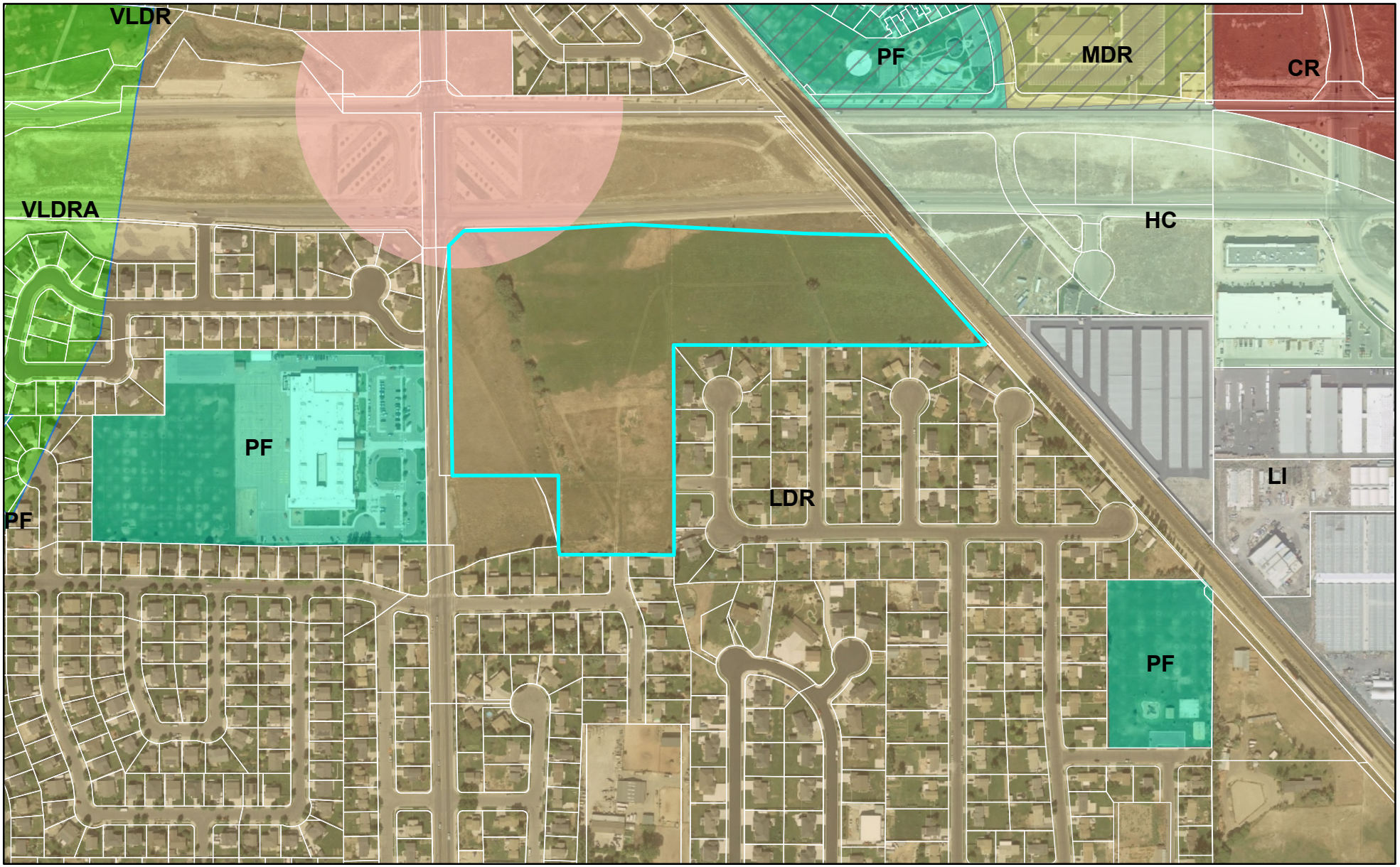


0 500 1,000 Feet

LEHI CITY

X Development Zone Change

General Plan

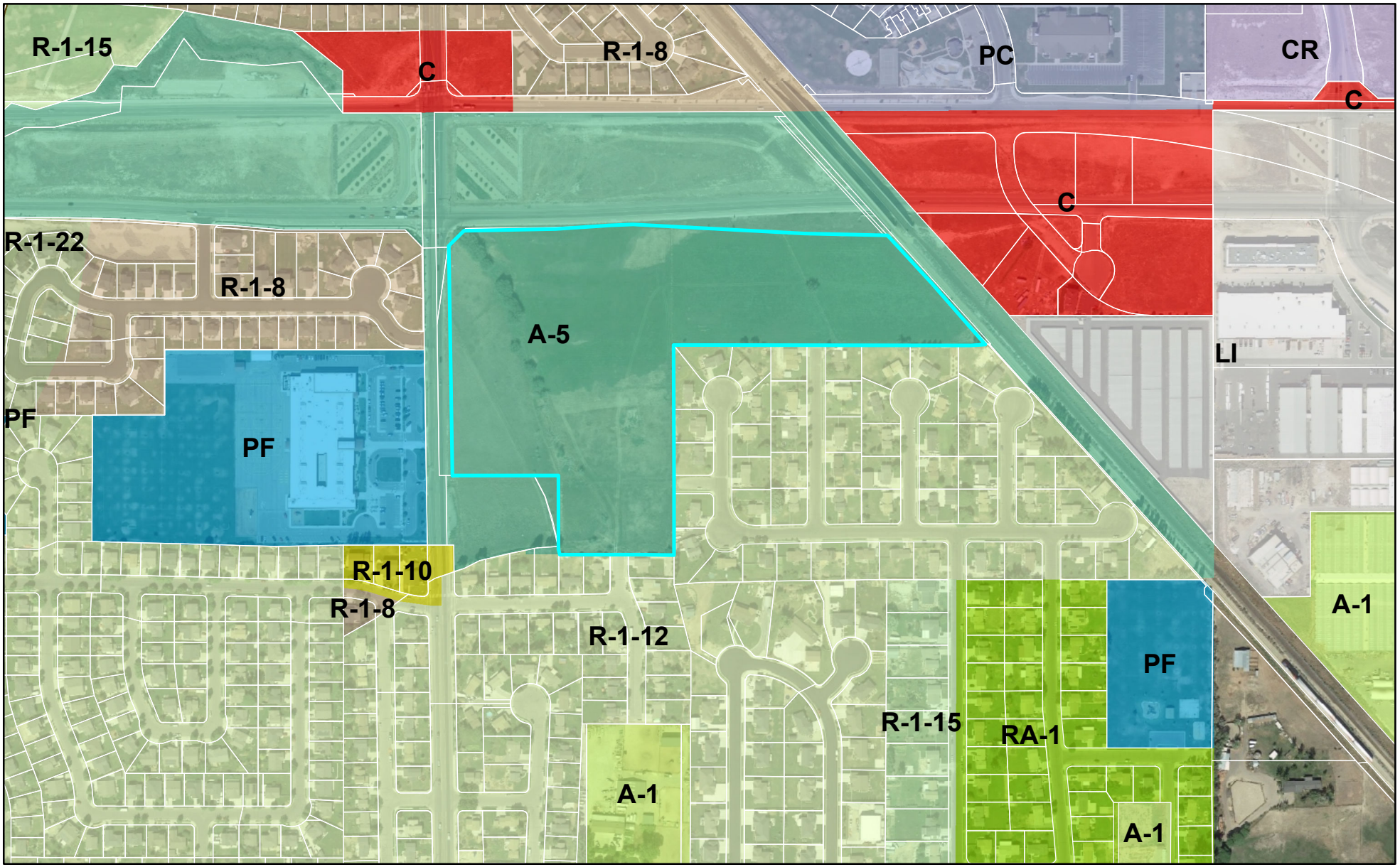


0 500 1,000 Feet

LEHI CITY

X Development Zone Change

Zoning



LEHI CITY

I. Description of Request

The purpose of this request is to obtain zoning approval for approximately 20 gross acres along the 2100 North corridor generally located at the southeast corner of 2300 West and 2100 North *(see Exhibit 1-Vicinity Map)*. The site is within the City of Lehi, Utah. The owner will also take the steps toward processing a Preliminary Plat subsequent to zoning approval.

The application is to change the existing agriculture zoning to mixed use of Neighborhood Commercial (NC) and Low Density Residential (LDR) R-1-Flex. The existing Neighborhood Commercial land use area borders are not well defined. The proposal is to specify an area of approximately two acres and designate the use as Neighborhood Commercial. The Neighborhood Commercial zoning would allow for appropriate uses on the highly visible corner of 2100 North and 2300 West. The remaining 18 acres of Low Density Residential yield would allow for approximately 63 dwelling units.

II. Project Location

The property is currently vacant and undeveloped. The property sits on the corner of 2300 West and 2100 North. 2100 North is a highway and 2300 West serves an arterial road for the City of Lehi. The property has approximately 1,200 linear feet of frontage on 2100 North and 1,000 linear feet of frontage on 2300 West. The property also has 500 linear feet adjacent to the Union Pacific Railroad. The project consists of several existing parcels: 12:027:0107, 12:027:0075, 12:027:0056

III. Narrative

a. The reason and justification for the new zoning for this property is primarily due to the guidance for the property as designated in the planned land use shown in the Lehi City General Plan. The location of the property is at the corner of two major roadways. 2100 North is planned to become a freeway and the existing highway is planned to convert into a frontage road (see Exhibit 2-UDOT Plan). The proposed Zoning will serve the community with access to commercial services in an area that is currently under served.

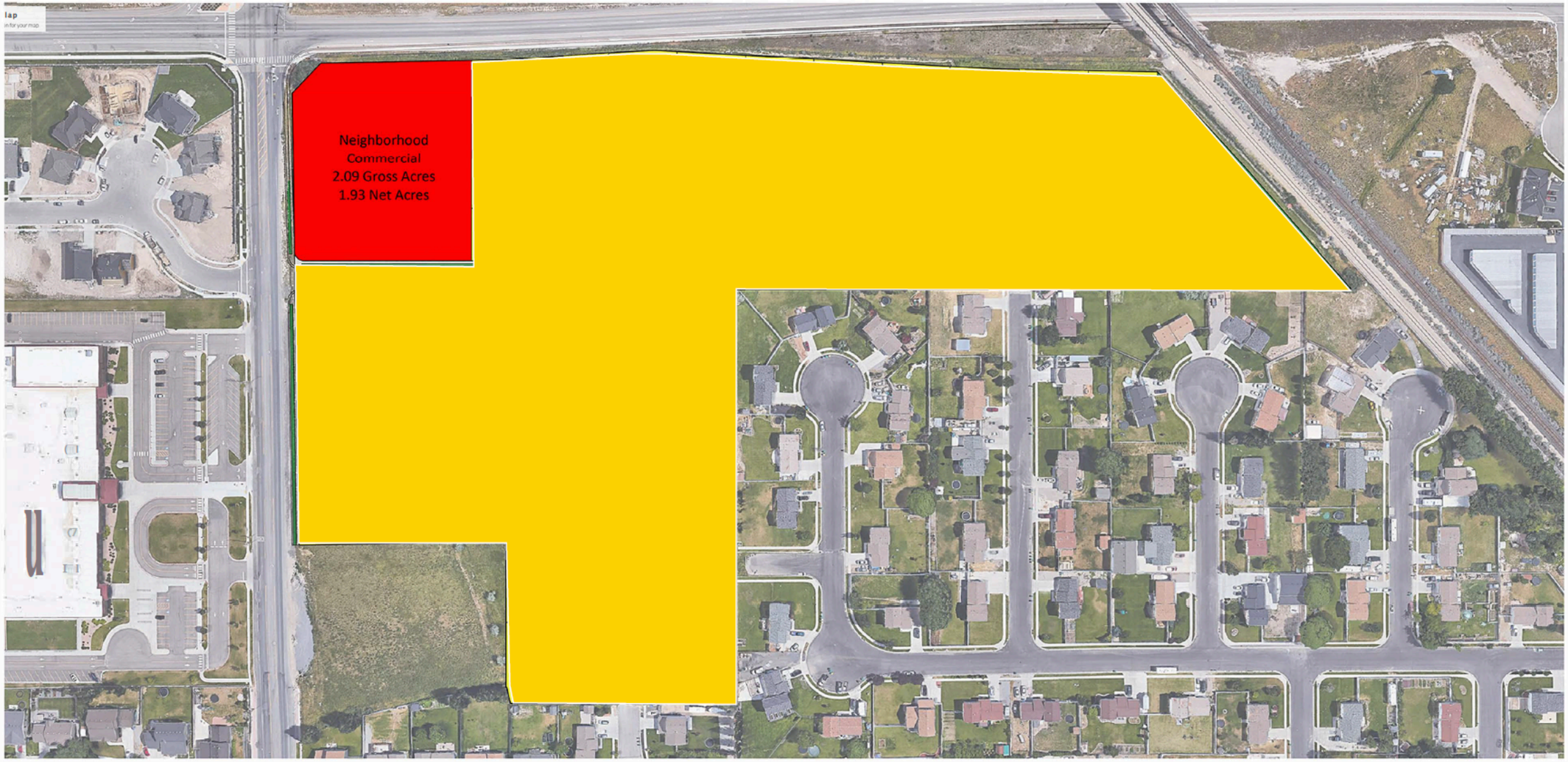
b. Lehi City is at the center of Utah's future. The proposed change in zoning would allow for smaller locally-owned businesses to establish a place of business apart from the major business hubs where they do not fit. It would provide central access and visibility needed for the smaller business to thrive. The community nearby would benefit from services that are currently not available without having to traverse highways or freeways.

c. The proposed zoning will be extremely compatible with the already developed adjacent properties. The proposal includes new development similar to the existing properties at the shared boundary lines. The new residential development will serve as a good buffer between the existing homes and the future neighborhood commercial. It will also help to insulate the existing homes from the highway.

d. The proposed project is surrounded by residential to the south and southeast. 2100 North is to the North, Union Pacific Railroad is to the east and 2300 West is to the West. Farther west on the other side of the road is North Point Elementary School. The Character of the surrounding area is diverse as

there exists a mix of older and newer development. The project would enhance the area and serve as a good mix combining the older character with the new feel of a major intersection and the constant movement that comes from being located closely to mass transit and a highway.

e. The development of the proposed project would add significant gains and benefit the overall community immensely. The project would provide much needed access to North Point Elementary School where several students are unable today to access by biking or walking. The proposed project would also benefit the community with additional options for shopping as well as traffic routes. The zoning approval will start the process to develop the project which will greatly enhance the community.



Overall Gross Acres:	20.09
Neighborhood Commercial Gross Acres:	2.09
Neighborhood Commercial Net Acres:	1.93

Residential Gross Acres:	18.00
Low Density Residential	B

Open Space Acres Provided (11.1%):

North

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: October 12, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the 2100 North subdivision, a 66-lot development located at 2100 North 2300 West.

Suggested Action:

Attachments:

CC Staff Report X Development 2100 North Subdivision Concept 10.12.21.docx

X Development Concept DRC 09.08.21.docx

X Development aerial.pdf

X Development General Plan.pdf

X Development Zoning.pdf

2100 N 2300 W Concept narrative.pdf

X Development 2100 N Subdivision Concept 09.08.21 layout.pdf

2100 North Concept Updated post DRC.pdf

X DEVELOPMENT 2100 NORTH SUBDIVISION CONCEPT
CITY COUNCIL REPORT

Applicant	X Development		
Meeting Date	October 12, 2021		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	Approximately 2100 North 2300 West		
Project Area	20.10 acres		
Existing Zoning	A-5		
General Plan Land Use Designation	LDR (Low Density Residential)/NCN (Neighborhood Commercial Node)		
Adjacent Zoning and Land Use	*North*	A-5/R-1-8	2100 North/Cranberry Farms Plat A
	South	R-1-15	Jordan Meadows/Green Park Plat B
	East	C/LI	Frontrunner Tracks/Jordan Pointe Phase 1
	West	PF/R-1-8	North Lehi Elementary/Cranberry Ridge
Date of DRC Review	September 8, 2021		
Date of Planning Commission Review	September 23, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 17.010. Purpose and Intent.

A. A Planned Unit Development may be allowed at the discretion of the Planning Commission and City Council in any zoning district by complying with the provisions of this Chapter. No permit shall be issued for a Planned Unit Development unless and until the following requirements have been met. The intent of allowing Planned Unit Developments in certain districts within the city is:

1. to encourage the construction of affordable housing units within the City under conditions and requirements that will ensure development of residential environments of sustained desirability and stability;

2. to permit development of housing and commercial projects within residential or commercial districts which are characterized by a harmonious grouping of attractive buildings situated on spacious surroundings and landscaped with well kept lawns, trees and shrubs;

3. to allow more flexibility in the location of buildings on the land, the grouping of open spaces and the number of dwelling units in one building; and

4. to improve the overall quality of the built environment, maintain property values, and enhance the image of Lehi City and the character of its major corridors that serve as primary access into and through the City.

B. A Planned Unit Development is intended to be an "overlay district" in that the proposed use shall be consistent with the zoning district in which it is proposed as to the requirements of density, use and purpose, except that single family attached housing may be permitted in traditional single family residential zones to allow for preservation of sensitive lands or agricultural areas, or for transitioning housing types when adjacent to differing land uses.

Section 17.040. Development Standards.

All Planned Unit Developments shall conform to the following standards and requirements:

A. Qualifying Districts**.** Planned Unit Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City. To ensure that PUD projects are able to achieve the purposes stated in Section 17.010, and to ensure that projects are large enough to support a private homeowners association, property management agency, or corporation responsible for maintenance of open space, all Planned Unit Developments shall have a minimum area requirement of ten acres. Exceptions may be allowed for infill projects at the discretion of the Planning Commission and City Council. However, it is still the burden and responsibility of the applicant to demonstrate that the purposes of this chapter can be met, and that the adequate guarantees can be made for the maintenance of all required open space and common areas. For the purposes of this section, an infill project is defined as the development, or redevelopment within an existing developed area where street networks, utilities and other infrastructure are already present as opposed to starting with raw land in a relatively undeveloped or pristine area.

A. Ownership. The area proposed for the Planned Unit Development shall be in one ownership, or if in several ownerships, the application for the permit shall be filed jointly by all of the owners of the property included in the plan.

B. Designer/Engineer. The plan for the Planned Unit Development shall be prepared by a designer, architect or civil engineer licensed to practice in the state of Utah.

C. Density. The overall project may not exceed the density allowed by the underlying zoning district plus any additional density bonus allowed at the discretion of the Planning Commission and City Council.

D. Calculation of Density. The number of dwelling units allowed in a Planned Unit Development is to be calculated in the following manner.

1. The following areas shall be subtracted from the gross site area to determine net usable area:
   (a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
   (b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;
   (c) existing public streets, or any areas of additional right of way required to comply with the Lehi City Master Transportation Plan; and
   (d) areas to be set aside for public buildings or institutional uses such as churches and schools.

2. Net usable site area is multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be calculated at a rate of one unit per 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. Density Bonus Amenities: The list below represents items for which a density bonus may be granted subject to Planning Commission and City Council approval. Other items not included in this list may warrant a density bonus on a case by case basis.

1. Active Recreation: master planned trails, swimming pools, sports courts, tennis courts, pickleball courts, splash pads, clubhouse, trails, pedestrian bridges, and other similar amenities beyond those required.

2. Pedestrian and Bicycle Enhancements: raised planters, bulb-outs or curb extensions, pedestrian plazas, additional bike lanes or facilities not already required.

3. Additional Open Space: beyond the required 10 percent.

4. Improvements to Master Planned Infrastructure: master planned roads, utilities, trails, property for civic buildings, or other similar items.

G. 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 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 structure 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 property utility clearances are maintained.

H. 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.

I. 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 water-wise 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.

J. 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.

K. 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.

L. 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.

M. 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.

N. Landscaping. All areas not covered by buildings, or by off-street car parking areas or driveways, shall be planted in lawn, trees and shrubs, or otherwise landscaped and maintained in accordance with an approved landscape plan. All required front yard and side yard areas which are adjacent to a public street shall not be used for automobile parking areas, except for permitted driveways, but shall be landscaped and maintained with lawns, trees and shrubs, or other landscape materials.

O. Design Standards and Conditions. Design standards and conditions of development approval in addition to those required by the underlying zoning district may be required as conditions of approval, by the Reviewing Departments, Planning Commission and City Council when deemed necessary to ensure that a Planned Unit Development will be compatible with adjoining or nearby uses.

P. Parking. Developments shall provide adequate parking based on the requirements of Table 37.070. In addition to those requirements, developments with single-family detached units on lots with less than 50' of frontage shall provide guest parking at a rate of one space for every six dwelling units.

PROPERTY HISTORY

September 23, 1998 The property was annexed into Lehi City with the Alpine School District Annexation.
September 22, 2020 A General Plan amendment to MDR and C (Commercial) was denied by the City Council.

REPORT ANALYSIS

The applicant is requesting approval of the X Development 2100 North Subdivision Concept located at 2100 North and 2300 West. The applicant has indicated in their narrative that the proposed development is a concept plan for a PUD (planned unit development). The proposed development would include 66 single family lots and a two-acre commercial parcel. This report will describe the PUD requirements, proposed layout, and DRC comments.

PUD Requirements

Planned Unit Developments or PUD is a residential overlay that allows applicants to cluster development to provide varied lot sizes and open space. A PUD is allowed at the discretion of the Planning Commission and the City Council in all residential districts. The Planning Commission and City Council will need to determine if this site would warrant having a PUD. This concept plan is the first step for review of a planned unit development. If approved, the applicant would submit a preliminary subdivision followed by a final subdivision plat.

A development must also meet the requirements of a PUD. This includes the open space requirement of a minimum of 10% the residential area and meeting the open space design requirements. This development would remove the two-acre commercial development from the calculation to determine the open space amount. The location and design of the open space requires that the open space be contiguous and not be a collection of remnants. In addition, any detention and yard areas could not be counted towards the open space areas.

The density for PUDs is determined based on the underlying zoning district. The two-acre commercial development included on this site would not be included in the density calculations. The density shown in this concept exceeds the maximum 3.5 units per acre allowed for this project as set by the R-1-Flex zone for a property over 10 acres in size. The current zoning of the property is A-5; however, the applicant has filed a zone change amendment to Neighborhood Commercial and R-1-Flex. When the commercial area is removed, the maximum allowed units would be 63 units and

the proposed plan shows 66 units (based on the approval for the R-1-Flex zone). The applicant may ask for a density bonus to reach the 66 units, but it will be based on providing additional amenities listed in Chapter 17 of the Lehi City Development Code. The City Council and Planning Commission would need to approve any additional density for amenities provided in this development. Staff noted in DRC that an additional 3 lots could be added in lieu of reimbursement for trail along 2100 N.

Proposed Layout

The proposed plan shows two acres of commercial at the corner of 2300 W and 2100 North. The remaining 18 acres show 66 lots of single family residential on lots ranging from 5,267 square feet to 10,752 square feet. The site proposes connections to 2300 West, 2100 North, and the Green Park Plat B Subdivision to the east to provide connectivity to the site. The connection to 2100 North is a right in-right out road that is a new addition to this concept plan from the previously reviewed iteration. In addition, a trail is being shown along 2100 North and another is shown going north/south in the site to provide additional connectivity through the neighborhood. The widening of the sidewalk on 2100 N to a 10' trail and the connecting neighborhood trail could contribute towards a density bonus.

The proposed plan shows areas for open space. The open space is in the center of the development, with additional pieces being located along the north/south trail and along the railroad tracks. The DRC did comment that if this were to be approved as a PUD, the open space requirements of having well planned, walkable, and connected open space would be required.

DRC Comments

The DRC had 18 comments including the following:

1. What is the plan for these open space parcels? Required open space areas shall be well planned, walkable, and connected, not a collection of remnants.
2. Show the right-in right-out road connection to 2100 N and the asphalt path connecting to the 2100 N trail.
3. Show the northbound right turn lane at 2100 N EB @ 2300 W with a length of 220 ft, excluding the taper. The 2b 100 Synchro / SimTraffic model results shows the average queue at 220 ft, this would be an appropriate length for this location.
4. Connection to 2100 N will require UDOT approval. Lehi City is in support of this connection and will provide any necessary documentation for the application.
5. The maximum allowed density is 63 lots, however an additional 3 lots could be added in lieu of reimbursement for trail along 2100 N.
6. A 7' park strip and 5' sidewalk will be required along 2300 west and all interior roads
7. Lots backing 2300 W and 2100 N will require a masonry wall and landscaping in the park strip, to be maintained by the HOA.
8. Add no parking signs on one side of all access roads measuring less than 34' of asphalt.

After the DRC meeting, the applicant provided an updated concept to address several of the DRC comments. It has been included in the packet and shows clarifying notes about the open spaces.

Please consider all DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed concept meets/does not meet the requirements for a Planned Unit Development (PUD) listed in Chapter 17 of the Lehi City Development Code.
2. The proposed Concept is/is not consistent with the Lehi City Development Code
3. The proposed Concept does/does not conform to the goals and policies of the General Plan.
4. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on September 23, 2021. The minutes and motion from this meeting are as follows:

Public hearing and recommendation of X Development's request for review of the 2100 North subdivision concept, a 66-lot development located at 2100 North 2300 West.

Eric Towner was representing the applicant. Ross Dinsdale stated that UDOT has reviewed the application for the right in right out on 2100 N and they have verbally expressed support.

Public Comments:
Angie Ludbridge stated that she would like to see another connection to 2300 West. She was concerned with traffic and speeding. She also expressed concern for the smaller lot sizes.
Brian McHuston stated that he agreed with the previous comments. He also expressed concern with allowing the density bonus and doesn't want there to be a development agreement.

Chairman Nielsen noted that there were 2 ecomments submitted that expressed general concerns with traffic.

Motion: Commissioner Bunker moved to recommend approval to the Council for X Development's request for review of the 2100 North subdivision concept, a 66-lot development located at 2100 North 2300 West; including the findings noted in the report and include DRC comment. Commissioner Hereth seconded the motion. The motion passed with all in favor.

2100 North Subdivision Concept
DRC Redline Comments

*X Development - requests review of the **2100 North subdivision concept**, a 66-lot development located at 2100 North 2300 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Steve Hutchings, Brady Morris
Date of Plans Reviewed: **8/31/21**
Time Start: 1:08 pm
Time End: 1:30 pm

DRC REDLINE COMMENTS:

Glade – Power:

1. Move existing wet utilities into Road per city standards. Locate & show all existing easements.
2. Provide 10' minimum PUE at all road frontage(s). Where there is no park strip for water meters, 15' PUE is required. When water meters are not located in a park strip, center hydrants, blow-offs & meter cans 2' behind walk or curb.

Garion – Fire:

3. Add no parking signs on one side of all access roads measuring less than 34' of asphalt.

Greg – Water/Sewer:

4. Piped/open irrigation ditch/Storm drain line runs through the property along this approximate alignment. All SD structures must be accessible during and after construction. An easement (20' minimum width) and all weather or hard surface access must be provided.
5. Any ditch piping, modification, or abandonment will require Lehi Irrigation Co approval.
6. Existing Lehi City water and PI mains must be relocated to proper side of road in "2230 West"
7. Existing Lehi City owned sewer main must be protected in place with access provided to ALL manholes for maintenance or relocated within the future city ROW

Trent – Parks:

8. A 7' park strip and 5' sidewalk will be required along 2300 west and all interior roads
9. Lots backing 2300 W and 2100 N will require a masonry wall and landscaping in the park strip, to be maintained by the HOA.

Gary – Building/Inspections:

10. A soils report will be required if this moves past concept.

JD – Streets: No comments

Ross – Engineering:

11. 2300 West is a master planned arterial with 58' of asphalt
12. Storm drain is master planned 54" pipe
13. Will need to provide detention or retention for the site per State standards
14. Connection to 2100 N will require UDOT approval. Lehi City is in support of this connection and will provide any necessary documentation for the application.
15. The maximum allowed density is 63 lots, however an additional 3 lots could be added in lieu of reimbursement for trail along 2100 N.

Luke- Traffic:

16. Show the northbound right turn lane at 2100 N EB @ 2300 W with a length of 220 ft, excluding the taper. The 2b 100 Synchro / SimTraffic model results shows the average queue at 220 ft, this would be an appropriate length for this location.

Kim – Planning:

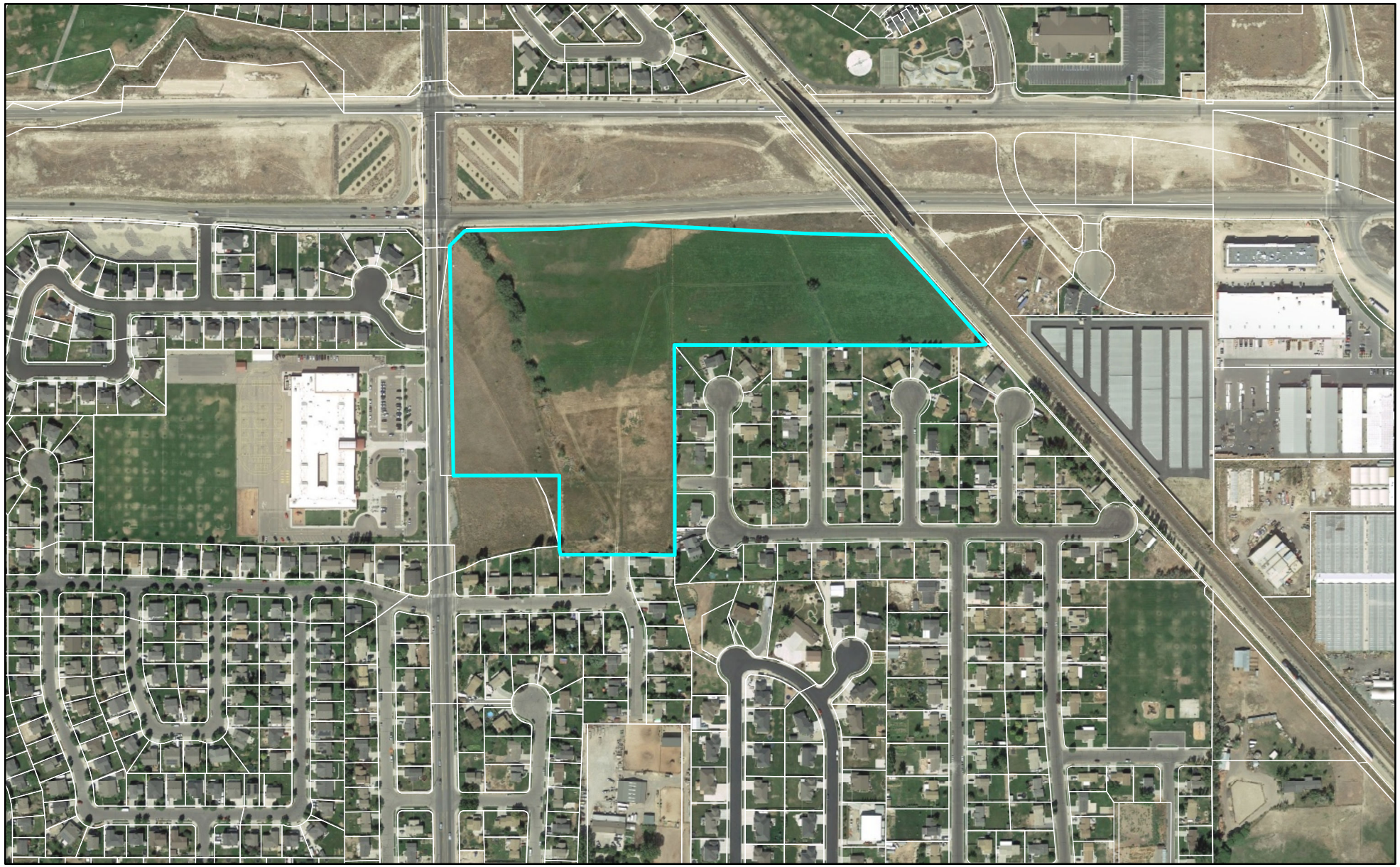
17. What is the plan for these open space parcels? Required open space areas shall be well planned, walkable, and connected, not a collection of remnants.
18. Show the right-in right-out road connection to 2100 N and the asphalt path connecting to the 2100 N trail.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 23, 2021

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

X Development 2100 North Subdivision Concept

Aerial

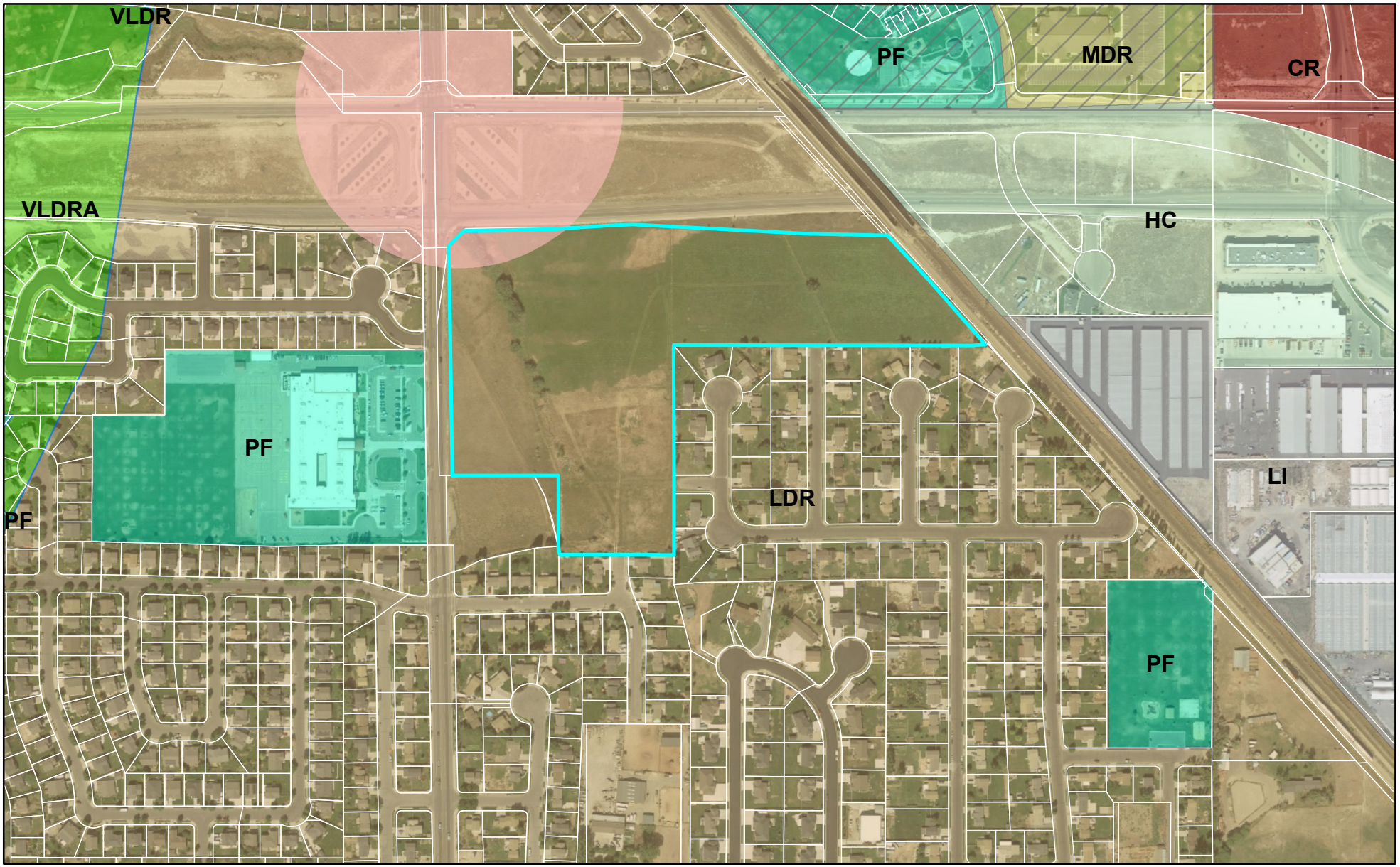


0 500 1,000 Feet

LEHI CITY

X Development 2100 North Subdivision Concept

General Plan

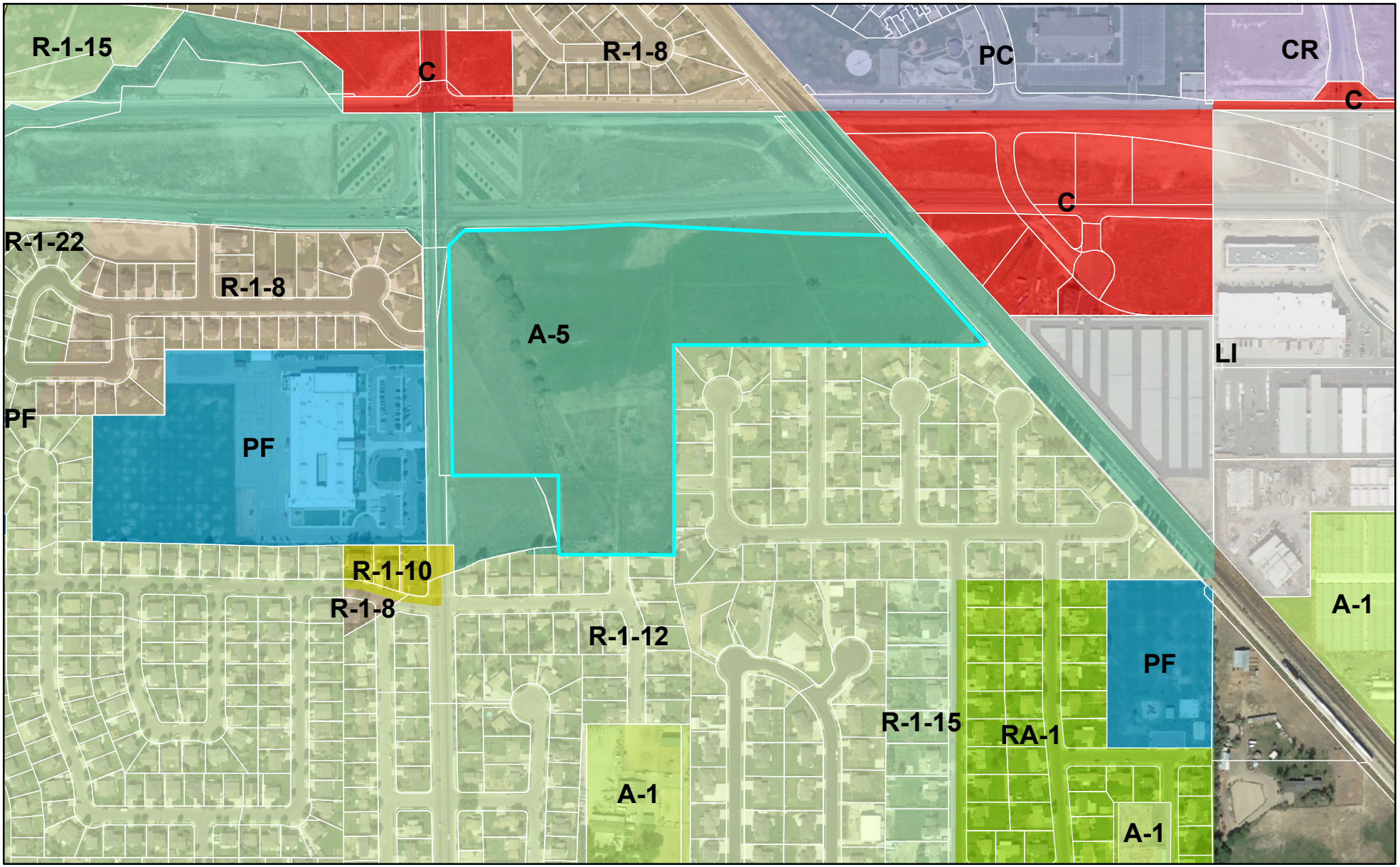


0 500 1,000 Feet

LEHI CITY

X Development 2100 North Subdivision Concept

Zoning



LEHI CITY

I. Description of Request

The purpose of this request is to obtain PUD Concept approval for approximately 20 gross acres along the 2100 North corridor generally located at the southeast corner of 2300 West and 2100 North *(see Exhibit 1-Vicinity Map)*. The site is within the City of Lehi, Utah. The owner will also take the steps toward processing a Preliminary Plat subsequent to PUD Concept and Zoning approval.

The application is for a PUD Concept which is consistent with the Lehi City Master Plan of Low Density Residential (LDR) R-1-Flex. The Low Density Residential designation yield would allow for approximately 63 dwelling units. We have worked to staff and agreed to expand the City Trail system along 2100 North. The expansion of this trail system should allow for an additional 3 residential dwelling units.

II. Project Location

The property is currently vacant and undeveloped. The property sits on the corner of 2300 West and 2100 North. 2100 North is a highway and 2300 West serves an arterial road for the City of Lehi. The property has approximately 1,200 linear feet of frontage on 2100 North and 1,000 linear feet of frontage on 2300 West. The property also has 500 linear feet adjacent to the Union Pacific Railroad. The project consists of several existing parcels: 12:027:0107

III. Narrative

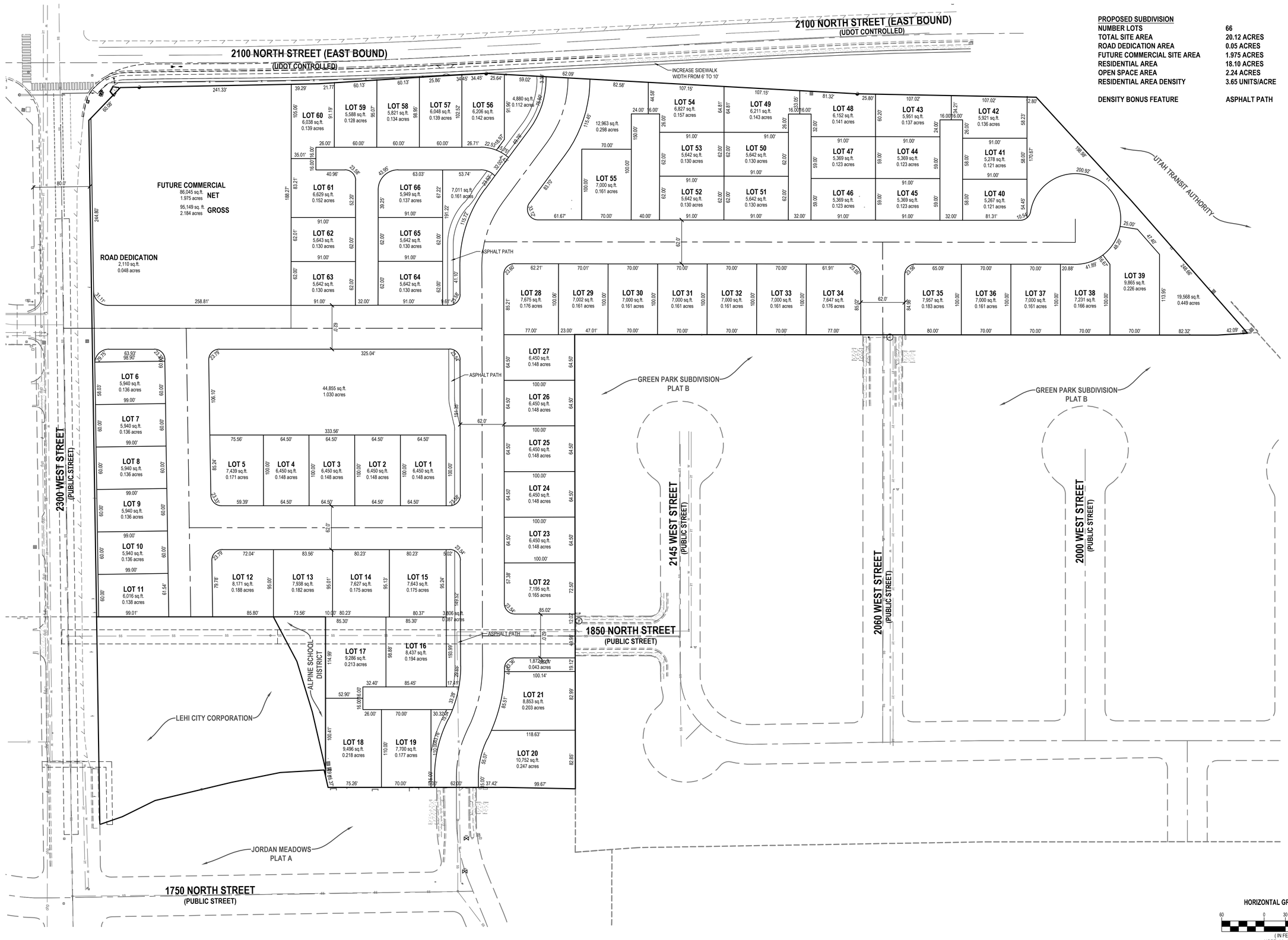
a. The reason and justification for the new zoning for this property is primarily due to the guidance for the property as designated in the planned land use shown in the Lehi City General Plan. The location of the property is at the corner of two major roadways. 2100 North is planned to become a freeway and the existing highway is planned to convert into a frontage road. The proposed Zoning will serve the community with access to commercial services in an area that is currently under served.

b. The proposed zoning will be extremely compatible with the already developed adjacent properties. The proposal includes new development similar to the existing properties at the shared boundary lines. The new residential development will serve as a good buffer between the existing homes and the future neighborhood commercial. It will also help to insulate the existing homes from the highway. The proposed Concept also features a pedestrian trail that connects to the Lehi City planned trail system.

c. The proposed project is surrounded by residential to the south and southeast. 2100 North is to the North, Union Pacific Railroad is to the east and 2300 West is to the West. Farther west on the other side of the road is North Point Elementary School. The Character of the surrounding area is diverse as there exists a mix of older and newer development. The project would enhance the area and serve as

a good mix combining the older character with the new feel of a major intersection and the constant movement that comes from being located closely to mass transit and a highway.

d. The development of the proposed project would add significant gains and benefit the overall community immensely. The project would provide much needed access to North Point Elementary School where several students are unable today to access by biking or walking. The proposed project would also benefit the community with additional options for shopping as well as traffic routes. The zoning and PUD concept approvals will start the process to develop the project which will greatly enhance the community.



PROPOSED SUBDIVISION

NUMBER LOTS	66
TOTAL SITE AREA	20.12 ACRES
ROAD DEDICATION AREA	0.05 ACRES
FUTURE COMMERCIAL SITE AREA	1.975 ACRES
RESIDENTIAL AREA	18.10 ACRES
OPEN SPACE AREA	2.24 ACRES
RESIDENTIAL AREA DENSITY	3.65 UNITS/ACRE
DENSITY BONUS FEATURE	ASPHALT PATH

ENSIGN
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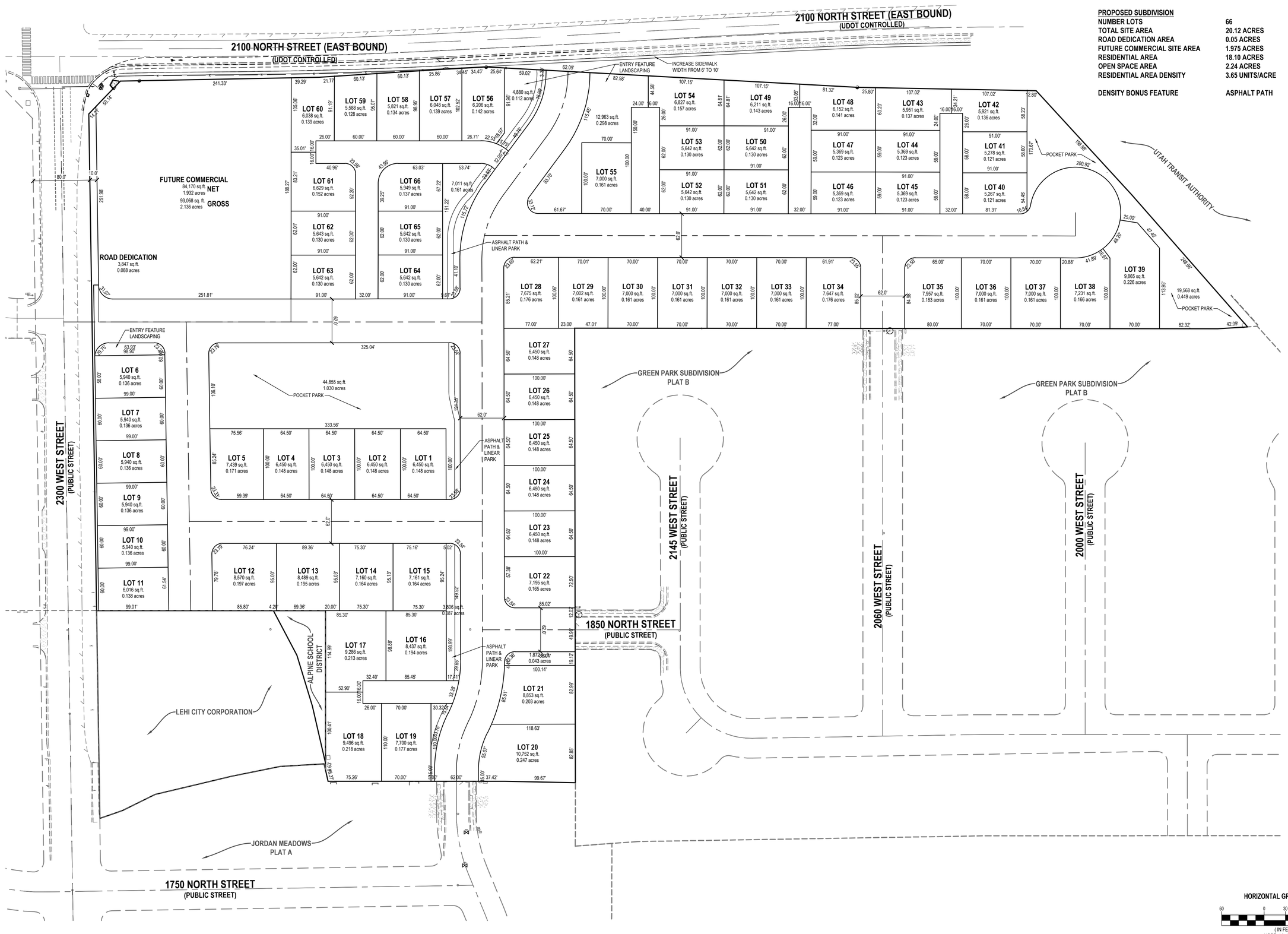
2100 NORTH SUBDIVISION

2100 NORTH 2300 WEST
LEHI, UTAH

CONCEPT PLAN

PROJECT NUMBER 8018C
PRINT DATE 9/2/21
DRAWN BY
CHECKED BY
PROJECT MANAGER

1 of 1



PROPOSED SUBDIVISION

NUMBER LOTS	66
TOTAL SITE AREA	20.12 ACRES
ROAD DEDICATION AREA	0.05 ACRES
FUTURE COMMERCIAL SITE AREA	1.975 ACRES
RESIDENTIAL AREA	18.10 ACRES
OPEN SPACE AREA	2.24 ACRES
RESIDENTIAL AREA DENSITY	3.65 UNITS/ACRE
DENSITY BONUS FEATURE	ASPHALT PATH

HORIZONTAL GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

ENSIGN
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2100 NORTH SUBDIVISION

2100 NORTH 2300 WEST
LEHI, UTAH

CONCEPT PLAN

PROJECT NUMBER 8018C
PRINT DATE 9/10/21
DRAWN BY
CHECKED BY
PROJECT MANAGER

1 of 1

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: October 12, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #57-2021, approving a zone change for various Lehi City owned properties, changing the zoning to Public Facility.

Suggested Action:

Attachments:

CC Staff Report Lehi City Public Facility Zone Change 10.12.21.docx

Lehi City PF Rezone DRC 08.04.21.docx

Ord 57-2021.docx

Lehi City PF REzone 08.04.21 map, legal descriptions.pdf

LEHI PUBLIC FACILITIES ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	October 12, 2021
Requested Action/Purpose	Approval of a proposed zone change
Location	Citywide (See map)
Existing Zoning	Various
Proposed Zoning	PF (Public Facility)
Existing General Plan Land Use Designation	PF (Public Facility)
Existing Land Use	Various (schools, parks, utilities, etc.)
Date of DRC Review	August 4, 2021
Date of Planning Commission Review	September 23, 2021
Assigned Planner	Jacob Curtis

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 05.020. Zoning Districts Purpose.

Z. The **Public Facilities (PF) District** is established to provide areas for publicly owned buildings and facilities.

1. Lehi City recognizes that, in attempting to serve the general public, there are unique needs that are difficult to address through standard residential or commercial zoning regulations. Therefore, the intent of this zone is to create a balance between the needs of the City and other governmental or public entities and the interests of adjacent property owners, who should be aware of the potential use of neighboring publicly owned lands and have assurance of continued public use.

2. Some uses in the PF District will be allowed in other zones to initially accommodate public facilities in appropriate areas without undue difficulty; however it is intended that the PF District would then be applied by the City to all such facilities for ease of recognition on the Lehi City Planning Zone Map and accurate statistical indexing of land uses.

3. The establishment of a PF District may only be initiated by Lehi City; however, changes from a PF District to

another district may be initiated by any party.

4. When a property in the PF zone changes from one land use to another (as defined in the Table of Uses for the PF zone), Lehi City will hold a public hearing and send a notice to all property owners whose holdings are located partly or entirely within three hundred feet of the PF-zoned property.

5. Uses typical to the PF District may include:
   (a) Public parks, playgrounds, swimming pools, trails and similar public recreation facilities.
   (b) Public schools.
   (c) Public cemeteries.
   (d) Public buildings such as administrative buildings, libraries, courthouse, museums, public safety buildings, and similar structures.
   (e) Municipal reservoirs, well sites, pump stations, maintenance shops, storage areas and similar public utility buildings and structures.
   (f) Municipal parking lots and parking areas to serve a public use.

REPORT ANALYSIS

Lehi City seeks approval of a proposed zone change to Public Facilities for multiple public properties within the City. These properties include Exchange Park, Dairy View Park, Littlefield Substation, and others and a full map is available in the packet. This is the continuation of a comprehensive effort from City Departments to change all publicly owned property in the City to the Public Facility zone. Staff anticipates that this will finish the comprehensive Public Facility zone change update, with subsequent rezones as needed to accommodate new public parks and facilities. Additionally, Staff notes that no changes are shown in Planned Communities because the various area plans will need to be amended to make those changes.

City Staff proposes this zone change to ensure the long-term public use of these properties. Rezoning these properties to Public Facility adds another layer of protection to their public use. The PF designation also helps public properties to be easily identified on the Zoning map.

The DRC had five comments for this project, including the following:
1. Remove the Frontrunner station and leave as Resort Community
2. Include Family Park property
3. The school district owns the property, but there is not a school there so the current zone should remain. (west side-existing farm near Exchange)
4. There are a few private parcels along Center Point Dr, next to the lake, that were erroneously zoned PF: Meadowbrook (11:036:0261), Peterson (11:036:0276; 11:036:0273)

Please consider the DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is consistent with the Public Facility designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
3. The proposed zone change will/will not unduly affect the uses or proposed uses for nearby properties.
4. The proposed zone change will/will not adversely affect the public health, safety, and welfare of the neighborhoods.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on September 23, 2021. The minutes and motion from this meeting are as follows:

Public hearing and recommendation of Lehi City's request for review of a zone change for various Lehi City owned properties, changing the zoning to Public Facility.

Motion: Commissioner Ellis moved to recommend approval to the City Council for the zone change for various Lehi City owned properties, changing the zoning to Public Facility; noting the findings in the report, and include the DRC comments. The motion was seconded by Commissioner Bunker. The motion passed with all in favor.

Lehi City Public Facilities Rezone
DRC Redline Comments

*Lehi City- requests review of a **zone change for various Lehi City** owned properties, changing the zoning to PF. (Public Facility)*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: **7/27/21**
Time Start: 1:05 pm
Time End: 1:10 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks:
1. There are a few private parcels along Center Point Dr, next to the lake, that were erroneously zoned PF: Meadowbrook (11:036:0261), Peterson (11:036:0276; 11:036:0273)
2. There are some trail/creek corridor parcels to the north of Dry Creek Park that need to be changed on the General Plan and Zoning maps.

Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
3. The school district owns the property, but there is not a school there so the current zone should remain.

Luke- Traffic:
Kim – Planning:
4. Remove the Frontrunner station and leave as Resort Community
5. Include Family Park property

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION DEPENDING ON NEWSLETTER ADVERTISING DATE.

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

ORDINANCE NO: 57-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR SEVERAL CITY PROPERTIES TO PUBLIC FACILITY

WHEREAS, Lehi City, authorized agent for the owner of properties located at various locations and further described by the legal descriptions attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as Public Facility (PF); and

WHEREAS, following a public hearing on September 23, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on October 12, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of September 23, 2021; and

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

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

PART I:

The Zone District Designation and the Zoning District Map of the properties described on Exhibit "A" are hereby amended to Public Facility (PF).

PART II:

A. If a provision of this Ordinance 57 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 12th day of October 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

1) 01:046:0014- **Legal Description:** S1/2 OF LOT 4 OF BLK 50, PLAT A, LEHI CITY SURVEY.
2) 48:360:0031- **Legal Description:** DETENTION POND, LOT 31, PLAT F, OLD FARM ESTATES SUBDV. AREA 0.190 AC.
3) 53:353:0021- **Legal Description:** PARCEL A, DETENTION AREA, TIMPVIEW MEADOWS PHASE 1 SUBDV. AREA 0.444 AC.
4) 38:404:0024- **Legal Description:** PARCEL A, ELNORA ESTATES SUBDV. AREA 0.388 AC.
5) 55:628:0037- **Legal Description:** DETENTION AREA, PLAT B, WESTVIEW SUBDV. AREA 0.506 AC.
6) 39:132:0013- **Legal Description:** LOT 13, PLAT A, FOX BOROUGH SUBDV. AREA 0.169 AC.
7) 01:037:0015- **Legal Description:** COM N 89 DEG 51'30"W 116.75 FT FR SE COR LOT 4, BLK 41, PLAT , LEHI CITY SURVEY; N 68.10 FT; N 89 DEG 51'30"W 40 FT; S 68.10 FT; S 89 DEG 51'30"E 40 FT TO BEG. AREA .06 ACRE.
8) 41:446:0095- **Legal Description:** LOT 95, PLAT A, HILL CREEK PRD SUBDV. AREA 2.495 AC.
9) 01:037:0014- **Legal Description:** COM AT SW COR OF LOT 3, BLK 41, PLAT A, LEHI CITY; E 1.24 CHS; N 1.14 CHS; W 1.24 CHS; S 1.14 CHS TO BEG.
10) 11:034:0056- **Legal Description:** COM W 647.35 FT & N 1185.24 FT FR E 1/4 COR. SEC. 32, T4S, R1E, SLB&M.; N 81 DEG 44' 17" W 175.96 FT; N 85 DEG 16' 33" W 89.99 FT; N 0 DEG 4' 39" W 176.1 FT; S 88 DEG 52' 59" E 247.72 FT; S 87 DEG 54' 0" E 16.21 FT; S 63.8 FT; S 0 DEG 4' 39" E 139.57 FT TO BEG. AREA 1.138 AC.
11) 51:436:0004- **Legal Description:** PUMP BLDG, PLAT A, RITA PLACE SUB DESCRIBED AS FOLLOWS:; COM S 30.3 FT & W 2640.84 FT FR E 1/4 COR. SEC. 9, T5S, R1E, SLB&M.; E 16 FT ACTUAL COURSE = N89-59-50E 16; S 1 DEG 4' 23" E 25 FT ACTUAL COURSE = S01-04-21E 25; W 16 FT ACTUAL COURSE = S89-59-54W 16; N 1 DEG 4' 23" W 25 FT TO BEG. AREA 0.009 AC.
12) 01:027:0007- **Legal Description:** COM. AT NW COR LOT 4, BLK 31, PLAT A, LEHI CITY SUR; E ALONG N BNDY LINE LOT 4, 90 FT; S ALONG BNDY 45 FT; W 10 FT; S 45 FT; W 80 FT; N ALONG W BNDY LINE 90 FT TO BEG. ALSO: COM. AT NW COR LOT 3, BLK 31, PLAT A, LEHI CITY SURVEY; E ALONG N BDRY LINE OF LOT 3.28 FT 4 IN; S ALONG E BDRY 45 FT; W 28 FT 4 IN; N ALONG BDRY LINE 45 FT TO BEG.
13) 01:037:0012- **Legal Description:** COM. AT PT IN S LINE OF 100 N ST, LEHI WHICH PT IS W ALONG SD ST LINE 104.75 FT FR NE COR OF BLK 41, PLAT A, LEHI CITY SUR; S 63 FT; W .58 FT; S 48 FT; W 51.42 FT; N 111 FT TO S LINE OF SD 100 N ST; E 52 FT TO BEG.
14) 42:086:0022- **Legal Description:** PARCEL A, PLAT A, INDIAN SPRINGS SUB AREA 0.334 AC.
15) 51:503:0024- **Legal Description:** LOT B, PLAT B, RASPBERRY SUMMIT SUBDV. AREA 0.076 AC.
16) 43:131:0053- **Legal Description:** OPEN SPACE A, PLAT A, JORDAN WILLOWS SUBDV. AREA 1.953 AC.
17) 58:002:0110- **Legal Description:** COM S 1042.73 FT & E 2105.45 FT FR NW COR. SEC. 25, T4S, R1W, SLB&M.; S 13 DEG 25' 47" E 79.76 FT; S 84 DEG 55' 28" W 650.34 FT; ALONG A CURVE TO R (CHORD BEARS: N 6 DEG 14' 11" W 343.98 FT, RADIUS = 1850 FT) ARC LENGTH = 344.49 FEET; N 88 DEG 30' 50" E 511.44 FT; N 76 DEG 40' 3" E 80 FT; S 13 DEG 25' 47" E 249.99 FT; N 76 DEG 40' 3" E 20 FT TO BEG. AREA 4.647 AC.
18) 12:054:0075- **Legal Description:** COM N 7 DEG 49' 44" E 628.93 FT FR W 1/4 COR. SEC. 10, T5S, R1E, SLB&M.; N 89 DEG 6' 54" E 50 FT; S 0 DEG 53' 6" E 40 FT; S 89 DEG 6' 54" W 50 FT; N 0 DEG 53' 6" W 40 FT TO BEG. AREA 0.046 AC.
19) 43:161:0375- **Legal Description:** LOT 375, PLAT L, JORDAN WILLOWS II PRD SUBDV. AREA 0.386 AC.
20) 12:015:0084- **Legal Description:** COM S 1.33 FT & W 1716 FT FR E 1/4 COR. SEC. 4, T5S, R1E, SLB&M.; S 89 DEG 57' 20" W 360.37 FT; N 627 FT; N 89 DEG 57' 21" E 360.37 FT; S 627 FT TO BEG. AREA 5.187 AC.
21) 37:244:0041- **Legal Description:** DETENTION POND, PLAT A, DAIRY VIEW ESTATES SUBDV. AREA 0.596 AC.
22) 11:035:0264- **Legal Description:** COM N 0 DEG 1' 41" E 816.274 FT & W 708.21 FT FR E 1/4 COR. SEC. 33, T4S, R1E, SLB&M.; W 655.13 FT; N 1 DEG 13' 54" W 60 FT; N 75 DEG 6' 4" E 221.69 FT; N 87 DEG 5' 30" E 222.33 FT; N 1 DEG 26' 29" W 258.79 FT; ALONG A CURVE TO R (CHORD BEARS: N 85 DEG 1' 57" E 52.78 FT, RADIUS = 340 FT); N 89 DEG 25' 51" E 159.05 FT; N 89 DEG 28' 10" E 9.72 FT; S 0 DEG 46' 25" E 261.18 FT; W 9.02 FT; S 0 DEG 46' 25" E 130 FT; E 9.02 FT; S 0 DEG 46' 25" E 2.07 FT TO BEG. AREA 3.009 AC.
23) 35:497:0015- **Legal Description:** PARCEL A (DETENTION POND), PLAT B, BULL RIVER RUN SUBDV. AREA 0.237 AC.
24) 01:037:0009- **Legal Description:** COM. IN S LINE OF 100 N ST, LEHI UTAH, 2.37 CHS W FR NE COR OF LOT 4, BLK 41, PLAT A LEHI CITY SUR; W 90 FT; S178.2 FT; E 90 FT; N 178.2 FT TO BEG.

25) 34:527:0036- **Legal Description:** PARCEL A, PLAT B, ARNOLD ESTATES SUB AREA 0.245 AC.
26) 12:016:0173- **Legal Description:** COM S 89 DEG 57' 20" W 1980 FT FR E 1/4 COR. SEC. 4, T5S, R1E, SLB&M.; S 134.53 FT; S 89 DEG 57' 20" W 96.37 FT; N 134.56 FT; N 89 DEG 57' 20" E 96.37 FT TO BEG. AREA 0.297 AC.
27) 49:805:0035- **Legal Description:** LOT A, PLAT A, PELICAN COVE SUB AREA 0.569 AC.
28) 35:406:0323- **Legal Description:** DETENTION BASIN, PLAT C, BENNY ESTATES SUBDV. AREA 0.496 AC.
29) 67:060:0048- **Legal Description:** PARCEL A , MEADOWS AT LAKESIDE, PHASE 1 SUB AREA 1.100 AC.
30) 01:090:0037- **Legal Description:** COM. 132 FT N & 591.5 FT S 62 36' E FR NW COR BLK 88, PLAT A, LEHI CITY SUR; N 102 FT; S 51 45' E 480 FT ALONG RR TO ST ROAD; N L2 W ALONG ROAD 150 FT; N 50 45' W 220 FT; S 38 30' W 46.2 FT TO ROAD; N 62 36' W 40 FT TO BEG. BEING PART OF LOTS 1, 2, 3, BLK 93, PLAT A, LEHI CITYSUR.
31) 11:035:0138- **Legal Description:** COM N 01'41"E 944.54 FT & W 928.41 FT FR E 1/4 COR SEC 33, T4S, R1E, SLM; S 87 DEG 05'27"W 222.33 FT; S 75 DEG 06'06"W 237.17 FT; N 1 DEG 13'51"W 148.64 FT; N 82 DEG 06'E 71.81 FT; N 66 DEG 42'04"E 127.63 FT; N 61 DEG 41'20"E 29.41 FT; N 64 DEG 40'38"E 54.66 FT; N 71 DEG 07'41"E 100.10 FT; S 1 DEG 26'18"E 253.04 FT TO BEG. AREA 1.89 ACRES
32) 43:161:0376- **Legal Description:** LOT 376, PLAT L, JORDAN WILLOWS II PRD SUBDV. AREA 2.183 AC.
33) 52:833:0011- **Legal Description:** LOT 11, PLAT A, SUNSET MEADOWS SUBDV. AREA 0.488 AC.
34) 58:020:0042- **Legal Description:** COM N 585.75 FT & E 16.5 FT FR SW COR. SEC. 1, T5S, R1W, SLB&M.; N 350 FT; E 609.23 FT; S 350 FT; W 609.23 FT TO BEG. AREA 4.895 AC.
35) 12:010:0114- **Legal Description:** COM N 903.89 FT & E 59.4 FT FR W 1/4 COR. SEC. 3, T5S, R1E, SLB&M.; N 0 DEG 2' 0" W 110 FT; S 89 DEG 19' 30" E 11.47 FT; S 1 DEG 3' 15" E 24.99 FT; S 89 DEG 19' 30" E 126 FT; S 0 DEG 2' 0" E 85.02 FT; N 89 DEG 19' 30" W 137.91 FT TO BEG. AREA 0.276 AC.
36) 01:037:0016- **Legal Description:** COM SE COR LOT 4, BLK 41, PLAT A, LEHI CITY SURVEY; W 116.75 FT; N 68.1 FT; E 11.42 FT; S 4 FT; E 105.33 FT; S 64.1 FT TO BEG. AREA .17 ACRE.
37) 41:569:0017- **Legal Description:** DETENTION POND, LOT 17, PLAT A, HOLLADAY ACRES SUBDV. AREA 0.611 AC.
38) 11:036:0226- **Legal Description:** COM S 1325.73 FT & E 661.64 FT FR W 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; N 57.83 FT; E 31.68 FT; S 0 DEG 3' 28" W 7.25 FT; E 232.05 FT; S 1 DEG 13' 47" W 50.59 FT; W 262.64 FT TO BEG. AREA 0.311 AC.
39) 49:584:0036- **Legal Description:** LOT 36, STORM DETENTION, PLAT A, PRET'S PLACE SUBDV. AREA 0.344 AC.
40) 66:371:0005- **Legal Description:** LOT 5, PLAT A, SNOWS SPRINGS SUB AREA 0.505 AC.
41) 12:016:0175- **Legal Description:** COM S 89 DEG 57' 20" W 1716 FT FR E 1/4 COR. SEC. 4, T5S, R1E, SLB&M.; S 134.53 FT; S 89 DEG 57' 20" W 264 FT; N 134.56 FT; N 89 DEG 57' 20" E 264 FT TO BEG. AREA 0.815 AC.
42) 36:963:0422- **Legal Description:** LOT 422, PLAT G, CHAPPEL VALLEY PRD PHASE 1 SUBDV. AREA 0.400 AC.
43) 67:060:0050- **Legal Description:** PARCEL C, MEADOWS AT LAKESIDE, PHASE 1 SUB AREA 0.184 AC.
44) 11:036:0258- **Legal Description:** COM S 2639.33 FT & E 3.73 FT FR N 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; W 504.9 FT; N 37.81 FT; N 60 DEG 6' 54" E 35.48 FT; N 40 DEG 47' 52" E 76.84 FT; S 56 DEG 45' 32" E 81.63 FT; N 66 DEG 20' 51" E 127.37 FT; N 40 DEG 10' 39" E 179.32 FT; N 39 DEG 31' 11" E 145.81 FT; N 32 DEG 8' 57" E 57.35 FT; S 418.05 FT TO BEG. AREA 1.969 AC.
45) 40:413:0049- **Legal Description:** DETENTION POND, PLAT C, GREEN HILLS SUBDV. AREA 0.539 AC.
46) 52:442:0031- **Legal Description:** LOT 31, PLAT B, SOUTHTOWNE ESTATES SUBDV. AREA 0.224 AC.
47) 58:020:0034- **Legal Description:** COM N 49.5 FT & E 881.42 FT FR SW COR. SEC. 1, T5S, R1W, SLB&M.; N 536.25 FT; E 353.53 FT; S 536.25 FT; W 353.53 FT TO BEG. AREA 4.352 AC.
48) 53:309:0153- **Legal Description:** LOT 153, STORM DETENTION, PLAT A, THANKSGIVING VILLAGE PUD SUBDV. AREA 0.129 AC.
49) 01:027:0011- **Legal Description:** COM. 90 FT E OF NW COR BLK 31, PLAT A, LEHI CITY SUR; E 28 FT 4 IN; S 182 FT; W 28 FT 4 IN; N 182 FT TO BEG.
50) 12:039:0005- **Legal Description:** COM S 1591.64 FT & W 31.88 FT FR NE COR SEC 8, T5S, R1E, SLM; N 48 DEG 28'42"W 299.71 FT; N 43 DEG 41'W 302.64 FT; N 49 DEG 09'25"W 36.41 FT; N 15 DEG 39'42"E 148.35 FT; N 72 DEG 23'19"E 224.26 FT; S 27 DEG 04'49"E 68.69 FT; S 23 DEG 59'11"E 168.52 FT; S 33 DEG 59'23"E 122.52 FT; S 24 DEG 26'54"E 125.97 FT; S 6 DEG 59'52"E 70.78 FT; S 1 DEG 16'51"W 34.83 FT; S 10 DEG 20'15"W 117.49 FT TO BEG. AREA 3.44 ACRES.
51) 01:037:0008- **Legal Description:** COM. 242.42 FT W OF NE COR OF LOT 4, BLK 41, PLAT A, LEHI CITY SURVEY; W 94.14 FT; S 178.2 FT; E 94.14 FT; N 178.2 FTTO BEG.

52) 12:030:0017- **Legal Description:** COM N 89 DEG 43' 15" E 1015.1 FT & N 0 DEG 16' 45" W 42.11 FT (WHICH PT IS DESCRIBED AS BEING INTERSECTION PT OF WLY R OF W BDY OF D&RG RR R OF W AND N BDY OF COUNTY ROAD PER DEED.) FR S 1/4 COR. SEC. 6, T5S, R1E, SLB&M.; S 89 DEG 43' 15" W 40.27 FT; N 42 DEG 6' 45" W 85.19 FT; N 47 DEG 53' 15" E 30 FT; S 42 DEG 6' 45" E 112.01 FT TO BEG. AREA 0.068 AC.
53) 45:388:0034- **Legal Description:** LOT 34, PLAT A, LEHI PARK VIEW PRD SUBDV. AREA 4.456 AC.
54) 01:090:0036- **Legal Description:** COM. 59.6 RODS S & 75.5 RODS E OF NW COR OF SW1/4 SEC 9, T5S, R1E, SLM; N 62 W 10 RODS 6 FT; N 38 30'E 2 1/8 RODS; S 50 45'E 10 RODS 10 FT TO BEG.
55) 65:184:0340- **Legal Description:** PART LOT 337 DETENTION AREA, PLAT C, CRANBERRY FARMS SUB DESCRIBED AS FOLLOWS:; COM N 196.29 FT & W 714.71 FT FR W 1/4 COR. SEC. 6, T5S, R1E, SLB&M.; S 17 DEG 41' 3" E 51.64 FT; S 35 DEG 47' 28" W 99.1 FT; S 72 DEG 18' 58" W 102.85 FT; ALONG A CURVE TO R (CHORD BEARS: S 89 DEG 40' 47" W 113.56 FT, RADIUS = 9960 FT); N 89 DEG 59' 37" W 147.69 FT; N 11 DEG 45' 33" E 25.47 FT; N 16 DEG 58' 8" E 42.02 FT; N 75 DEG 55' 15" E 395.94 FT TO BEG. AREA 0.929 AC.
56) 13:030:0062- **Legal Description:** COM S 537.53 FT & E 1022.57 FT FR N 1/4 COR. SEC. 19, T5S, R1E, SLB&M.; S 0 DEG 44' 21" E 57.5 FT; S 8 DEG 23' 31" W 50.81 FT; S 56 DEG 11' 0" E 18.93 FT; S 0 DEG 50' 22" E 11.06 FT; S 29 DEG 59' 46" W 45.05 FT; S 0 DEG 19' 0" E 116.17 FT; S 12 DEG 52' 6" W 53.78 FT; W 40.35 FT; N 11 DEG 17' 35" E 49.74 FT; N 2 DEG 34' 20" E 26.55 FT; N 4 DEG 33' 44" W 39.97 FT; N 1 DEG 59' 28" E 68.83 FT; N 23 DEG 21' 29" E 23.79 FT; N 27 DEG 26' 40" E 47.65 FT; N 14 DEG 46' 28" E 91.95 FT; S 0 DEG 31' 6" E .01 FT TO BEG. AREA 0.263 AC.
57) 11:036:0263- **Legal Description:** COM N 7.29 FT & E 1741.68 FT FR W 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; N 35 DEG 31' 42" W 90.1 FT; ALONG A CURVE TO L (CHORD BEARS: N 31 DEG 30' 37" E 129.05 FT, RADIUS = 335 FT); ALONG A CURVE TO R (CHORD BEARS: N 24 DEG 25' 1" E 26.59 FT, RADIUS = 190 FT); ALONG A CURVE TO L (CHORD BEARS: S 19 DEG 21' 11" E 22.22 FT, RADIUS = 15 FT); S 67 DEG 8' 7" E 21.11 FT; ALONG A CURVE TO R (CHORD BEARS: S 60 DEG 35' 3" E 51.34 FT, RADIUS = 225 FT); S 54 DEG 2' 0" E 25.33 FT; N 38 DEG 36' 44" E 47.76 FT; N 58 DEG 41' 41" E 55.96 FT; N 73 DEG 35' 7" E 174 FT; N 81 DEG 44' 53" E 24.06 FT; S 0 DEG 14' 22" E 208.12 FT; S 51 DEG 33' 8" W 76.92 FT; S 89 DEG 45' 38" W 327.08 FT TO BEG. AREA 1.841 AC.
58) 67:060:0051- **Legal Description:** PARCEL D, MEADOWS AT LAKESIDE, PHASE 1 SUB AREA 0.141 AC.
59) 11:036:0269- **Legal Description:** COM S 357.95 FT & E 2223.71 FT FR W 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; N 57 DEG 50' 51" W 399.11 FT; N 36 DEG 51' 42" E 107.92 FT; N 60 DEG 6' 54" E 138.35 FT; N 89 DEG 46' 9" E 548.71 FT; S 67 DEG 29' 58" W 185.49 FT; S 36 DEG 51' 47" W 373.6 FT TO BEG. AREA 3.033 AC.
60) 01:037:0010- **Legal Description:** COM. AT NE COR OF BLK 41, PLAT A, LEHI CITY SUR; S 63 FT; W 104.75 FT; N 63 FT; E 104.75 FT TO BEG.
61) 66:565:0094- **Legal Description:** PARCEL A, SAGE VISTA SUB AREA 0.312 AC.
62) 34:449:0011- **Legal Description:** LOT 11,DETENTION BASIN, ASPEN RIDGE II SUBDV. AREA 0.199 AC.
63) 34:431:0020- **Legal Description:** DETENTION BASIN, LOT 20, ANTHEM COUNTRY LANE ESTATES SUBDV. AREA 0.332 AC.
64) 58:025:0004- **Legal Description:** COM S 0 DEG 21' 39" E 147.4 FT & E 9.2 FT FR NW COR. SEC. 12, T5S, R1W, SLB&M.; S 146 FT; N 89 DEG 50' 0" E 298.4 FT; N 146 FT; S 89 DEG 50' 0" W 298.4 FT TO BEG. AREA 1.000 AC.
65) 40:377:0017- **Legal Description:** PARCEL "A", GRAYS CROSSING SUBDV. AREA 0.071 AC
66) 58:020:0035- **Legal Description:** COM N 49.5 FT & E 422.65 FT FR SW COR. SEC. 1, T5S, R1W, SLB&M.; N 536.25 FT; E 81.25 FT; S 536.25 FT; W 81.25 FT TO BEG. AREA 1.000 AC.
67) 12:048:0240- **Legal Description:** COM S 952.4 FT & E 357.31 FT FR N 1/4 COR. SEC. 9, T5S, R1E, SLB&M.; S 1 DEG 25' 4" E 268.69 FT; N 89 DEG 59' 53" W 191.69 FT; N 89 DEG 59' 20" W .36 FT; N 0 DEG 9' 26" E 132 FT; N 0 DEG 6' 34" W 137.83 FT; S 89 DEG 37' 16" E 185.31 FT TO BEG. AREA 1.165 AC.
68) 41:447:0096- **Legal Description:** LOT 96, PLAT B, HILL CREEK PRD SUBDV. AREA 4.614 AC.
69) 55:725:0009- **Legal Description:** OPEN SPACE, PLAT A, WILLOW FALLS ESTATES PRD SUBDV. AREA 0.998 AC.
70) 66:364:0030- **Legal Description:** PARCEL A, DETENTION AREA, PLAT A, SPRING MEADOW RANCHES SUB AREA 0.466 AC.
71) 41:790:0011- **Legal Description:** PARCEL 11, PLAT A, HADFIELD SUB AREA 0.250 AC.
72) 36:554:0030- **Legal Description:** A CITY PARK LOCATED IN PLAT A, CREEKSIDE MEADOWS SUB DESCRIBED AS FOLLOWS:; COM S 665.35 FT & W 451.91 FT FR NE COR. SEC. 8, T5S, R1E, SLB&M.; S 89 DEG 51' 59" E 65.67 FT; S 18 DEG 51' 0" E 176.1 FT; S 25 DEG 42' 0" E 77.75 FT; N 74 DEG 44' 0" E 32.01 FT; S 21 DEG 23' 29" E 41.63 FT; S 25 DEG 37' 25" E 11.64 FT; S 75 DEG 12' 41" W 134.15 FT; N 14 DEG 34' 32" W 77.94 FT; N 43 DEG 31' 50" W 25 FT; ALONG A CURVE TO L (CHORD BEARS: N 26 DEG 50' 6" W 116.86 FT,

RADIUS = 61 FT) ARC LENGTH = 156.09 FEET; ALONG A CURVE TO R (CHORD BEARS: N 58 DEG 55' 17" W 19.77 FT, RADIUS = 15 FT) ARC LENGTH = 21.58 FEET; N 17 DEG 42' 7" W 86.47 FT; ALONG A CURVE TO R (CHORD BEARS: N 33 DEG 19' 11" E 23.32 FT, RADIUS = 15 FT) ARC LENGTH = 26.71 FEET; ALONG A CURVE TO R (CHORD BEARS: N 87 DEG 14' 12" E 42.37 FT, RADIUS = 419.12 FT) ARC LENGTH = 42.39 FEET TO BEG. AREA 0.738 AC.

73) 01:037:0007- **Legal Description:** COM. AT NW COR OF BLK 41, PLAT A, LEHI CITY SUR; E 1.25 CHS; S 1.57 CHS; W 1.25 CHS; N 1.57 CHS TO BEG.
74) 01:037:0011- **Legal Description:** COM. 63 FT S OF NE COR OF LOT 4, BLK 41, PLAT A, LEHI CITY SUR; W 105.33 FT; S 52 FT; E 105.33 FT; N 52 FT TO BEG.
75) 47:332:0153- **Legal Description:** PARCEL A, PLAT A, NEWMAN RANCH SUB AREA 0.337 AC.
76) 58:021:0356- **Legal Description:** COM N 678.55 FT & W 1317.23 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 0 DEG 4' 51" W 649.66 FT; N 89 DEG 53' 24" E 101.75 FT; S 18 DEG 25' 0" E 684.06 FT; S 89 DEG 51' 7" W 316.94 FT TO BEG. AREA 3.120 AC.
77) 58:020:0062- **Legal Description:** COM N 49.5 FT & E 199.01 FT FR SW COR. SEC. 1, T5S, R1W, SLB&M.; N 18 DEG 25' 0" W 565.2 FT; E 402.2 FT; S 536.25 FT; W 223.64 FT TO BEG; S 16 DEG 47' 46" E .003 FT TO BEG. AREA 3.852 AC.
78) 58:028:0030- **Legal Description:** COM N 1355.55 FT & E 450.07 FT FR SW COR. SEC. 13, T5S, R1W, SLB&M.; N 39 DEG 22' 40" E 20.72 FT; N 69 DEG 0' 12" E 175.32 FT; S 83 DEG 58' 20" E 94.01 FT; S 8 DEG 54' 12" E 220.63 FT; S 87 DEG 47' 29" E 170.24 FT; S 68 DEG 38' 55" E 106.26 FT; S 79 DEG 53' 12" W 209.66 FT; N 74 DEG 31' 31" W 144.79 FT; N 49 DEG 47' 10" W 298.06 FT TO BEG. AREA 1.504 AC.
79) 58:020:0041- **Legal Description:** COM N 585.75 FT & E 625.73 FT FR SW COR. SEC. 1, T5S, R1W, SLB&M.; N 350 FT; E 609.23 FT; S 350 FT; W 609.23 FT TO BEG. AREA 4.895 AC.
80) 13:027:0072- **Legal Description:** COM S 104.54 FT & W 848.97 FT FR E 1/4 COR. SEC. 18, T5S, R1E, SLB&M.; S 0 DEG 0' 44" E 166.47 FT; N 89 DEG 45' 5" W 131.72 FT; N 0 DEG 0' 44" W 166.56 FT; S 89 DEG 42' 40" E 131.72 FT TO BEG. AREA 0.504 AC.
81) 01:027:0010- **Legal Description:** ALL OF LOT 5, BLK 31, PLAT A, LEHI CITY SUR.
82) 13:027:0069- **Legal Description:** COM S 102.45 FT & W 980.71 FT FR E 1/4 COR. SEC. 18, T5S, R1E, SLB&M.; N 0 DEG 0' 45" W 96.87 FT; E .48 FT; N 0 DEG 0' 44" W 65.82 FT; S 89 DEG 42' 42" E 131.24 FT; S 0 DEG 0' 45" E 162.61 FT; N 89 DEG 45' 5" W 131.72 FT TO BEG. AREA 0.491 AC.
83) 65:057:0018- **Legal Description:** LOT 18, PLAT A, CLARK ESTATES SUBDV. AREA 0.221 AC.
84) 11:032:0106- **Legal Description:** COM S 0 DEG 9' 44" W 1411.31 FT & W 440 FT FR E 1/4 COR. SEC. 31, T4S, R1E, SLB&M.; S 0 DEG 9' 44" W 243.56 FT; ALONG A CURVE TO R (CHORD BEARS: N 58 DEG 6' 47" W 286.37 FT, RADIUS = 3140 FT); N 60 DEG 43' 34" W 188.74 FT; E 408.48 FT TO BEG. AREA 1.128 AC.
85) 66:385:0003- **Legal Description:** PARCEL A, PLAT B, SPRING MEADOW RANCHES SUB AREA 0.184 AC.
86) 12:021:0074- **Legal Description:** COM AT NW COR. SEC. 5, T5S, R1E, SLB&M.; N 89 DEG 44' 0" E 332.42 FT; S 25 DEG 33' 0" E 385.13 FT; S 87 DEG 16' 26" W 172.5 FT; N 25 DEG 33' 0" W 196.8 FT; N 137.69 FT; S 89 DEG 44' 0" W 241.22 FT; N 0 DEG 10' 30" W 40 FT TO BEG. AREA 1.469 AC.
87) 58:002:0084- **Legal Description:** COM S 89 DEG 48' 21" E 1358.39 FT FR NW COR. SEC. 25, T5S, R1W, SLB&M.; S 89 DEG 48' 21" E 316.44 FT; S 89 DEG 45' 5" E 142.12 FT; ALONG A CURVE TO R (CHORD BEARS: S 26 DEG 38' 38" E 100.09 FT, RADIUS = 872.2 FT); S 65 DEG 22' 15" W 100 FT; ALONG A CURVE TO R (CHORD BEARS: S 17 DEG 31' 26" E 191.04 FT, RADIUS = 772.2 FT); S 13 DEG 32' 34" E 517.57 FT; S 88 DEG 30' 50" W 511.46 FT; N 2 DEG 11' 7" W 574.35 FT; ALONG A CURVE TO L (CHORD BEARS: N 12 DEG 39' 35" W 262.94 FT, RADIUS = 724.11 FT); N 25 DEG 0' 21" W 1.06 FT TO BEG. AREA 8.402 AC.
88) 35:406:0301- **Legal Description:** LOT 301, PLAT C, BENNY ESTATES SUBDV. AREA 0.184 AC.
89) 58:020:0146- **Legal Description:** COM N 49.5 FT & E 503.89 FT FR SW COR. SEC. 1, T5S, R1W, SLB&M.; N 536.25 FT; E 377.53 FT; S 536.25 FT; W 377.53 FT TO BEG. AREA 4.648 AC.
90) 43:087:0073- **Legal Description:** DETENTION POND IN PLAT A, JORDAN MEADOWS SUBDV. AREA 0.268 AC.
91) 01:027:0006- **Legal Description:** COM. 10 FT W OF SE COR OF LOT 4, BLK 31 PLAT A, LEHI CITY SUR; N 90.2 FT; W 80 FT TO W LINE OF SD LOT 4; S ALONG W LINE LOT 4 90.2 FT TO SW COR SD LOT 4; E 80 FT ALONG S LINE LOT 4 TO BEG.
92) 12:009:0118- **Legal Description:** COM N 89 DEG 52' 22" E 49.2 FT & N 433.16 FT FR SW COR. SEC. 3, T5S, R1E, SLB&M.; N 3 DEG 31' 56" E 31.34 FT; N 0 DEG 16' 55" W 48.24 FT; ALONG A CURVE TO L (CHORD BEARS: N 1 DEG 40' 10" W 96.84 FT, RADIUS = 1999.5 FT); N 3 DEG 3' 25" W 4.33 FT; N 0 DEG 36' 56" E 2.38 FT; N 76 DEG 56' 0" E 249.88 FT; N 0 DEG 4' 11" W 180.09 FT; E 35 FT; S 0 DEG 4' 11" E 207.89 FT; S 76 DEG 56' 0" W 114.29 FT; S 0 DEG 24' 8" W 187.65 FT; N 89 DEG 23' 0" W 164.47 FT TO BEG. AREA 1.001 AC.

93) 39:191:0040- **Legal Description:** LOT 40, DETENTION POND, PLAT B, FOX RUN PUD SUBDV. AREA 0.402 AC.
94) 11:036:0070- **Legal Description:** COM N 89 DEG 54' 28" E 49.5 FT & N 235 FT FR SW COR. SEC. 34, T4S, R1E, SLB&M.; N 75 FT; E 75 FT; S 75 FT; W 75 FT TO BEG. AREA 0.129 AC.
95) 01:090:0028- **Legal Description:** COM. 59.6 RODS S & 76.5 RODS E & 10 RODS 6 1/2 FT N 62 W FROM NW COR OF SW1/4 OF SEC 9, T 5 S, R 1 E; N 62 W 59.5 FT; S 38 30' W 2.12 RODS TO BEG.
96) 45:493:0216- **Legal Description:** PART LOT 216, PLAT B, LEHI RANCHES SUB DESCRIBED AS FOLLOWS; COM S 1534.74 FT & W 1788.01 FT FR NE COR. SEC. 20, T5S, R1E, SLB&M.; S 89 DEG 25' 26" E 78.73 FT; ALONG A CURVE TO R (CHORD BEARS: S 44 DEG 42' 13" E 21.11 FT, RADIUS = 15 FT); S 0 DEG 0' 57" W 114.98 FT; ALONG A CURVE TO L (CHORD BEARS: S 9 DEG 9' 53" E 96.68 FT, RADIUS = 303 FT); ALONG A CURVE TO R (CHORD BEARS: S 9 DEG 13' 25" E 78.31 FT, RADIUS = 247 FT); N 89 DEG 9' 53" W 124.14 FT; N 0 DEG 30' 0" E 301.71 FT TO BEG. AREA 0.709 AC.
97) 41:672:0326- **Legal Description:** PART PUBLIC OPEN SPACE, HIGHLAND HOLLOW PHASE 3 SUB. AREA 0.168 AC.
98) 58:002:0181- **Legal Description:** COM S 89 DEG 45' 5" E 187.08 FT & S 89.59 FT FR S 1/4 COR. SEC. 24, T4S, R1W, SLB&M.; ALONG A CURVE TO R (CHORD BEARS: S 17 DEG 31' 26" E 215.77 FT, RADIUS = 872.2 FT); S 13 DEG 37' 2" E 512.17 FT; S 76 DEG 40' 3" W 20 FT; S 76 DEG 25' 56" W 80.52 FT; N 13 DEG 32' 34" W 517.57 FT; ALONG A CURVE TO L (CHORD BEARS: N 17 DEG 31' 26" W 191.04 FT, RADIUS = 772.2 FT); N 65 DEG 22' 15" E 100 FT TO BEG. AREA 1.651 AC.
99) 38:602:0118- **Legal Description:** PARCEL A, EDDINGTON ESTATES SUB AREA 1.112 AC.
100) 38:604:0001- **Legal Description:** LOT 1, THE EXCHANGE IN LEHI PARK SUB AREA 4.536 AC.
101) 58:025:0032- **Legal Description:** COM AT NW COR. SEC. 12, T5S, R1W, SLB&M.; S 0 DEG 21' 39" E 293.44 FT; N 89 DEG 50' 0" E 8.28 FT; N 146 FT; N 89 DEG 50' 0" E 298.4 FT; N 18 DEG 9' 0" W 153.72 FT; N 89 DEG 53' 50" W 260.65 FT TO BEG. AREA 0.986 AC.
102) 11:036:0270- **Legal Description:** COM N 1235.36 FT & E 3810.99 FT FR W 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; N 89 DEG 46' 35" E 481.3 FT; S 68 DEG 45' 39" W 599.13 FT; S 43 DEG 32' 46" W 1243.7 FT; S 67 DEG 29' 58" W 249.67 FT; N 0 DEG 6' 0" W 405.07 FT; N 32 DEG 8' 56" E 45.56 FT; S 78 DEG 9' 5" E 37.42 FT; N 40 DEG 49' 47" E 136.44 FT; N 24 DEG 17' 23" E 80.26 FT; N 20 DEG 39' 16" E 141.05 FT; N 18 DEG 1' 22" E 65.18 FT; N 71 DEG 11' 18" E 53.34 FT; N 56 DEG 29' 59" E 48.3 FT; N 62 DEG 30' 39" E 28.54 FT; N 87 DEG 29' 34" E 52.89 FT; N 57 DEG 16' 53" E 62.04 FT; N 13 DEG 54' 21" E 33.61 FT; N 59 DEG 15' 11" E 50.68 FT; N 84 DEG 19' 27" E 262.27 FT; N 53 DEG 30' 13" E 52.58 FT; N 36 DEG 12' 31" E 145 FT; S 83 DEG 2' 47" E 179.85 FT; N 35 DEG 16' 17" E 124.93 FT TO BEG. AREA 12.248 AC.
103) 58:020:0105- **Legal Description:** COM S 89 DEG 53' 50" E 1484.42 FT & N 125.75 FT FR SW COR. SEC. 1, T5S, R1W, SLB&M.; N 0 DEG 2' 0" W 852.25 FT; S 89 DEG 24' 30" W 31.91 FT; N 0 DEG 12' 0" E 114.46 FT; N 89 DEG 52' 54" E 207.05 FT; S 936.06 FT; S 80 DEG 2' 21" W 177.72 FT TO BEG. AREA 3.912 AC.
104) 58:020:0077- **Legal Description:** COM N 47.51 FT & E 1234.46 FT FR SW COR. SEC. 25, T5S, R1W, SLB&M.; N 0 DEG 2' 0" W 888.05 FT; N 89 DEG 57' 25" W 647.18 FT; N 0 DEG 10' 0" W 149.12 FT; S 89 DEG 53' 48" E 730.86 FT; S 3 DEG 27' 22" E 11.24 FT; N 89 DEG 24' 30" E 134.5 FT; S 0 DEG 12' 0" W 99 FT; N 89 DEG 24' 30" E 31.91 FT; S 0 DEG 2' 0" E 853.55 FT; S 79 DEG 40' 22" W 97.33 FT; S 65 DEG 15' 18" W 135.38 FT; S 89 DEG 41' 30" W 31.25 FT TO BEG. AREA 7.823 AC.
105) 55:810:0053- **Legal Description:** PART LOT D, PLAT A, WILLIS CROSSING SUB DESCRIBED AS FOLLOWS:; COM N 56.88 FT & W 1.62 FT FR SW COR. SEC. 21, T5S, R1E, SLB&M.; E 659.88 FT; N 2135.01 FT; E 135.28 FT; ALONG A CURVE TO R (CHORD BEARS: S 87 DEG 10' 16" E 42.44 FT, RADIUS = 430 FT); S 84 DEG 20' 34" E 161.03 FT; ALONG A CURVE TO L (CHORD BEARS: N 87 DEG 33' 39" E 104.22 FT, RADIUS = 370 FT); N 79 DEG 27' 50" E 34.35 FT; ALONG A CURVE TO R (CHORD BEARS: N 84 DEG 43' 54" E 78.96 FT, RADIUS = 430 FT); E 45.89 FT; ALONG A CURVE TO R (CHORD BEARS: S 45 DEG 3' 2" E 43.8 FT, RADIUS = 31 FT); E 28.67 FT; S 2544.95 FT; N 78 DEG 28' 59" W 614 FT; S 89 DEG 26' 6" W 717.25 FT; N 0 DEG 1' 16" W 269.02 FT; N 0 DEG 57' 2" W 56.36 FT TO BEG. AREA 42.749 AC.
106) 51:503:0023- **Legal Description:** LOT A, PLAT B, RASPBERRY SUMMIT SUBDV. AREA 0.072 AC.
107) 45:412:0017- **Legal Description:** LOT 17, STORM DETENTION, PLAT B, LEHI COUNTRY ESTATES SUBDV. AREA 0.413 AC.
108) 13:013:0024- **Legal Description:** COM S 761.57 FT & E 1313.53 FT FR N 1/4 COR. SEC. 16, T5S, R1E, SLB&M.; S 76 DEG 54' 50" W 48 FT; N 13 DEG 5' 11" W 74.94 FT; N 76 DEG 54' 48" E 37.47 FT; S 21 DEG 5' 15" E 75.68 FT TO BEG. AREA 0.074 AC.

109) 13:033:0090- **Legal Description:** COM S 1676.24 FT & E 383.3 FT FR NW COR. SEC. 20, T5S, R1E, SLB&M.; N 89 DEG 34' 0" E 661.07 FT; S 0 DEG 23' 14" W 327.81 FT; S 89 DEG 27' 0" W 661.25 FT; N 0 DEG 25' 0" E 328.12 FT TO BEG. AREA 4.985 AC.
110) 39:185:0010- **Legal Description:** LOT 10, PLAT A, FOXMOOR RIDGE SUBDV. AREA 0.122 AC.
111) 55:657:0057- **Legal Description:** DETENTION AREA, PLAT C, WESTVIEW SUBDV. AREA 0.249 AC.
112) 38:280:0045- **Legal Description:** PLAT A, EAGLE POINT ESTATES SUBDV. AREA 0.231 AC.
113) 01:046:0011- **Legal Description:** COM AT NE COR LOT 4, BLK 50, PLAT A, LEHI CITY SUR; S 90.5 FT; W 60.5 FT; N 90.5 FT; E 60.5 FT TO BEG.
114) 55:609:0011- **Legal Description:** DETENTION BASIN AREA, PLAT A, WESTVIEW SUBDV. AREA 0.219 AC.
115) 45:412:0058- **Legal Description:** PART LOT 16, PLAT B, LEHI COUNTRY ESTATES SUB DESCRIBED AS FOLLOWS:; COM S 1241.23 FT & E 253.94 FT FR N 1/4 COR. SEC. 20, T5S, R1E, SLB&M.; S 89 DEG 33' 23" E 70.43 FT; S 44 DEG 46' 21" E 40.78 FT; S 0 DEG 1' 3" W 218.35 FT; ALONG A CURVE TO R (CHORD BEARS: S 65 DEG 58' 46" W 20.24 FT, RADIUS = 26 FT); S 88 DEG 53' 28" W 53.91 FT; N 0 DEG 1' 0" E 111.52 FT; S 88 DEG 53' 28" W 27.86 FT; N 0 DEG 26' 37" E 146.15 FT TO BEG. AREA 0.506 AC.

Public Facilities to be Added to Zoning

July 27, 2021

PF Needs to be Added

Existing Public Facilities

Legal Descriptions for PF Rezone

1) 01:046:0014- **Legal Description:** S1/2 OF LOT 4 OF BLK 50, PLAT A, LEHI CITY SURVEY.
2) 48:360:0031- **Legal Description:** DETENTION POND, LOT 31, PLAT F, OLD FARM ESTATES SUBDV. AREA 0.190 AC.
3) 53:353:0021- **Legal Description:** PARCEL A, DETENTION AREA, TIMPVIEW MEADOWS PHASE 1 SUBDV. AREA 0.444 AC.
4) 38:404:0024- **Legal Description:** PARCEL A, ELNORA ESTATES SUBDV. AREA 0.388 AC.
5) 55:628:0037- **Legal Description:** DETENTION AREA, PLAT B, WESTVIEW SUBDV. AREA 0.506 AC.
6) 39:132:0013- **Legal Description:** LOT 13, PLAT A, FOX BOROUGH SUBDV. AREA 0.169 AC.
7) 01:037:0015- **Legal Description:** COM N 89 DEG 51'30"W 116.75 FT FR SE COR LOT 4, BLK 41, PLAT , LEHI CITY SURVEY; N 68.10 FT; N 89 DEG 51'30"W 40 FT; S 68.10 FT; S 89 DEG 51'30"E 40 FT TO BEG. AREA .06 ACRE.
8) 41:446:0095- **Legal Description:** LOT 95, PLAT A, HILL CREEK PRD SUBDV. AREA 2.495 AC.
9) 01:037:0014- **Legal Description:** COM AT SW COR OF LOT 3, BLK 41, PLAT A, LEHI CITY; E 1.24 CHS; N 1.14 CHS; W 1.24 CHS; S 1.14 CHS TO BEG.
10) 11:034:0056- **Legal Description:** COM W 647.35 FT & N 1185.24 FT FR E 1/4 COR. SEC. 32, T4S, R1E, SLB&M.; N 81 DEG 44' 17" W 175.96 FT; N 85 DEG 16' 33" W 89.99 FT; N 0 DEG 4' 39" W 176.1 FT; S 88 DEG 52' 59" E 247.72 FT; S 87 DEG 54' 0" E 16.21 FT; S 63.8 FT; S 0 DEG 4' 39" E 139.57 FT TO BEG. AREA 1.138 AC.
11) 51:436:0004- **Legal Description:** PUMP BLDG, PLAT A, RITA PLACE SUB DESCRIBED AS FOLLOWS:; COM S 30.3 FT & W 2640.84 FT FR E 1/4 COR. SEC. 9, T5S, R1E, SLB&M.; E 16 FT ACTUAL COURSE = N89-59-50E 16; S 1 DEG 4' 23" E 25 FT ACTUAL COURSE = S01-04-21E 25; W 16 FT ACTUAL COURSE = S89-59-54W 16; N 1 DEG 4' 23" W 25 FT TO BEG. AREA 0.009 AC.
12) 01:027:0007- **Legal Description:** COM. AT NW COR LOT 4, BLK 31, PLAT A, LEHI CITY SUR; E ALONG N BNDY LINE LOT 4, 90 FT; S ALONG BNDY 45 FT; W 10 FT; S 45 FT; W 80 FT; N ALONG W BNDY LINE 90 FT TO BEG. ALSO: COM. AT NW COR LOT 3, BLK 31, PLAT A, LEHI CITY SURVEY; E ALONG N BDRY LINE OF LOT 3.28 FT 4 IN; S ALONG E BDRY 45 FT; W 28 FT 4 IN; N ALONG BDRY LINE 45 FT TO BEG.
13) 01:037:0012- **Legal Description:** COM. AT PT IN S LINE OF 100 N ST, LEHI WHICH PT IS W ALONG SD ST LINE 104.75 FT FR NE COR OF BLK 41, PLAT A, LEHI CITY SUR; S 63 FT; W .58 FT; S 48 FT; W 51.42 FT; N 111 FT TO S LINE OF SD 100 N ST; E 52 FT TO BEG.
14) 42:086:0022- **Legal Description:** PARCEL A, PLAT A, INDIAN SPRINGS SUB AREA 0.334 AC.
15) 51:503:0024- **Legal Description:** LOT B, PLAT B, RASPBERRY SUMMIT SUBDV. AREA 0.076 AC.
16) 43:131:0053- **Legal Description:** OPEN SPACE A, PLAT A, JORDAN WILLOWS SUBDV. AREA 1.953 AC.
17) 53:264:0021- **Legal Description:** LOT 4, PLAT A, THANKSGIVING POINT BUSINESS PARK AMENDED SUBDV. AREA 5.380 AC. ALSO LOT 5, PLAT A, THANKSGIVING POINT BUSINESS PARK AMENDED SUBDV. AREA 2.470 AC. ALSO PART LOT 6, PLAT A, THANKSGIVING POINT BUSINESS PARK AMENDED SUB DESCRIBED AS FOLLOWS:; COM S 764.1 FT & W 2020.87 FT FR E 1/4 COR. SEC. 36, T4S, R1W, SLB&M.; S 89 DEG 58' 0" E 324.97 FT ACTUAL COURSE = S89-58-03E 324.96; S 1 DEG 27' 59" E 122.57 FT ACTUAL COURSE = S01-27-57E 122.57; S 50 DEG 41' 45" W 479.97 FT ACTUAL COURSE = S50-41-39W 479.98; N 39 DEG 18' 15" W 296.25 FT ACTUAL COURSE = N39-18-14W 296.25; N 49 DEG 27' 46" E 303.9 FT ACTUAL COURSE = N49-27-41E 303.9 TO BEG. AREA 3.160 AC. TOTAL AREA 11.01 AC.
18) 58:002:0110- **Legal Description:** COM S 1042.73 FT & E 2105.45 FT FR NW COR. SEC. 25, T4S, R1W, SLB&M.; S 13 DEG 25' 47" E 79.76 FT; S 84 DEG 55' 28" W 650.34 FT; ALONG A CURVE TO R (CHORD BEARS: N 6 DEG 14' 11" W 343.98 FT, RADIUS = 1850 FT) ARC LENGTH = 344.49 FEET; N 88 DEG 30' 50" E 511.44 FT; N 76 DEG 40' 3" E 80 FT; S 13 DEG 25' 47" E 249.99 FT; N 76 DEG 40' 3" E 20 FT TO BEG. AREA 4.647 AC.
19) 12:054:0075- **Legal Description:** COM N 7 DEG 49' 44" E 628.93 FT FR W 1/4 COR. SEC. 10, T5S, R1E, SLB&M.; N 89 DEG 6' 54" E 50 FT; S 0 DEG 53' 6" E 40 FT; S 89 DEG 6' 54" W 50 FT; N 0 DEG 53' 6" W 40 FT TO BEG. AREA 0.046 AC.
20) 43:161:0375- **Legal Description:** LOT 375, PLAT L, JORDAN WILLOWS II PRD SUBDV. AREA 0.386 AC.
21) 12:015:0084- **Legal Description:** COM S 1.33 FT & W 1716 FT FR E 1/4 COR. SEC. 4, T5S, R1E, SLB&M.; S 89 DEG 57' 20" W 360.37 FT; N 627 FT; N 89 DEG 57' 21" E 360.37 FT; S 627 FT TO BEG. AREA 5.187 AC.
22) 37:244:0041- **Legal Description:** DETENTION POND, PLAT A, DAIRY VIEW ESTATES SUBDV. AREA 0.596 AC.
23) 11:035:0264- **Legal Description:** COM N 0 DEG 1' 41" E 816.274 FT & W 708.21 FT FR E 1/4 COR. SEC. 33, T4S, R1E, SLB&M.; W 655.13 FT; N 1 DEG 13' 54" W 60 FT; N 75 DEG 6' 4" E 221.69 FT; N 87 DEG 5' 30" E 222.33 FT; N 1 DEG 26' 29" W 258.79 FT; ALONG A CURVE TO R (CHORD BEARS: N 85 DEG 1' 57" E 52.78 FT, RADIUS = 340 FT); N 89 DEG 25' 51" E 159.05 FT; N 89 DEG 28' 10" E 9.72 FT; S 0 DEG 46' 25" E 261.18 FT; W 9.02 FT; S 0 DEG 46' 25" E 130 FT; E 9.02 FT; S 0 DEG 46' 25" E 2.07 FT TO BEG. AREA 3.009 AC.

24) 35:497:0015- **Legal Description:** PARCEL A (DETENTION POND), PLAT B, BULL RIVER RUN SUBDV. AREA 0.237 AC.
25) 01:037:0009- **Legal Description:** COM. IN S LINE OF 100 N ST, LEHI UTAH, 2.37 CHS W FR NE COR OF LOT 4, BLK 41, PLAT A LEHI CITY SUR; W 90 FT; S178.2 FT; E 90 FT; N 178.2 FT TO BEG.
26) 34:527:0036- **Legal Description:** PARCEL A, PLAT B, ARNOLD ESTATES SUB AREA 0.245 AC.
27) 12:016:0173- **Legal Description:** COM S 89 DEG 57' 20" W 1980 FT FR E 1/4 COR. SEC. 4, T5S, R1E, SLB&M.; S 134.53 FT; S 89 DEG 57' 20" W 96.37 FT; N 134.56 FT; N 89 DEG 57' 20" E 96.37 FT TO BEG. AREA 0.297 AC.
28) 49:805:0035- **Legal Description:** LOT A, PLAT A, PELICAN COVE SUB AREA 0.569 AC.
29) 35:406:0323- **Legal Description:** DETENTION BASIN, PLAT C, BENNY ESTATES SUBDV. AREA 0.496 AC.
30) 67:060:0048- **Legal Description:** PARCEL A , MEADOWS AT LAKESIDE, PHASE 1 SUB AREA 1.100 AC.
31) 01:090:0037- **Legal Description:** COM. 132 FT N & 591.5 FT S 62 36' E FR NW COR BLK 88, PLAT A, LEHI CITY SUR; N 102 FT; S 51 45' E 480 FT ALONG RR TO ST ROAD; N L2 W ALONG ROAD 150 FT; N 50 45' W 220 FT; S 38 30' W 46.2 FT TO ROAD; N 62 36' W 40 FT TO BEG. BEING PART OF LOTS 1, 2, 3, BLK 93, PLAT A, LEHI CITYSUR.
32) 11:035:0138- **Legal Description:** COM N 01'41"E 944.54 FT & W 928.41 FT FR E 1/4 COR SEC 33, T4S, R1E, SLM; S 87 DEG 05'27"W 222.33 FT; S 75 DEG 06'06"W 237.17 FT; N 1 DEG 13'51"W 148.64 FT; N 82 DEG 06'E 71.81 FT; N 66 DEG 42'04"E 127.63 FT; N 61 DEG 41'20"E 29.41 FT; N 64 DEG 40'38"E 54.66 FT; N 71 DEG 07'41"E 100.10 FT; S 1 DEG 26'18"E 253.04 FT TO BEG. AREA 1.89 ACRES
33) 43:161:0376- **Legal Description:** LOT 376, PLAT L, JORDAN WILLOWS II PRD SUBDV. AREA 2.183 AC.
34) 52:833:0011- **Legal Description:** LOT 11, PLAT A, SUNSET MEADOWS SUBDV. AREA 0.488 AC.
35) 58:020:0042- **Legal Description:** COM N 585.75 FT & E 16.5 FT FR SW COR. SEC. 1, T5S, R1W, SLB&M.; N 350 FT; E 609.23 FT; S 350 FT; W 609.23 FT TO BEG. AREA 4.895 AC.
36) 12:010:0114- **Legal Description:** COM N 903.89 FT & E 59.4 FT FR W 1/4 COR. SEC. 3, T5S, R1E, SLB&M.; N 0 DEG 2' 0" W 110 FT; S 89 DEG 19' 30" E 11.47 FT; S 1 DEG 3' 15" E 24.99 FT; S 89 DEG 19' 30" E 126 FT; S 0 DEG 2' 0" E 85.02 FT; N 89 DEG 19' 30" W 137.91 FT TO BEG. AREA 0.276 AC.
37) 01:037:0016- **Legal Description:** COM SE COR LOT 4, BLK 41, PLAT A, LEHI CITY SURVEY; W 116.75 FT; N 68.1 FT; E 11.42 FT; S 4 FT; E 105.33 FT; S 64.1 FT TO BEG. AREA .17 ACRE.
38) 41:569:0017- **Legal Description:** DETENTION POND, LOT 17, PLAT A, HOLLADAY ACRES SUBDV. AREA 0.611 AC.
39) 11:036:0226- **Legal Description:** COM S 1325.73 FT & E 661.64 FT FR W 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; N 57.83 FT; E 31.68 FT; S 0 DEG 3' 28" W 7.25 FT; E 232.05 FT; S 1 DEG 13' 47" W 50.59 FT; W 262.64 FT TO BEG. AREA 0.311 AC.
40) 49:584:0036- **Legal Description:** LOT 36, STORM DETENTION, PLAT A, PRET'S PLACE SUBDV. AREA 0.344 AC.
41) 66:371:0005- **Legal Description:** LOT 5, PLAT A, SNOWS SPRINGS SUB AREA 0.505 AC.
42) 12:016:0175- **Legal Description:** COM S 89 DEG 57' 20" W 1716 FT FR E 1/4 COR. SEC. 4, T5S, R1E, SLB&M.; S 134.53 FT; S 89 DEG 57' 20" W 264 FT; N 134.56 FT; N 89 DEG 57' 20" E 264 FT TO BEG. AREA 0.815 AC.
43) 36:963:0422- **Legal Description:** LOT 422, PLAT G, CHAPPEL VALLEY PRD PHASE 1 SUBDV. AREA 0.400 AC.
44) 67:060:0050- **Legal Description:** PARCEL C, MEADOWS AT LAKESIDE, PHASE 1 SUB AREA 0.184 AC.
45) 11:036:0258- **Legal Description:** COM S 2639.33 FT & E 3.73 FT FR N 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; W 504.9 FT; N 37.81 FT; N 60 DEG 6' 54" E 35.48 FT; N 40 DEG 47' 52" E 76.84 FT; S 56 DEG 45' 32" E 81.63 FT; N 66 DEG 20' 51" E 127.37 FT; N 40 DEG 10' 39" E 179.32 FT; N 39 DEG 31' 11" E 145.81 FT; N 32 DEG 8' 57" E 57.35 FT; S 418.05 FT TO BEG. AREA 1.969 AC.
46) 40:413:0049- **Legal Description:** DETENTION POND, PLAT C, GREEN HILLS SUBDV. AREA 0.539 AC.
47) 52:442:0031- **Legal Description:** LOT 31, PLAT B, SOUTHTOWNE ESTATES SUBDV. AREA 0.224 AC.
48) 58:020:0034- **Legal Description:** COM N 49.5 FT & E 881.42 FT FR SW COR. SEC. 1, T5S, R1W, SLB&M.; N 536.25 FT; E 353.53 FT; S 536.25 FT; W 353.53 FT TO BEG. AREA 4.352 AC.
49) 53:309:0153- **Legal Description:** LOT 153, STORM DETENTION, PLAT A, THANKSGIVING VILLAGE PUD SUBDV. AREA 0.129 AC.
50) 01:027:0011- **Legal Description:** COM. 90 FT E OF NW COR BLK 31, PLAT A, LEHI CITY SUR; E 28 FT 4 IN; S 182 FT; W 28 FT 4 IN; N 182 FT TO BEG.
51) 12:039:0005- **Legal Description:** COM S 1591.64 FT & W 31.88 FT FR NE COR SEC 8, T5S, R1E, SLM; N 48 DEG 28'42"W 299.71 FT; N 43 DEG 41'W 302.64 FT; N 49 DEG 09'25"W 36.41 FT; N 15 DEG 39'42"E 148.35 FT; N 72 DEG 23'19"E 224.26 FT; S 27 DEG 04'49"E 68.69 FT; S 23 DEG 59'11"E 168.52 FT; S 33 DEG 59'23"E 122.52 FT; S 24 DEG 26'54"E 125.97 FT; S 6 DEG 59'52"E 70.78 FT; S 1 DEG 16'51"W 34.83 FT; S 10 DEG 20'15"W 117.49 FT TO BEG. AREA 3.44 ACRES.

52) 01:037:0008- **Legal Description:** COM. 242.42 FT W OF NE COR OF LOT 4, BLK 41, PLAT A, LEHI CITY SURVEY; W 94.14 FT; S 178.2 FT; E 94.14 FT; N 178.2 FTTO BEG.
53) 12:030:0017- **Legal Description:** COM N 89 DEG 43' 15" E 1015.1 FT & N 0 DEG 16' 45" W 42.11 FT (WHICH PT IS DESCRIBED AS BEING INTERSECTION PT OF WLY R OF W BDY OF D&RG RR R OF W AND N BDY OF COUNTY ROAD PER DEED.) FR S 1/4 COR. SEC. 6, T5S, R1E, SLB&M.; S 89 DEG 43' 15" W 40.27 FT; N 42 DEG 6' 45" W 85.19 FT; N 47 DEG 53' 15" E 30 FT; S 42 DEG 6' 45" E 112.01 FT TO BEG. AREA 0.068 AC.
54) 45:388:0034- **Legal Description:** LOT 34, PLAT A, LEHI PARK VIEW PRD SUBDV. AREA 4.456 AC.
55) 01:090:0036- **Legal Description:** COM. 59.6 RODS S & 75.5 RODS E OF NW COR OF SW1/4 SEC 9, T5S, R1E, SLM; N 62 W 10 RODS 6 FT; N 38 30'E 2 1/8 RODS; S 50 45'E 10 RODS 10 FT TO BEG.
56) 65:184:0340- **Legal Description:** PART LOT 337 DETENTION AREA, PLAT C, CRANBERRY FARMS SUB DESCRIBED AS FOLLOWS:; COM N 196.29 FT & W 714.71 FT FR W 1/4 COR. SEC. 6, T5S, R1E, SLB&M.; S 17 DEG 41' 3" E 51.64 FT; S 35 DEG 47' 28" W 99.1 FT; S 72 DEG 18' 58" W 102.85 FT; ALONG A CURVE TO R (CHORD BEARS: S 89 DEG 40' 47" W 113.56 FT, RADIUS = 9960 FT); N 89 DEG 59' 37" W 147.69 FT; N 11 DEG 45' 33" E 25.47 FT; N 16 DEG 58' 8" E 42.02 FT; N 75 DEG 55' 15" E 395.94 FT TO BEG. AREA 0.929 AC.
57) 13:030:0062- **Legal Description:** COM S 537.53 FT & E 1022.57 FT FR N 1/4 COR. SEC. 19, T5S, R1E, SLB&M.; S 0 DEG 44' 21" E 57.5 FT; S 8 DEG 23' 31" W 50.81 FT; S 56 DEG 11' 0" E 18.93 FT; S 0 DEG 50' 22" E 11.06 FT; S 29 DEG 59' 46" W 45.05 FT; S 0 DEG 19' 0" E 116.17 FT; S 12 DEG 52' 6" W 53.78 FT; W 40.35 FT; N 11 DEG 17' 35" E 49.74 FT; N 2 DEG 34' 20" E 26.55 FT; N 4 DEG 33' 44" W 39.97 FT; N 1 DEG 59' 28" E 68.83 FT; N 23 DEG 21' 29" E 23.79 FT; N 27 DEG 26' 40" E 47.65 FT; N 14 DEG 46' 28" E 91.95 FT; S 0 DEG 31' 6" E .01 FT TO BEG. AREA 0.263 AC.
58) 11:036:0263- **Legal Description:** COM N 7.29 FT & E 1741.68 FT FR W 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; N 35 DEG 31' 42" W 90.1 FT; ALONG A CURVE TO L (CHORD BEARS: N 31 DEG 30' 37" E 129.05 FT, RADIUS = 335 FT); ALONG A CURVE TO R (CHORD BEARS: N 24 DEG 25' 1" E 26.59 FT, RADIUS = 190 FT); ALONG A CURVE TO L (CHORD BEARS: S 19 DEG 21' 11" E 22.22 FT, RADIUS = 15 FT); S 67 DEG 8' 7" E 21.11 FT; ALONG A CURVE TO R (CHORD BEARS: S 60 DEG 35' 3" E 51.34 FT, RADIUS = 225 FT); S 54 DEG 2' 0" E 25.33 FT; N 38 DEG 36' 44" E 47.76 FT; N 58 DEG 41' 41" E 55.96 FT; N 73 DEG 35' 7" E 174 FT; N 81 DEG 44' 53" E 24.06 FT; S 0 DEG 14' 22" E 208.12 FT; S 51 DEG 33' 8" W 76.92 FT; S 89 DEG 45' 38" W 327.08 FT TO BEG. AREA 1.841 AC.
59) 67:060:0051- **Legal Description:** PARCEL D, MEADOWS AT LAKESIDE, PHASE 1 SUB AREA 0.141 AC.
60) 11:036:0269- **Legal Description:** COM S 357.95 FT & E 2223.71 FT FR W 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; N 57 DEG 50' 51" W 399.11 FT; N 36 DEG 51' 42" E 107.92 FT; N 60 DEG 6' 54" E 138.35 FT; N 89 DEG 46' 9" E 548.71 FT; S 67 DEG 29' 58" W 185.49 FT; S 36 DEG 51' 47" W 373.6 FT TO BEG. AREA 3.033 AC.
61) 01:037:0010- **Legal Description:** COM. AT NE COR OF BLK 41, PLAT A, LEHI CITY SUR; S 63 FT; W 104.75 FT; N 63 FT; E 104.75 FT TO BEG.
62) 66:565:0094- **Legal Description:** PARCEL A, SAGE VISTA SUB AREA 0.312 AC.
63) 34:449:0011- **Legal Description:** LOT 11,DETENTION BASIN, ASPEN RIDGE II SUBDV. AREA 0.199 AC.
64) 34:431:0020- **Legal Description:** DETENTION BASIN, LOT 20, ANTHEM COUNTRY LANE ESTATES SUBDV. AREA 0.332 AC.
65) 58:025:0004- **Legal Description:** COM S 0 DEG 21' 39" E 147.4 FT & E 9.2 FT FR NW COR. SEC. 12, T5S, R1W, SLB&M.; S 146 FT; N 89 DEG 50' 0" E 298.4 FT; N 146 FT; S 89 DEG 50' 0" W 298.4 FT TO BEG. AREA 1.000 AC.
66) 40:377:0017- **Legal Description:** PARCEL "A", GRAYS CROSSING SUBDV. AREA 0.071 AC
67) 58:020:0035- **Legal Description:** COM N 49.5 FT & E 422.65 FT FR SW COR. SEC. 1, T5S, R1W, SLB&M.; N 536.25 FT; E 81.25 FT; S 536.25 FT; W 81.25 FT TO BEG. AREA 1.000 AC.
68) 12:048:0240- **Legal Description:** COM S 952.4 FT & E 357.31 FT FR N 1/4 COR. SEC. 9, T5S, R1E, SLB&M.; S 1 DEG 25' 4" E 268.69 FT; N 89 DEG 59' 53" W 191.69 FT; N 89 DEG 59' 20" W .36 FT; N 0 DEG 9' 26" E 132 FT; N 0 DEG 6' 34" W 137.83 FT; S 89 DEG 37' 16" E 185.31 FT TO BEG. AREA 1.165 AC.
69) 41:447:0096- **Legal Description:** LOT 96, PLAT B, HILL CREEK PRD SUBDV. AREA 4.614 AC.
70) 55:725:0009- **Legal Description:** OPEN SPACE, PLAT A, WILLOW FALLS ESTATES PRD SUBDV. AREA 0.998 AC.
71) 66:364:0030- **Legal Description:** PARCEL A, DETENTION AREA, PLAT A, SPRING MEADOW RANCHES SUB AREA 0.466 AC.
72) 41:790:0011- **Legal Description:** PARCEL 11, PLAT A, HADFIELD SUB AREA 0.250 AC.
73) 36:554:0030- **Legal Description:** A CITY PARK LOCATED IN PLAT A, CREEKSIDE MEADOWS SUB DESCRIBED AS FOLLOWS:; COM S 665.35 FT & W 451.91 FT FR NE COR. SEC. 8, T5S, R1E, SLB&M.; S 89 DEG 51' 59" E 65.67 FT; S 18 DEG 51' 0" E 176.1 FT; S 25 DEG 42' 0" E 77.75 FT; N 74 DEG 44' 0" E 32.01 FT; S 21 DEG 23' 29" E 41.63 FT; S 25 DEG 37' 25" E 11.64 FT; S 75 DEG 12' 41" W 134.15 FT; N 14 DEG 34' 32" W 77.94 FT; N 43 DEG 31' 50" W 25 FT; ALONG A CURVE TO L (CHORD BEARS: N 26 DEG 50' 6" W 116.86 FT,

RADIUS = 61 FT) ARC LENGTH = 156.09 FEET; ALONG A CURVE TO R (CHORD BEARS: N 58 DEG 55' 17" W 19.77 FT, RADIUS = 15 FT) ARC LENGTH = 21.58 FEET; N 17 DEG 42' 7" W 86.47 FT; ALONG A CURVE TO R (CHORD BEARS: N 33 DEG 19' 11" E 23.32 FT, RADIUS = 15 FT) ARC LENGTH = 26.71 FEET; ALONG A CURVE TO R (CHORD BEARS: N 87 DEG 14' 12" E 42.37 FT, RADIUS = 419.12 FT) ARC LENGTH = 42.39 FEET TO BEG. AREA 0.738 AC.

74) 01:037:0007- **Legal Description:** COM. AT NW COR OF BLK 41, PLAT A, LEHI CITY SUR; E 1.25 CHS; S 1.57 CHS; W 1.25 CHS; N 1.57 CHS TO BEG.
75) 01:037:0011- **Legal Description:** COM. 63 FT S OF NE COR OF LOT 4, BLK 41, PLAT A, LEHI CITY SUR; W 105.33 FT; S 52 FT; E 105.33 FT; N 52 FT TO BEG.
76) 47:332:0153- **Legal Description:** PARCEL A, PLAT A, NEWMAN RANCH SUB AREA 0.337 AC.
77) 58:021:0356- **Legal Description:** COM N 678.55 FT & W 1317.23 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 0 DEG 4' 51" W 649.66 FT; N 89 DEG 53' 24" E 101.75 FT; S 18 DEG 25' 0" E 684.06 FT; S 89 DEG 51' 7" W 316.94 FT TO BEG. AREA 3.120 AC.
78) 58:020:0062- **Legal Description:** COM N 49.5 FT & E 199.01 FT FR SW COR. SEC. 1, T5S, R1W, SLB&M.; N 18 DEG 25' 0" W 565.2 FT; E 402.2 FT; S 536.25 FT; W 223.64 FT TO BEG; S 16 DEG 47' 46" E .003 FT TO BEG. AREA 3.852 AC.
79) 58:028:0030- **Legal Description:** COM N 1355.55 FT & E 450.07 FT FR SW COR. SEC. 13, T5S, R1W, SLB&M.; N 39 DEG 22' 40" E 20.72 FT; N 69 DEG 0' 12" E 175.32 FT; S 83 DEG 58' 20" E 94.01 FT; S 8 DEG 54' 12" E 220.63 FT; S 87 DEG 47' 29" E 170.24 FT; S 68 DEG 38' 55" E 106.26 FT; S 79 DEG 53' 12" W 209.66 FT; N 74 DEG 31' 31" W 144.79 FT; N 49 DEG 47' 10" W 298.06 FT TO BEG. AREA 1.504 AC.
80) 58:020:0041- **Legal Description:** COM N 585.75 FT & E 625.73 FT FR SW COR. SEC. 1, T5S, R1W, SLB&M.; N 350 FT; E 609.23 FT; S 350 FT; W 609.23 FT TO BEG. AREA 4.895 AC.
81) 13:027:0072- **Legal Description:** COM S 104.54 FT & W 848.97 FT FR E 1/4 COR. SEC. 18, T5S, R1E, SLB&M.; S 0 DEG 0' 44" E 166.47 FT; N 89 DEG 45' 5" W 131.72 FT; N 0 DEG 0' 44" W 166.56 FT; S 89 DEG 42' 40" E 131.72 FT TO BEG. AREA 0.504 AC.
82) 01:027:0010- **Legal Description:** ALL OF LOT 5, BLK 31, PLAT A, LEHI CITY SUR.
83) 13:027:0069- **Legal Description:** COM S 102.45 FT & W 980.71 FT FR E 1/4 COR. SEC. 18, T5S, R1E, SLB&M.; N 0 DEG 0' 45" W 96.87 FT; E .48 FT; N 0 DEG 0' 44" W 65.82 FT; S 89 DEG 42' 42" E 131.24 FT; S 0 DEG 0' 45" E 162.61 FT; N 89 DEG 45' 5" W 131.72 FT TO BEG. AREA 0.491 AC.
84) 65:057:0018- **Legal Description:** LOT 18, PLAT A, CLARK ESTATES SUBDV. AREA 0.221 AC.
85) 11:032:0106- **Legal Description:** COM S 0 DEG 9' 44" W 1411.31 FT & W 440 FT FR E 1/4 COR. SEC. 31, T4S, R1E, SLB&M.; S 0 DEG 9' 44" W 243.56 FT; ALONG A CURVE TO R (CHORD BEARS: N 58 DEG 6' 47" W 286.37 FT, RADIUS = 3140 FT); N 60 DEG 43' 34" W 188.74 FT; E 408.48 FT TO BEG. AREA 1.128 AC.
86) 66:385:0003- **Legal Description:** PARCEL A, PLAT B, SPRING MEADOW RANCHES SUB AREA 0.184 AC.
87) 12:021:0074- **Legal Description:** COM AT NW COR. SEC. 5, T5S, R1E, SLB&M.; N 89 DEG 44' 0" E 332.42 FT; S 25 DEG 33' 0" E 385.13 FT; S 87 DEG 16' 26" W 172.5 FT; N 25 DEG 33' 0" W 196.8 FT; N 137.69 FT; S 89 DEG 44' 0" W 241.22 FT; N 0 DEG 10' 30" W 40 FT TO BEG. AREA 1.469 AC.
88) 58:002:0084- **Legal Description:** COM S 89 DEG 48' 21" E 1358.39 FT FR NW COR. SEC. 25, T5S, R1W, SLB&M.; S 89 DEG 48' 21" E 316.44 FT; S 89 DEG 45' 5" E 142.12 FT; ALONG A CURVE TO R (CHORD BEARS: S 26 DEG 38' 38" E 100.09 FT, RADIUS = 872.2 FT); S 65 DEG 22' 15" W 100 FT; ALONG A CURVE TO R (CHORD BEARS: S 17 DEG 31' 26" E 191.04 FT, RADIUS = 772.2 FT); S 13 DEG 32' 34" E 517.57 FT; S 88 DEG 30' 50" W 511.46 FT; N 2 DEG 11' 7" W 574.35 FT; ALONG A CURVE TO L (CHORD BEARS: N 12 DEG 39' 35" W 262.94 FT, RADIUS = 724.11 FT); N 25 DEG 0' 21" W 1.06 FT TO BEG. AREA 8.402 AC.
89) 35:406:0301- **Legal Description:** LOT 301, PLAT C, BENNY ESTATES SUBDV. AREA 0.184 AC.
90) 58:020:0146- **Legal Description:** COM N 49.5 FT & E 503.89 FT FR SW COR. SEC. 1, T5S, R1W, SLB&M.; N 536.25 FT; E 377.53 FT; S 536.25 FT; W 377.53 FT TO BEG. AREA 4.648 AC.
91) 43:087:0073- **Legal Description:** DETENTION POND IN PLAT A, JORDAN MEADOWS SUBDV. AREA 0.268 AC.
92) 01:027:0006- **Legal Description:** COM. 10 FT W OF SE COR OF LOT 4, BLK 31 PLAT A, LEHI CITY SUR; N 90.2 FT; W 80 FT TO W LINE OF SD LOT 4; S ALONG W LINE LOT 4 90.2 FT TO SW COR SD LOT 4; E 80 FT ALONG S LINE LOT 4 TO BEG.
93) 12:009:0118- **Legal Description:** COM N 89 DEG 52' 22" E 49.2 FT & N 433.16 FT FR SW COR. SEC. 3, T5S, R1E, SLB&M.; N 3 DEG 31' 56" E 31.34 FT; N 0 DEG 16' 55" W 48.24 FT; ALONG A CURVE TO L (CHORD BEARS: N 1 DEG 40' 10" W 96.84 FT, RADIUS = 1999.5 FT); N 3 DEG 3' 25" W 4.33 FT; N 0 DEG 36' 56" E 2.38 FT; N 76 DEG 56' 0" E 249.88 FT; N 0 DEG 4' 11" W 180.09 FT; E 35 FT; S 0 DEG 4' 11" E 207.89 FT; S 76 DEG 56' 0" W 114.29 FT; S 0 DEG 24' 8" W 187.65 FT; N 89 DEG 23' 0" W 164.47 FT TO BEG. AREA 1.001 AC.
94) 39:191:0040- **Legal Description:** LOT 40, DETENTION POND, PLAT B, FOX RUN PUD SUBDV. AREA 0.402 AC.

95) 11:036:0070- **Legal Description:** COM N 89 DEG 54' 28" E 49.5 FT & N 235 FT FR SW COR. SEC. 34, T4S, R1E, SLB&M.; N 75 FT; E 75 FT; S 75 FT; W 75 FT TO BEG. AREA 0.129 AC.
96) 01:090:0028- **Legal Description:** COM. 59.6 RODS S & 76.5 RODS E & 10 RODS 6 1/2 FT N 62 W FROM NW COR OF SW1/4 OF SEC 9, T 5 S, R 1 E; N 62 W 59.5 FT; S 38 30' W 2.12 RODS TO BEG.
97) 45:493:0216- **Legal Description:** PART LOT 216, PLAT B, LEHI RANCHES SUB DESCRIBED AS FOLLOWS; COM S 1534.74 FT & W 1788.01 FT FR NE COR. SEC. 20, T5S, R1E, SLB&M.; S 89 DEG 25' 26" E 78.73 FT; ALONG A CURVE TO R (CHORD BEARS: S 44 DEG 42' 13" E 21.11 FT, RADIUS = 15 FT); S 0 DEG 0' 57" W 114.98 FT; ALONG A CURVE TO L (CHORD BEARS: S 9 DEG 9' 53" E 96.68 FT, RADIUS = 303 FT); ALONG A CURVE TO R (CHORD BEARS: S 9 DEG 13' 25" E 78.31 FT, RADIUS = 247 FT); N 89 DEG 9' 53" W 124.14 FT; N 0 DEG 30' 0" E 301.71 FT TO BEG. AREA 0.709 AC.
98) 41:672:0326- **Legal Description:** PART PUBLIC OPEN SPACE, HIGHLAND HOLLOW PHASE 3 SUB. AREA 0.168 AC.
99) 58:002:0181- **Legal Description:** COM S 89 DEG 45' 5" E 187.08 FT & S 89.59 FT FR S 1/4 COR. SEC. 24, T4S, R1W, SLB&M.; ALONG A CURVE TO R (CHORD BEARS: S 17 DEG 31' 26" E 215.77 FT, RADIUS = 872.2 FT); S 13 DEG 37' 2" E 512.17 FT; S 76 DEG 40' 3" W 20 FT; S 76 DEG 25' 56" W 80.52 FT; N 13 DEG 32' 34" W 517.57 FT; ALONG A CURVE TO L (CHORD BEARS: N 17 DEG 31' 26" W 191.04 FT, RADIUS = 772.2 FT); N 65 DEG 22' 15" E 100 FT TO BEG. AREA 1.651 AC.
100) 38:602:0118- **Legal Description:** PARCEL A, EDDINGTON ESTATES SUB AREA 1.112 AC.
101) 38:604:0001- **Legal Description:** LOT 1, THE EXCHANGE IN LEHI PARK SUB AREA 4.536 AC.
102) 58:025:0032- **Legal Description:** COM AT NW COR. SEC. 12, T5S, R1W, SLB&M.; S 0 DEG 21' 39" E 293.44 FT; N 89 DEG 50' 0" E 8.28 FT; N 146 FT; N 89 DEG 50' 0" E 298.4 FT; N 18 DEG 9' 0" W 153.72 FT; N 89 DEG 53' 50" W 260.65 FT TO BEG. AREA 0.986 AC.
103) 11:036:0270- **Legal Description:** COM N 1235.36 FT & E 3810.99 FT FR W 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; N 89 DEG 46' 35" E 481.3 FT; S 68 DEG 45' 39" W 599.13 FT; S 43 DEG 32' 46" W 1243.7 FT; S 67 DEG 29' 58" W 249.67 FT; N 0 DEG 6' 0" W 405.07 FT; N 32 DEG 8' 56" E 45.56 FT; S 78 DEG 9' 5" E 37.42 FT; N 40 DEG 49' 47" E 136.44 FT; N 24 DEG 17' 23" E 80.26 FT; N 20 DEG 39' 16" E 141.05 FT; N 18 DEG 1' 22" E 65.18 FT; N 71 DEG 11' 18" E 53.34 FT; N 56 DEG 29' 59" E 48.3 FT; N 62 DEG 30' 39" E 28.54 FT; N 87 DEG 29' 34" E 52.89 FT; N 57 DEG 16' 53" E 62.04 FT; N 13 DEG 54' 21" E 33.61 FT; N 59 DEG 15' 11" E 50.68 FT; N 84 DEG 19' 27" E 262.27 FT; N 53 DEG 30' 13" E 52.58 FT; N 36 DEG 12' 31" E 145 FT; S 83 DEG 2' 47" E 179.85 FT; N 35 DEG 16' 17" E 124.93 FT TO BEG. AREA 12.248 AC.
104) 58:020:0105- **Legal Description:** COM S 89 DEG 53' 50" E 1484.42 FT & N 125.75 FT FR SW COR. SEC. 1, T5S, R1W, SLB&M.; N 0 DEG 2' 0" W 852.25 FT; S 89 DEG 24' 30" W 31.91 FT; N 0 DEG 12' 0" E 114.46 FT; N 89 DEG 52' 54" E 207.05 FT; S 936.06 FT; S 80 DEG 2' 21" W 177.72 FT TO BEG. AREA 3.912 AC.
105) 58:020:0077- **Legal Description:** COM N 47.51 FT & E 1234.46 FT FR SW COR. SEC. 25, T5S, R1W, SLB&M.; N 0 DEG 2' 0" W 888.05 FT; N 89 DEG 57' 25" W 647.18 FT; N 0 DEG 10' 0" W 149.12 FT; S 89 DEG 53' 48" E 730.86 FT; S 3 DEG 27' 22" E 11.24 FT; N 89 DEG 24' 30" E 134.5 FT; S 0 DEG 12' 0" W 99 FT; N 89 DEG 24' 30" E 31.91 FT; S 0 DEG 2' 0" E 853.55 FT; S 79 DEG 40' 22" W 97.33 FT; S 65 DEG 15' 18" W 135.38 FT; S 89 DEG 41' 30" W 31.25 FT TO BEG. AREA 7.823 AC.
106) 55:810:0053- **Legal Description:** PART LOT D, PLAT A, WILLIS CROSSING SUB DESCRIBED AS FOLLOWS:; COM N 56.88 FT & W 1.62 FT FR SW COR. SEC. 21, T5S, R1E, SLB&M.; E 659.88 FT; N 2135.01 FT; E 135.28 FT; ALONG A CURVE TO R (CHORD BEARS: S 87 DEG 10' 16" E 42.44 FT, RADIUS = 430 FT); S 84 DEG 20' 34" E 161.03 FT; ALONG A CURVE TO L (CHORD BEARS: N 87 DEG 33' 39" E 104.22 FT, RADIUS = 370 FT); N 79 DEG 27' 50" E 34.35 FT; ALONG A CURVE TO R (CHORD BEARS: N 84 DEG 43' 54" E 78.96 FT, RADIUS = 430 FT); E 45.89 FT; ALONG A CURVE TO R (CHORD BEARS: S 45 DEG 3' 2" E 43.8 FT, RADIUS = 31 FT); E 28.67 FT; S 2544.95 FT; N 78 DEG 28' 59" W 614 FT; S 89 DEG 26' 6" W 717.25 FT; N 0 DEG 1' 16" W 269.02 FT; N 0 DEG 57' 2" W 56.36 FT TO BEG. AREA 42.749 AC.
107) 51:503:0023- **Legal Description:** LOT A, PLAT B, RASPBERRY SUMMIT SUBDV. AREA 0.072 AC.
108) 45:412:0017- **Legal Description:** LOT 17, STORM DETENTION, PLAT B, LEHI COUNTRY ESTATES SUBDV. AREA 0.413 AC.
109) 13:013:0024- **Legal Description:** COM S 761.57 FT & E 1313.53 FT FR N 1/4 COR. SEC. 16, T5S, R1E, SLB&M.; S 76 DEG 54' 50" W 48 FT; N 13 DEG 5' 11" W 74.94 FT; N 76 DEG 54' 48" E 37.47 FT; S 21 DEG 5' 15" E 75.68 FT TO BEG. AREA 0.074 AC.
110) 13:033:0090- **Legal Description:** COM S 1676.24 FT & E 383.3 FT FR NW COR. SEC. 20, T5S, R1E, SLB&M.; N 89 DEG 34' 0" E 661.07 FT; S 0 DEG 23' 14" W 327.81 FT; S 89 DEG 27' 0" W 661.25 FT; N 0 DEG 25' 0" E 328.12 FT TO BEG. AREA 4.985 AC.
111) 39:185:0010- **Legal Description:** LOT 10, PLAT A, FOXMOOR RIDGE SUBDV. AREA 0.122 AC.
112) 55:657:0057- **Legal Description:** DETENTION AREA, PLAT C, WESTVIEW SUBDV. AREA 0.249 AC.
113) 38:280:0045- **Legal Description:** PLAT A, EAGLE POINT ESTATES SUBDV. AREA 0.231 AC.

114) 01:046:0011- **Legal Description:** COM AT NE COR LOT 4, BLK 50, PLAT A, LEHI CITY SUR; S 90.5 FT; W 60.5 FT; N 90.5 FT; E 60.5 FT TO BEG.

115) 55:609:0011- **Legal Description:** DETENTION BASIN AREA, PLAT A, WESTVIEW SUBDV. AREA 0.219 AC.

116) 45:412:0058- **Legal Description:** PART LOT 16, PLAT B, LEHI COUNTRY ESTATES SUB DESCRIBED AS FOLLOWS:; COM S 1241.23 FT & E 253.94 FT FR N 1/4 COR. SEC. 20, T5S, R1E, SLB&M.; S 89 DEG 33' 23" E 70.43 FT; S 44 DEG 46' 21" E 40.78 FT; S 0 DEG 1' 3" W 218.35 FT; ALONG A CURVE TO R (CHORD BEARS: S 65 DEG 58' 46" W 20.24 FT, RADIUS = 26 FT); S 88 DEG 53' 28" W 53.91 FT; N 0 DEG 1' 0" E 111.52 FT; S 88 DEG 53' 28" W 27.86 FT; N 0 DEG 26' 37" E 146.15 FT TO BEG. AREA 0.506 AC.

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: October 12, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #58-2021, approving a comprehensive update to the Land Use Element of the General Plan including the land use map and text.

Suggested Action:

Attachments:

CC Staff Report General Plan Land Use Update 10.12.21.docx

Land Use Element Update DRC 09.15.21.docx

Ord 58-2021.docx

Lehi General Plan Land Use, Densities, and Changes Maps.pdf

Lehi_draft10.7.2021small.pdf

Lehi_draft05262020update-appendices.pdf

Engage Lehi Feedback on General Plan.pdf

GENERAL PLAN LAND USE COMPREHENSIVE UPDATE

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	October 12, 2021
Requested Action/Purpose	Approval of a comprehensive update to the General Plan Land Use Element
Location	Everything in the existing City boundary and annexation area
Date of DRC Review	September 8, 2021
Date of Planning Commission Review	September 23, 2021

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.

GENERAL PLAN HISTORY

October 2011	City Council approved the existing General Plan Land Use Element
October 2018	Comprehensive Update Started
February 2019	General Plan Public Open House on Potential Build-Out Scenarios
January 2020	Council and Planning Commission Work Session on 1st Draft Land Use Map and Written Goals and Strategies
June 2020	Public Webinar on 1st Draft Land Use Map and Written Goals and Strategies
October 2020	City Council and Public Commission Work Session told Staff to complete Utility Master Plan Update with Land Use Element Update

January and July 2021	City Council Meeting with discussion on Utility and Land Use Map Updates
August 2021	Planning Commission and City Council Work Session on Land Use Map and Written Goals and Strategies
September 2021	Public Open House on Final Draft Version of Land Use Map and Written Document

REPORT ANALYSIS

The applicant requests approval of the comprehensive update to the Lehi City General Plan Land Use Element. This includes updates to the Future Land Use Map and the written document. This report will discuss the major updates to both.

Future Land Use Map

The Future Land Use Map reflects the land use designations for the property within Lehi City. In updating this map, the City was divided into "areas of stability" and "areas of change". Most of the City falls within the "area of stability" with either no changes or very minor changes from the existing General Plan (2011). The "areas of change" were identified by Staff, Planning Commission, and City Council as areas where land use designations should be altered from their original designations to better fit the evolving needs of the community. For the most part, the areas of change represent undeveloped areas. The following report goes into more detail about the major changes shown on the map.

TOD Designation
The existing Land Use Map included Transit Oriented Development (TOD) overlays. The proposed update will remove the overlays and creates a TOD land use designation. The TOD areas did not change from the general location of the previous overlays and are intended to be located near future or existing transit stations. The purpose of Transit Oriented Developments is to create areas where residents can work and live in a mixed-use area centered around public transportation.

Mixed-Use Designation
The existing Land Use Map includes Mixed-Use Areas around State and Main Streets. The proposed update places the Mixed-Use designation in areas envisioned to have a mixture of housing and commercial uses and to encourage alternative modes of transportation.

The Mixed-Use areas are envisioned to have a similar feel to the TODs, but at a smaller scale and intensity. The Development Code currently restricts residential in Mixed-Use Areas; however, if the Land Use Map and written document are adopted, the Development Code will be amended to allow for residential development in these areas. The Development Code will also help create a vision for these individual Mixed-Use Areas.

Mixed-Use Village Overlay
In addition to the designated Mixed-Use area, the update proposes a new overlay designation called the Mixed-Use Village Overlay. The Mixed-Use Village Overlay will allow for a mix of residential and commercial uses if certain criteria are met. If the criteria are not met, then the underlying land use designation would apply on the property. The criteria for the Mixed-Use Village Overlay will be outlined in a future Development Code Amendment.

Micron Area
The Micron Area shows the land uses as designated by the existing Micron Area Plan. If City Council adopts a new Area Plan for that property, an update will be made to the General Plan to show the new Land Use designations.

Written Document

The written document provides an explanation of the land use designations on the map and provides goals and strategies to achieve the vision of the Plan. The sections include the Introduction, Existing Conditions, Scenario Planning, Public Outreach, Land Use Goals, Land Use Classifications, Land Use Strategies, Implementation, and Appendix.

Introduction
The Introduction gives an explanation about the General Plan and the Land Use Element. It provides an explanation of how the Land Use Element is related to the other Elements. It includes information on the City's involvement in regional planning.

The Introduction also introduces a new policy that will limit General Plan Land Use Text and Map applications to only be accepted once a year during the month of January. This will allow the Planning Commission and City Council to consider all General Plan Amendments collectively and make decisions for each application based on a city-wide perspective that takes into account the goals of the General Plan. This new policy will also provide more predictability to Developers and may help stabilize land values as valuation would be based on the existing General Plan and not the perception that an amendment can be applied for any time.

Existing Conditions
The Existing Conditions chapter includes demographic information for the year 2018, an existing land use map, and a section about environmentally sensitive areas.

Scenario Planning
The Scenario Planning section introduces the idea of scenario planning and the benefits of reviewing different outcomes for the City. The section then explains the process the City went through including an explanation of the four scenarios. Finally, it presents the preferred scenario that was determined through public outreach and City Staff, Planning Commission, and City Council review.

Public Outreach
The Public Outreach section outlines all the public outreach that took place throughout the update of this Plan including surveys, open houses, webinars, and through the Lehi Future Land Use and Engage Lehi websites.

Land Use Goals
This section includes the 16 goals of the Plan and the Future Land Use Map. The goals cover the following areas: Environment, Sustainability, Placemaking, Parks and Recreation, Parking, Health and Safety, Strong Communities, Community Services and Infrastructure, Mixed Use Development, Commercial Development, Residential Development, Transit Oriented Development, Neighborhood Centers, Historic Downtown, Urban Center, and Public Involvement and Participation.

Land Use Classifications
The Land Use Classification section provides a description for each of the land uses on the Future Land Use Map and a picture that illustrates each designation.

Land Use Strategies
The Land Use Strategies chapter includes strategies to reach each of the 16 goals. Each strategy includes a descriptive paragraph that provides background information and expounds upon the strategy.

Implementation
This section includes a list of projects that will help achieve the goals and strategies of the Plan. One of the components of the section is an implementation matrix that details each project, location, timeline, stakeholders, potential funding sources, and related projects. Following the matrix, the projects are described in greater detail.

Appendix
The appendix includes raw data as well as graphics used for the creation of the Plan and Map. In addition, information on all the feedback provided by the public throughout the process is included in this section.

Updates After the Planning Commission Meeting
Updated were made to the General Plan since the Planning Commission reviewed it. These changes are described below.

Changes to the Land Use Map
A few minor changes were made to parcels throughout the map. These changes mostly cleaned up parcels to match surrounding parcels or changing them to their existing General Plan designation. Two areas changed in significant ways. The first was around the 700 South Railroad track. It was previously shown as VLDRA but based on feedback from the Planning Commission it changed to LDR.

The area around Millpond also changed from Mixed Use to Commercial. This change reflects feedback from the City Council received prior to this City Council meeting.

A map was included in the packet highlighting all the areas that changed since the Planning Commission meeting.

New TOD and Mixed-Use Maximum Densities Map
The Planning and Engineering Departments worked together to come up with a Maximum Densities Map that shows the maximum allowed density in each of the TOD and Mixed-Use Areas. This companion map to the Land Use Map serves to show the maximum density developers can propose as long as they meet design and other criteria.

Written Document Updates
Several updates were made to the written document. A section was added called "Interpretation of Land Use Map". This section clarifies that the Land Use Map represents a "broad brush" designation and that the Zoning Administrator may interpret the Use for a specific parcel or forward to the Planning Commission for interpretation.

A section was also added presenting the Maximum Allowed Densities map.

Several word changes were made to add clarify, provide more information, correct previous mistakes like the descriptions with the wrong strategies, and various other minor changes. None of these changes impacted the overall intent of the Plan.

Pictures were also changed for higher quality images that better reflected the words of the text.

DRC Review and Public Comments

The DRC reviewed the proposed Land Use Map and written document on September 8th and 15th. Between the two meetings, the committee had 18 redline comments. 16 of them relate to the Future Land Use Map and the remaining relate to the written document. The DRC Comments are included in the packet for the City Council meeting.

The public provided comments on the map and written document at the final open house and on Engage Lehi. These comments were all compiled on Engage Lehi and included in the packet.

The comments provided by the DRC were incorporated into the updated Plan. Some of the comments from the public were included but others were not. The City Council can determine if they would like to include any changes based on these public comments. Please include in your motion any desired changes.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve, approve with modification or deny the proposed General Plan Land Use update. Any motion should include findings. Possible findings include:

1. The proposed General Plan Land Use update incorporated Staff, the public, Planning Commission, and City Council input.

2. The proposed General Plan Land Use update preserves existing neighborhoods while providing areas for growth.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed General Plan Land Use Comprehensive Update on September 23, 2021. The minutes and motion from that meeting follow:

Public hearing and recommendation of Lehi City's request for review of a comprehensive update to the Land Use Element of the General Plan including the land use map and text.

There was discussion regarding the properties that had split zones. It was suggested that the text include that a zone change application can be entertained for either zone. Mr. Struthers noted that a significant change to the text stated that an application for a general plan amendment can only be filed once a year in January. This would allow the Planning Commission and Council to have a better overall view of how a GP amendment would affect the overall plan.

Public comments:

Virginia Ault requested that her property be LDR instead of VLDRA because her property boarders LDR.

Brian McHuston stated that he likes that applications for a GP amendment will only be accepted during one month out of the year.

Eric Townsend stated that their property on 2100 North and 2300 W would make more sense as a Commercial Zone instead of Neighborhood Commercial due to the high traffic intersection. He said that some uses would be appropriate and others would not, so he would like the Council to have more discretion with deciding the use.

The Commission discussed that a better approach with the 2100 N 2300 W intersection might be to change the uses in the NC zone to allow for additional uses such as a convenient store, but with no gas pumps. Commissioner Hereth also suggested adding a pharmacy as an allowable use in NC.

The public hearing was closed.

The Commission discussed changing the VLDRA to LDR as requested in the public comments and what that might look like. Commissioner Everett stated that he likes the VLDRA zone which also boarders this property. Other Commissioners didn't have concerns with the change.

Commissioner Jackson moved to recommend approval to the Council for the comprehensive update to the Land Use Element of the General Plan including the land use map and text; and recommended that properties with split land use designations be able to apply for a zone change in either use for the whole parcel; and recommend changing the Ault property to LDR as presented to allow for a better transition from zones, include DRC comments, with the finding that there's been 2 years of planning and the infrastructure capacities was accessed. Commissioner Ellis second the motion.

Commissioner Everett wanted to address the online public comment for the Mixed Use on 1100 West and Main Street. It's currently Neighborhood Commercial. Commissioner Everett expressed concern with the HDR on Main Street by the ballpark. He would prefer that the area remain NC as opposed to Mixed

Use. Mr. Struthers stated that they are planning to readdress the Mixed Use zone and that NC is currently more conservative. Ms. Pierson suggested that they could include language in the Mixed Use zone that specifically addresses west main street so that the uses may be limited to ensure that it fits with the area. Commissioner Everett would prefer that they keep it NC until the Mixed Use definition relative to this location is amended.

Commissioner Jackson amended his motion to recommend that the area of 1100 W and Main remain in the current designation. Commissioner Ellis seconded the amendment to the motion.

The motion passed unanimously.

Land Use Element Update
DRC Redline Comments

Lehi City- requests review of a comprehensive update to the Land Use Element of the General Plan Land Use including the Land Use Map and text.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed: 8/31/21
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power:
1. I added some PF locations on the map

Garion – 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
Luke- Traffic: No comments
Kim – Planning:
2. Update sections regarding "compatibility"
3. Need to add Heavy Commercial definition.

Open House and Engage Lehi Comments
4. Change to HC next to track and transition form LI to housing
5. Change Cooper property to MDR
6. Residents in area opposed to MU at 1100 W and Main
7. Resident in area want this HDR removed
8. Residents have concerns with a commercial use next to an elementary school- increased traffic, kids cross street to go to it, etc.
9. Change to HDR to reflect housing that is already built here?
10. MDR in the back, HDR in the front

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 23, 2021

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

ORDINANCE NO: 58-2021

ORDINANCE COMPREHENSIVELY UPDATING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP

WHEREAS, on October 12, 2021, following all necessary public hearings, the Lehi City Council adopted a comprehensive update to the Lehi City General Plan including the 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 September 23, 2021, to review and make a recommendation on the General Plan Comprehensive Update and forwarded their positive recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on October 12, 2021, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map;

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 are hereby comprehensively updated.

PART II:

If a provision of this Ordinance 58 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 12th day of October 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Lehi City
Future Land Use
October 2021 DRAFT

Traverse Mtn Blvd
I-15
Timpanogos Hwy
Ashton Blvd
Redwood Rd
2700 N
2100 N
1500 N
900 N
300 N
700 S
1900 S
3200 N
2600 N
1200 W
3600 W
2300 W
1700 W
1100 W
300 W
500 W
1200 E
State St
Main St
Center St
Pioneer Xing

- Lehi City Boundary
- Parcels
- Water Bodies
- Water Ways
- Railroads

Future Land Use September 2021

- Commercial
- Environmentally Sensitive Area
- Heavy Commercial
- High Density Residential
- Low Density Residential
- Light Industrial/Flex
- Medium Density Residential
- Mixed Use Commercial/Residential
- Neighborhood Commercial
- Parks/Open Space
- Public Facilities
- Technology Manufacturing
- Transit Oriented Development
- Very Low Density Residential
- Very Low Density Residential Agriculture
- Mixed Use Village Overlay

0 625 1,250 2,500 3,750 Feet

Lehi City
Maximum Densities Map
October 2021 DRAFT

1060

160

1110

615

680

106

559

420

170

35

177

475

244

460

217

111

78

430

709

NOTES:

1. ERU totals shown are not a guarantee of achievable density.

2. Utilities and infrastructure may need to be upgraded to allow the listed ERU number. Engineering studies will be required to determine maximum allowable ERUs and/or upgrades required for specific areas.

3. The ERU total shown on this page does not supersede any development code requirements. All development code requirements must be met.

4. Adjustments to the location of ERUs shown in the State Street TOD and Main Street Mixed Use areas may be allowed as approved by the reviewing departments.

5. The densities consist of the equivalent residential units which apply for both residential and non-residential uses in those areas.

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Lehi City
Future Land Use
September 2021 DRAFT

GP Changes to Final
Lehi City Boundary
Parcels
Water Bodies
Water Ways
Railroads

Future Land Use September 2021

- Commercial
- Environmentally Sensitive Area
- Heavy Commercial
- High Density Residential
- Low Density Residential
- Light Industrial/Flex
- Medium Density Residential
- Mixed Use Commercial/Residential
- Neighborhood Commercial
- Parks/Open Space
- Public Facilities
- Technology Manufacturing
- Transit Oriented Development
- Very Low Density Residential
- Very Low Density Residential Agriculture
- Mixed Use Village Overlay

0 625 1,250 2,500 3,750 Feet



LEHI CITY LAND USE ELEMENT UPDATE

OCTOBER 2021

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

EST 1852

LEHI CITY

PIONEERING UTAH'S FUTURE

ACKNOWLEDGMENTS

Lehi City would like to thank the many individuals who contributed to the Lehi City Land Use Element Update. We wish to acknowledge:

MAYOR AND CITY COUNCIL

Mark Johnson - *Mayor*
Paige Albrecht - *Councilmember*
Chris Condie - *Councilmember*
Paul Hancock - *Councilmember*
Katie Koivisto - *Councilmember*
Mike Southwick - *Councilmember*
Johnny Revill - *Former Councilmember*

PLANNING COMMISSION

Abram Nielson - *Commissioner*
Brent Everett - *Commissioner*
Roger Ellis - *Commissioner*
Scott Bunker - *Commissioner*
Bill Hereth - *Commissioner*
Tyson Eyre - *Commissioner*
Gregory Jackson - *Commissioner*
Heather Newall - *Commissioner*
Emily Britton - *Commissioner*
Matthew Hemmert - *Former Commissioner*
Jared Peterson - *Former Commissioner*

PLANNING STAFF

Kim Struthers, AICP - *Community Development Director*
Mike West, AICP - *Planning Division Manager*
Sierra Pierson - *Planner*
Jacob Curtis - *Planner*
Brittney Harris - *Planner*
Noreen Edwards - *Administrative Assistant*
McKay Treadwell - *Planning Intern*
Jakob Su'afilo - *Former Planning Intern*
Christie Hutchings, AICP - *Former Planner*
Landon Hawes, AICP - *Former Planner*

STEERING COMMITTEE

Jason Walker - *City Administrator*
Cameron Boyle - *Assistant City Administrator*
Shaye Ruitenbeek - *Management Analyst*
Marlin Eldred - *Economic Development Director*
Lorin Powell - *City Engineer*
Ross Dinsdale - *Engineer*

RESIDENTS OF LEHI

STAKEHOLDERS AND BUSINESS OWNERS

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1

INTRODUCTION

GENERAL PLAN LAND USE ELEMENT DESCRIPTION

The Lehi General Plan Land Use Element illustrates a community vision for future growth in Lehi and provides a framework to guide future development decisions. This framework allows Lehi City Staff, Planning Commission, and City Council an opportunity to base future housing, commercial and employment centers, roads, parks, public facilities, and infrastructure on both the determined build out population and job growth and on the core values and priorities expressed by Lehi Residents through the planning process. The Land Use Element reflects the ideas of hundreds of Lehi residents and their vision for their community. Residents provided input throughout the planning process by attending public workshops and open houses, participating in stakeholder interviews, and completing online public surveys.

This plan focuses on the tools available to achieve the vision of residents specifically through land use planning and future urban design decisions. These elements determine how the community can choose to accommodate expected growth while identifying needs for housing, economic activity, redevelopment, investment in key centers and corridors, as well as identifying and preserving areas of stability and sensitive natural features and systems. Compact development can complement existing land uses and promote vibrant growth without sacrificing the area's open spaces, historic features, and established residential neighborhoods.

VISION STATEMENT

Through extensive public outreach, the project team heard feedback from hundreds of members of the Lehi community. That feedback led to the development of a Vision Statement which guides the creation of this plan:

Lehi City, the center of Utah's future, is a vibrant community of rich history, and family-oriented neighborhoods, with an emerging technical and business center. With its continuing preservation of a small town feel and sense of community, Lehi City welcomes new residents and businesses.

HOW TO USE THE PLAN

This plan updates the previous Land Use Element, last updated in 2011. This plan is not a regulatory document. The adopted plan will be used as a guide for future development and regulatory decisions within Lehi City. Utah State Law requires each municipality to prepare and adopt a comprehensive, long-range plan for present and future needs and growth and development. The General Plan must include a land use element, a transportation and traffic circulation element, and a moderate-income housing element. After adoption, "no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan."[1]

[1]*Utah Code Section 10-9a-406 Public uses to conform to general plan*







Planning Commission Meeting, source: Lehi Free Press, February 17, 2021, https://lehifreepress.com/



Final Public Open House, source: Lehi Free Press, September 7, 2021, https://lehifreepress.com/

UPDATES TO THE PLAN

The City recognizes that this plan may need to be updated from time to time. However, in order to maintain consistency and predictability with the Plan, applications for amendments to this Land Use element text and Map may only be accepted for consideration once a year during the month of January.

Lehi City reserves the right to propose City initiated amendments to the General Plan outside the application window if the amendment is in accordance with the goals and policies of this Plan.

If an area that is located outside the scope of this Plan (not shown on the Land Use Map) is proposed to be added to the Plan, either by annexation or municipal boundary adjustment, City staff will propose a land use designation(s) that is consistent with and furthers the goals and policies of this Plan. Any other proposed Land Use designation by the applicant would require a separate application for an amendment, and will be subject to the once a year application window.

INTERPRETATION OF LAND USE MAP

It should be noted that the Land Use Map is based on a "broad brush" approach in that, unlike the City's Planning Zone Map; it does not precisely locate every land use to an individual parcel level. The Land Use map shows general locations of land use activities, facilities, and physical characteristics, but emphasis should also be given to the written policies for land use decision-making. The Zoning Administrator shall be responsible for general interpretation of the Land Use Map. The Zoning Administrator may, at his/her discretion, forward any interpretation issue of the Land Use Map to the Planning Commission for their review and interpretation. If a conflict occurs between the Land Use Map and adopted policies, the written policies are the controlling factors in decision-making.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

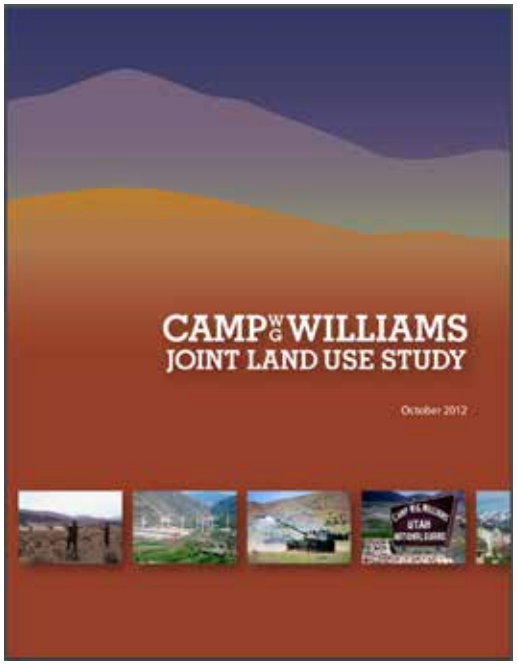
In many respects, the goals and policies discussed in this Land Use Element represent the synthesis of the goals and policies of the other General Plan elements of the City. Recognition and understanding of the interrelationship between the Land Use Element and these other elements is necessary to assure an integrated and cohesive General Plan. The following table describes the interrelationships between these elements.

GENERAL PLAN ELEMENT	DESCRIPTION	HOW IT RELATES TO LAND USE
Master Transportation Plan Element	Provides a backbone of roads that connect the community and link Lehi to the region.	• Planned roads support uses designated by the Land Use Element. • Land use goals and policies closely consider the design, characteristics, and availability of transportation infrastructure.
Moderate Income Housing Element	Plans for sufficient and affordable housing in Lehi.	• The Land Use Map must satisfy housing requirements identified in the Housing Element. • The Land Use Element establishes the distribution and densities of residential growth.
Transit Master Plan	Plans and provides guidelines for development of transit facilities and how to best support ridership.	• The Land Use Element influences the diversity and density of land uses around transit stations. • Investments in transit and rail require land use investments to support ridership. • Transit encourages land uses that create vibrant and walkable urban neighborhoods.
Bike and Pedestrian Master Plan	Plans for comfortable, safe, and convenient bike and pedestrian infrastructure.	• Bike and trail facilities are successful when they connect land uses, such as neighborhoods, to parks, schools, and commercial areas.
Economic Strategic Plan	Provides a well balanced and sustainable economic base for Lehi.	• The Land Use Element dictates the location of non-residential land uses, such as retail, office, light industrial, and technology manufacturing. • Community Reinvestment Areas must follow the General Plan land uses. • The Land Use Element establishes the location of housing to support job growth.
Parks and Recreation Element	Plans for the development and preservation of parks, open spaces, and recreational facilities in Lehi.	• The location of parks and recreation facilities need to be coordinated with land use to best serve the community.

INTER-JURISDICTIONAL COORDINATION

Successful implementation of this Land Use Element requires coordination with the plans and activities of other agencies in our area that relate to land use, transportation, regional infrastructure, resource conservation and other issues that relate to the City. The following is how the City coordinates with other agencies:

1. **Participation in Regional Planning.** Active participation in all opportunities provided by Mountainland Association of Governments (MAG) and Wasatch Front Regional Council (WFRC) ensures that the City's land use plan integrates into the larger regional perspective. The City has an active role in the Jordan River Commission and the Utah Lake Commission and contribute to the ongoing planning for those natural areas.
2. **Coordinating with Adjoining Jurisdictions.** Continue conversations between staff and elected officials with neighboring Cities.
3. **Development Compatibility with Camp Williams.** Coordinate with Camp Williams ensuring compatibility of new development with the current and planned mission and operations of the Camp. Utilize the Camp Williams Joint Land Use Study as a guide for development types located adjacent to the facility.
4. **Coordination with State and Federal Agencies.** Coordinate with other State and Federal Agencies including UDOT, UTA, FEMA, Utah Division of Forestry Fire and State Lands, and Army Corp of Engineers. Take an active role in any committees, studies, or other opportunities presented by these entities.













2

EXISTING CONDITIONS

DEMOGRAPHICS

In 2018, over 66,000 individuals called Lehi City home. Lehi has experienced substantial growth over the past eighteen years, with populations increasing from 8,475 in 1990 to 66,037 in 2018. With a growth rate of 149% between 2000 and 2010, Lehi outpaced state growth (24%) and county growth (40%).[2] With a 2050 population projection of 124,436 (Figure 1), Lehi is expected to continue growing along with the state and county. State growth, projected to reach 5,965,658 by 2060, will likely be achieved through both natural increase and positive net migration. Utah County's population is projected to reach 1,398,074 by 2060, one of the largest increases among the state's counties.[3]

[2] US Census Bureau 1990-2010.
[3] Kem C. Gardner. "Utah's Long-Term Demographic and Economic Projections Summary." The University of Utah Policy Institute.

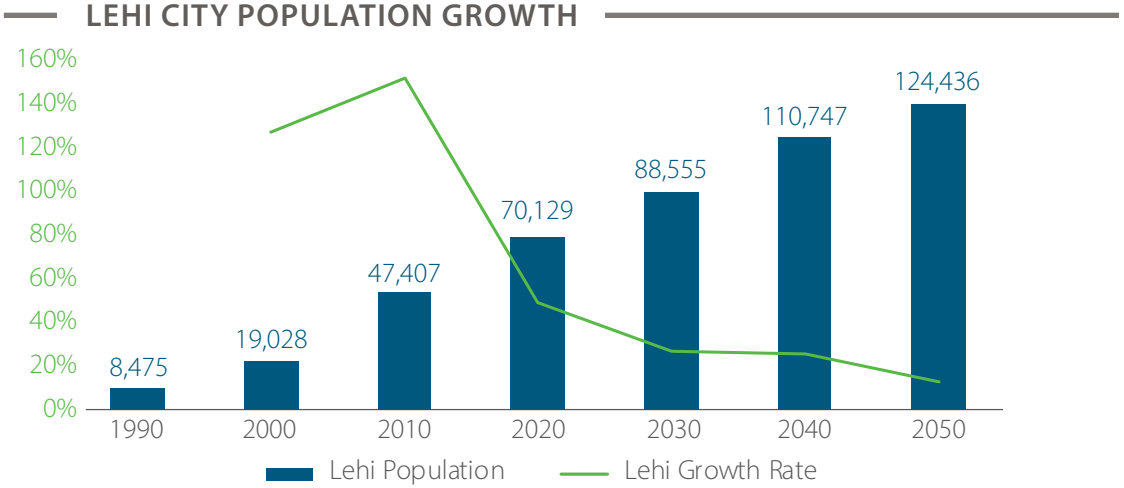


Figure 1. Lehi City Population Growth and Growth Rate 1990-2060, source: Mountainland Small Area AOG Population Projections 2020-2050, US Census Bureau 1990-2010.

MEDIAN AGE + AGE DISTRIBUTION

Lehi's population is young, with a median age of 25 and 66% of the population under 35 years of age (Figure 2-3). Lehi's age distribution is similar to Utah County, with a slightly lower percentage of seniors (65+) and a higher percentage of youth (17 and under).

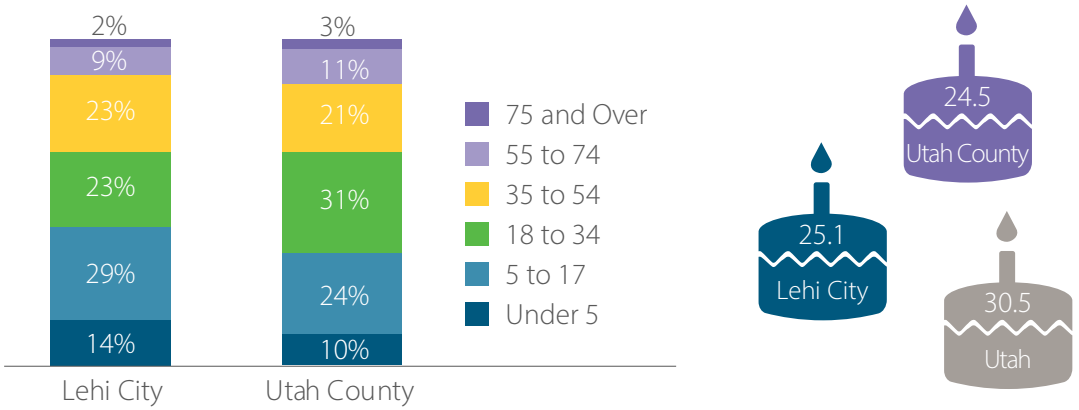


Figure 2-3. Age Distribution (Lehi City, Utah County) and Median Age (Lehi City, Utah County, Utah) in 2017, source: US Census Bureau ACS 2017 5-Year Estimate.

LEHI CITY DIVERSITY

Lehi is predominantly White and slowly becoming more diverse. From 2000 to 2017, those identifying as Hispanic or Latino increased from 569 individuals in 2000 to 4201 individuals in 2017. The percent of individuals identifying as Asian has also increased, more than tripling in size from 2000 to 2017 (Figure 4).

	2000	2010	2017
White	94.3%	88.8%	87.7%
Hispanic or Latino	3.0%	6.4%	7.0%
Asian	0.5%	1.3%	1.6%
American Indian + Alaskan	0.5%	0.4%	0.6%
Native Hawaiian + Other Pacific Islander	0.4%	0.8%	0.5%
Black or African American	0.3%	0.4%	0.1%
Some Other Race	0.1%	0.1%	0.5%
Two or More Races	1.0%	1.9%	2.0%

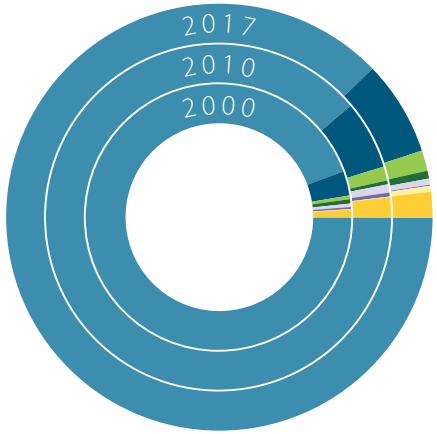


Figure 4. Lehi City Diversity 2000-2017, source: US Census Bureau 2000, 2010, ACS 2017 5-Year Estimate.

MEDIAN HOUSEHOLD INCOME

From 2000 to 2017, Lehi's median household income (MHI) increased by 61% from $53,028 to $85,794. Lehi's MHI is higher than MHIs for both the county ($68,676) and state ($66,917). Lehi's population earning under $30,000 annually is lower than the county and state by 8% and 10% respectively.

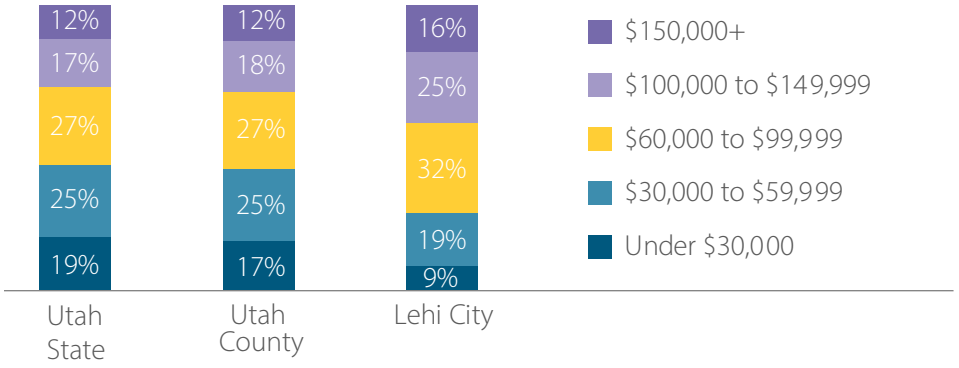


Figure 5. Median Household Income Distribution (Lehi City, Utah County, Utah) in 2017, source: US Census Bureau ACS 2017 5-Year Estimate.

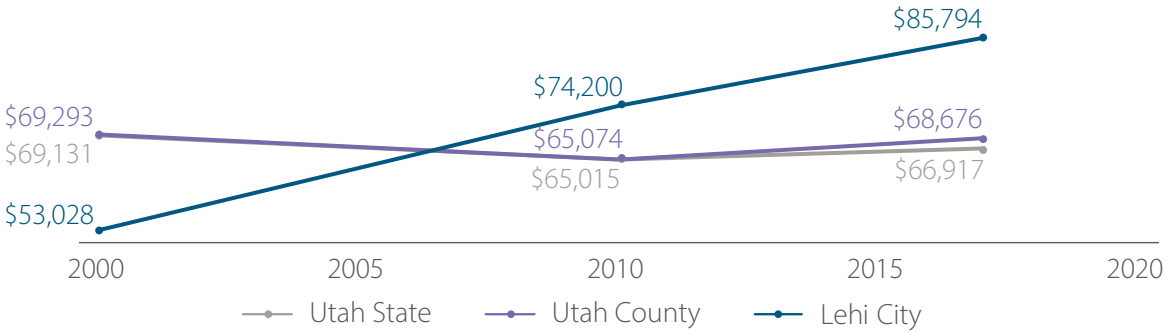


Figure 6. Median Household Income 2000--2020 (Lehi City, Utah County, Utah), source: US Census Bureau 2000, 2010, ACS 2017 5-Year Estimate.

EDUCATION

When compared to the state, Lehi's population is more educated with 82% of individuals ages 25 to 64 attending at least some college and only 3% receiving less than a high school diploma (Figure 7).

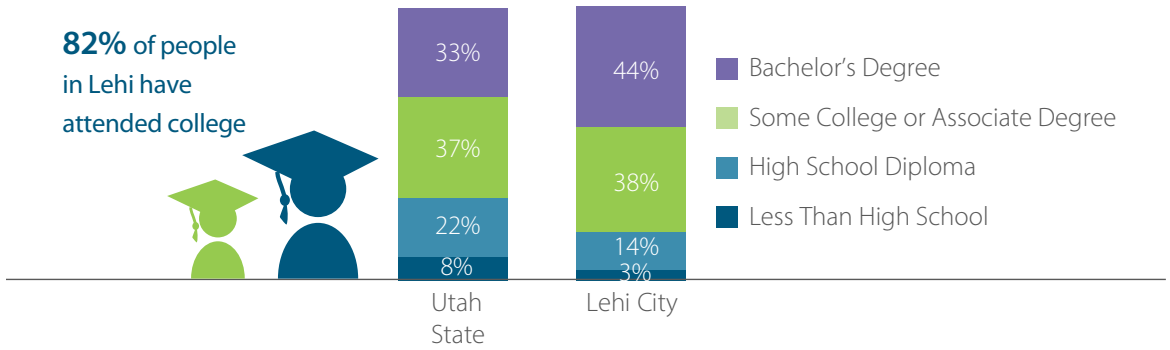


Figure 7. Education Distribution (Lehi City, Utah) in 2017, source: US Census Bureau ACS 2017 5-Year Estimate.



Figure 8. Lehi City Top Industries in 2017, source: US Census Bureau ACS 2017 5-Year Estimate.

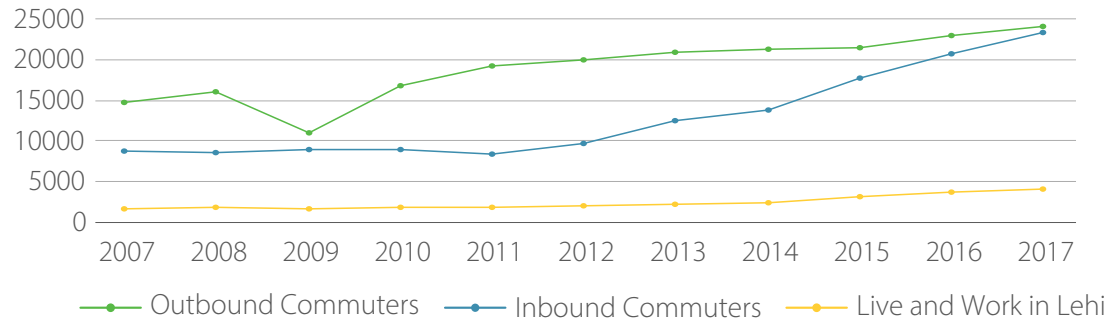


Figure 9. Lehi City Commute Patterns 2007-2017, source: US Census Bureau OnTheMap.

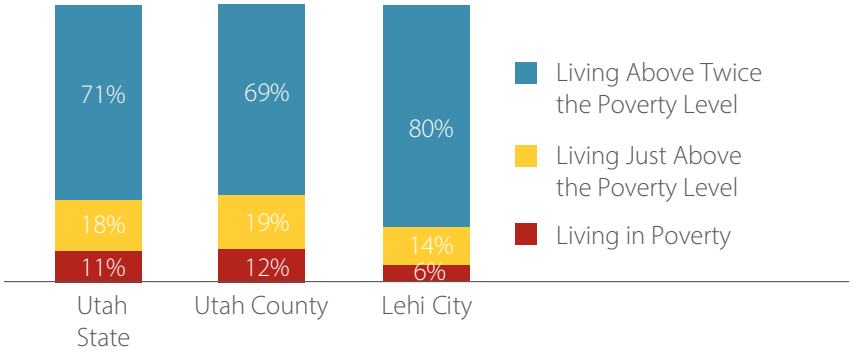


Figure 10. Poverty Rate (Utah, Utah County, Lehi City) in 2017, source: US Census Bureau ACS 2017 5-Year Estimate.

LEHI CITY INDUSTRIES AND COMMUTES

The top industry in Lehi is Educational Services and Health Care, and Social Assistance with 20.6% of the workforce working in this industry. This is followed by Professional, Scientific, and Management (15.8%) and Retail Trade (11.9%). (Figure 8).

Trends for individuals leaving Lehi for work (outbound commuters) and individuals living and working in Lehi has remained fairly constant between 2007 and 2017. The number of individuals entering Lehi for work (inbound commuters) has increased to 23,382 since 2011, almost equal to the outbound commuter total of 24,142 (Figure 9).

UNEMPLOYMENT AND POVERTY

Lehi's unemployment rate (1.17%) is lower than the state unemployment rate (3.31%) by 2.14%. The percentage of individuals not in the labor force is slightly higher for Lehi (23.6%) compared to the state (21.6% state). Lehi's poverty rates are lower than the county and state, with 6% of the population living in poverty (Figure 10).

LEHI CITY HOUSING PROFILE

Lehi's housing stock is primarily comprised of single-family homes (81%) with a small percentage of multi-family (10%) and townhomes (8%) (Figure 11). Most of these homes (81%) are owner-occupied. As household income increases, home ownership becomes attainable for a larger portion of the population (Figure 12). For example, households with annual incomes between $100,000 and $150,000 are 11% renter and 89% owner occupied.

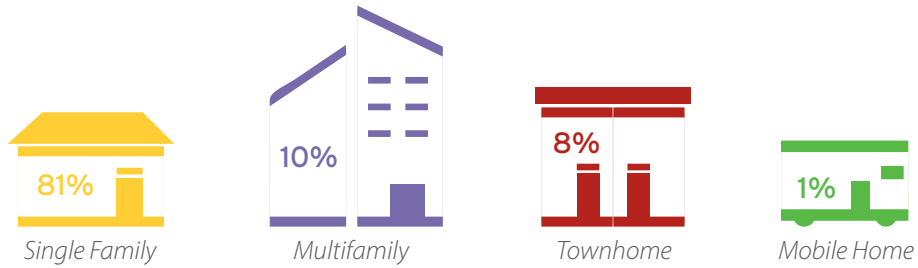


Figure 11. Lehi City Housing Mix in 2017, source: US Census Bureau ACS 2017 5-Year Estimate.

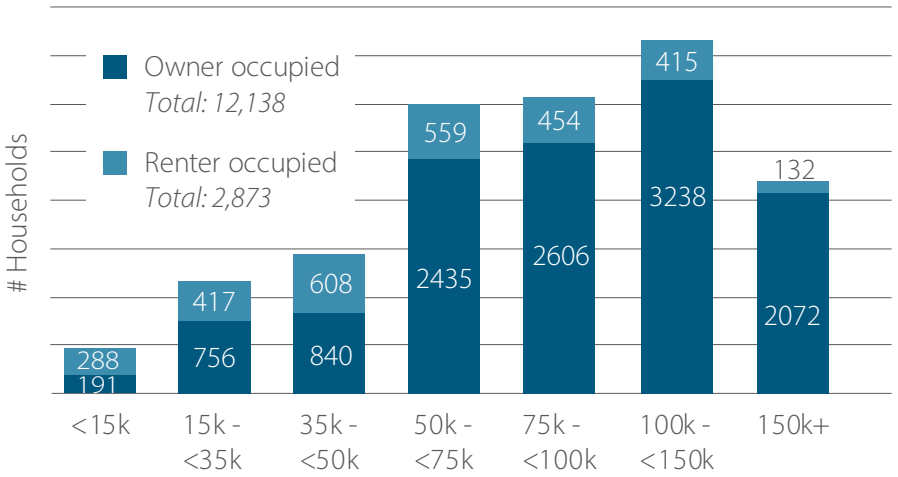
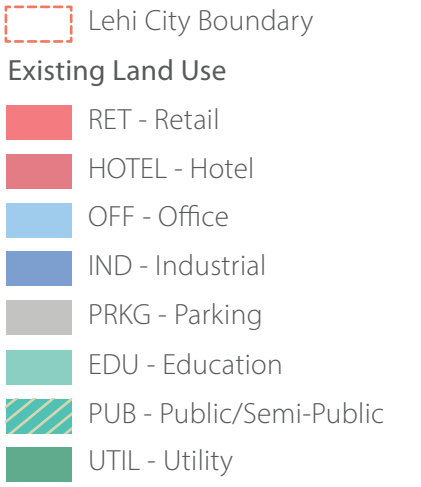


Figure 12. Lehi City Housing Tenure by Income, source: US Census Bureau ACS 2017 5-Year Estimate.

EXISTING LAND USE

The existing land uses are primarily residential, with single family residential occupying much of the land in the southern and eastern areas of the City. Commercial uses (office and retail) are concentrated along major corridors, such as I-15, State Street, Main Street, and Timpanogos Highway. There are agricultural uses on the western edges of town, and public lands in the Traverse Mountain and Utah Lake areas. There is a significant amount of vacant land on the outskirts of the City, as well as along major commercial corridors and within residential areas (Figure 13).



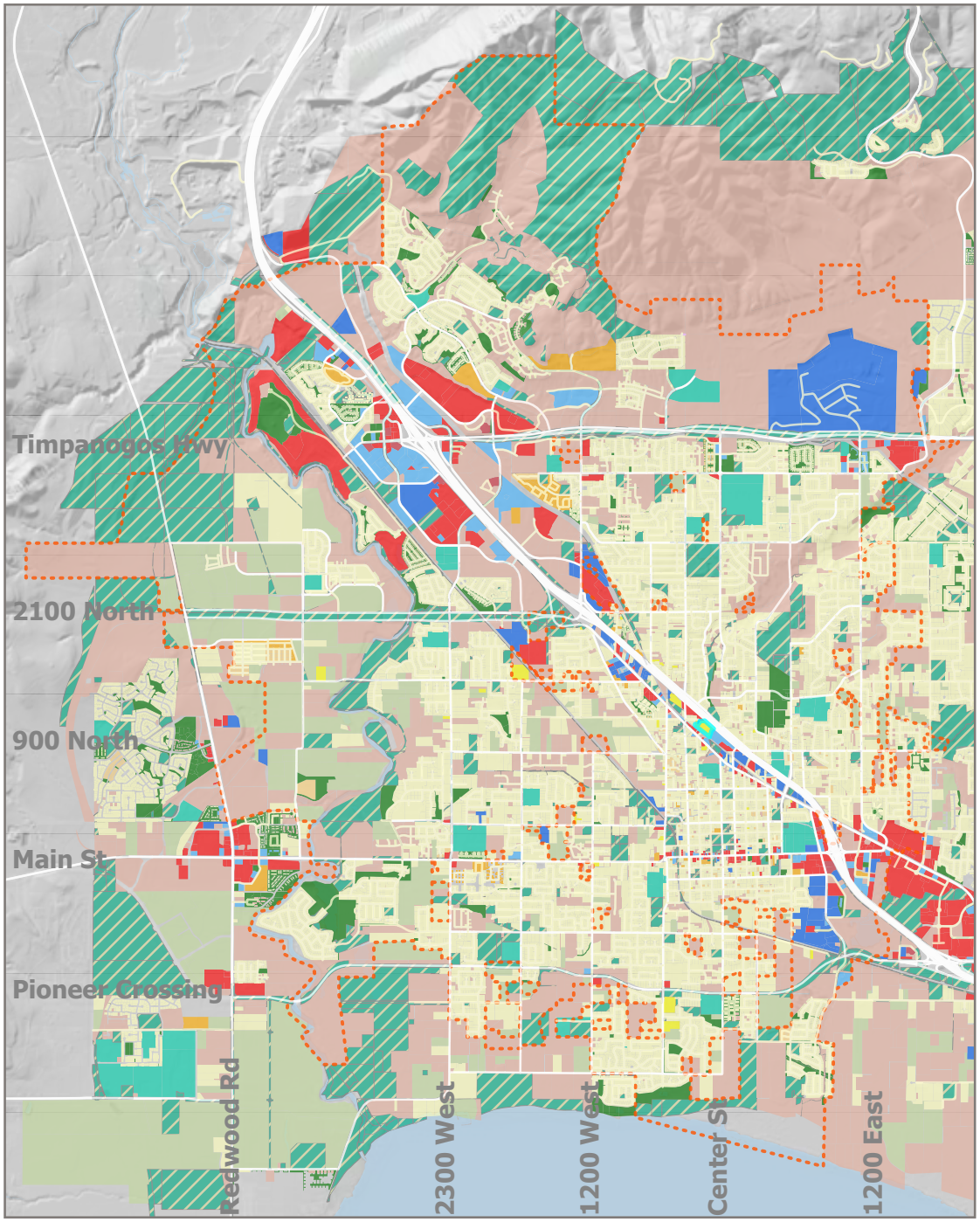
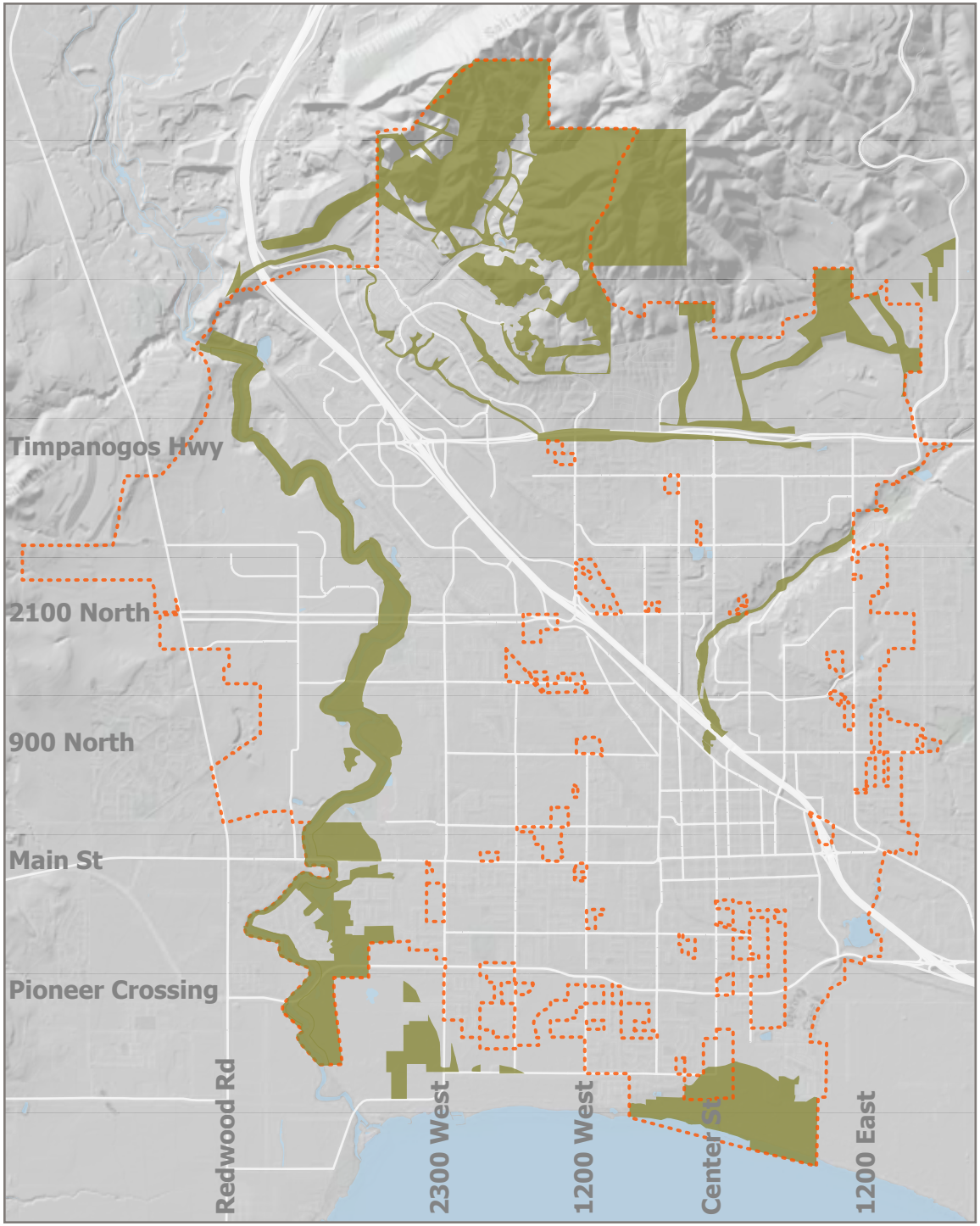


Figure 13. Lehi Existing Land Use, Fregonese Associates 2020.



ENVIRONMENTALLY SENSITIVE AREAS

Lehi City is located in a rich physical setting with varying topography. Features include hillsides, floodplains, wetlands, water bodies, and wildlife refuge. Prominent physical features include Utah Lake which lies south of the City, the Wasatch mountains on the northeast, and the Jordan River which runs northward through the City close to its western boundary. The City's location in proximity to these natural assets necessitates strategies for their protection and at the same time creates opportunities to provide open space amenities.

The City has currently identified nearly 3,400 acres of land as Environmentally Sensitive Areas in its Land Use Map (Figure 14). Additional Environmentally Sensitive Areas may be identified in the future.

Figure 14. Lehi Environmentally Sensitive Areas, Fregonese Associates 2020.









3

SCENARIO PLANNING

WHAT IS SCENARIO PLANNING?

We know that Lehi will experience growth in the next 30 years. Scenario planning lets us explore the different ways that the City might accommodate that growth. We can measure how the planning choices we make could impact issues important to the Lehi community, such as affordability, traffic, and economic development. Through scenarios, we can create a range of potential "futures", by experimenting with a variety of factors, such as:

- The types of housing that may be built in new neighborhoods,
- Location of commercial centers,
- Where to focus redevelopment, and
- Where to preserve open space.

The lessons learned from these scenarios, both good and bad, help community members make data-supported decisions about the future of Lehi.

LEHI'S SCENARIO PLANNING

The City considered four different scenarios based on the needs identified by the steering committee and data provided by the consulting staff. The scenarios showed changes in the land uses in areas identified as "areas of change".

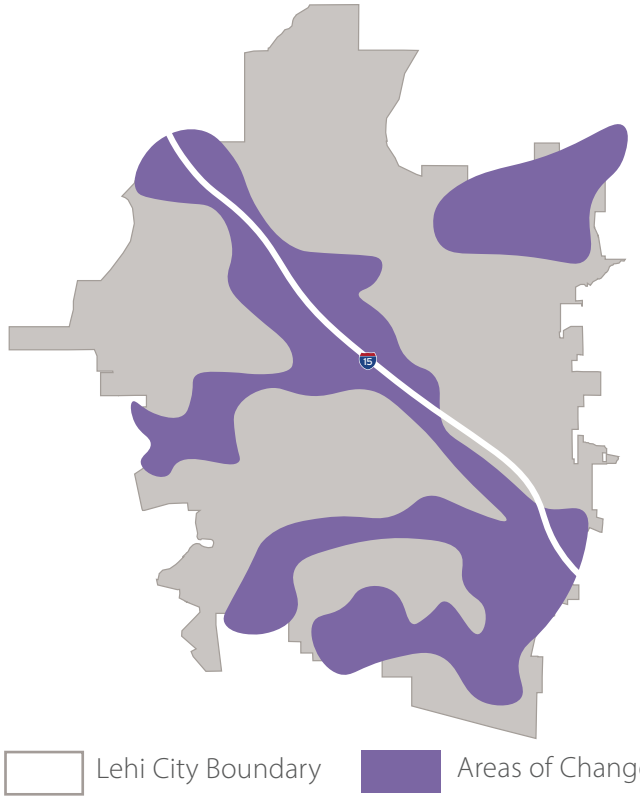


Figure 15. Areas of Change, source: Fregonese Associates 2020.

AREAS OF CHANGE

In all four of the scenarios, development and redevelopment is focused in "Areas of Change," which are commercially zoned areas or underdeveloped residential areas that were identified by the project team and Lehi Planning Commission at the outset of the project (Figure 15). This plan focuses the majority of its recommendations within these areas, leaving the existing single family neighborhoods of Lehi City largely unchanged on the new Land Use Map.



THANKSGIVING POINT

The Thanksgiving Point area of change encompasses the area surrounding the commercial, employment, entertainment, and cultural attractions of Thanksgiving Point, as well as the commercial and employment land to the east of I-15. The Pilgrim's Landing neighborhood to the north is excluded, as is the Thanksgiving Point Golf Club and other properties surrounding the Jordan River.



TOD AREAS

The Transit Oriented Development, or TOD areas, are within a one-quarter mile radius of the existing FrontRunner station and the planned BRT stations. These areas have been identified as locations appropriate for higher density residential and commercial uses to support existing and future transit lines.



STATE STREET

This area includes the State Street corridor south of Thanksgiving Point to Main Street. A number of businesses and retail shops are located along the State Street corridor. This concentration of commercial development spills over onto Main Street particularly near the 1 -15 interchange.



MAIN STREET

The Main Street area includes many parcels from the I-15 interchange west to 2300 West, including Lehi's historic downtown corridor, the Lehi City government campus, Rodeo Grounds, and west Main Street.



PIONEER CROSSING

This area includes the many vacant and underutilized parcels along Pioneer Crossing, west of the I-15 interchange. It does not include many established neighborhoods in the area.



NORTH BENCH AREA

This area includes the former IM Flash campus and surrounding land north of Timpanogos Highway on the east side of Lehi. Changes in this area reflect the Micron Area Plan, adopted in 2012.



WEST AGRICULTURAL AREA

This area includes the agricultural and industrial lands west of the Jordan River and south of 2100 North.

SCENARIO ALTERNATIVES

The project team created four potential future scenarios based on community input, interviews, and research. The recommendations within this plan do nor mirror any one of these scenarios, but combine aspects of each that provide the desired outcomes for Lehi.

SCENARIO 1 - BUSINESS AS USUAL

This scenario depicts the "business-as-usual" option, in which Lehi grows and develops according to the 2011 Land Use Element. New housing is built primarily on the west and south areas of the City, with commercial and employment concentrated near Thanksgiving Point and the I-15 corridor. This scenario has the smallest amount of multifamily housing. It is the scenario that provides the lowest property tax and sales tax revenue of all the scenarios. Most importantly, this scenario shows that Lehi cannot accommodate its forecasted growth by developing according to existing land use policies within the areas of change.

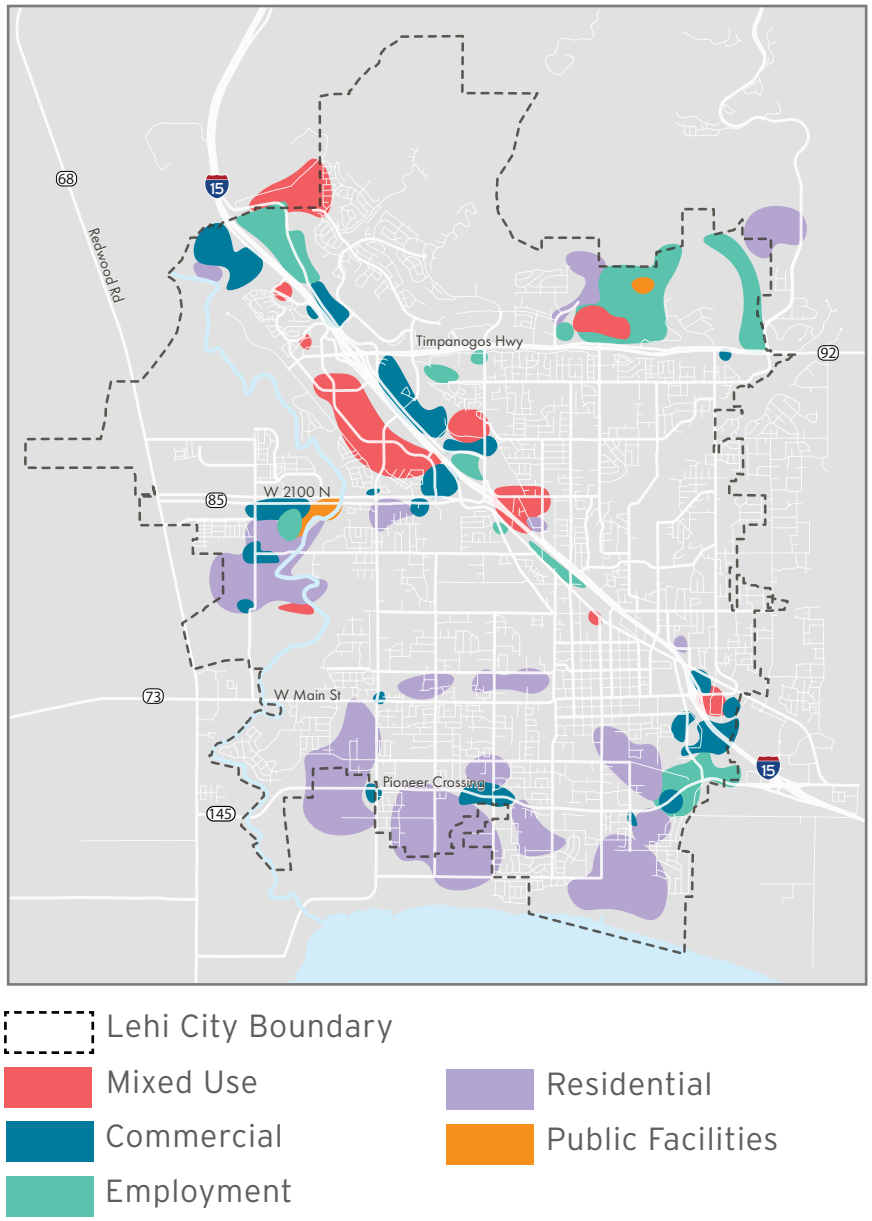


Figure 16. Lehi Scenarios, source: Fregonese Associates 2020.

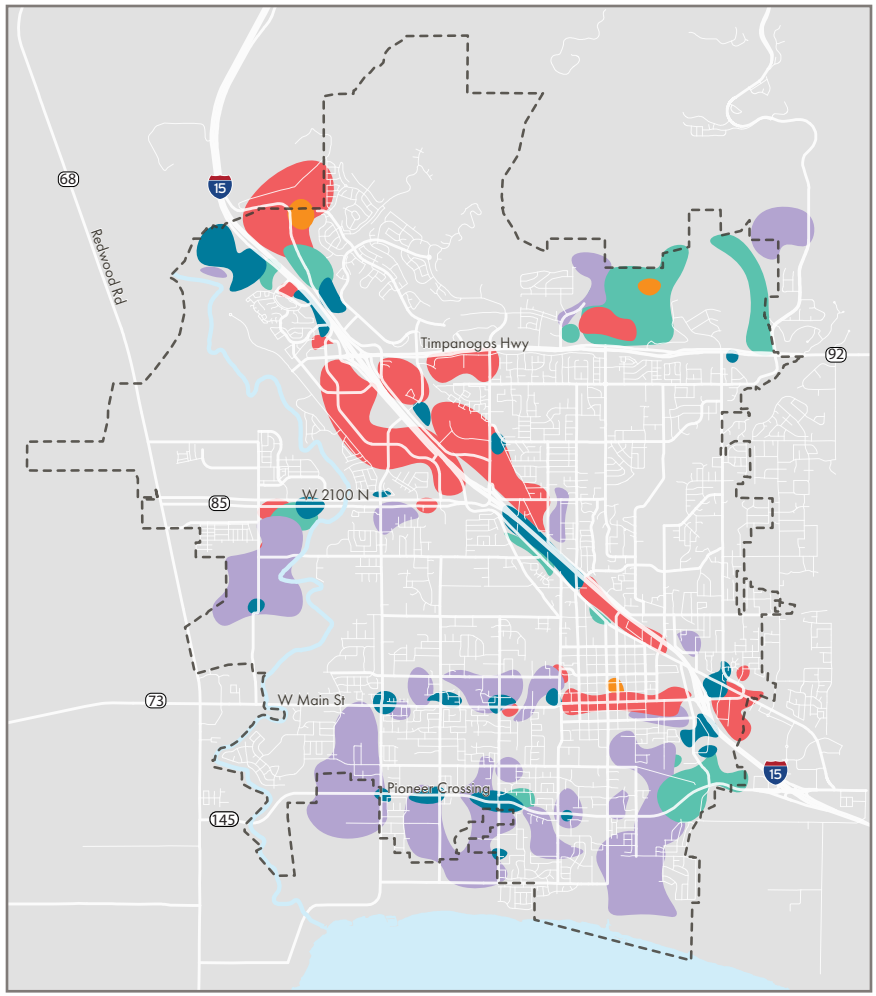


Figure 17. Lehi Scenarios, source: Fregonese Associates 2020.

SCENARIO 2 - TRANSIT-ORIENTED DEVELOPMENT FOCUS

This scenario concentrates new housing and jobs within the current and future transit-oriented development (TOD) areas in Lehi, with largely mixed-use development along the I-15 corridor. This scenario has the highest number of jobs of all four scenarios, and the highest projected sales tax revenue. It has the lowest projected landscaping water use of all four scenarios.

SCENARIO 3 - HOUSING FOR ALL

This scenario focuses on allowing for a wider range of housing types within residential and mixed-use zones through increasing the availability of missing middle housing types. New housing is developed in all Areas of Change, though it is concentrated along the I-15 corridor and around Thanksgiving Point. This scenario has the largest number of projected households. It has the highest amount of multifamily housing. This scenario generates the highest property tax revenue.

What is missing middle housing?



Single Family Homes

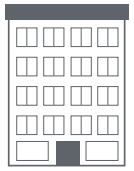
MISSING MIDDLE HOUSING TYPES



Townhomes, Duplexes, Triplexes

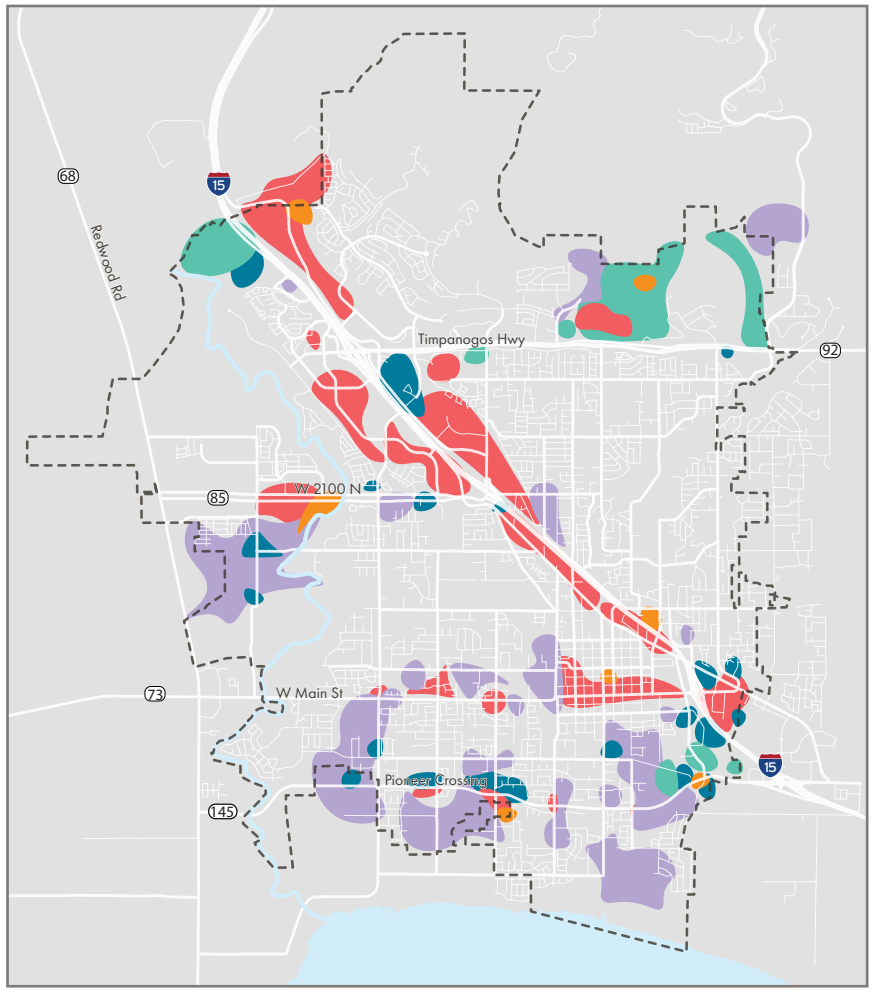


Small Apartments



Medium and Large Apartments

Figure 18. Missing Middle Housing, source: Fregonese Associates 2020.



Lehi City Boundary
Mixed Use
Commercial
Employment
Residential
Public Facilities

Figure 19. Lehi Scenarios, source: Fregonese Associates 2020.

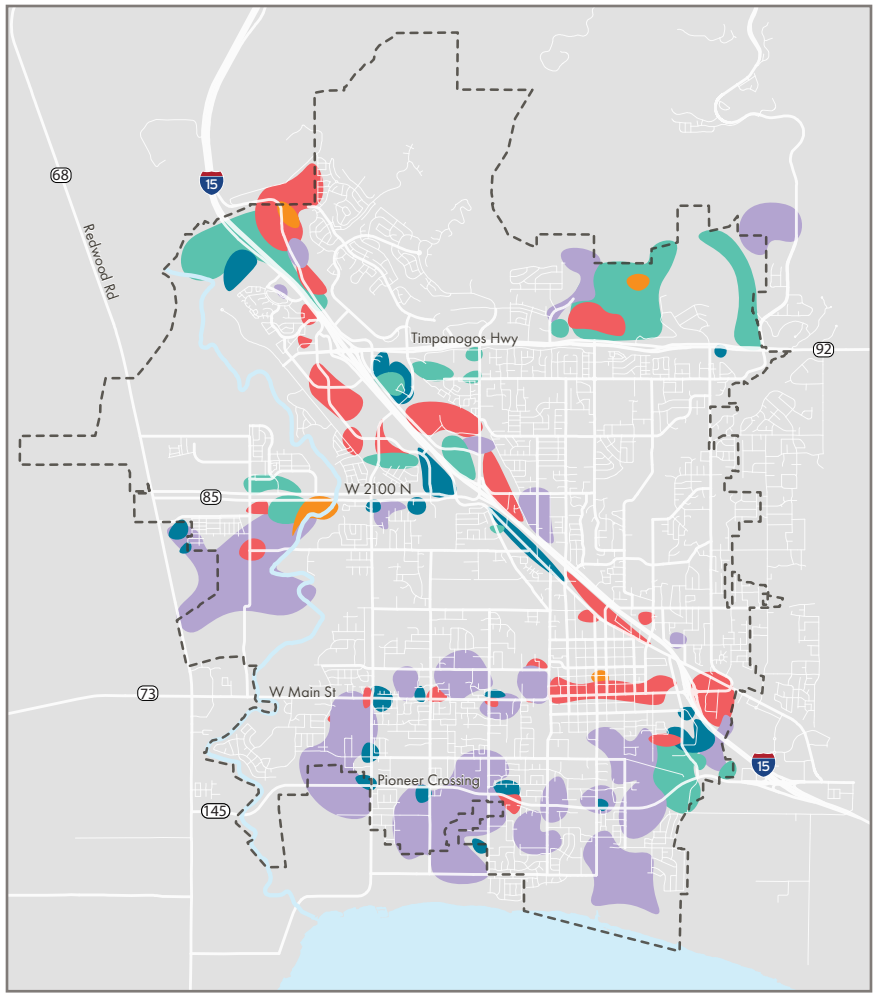


Figure 20. Lehi Scenarios, source: Fregonese Associates 2020.

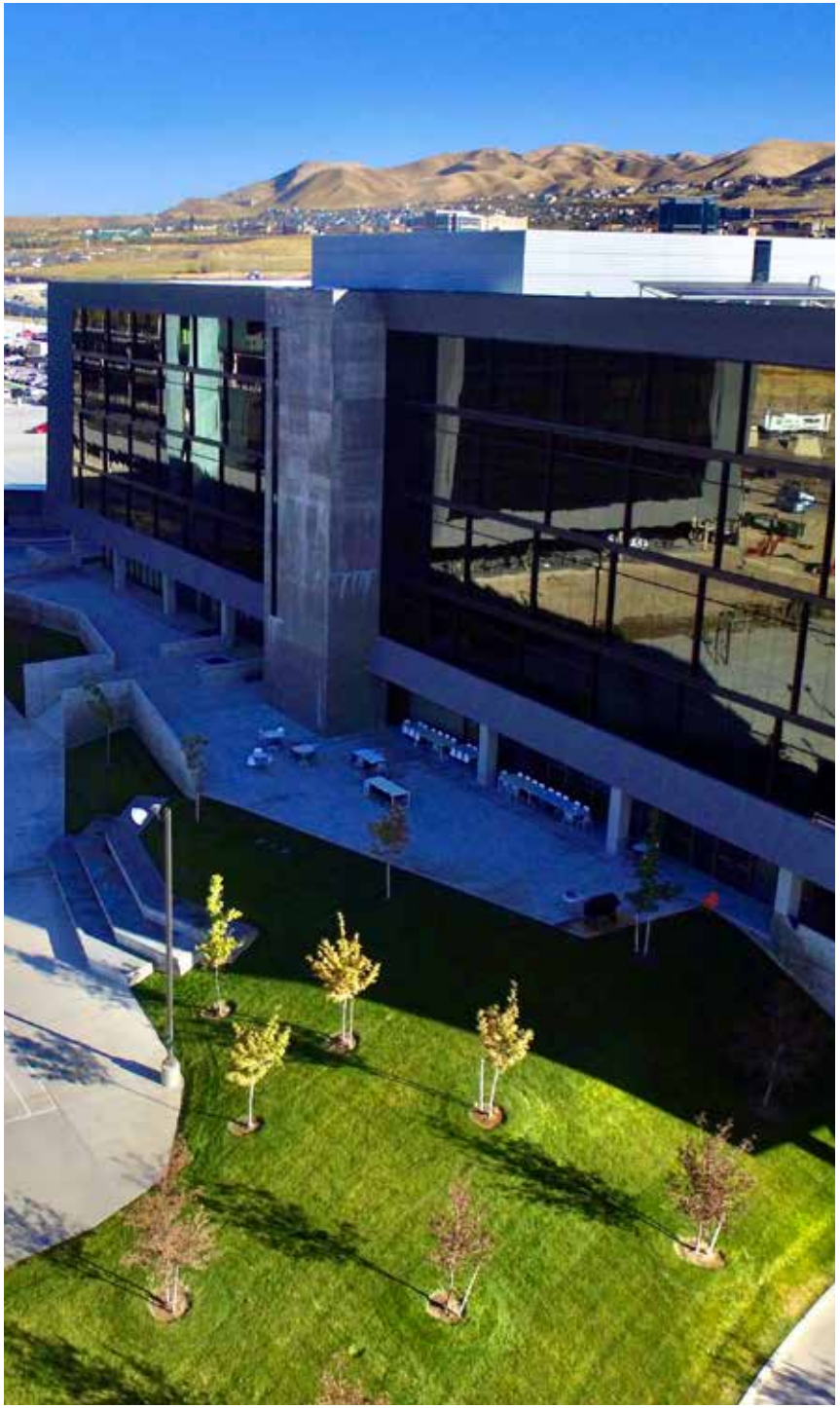
SCENARIO 4 - HYBRID

This scenario illustrates a balance of new jobs and new housing, including missing middle options, within all Areas of Change. Scenario 4 has more single-family homes than either Scenario 2 or Scenario 3, including large lot, conventional lot, and small lot detached single-family homes. This Scenario has the lowest projected sales tax revenue and higher landscaping water usage than Scenario 2 or Scenario 3.

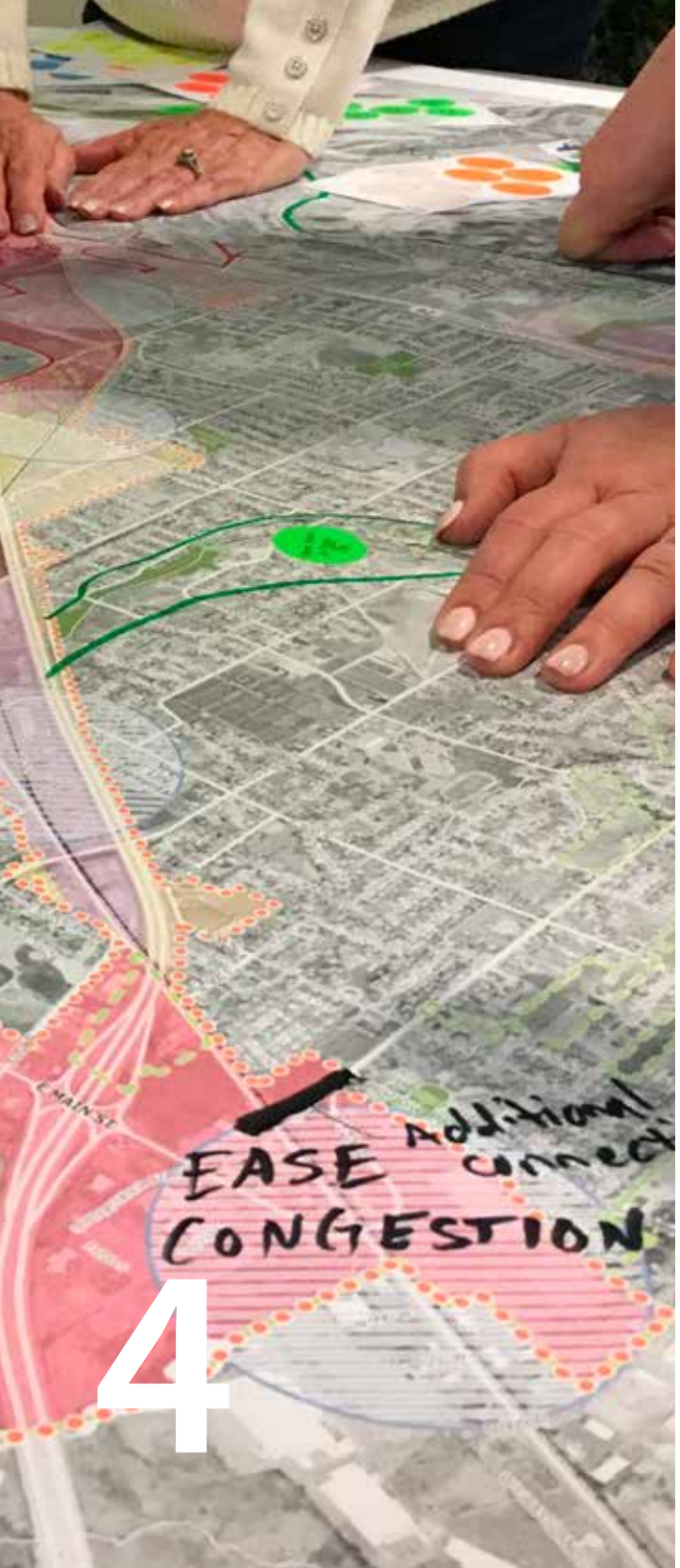
PREFERRED SCENARIO

The results of the four test scenarios led to the creation of a final, preferred scenario, which resulted in the updated Future Land Use Map. The preferred scenario includes the most successful components of all four scenarios. It includes transit-oriented development surrounding future and existing transit stations; mixed use development at major corridors and urban centers, and a range of housing types in areas of change, while protecting existing neighborhoods.









4

PUBLIC OUTREACH

The Land Use Element and its recommendations are built upon the Lehi community's vision for the future. Community members were involved at all stages of the planning process through numerous public events and outreach efforts, and their feedback was thoughtfully considered every step of the way. These outreach results were used to inform a scenario planning process, a data-driven type of planning that provides a wealth of information about how the effects of policy choices play out compared to current trends. Community input and scenario results were essential in the creation of the goals, strategies, implementation projects, and future land use map within this plan.

INDIVIDUAL STAKEHOLDER INTERVIEWS

To engage community leaders in the process and to obtain a detailed understanding of current perceptions about Lehi, the project team conducted several individual interviews. Participants included individual business owners, community leaders, and local real estate developers.

VISIONING WORKSHOPS

The results of the visioning efforts informed the creation of scenario alternatives for the future land use plan.

A visioning workshop was held in February 2019. This workshop offered an exciting way for participants to have a "hands-on"

experience in developing the plan, learn about the important trade-offs inherent in planning, and provide valuable insight into solutions supported by the community. The initial workshop process included live polling, a mapping exercise, and a presentation of results and further discussion. There were 82 attendees at the workshop.

An online workshop, including an interactive online comment map and survey, was made available for those who were unable to attend the workshops. The survey received a total of 164 responses and 83 comments were made on the online map.

WHAT WE HEARD

Workshop participants felt that mixed use development around transit hubs and transportation improvements should be the highest priorities for future development in Lehi. They felt that the biggest concerns facing Lehi as the City grows are roads, traffic, and affordability. The top two choices for the type of development Lehi needs more of were transit oriented development and a revitalized downtown (Figure 21). The map exercise mirrored these results, concentrating commercial and housing development along future transit corridors, near the IM Flash campus, and along Pioneer Crossing (Figure 22 and 23).

Online survey results were largely consistent with in person results, though online respondents noted transportation improvements and preservatiotn of open and natural space as their highest priorities for future development.

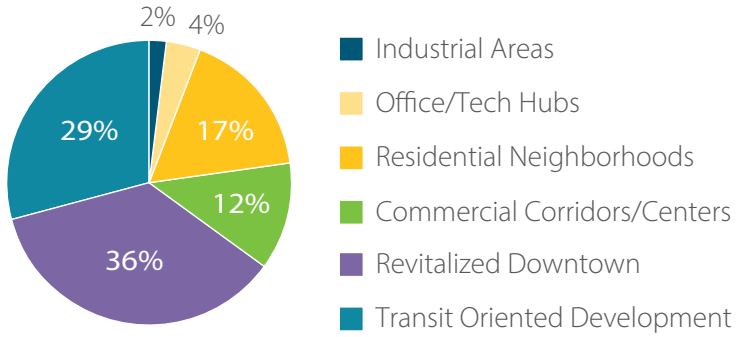


Figure 21. What type of development do we need MORE of? Source, Lehi City Online Land Use Survey, April 2019.

**Full survey results can be found in the Appendix*

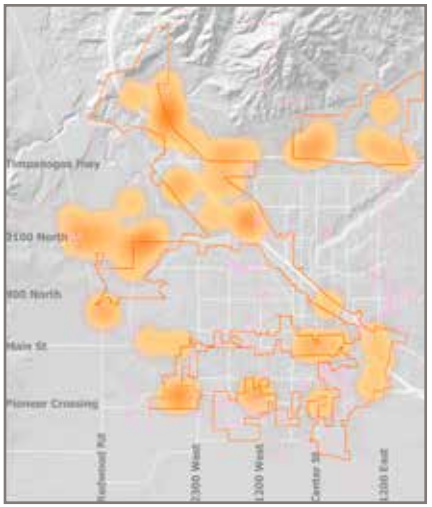


Figure 22. Commercial Heat Map

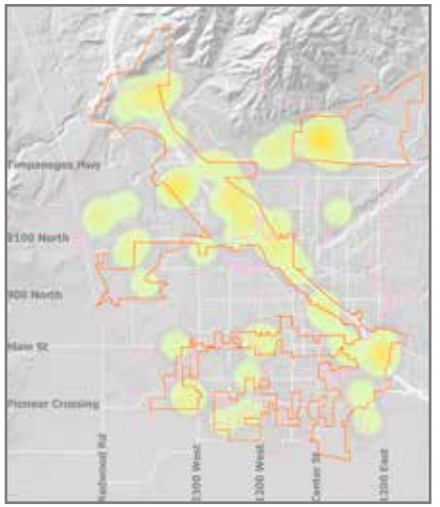


Figure 23. Housing Heat Map



Figure 24. How do you think we should accommodate future growth? Source, Lehi City Online Land Use Survey, April 2019.

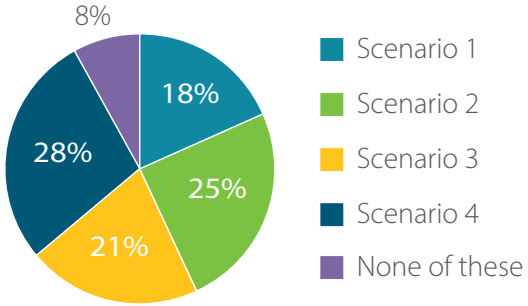


Figure 25. Which of these scenarios, as a whole, best fits with your vision for Lehi's future?, Source, Lehi City Online Scenario Survey, November 2019.

SCENARIO OPEN HOUSE

In October 2019, an online open house was held to present the four alternative scenarios developed by the project team. Lesson learned from the scenarios, including key themes and development impacts, were shared via the project website. Participants were invited to share their feedback through an online survey. There were 248 responses to the survey. The survey was distributed via the project email newsletter, on the project website, on the Lehi City website, and on Lehi City social media.

Feedback received during this open house was used to shape the preferred scenario, which ultimately became the Lehi City Future Land Use Map.

WHAT WE HEARD

Survey participants were asked to rank what they liked most and least about each of the four scenarios. For Scenario 1, the concentration of jobs along I-15 was viewed most favorably, while not accommodating the future growth projection was viewed least favorably. For Scenario 2, a concentration of households and jobs in TOD areas was viewed most favorably, while the highest property tax revenue was viewed least favorably. For Scenario 3, a wider range of housing types was viewed most favorably, while the greatest amount of multifamily housing was viewed least favorably. For Scenario 4, a larger number of single-family homes than Scenarios 2 and 3 was viewed most favorably, while the higher landscaping water usage than Scenarios 2 and 3 was viewed least favorably. When asked to choose which Scenario best fit their overall vision, 28% of respondents chose Scenario 4, with Scenario 2 being closely behind with 25% feeling that it was the best fit.

INITIAL WEBSITE AND ONLINE ENGAGEMENT

The Land Use Element website (www.lehifuturelanduse.com) created a continuous community presence. It was used to engage and inform community members, provide information about upcoming events, and as a means of public feedback through surveys and email contact. Plan information was also shared via Lehi City's social media sites, as well as through regular emails to an e-newsletter subscriber list.

PLANNING COMMISSION AND CITY COUNCIL WORK SESSION

The project team presented the draft Future Land Use Map and Plan Goals and Strategies to Lehi City Planning Commission and City Council in February 2020. During their work session, Planning Commissioners and City Councilors were able to provide their feedback directly on the planning work that had been completed to date, ensuring that it was in line with the vison of the residents of Lehi.

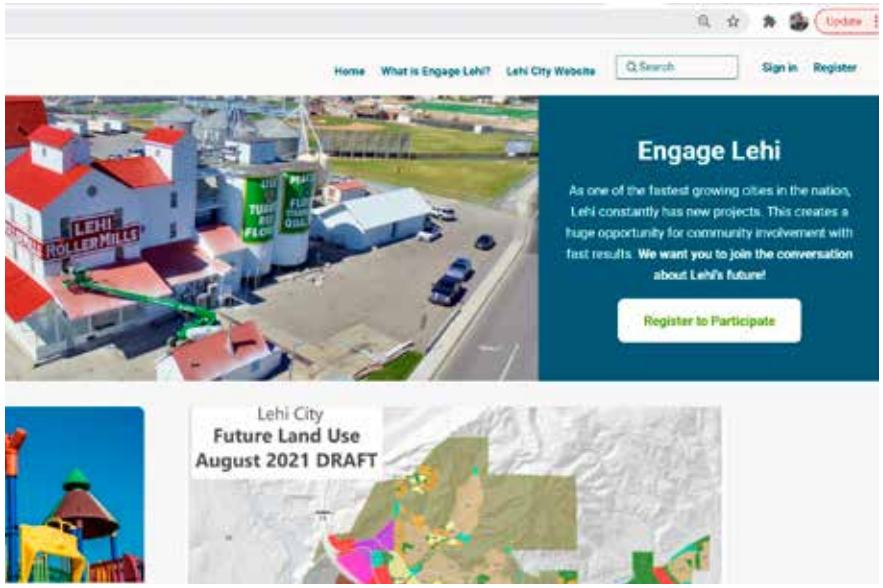
DRAFT PLAN WEBINAR

In June 2020, the project team presented the Draft Lehi General Plan Land Use Element via a webinar. The team spoke about the planning process, the big ideas behind the plan, and how the plan's strategies addressed the issues facing Lehi. Participants were able to ask questions of the project team, and the webinar and plan were shared to the project website.





Final Public Open House, source: Lehi Free Press, September 7, 2021, https://lehifreepress.com/



ENGINEERING ANALYSIS

The City Council directed the Lehi Engineering Department to analyze utility and road capacities according to the current capital facilities and transportation master plans. Based upon this review, density limits were recommended for the draft plan. This impacted the preferred scenario map and reduced the amount of housing shown citywide. A Maximum Densities Map was created to accompany the Land Use Map and provide guidelines for the Mixed-Use and Transit-Oriented Development designations.

ENGAGE LEHI ONLINE FEEDBACK

The City launched a new engagement website in January 2021 called Engage Lehi. The final draft plan and map were posted as a project on the site allowing people to view and comment over a two month period. Over 800 people viewed the final draft.

FINAL PUBLIC OPEN HOUSE

The City held a final public open house on August 31, 2021. Residents were invited to come and ask questions about the plan and the process that was undergone to prepare the map for final approval by the City Council. Several members of the City Council and Planning Commissions were also in attendance.




JRT
LEHI



6

LAND USE CLASSIFICATIONS

DEFINITIONS OF CLASSIFICATIONS

The following definitions explain the Land Use Map classifications. This Chapter lists newly introduced and revised designations in this Plan update, as well as classifications that were carried over from the previous Plan.

TRANSIT ORIENTED DEVELOPMENT (TOD)

The Transit Oriented Development (TOD) areas will utilize existing FrontRunner infrastructure and planned bus rapid transit (BRT) infrastructure for denser development around the proposed and existing stops. This classification will allow for higher density development and a mix of uses that will encourage more active transportation with reduced automobile dependence. These uses will include retail, restaurant, employment, residential, hospitality, entertainment, and other compatible uses.



MIXED USE (MU)

The Mixed Use (MU) classification combines a number of land uses within a specific geographic area. These uses may include higher density residential and may also serve as destinations or corridors of activity. They may build on the existing fabric, such as along State Street or Main Street, or may occur as new nodes of activity.

This classification may contain a mix of uses including office, higher education, high-density housing, specialty retail, restaurants, public facilities, sporting venues, and cultural spaces. Maintaining a substantial residential population within these areas is critical to their long-term success. Ensuring that the area is populated in the evenings and on weekends will support a lively, active, and vibrant center.



NEIGHBORHOOD COMMERCIAL (NC)

The Neighborhood Commercial (NC) classification is to allow for smaller-scale retail and service-oriented businesses and can provide basic goods and services to residential areas. Developments within this zone should be designed for a sensitive transition between commercial and residential uses.



COMMERCIAL (C)

The Commercial (C) land use classification is to provide controlled and compatible locations for retail, office, business, and other commercial activities. The classification is intended to enhance employment opportunities, encourage the efficient use of land, enhance property values and the City tax base, and ensure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.





HEAVY COMMERCIAL (C-H)

The Heavy Commercial (C-H) classification is intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned residential areas. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/office.



LIGHT INDUSTRIAL (LI)

The Light Industrial (LI) classification identifies and provides locations for light industrial uses that produce no appreciable impact on adjacent properties and seek a clean and attractive industrial setting. Uses allowed in the LI classification may include automobile and truck rental, auto and truck repair, furniture manufacture and repair, tire distribution and retail sales, upholstery shops, industrial assembly, freight terminal, warehousing, moving and storage, and light manufacturing activity.



TECHNICAL MANUFACTURING (TECH)

The Technical Manufacturing (TECH) land classification provides for and encourages the development of well-planned and designed technological and manufacturing parks. These areas are characterized by uses such as research, development, manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are located in proximity to adequate transportation facilities and infrastructure.



PUBLIC FACILITIES (PUB)

The Public Facilities (PUB) classification includes uses such as schools, places of worship, government facilities, recreation centers, parks, police and fire stations, libraries, and public utilities.

HIGH DENSITY RESIDENTIAL (HDR)

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums, townhouses, and the missing middle housing types such as duplexes, triplexes, fourplexes, and cottages, with an overall density not to exceed 12 dwelling units per acre.



MEDIUM DENSITY RESIDENTIAL (MDR)

The Medium Density Residential (MDR) classification is used to identify and encourage the development of a variety of moderate density housing types, including single family dwellings, two-family dwellings, and townhomes, with an overall density not to exceed 6 dwelling units per acre.



LOW DENSITY RESIDENTIAL (LDR)

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre.







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.

VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA)

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

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

ENVIRONMENTALLY SENSITIVE AREA (ESA)

The Environmentally Sensitive Area (ESA) classification is intended to protect sensitive lands that are either prone to natural hazards such as flooding and slope failure or are otherwise unsuitable for development due to ecological constraints. The ESA designation includes areas within the 100-year flood plains of the Jordan River and Dry Creek, areas below the high-water elevation of Utah Lake, and areas with slopes exceeding 30%.

Due to the characteristics of these Environmentally Sensitive Areas, development is limited. Where development is allowed in areas adjacent to an ESA, it should be approached with care to ensure there is no long-term loss of property or human life. Special consideration should be given to development along the Dry Creek corridor, due to flood hazards as well as the steep slopes along the creek ravine from Center Street to the Lehi/Highland boarder. New vehicular crossings of the creek should be limited. New cuts and fills for roads and building pads along the slopes of the ravine are highly discouraged. PRDs and PUDs will be encouraged to allow clustering of units on the least sensitive areas. The applicable Zoning District classification for areas identified as Environmentally Sensitive Area is A-5. At the discretion of the City, lot lines may extend into ESA's.

PARKS/OPEN SPACE (OS)

The Parks/Open Space (OS) classification is intended to create diverse and well-connected park and open space amenities which may include playgrounds, pocket parks, recreation facilities, plazas, trails, and natural areas.







5

LAND USE GOALS

VISION STATEMENT

Lehi City, the center of Utah's future, is a vibrant community of rich history, and family-oriented neighborhoods, with an emerging technical and business center. With its continuing preservation of a small town feel and sense of community, Lehi City welcomes new residents and businesses.

ENVIRONMENT

Create a built environment that pays special attention to the natural environment and its limited resources, natural hazards, and unique geography.

COORDINATION AND SUSTAINABILITY

Strive for development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

PLACEMAKING

Create public and private spaces that provide a unique sense of place.



PARKS AND RECREATION

Provide a diverse and connected system of parks, trails, and recreational facilities that provide all residents access to a wide range of recreational opportunities.



PARKING

Provide an adequate amount of parking for business vitality, while limiting excess parking and providing alternatives to traditional parking minimum requirements.



HEALTH AND SAFETY

Promote the health and safety of residents through land uses and streetscapes that encourage physical activity, natural surveillance, and traffic calming.



STRONG COMMUNITIES

Establish strong communities where residents have opportunities for meaningful social connections and support systems



COMMUNITY SERVICES AND INFRASTRUCTURE

Provide community services and infrastructure that adequately supports the growth of the City and region



MIXED USE DEVELOPMENT

Create walkable and vibrant districts with a complimentary mix of land uses and densities in the historic downtown, urban center, transit oriented development areas, and other areas of concentrated density.



COMMERCIAL DEVELOPMENT

Provide for a wider range of commercial uses, including local and regional scale development, and pedestrian accessibility to commercial uses.



RESIDENTIAL DEVELOPMENT

Accommodate a range of housing and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.



TRANSIT ORIENTED DEVELOPMENT

Create livable urban neighborhoods around existing and planned high-capacity transit stations with first-last mile connections to employment, housing, and commercial uses.



HISTORIC DOWNTOWN

Develop the historic Main Street area and surrounding historic neighborhood into a walkable mixed-use civic center that prioritizes the preservation of significant historic elements



PUBLIC INVOLVEMENT AND PARTICIPATION

Inform, educate, and involve the community in the planning process to guide the City in a manner consistent with the needs and desires of its citizens.



NEIGHBORHOOD CENTERS

Create places with varying housing types that are built around a neighborhood-scale mixed use center and connected with greenways and open spaces.



URBAN CENTER

Create a regional urban center along the I-15 corridor between 2100 North and the Timpanogos Highway that facilitates business and economic growth while creating an urban neighborhood that provides opportunities for alternative modes of transportation.

FUTURE LAND USE MAP

This map represents the desired future land use types in Lehi, based on public outreach, existing conditions research, and scenario planning. More information about each land use classification can be found in the following chapter.

Lehi City Boundary

Future Land Use

- TOD
- Mixed Use
- Commercial
- Heavy Commercial
- Neighborhood Commercial
- Light Industrial
- Technical/Manufacturing
- Public Facilities
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Very Low Density Residential
- Very Low Density Residential Agriculture
- Environmentally Sensitive Area
- Parks/Open Space

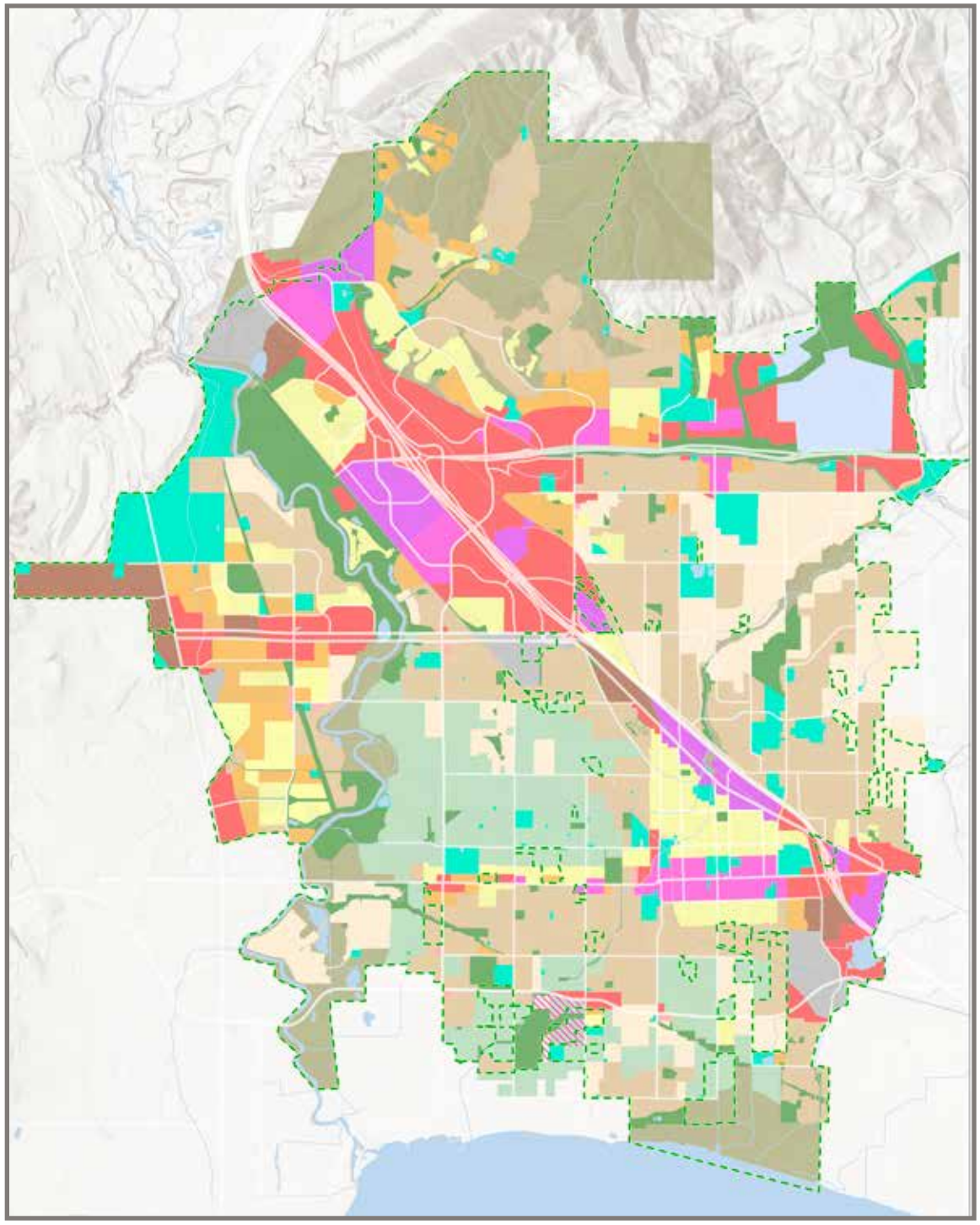


Figure 26. Lehi Future Land Use, Fregonese Associates and Lehi City 2021.

MAXIMUM DENSITIES MAP

This map represents the maximum allowable densities for sites within the Mixed-Use and Transit-Oriented Development areas. These densities were determined by the Lehi Engineering Department at the instruction of the City Council.

Lehi City Boundary

Density Boudnaries

NOTES:

1. ERU totals shown are not a guarantee of achievable density.
2. Utilities and infrastructure may need to be upgraded to allow the listed ERU number. Engineering studies will be required to determine maximum allowable ERUs and/or upgrades required for specific areas.
3. The ERU total shown on this page does not supersede any development code requirements. All development code requirements must be met.
4. Adjustments to the location of ERUs shown in the State Street TOD and Main Street Mixed Use areas may be allowed as approved by the reviewing departments.
5. The densities consist of the equivalent residential units which apply for both residential and non-residential uses in those areas.

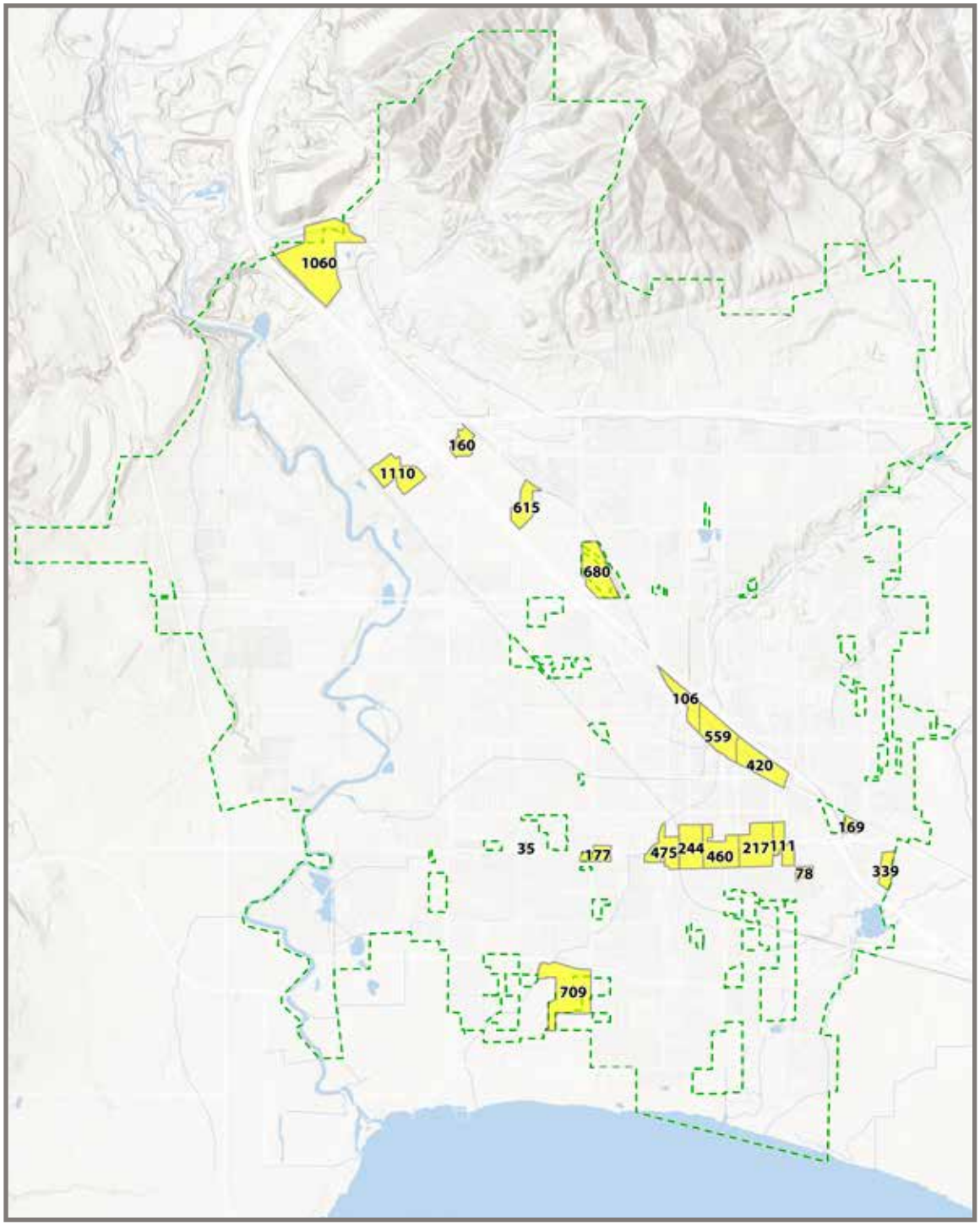


Figure 27. Lehi Maximum Densities Map, Lehi City, 2021.









7

LAND USE STRATEGIES

These land use goals and strategies set out the policies and actions needed to achieve the community's vision for Lehi. These recommendations reflect the extensive input provided by residents and stakeholders throughout the planning process. This Land Use Element, in coordination with other elements of the Lehi General Plan, act as a guide for development, capital improvement, and policy decisions made by Lehi City.

This chapter focuses on the tools available to achieve the vision specifically through land use planning and future urban design decisions. These elements determine how the community can choose to accommodate expected growth while identifying needs for expanded housing choices, ongoing economic development, increased transportation options, sustainable infrastructure investments, historic preservation, accessible recreation opportunities, and protections for sensitive natural areas. The land use goals are as follows:

ENVIRONMENT

COORDINATION AND SUSTAINABILITY

PLACEMAKING

PARKS AND RECREATION

PARKING

HEALTH AND SAFETY

STRONG COMMUNITIES

COMMUNITY SERVICES AND INFRASTRUCTURE

MIXED USE DEVELOPMENT

COMMERCIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT

TRANSIT ORIENTED DEVELOPMENT

NEIGHBORHOOD CENTERS

HISTORIC DOWNTOWN

URBAN CENTER

PUBLIC INVOLVEMENT AND PARTICIPATION

ENVIRONMENT

Create a built environment that pays special attention to the natural environment and its limited resources, natural hazards, and unique geography.

Environmental issues are an important factor in Lehi's land use decisions. Natural areas provide habitat and resources, stimulate the local economy, and benefit public health. Valuable wetlands, natural areas, and farmlands occur in and around the city. The Jordan River and Dry Creek run through Lehi, feeding into Utah Lake at the southern end of the city. To the northeast, foothills and natural areas give way to the Wasatch Mountains.

Environmentally Sensitive Areas are designated in Lehi's land use map to protect and preserve highly valuable land. Additional strategies to balance competing environmental and development interests include:

Strategy 1 Locate lowest-density or lowest-intensity land use designations adjacent to environmentally sensitive areas.

In addition to being unsafe and inappropriate for most development, environmentally sensitive areas, such as floodplains and wetlands, are often an important ecological resource that provides a high-quality habitat for native species. Protecting and conserving these environmentally sensitive areas may be more difficult if the area is surrounded by incompatible land uses. For instance, high-traffic roadways or developments with light pollution from homes and businesses may reduce the area's habitat quality.





Figure 28. Cluster Development, Fregonese Associates 2020



Pervious pavement in Lehi, Utah

Strategy 2 **Promote the use of conservation-oriented project designs with required open space to preserve environmentally sensitive areas.**

Cluster development including Planned Communities, Planned Unit Developments, Planned Residential Developments, and other development types can be used to further conservation efforts. By clustering units in land considered appropriate for development, existing natural areas and open spaces can be preserved. These spaces may then be placed under a conservation easement to prevent future subdivision or construction. Density bonuses may be used to incentivise cluster development.

Strategy 3 **Recommend the use of Low-Impact Development (LID) techniques for new development to reduce impervious surfaces.**

Runoff from rainfall picks up harmful pollutants as it drains into creeks and streams. Low-Impact Development (LID) captures rainwater on-site and filters it using plants, gravel, or other methods. This reduces the volume of water draining into nearby water bodies and improves the quality of the rivers, streams, and lakes. Common LID techniques include raingardens, permeable pavers, and stormwater planters. To maximize the benefits of LID, techniques needs to be scaled depending on the degree of impermeable surfaces. Development incentives, best management installation subsidies, grants, and recognition programs may be used to promote the use of LID.

Strategy 4 **Encourage proposed developments to incorporate natural features and avoid sensitive environmental resources.**

Rather than altering the landscape through methods such as fill, tree and brush clearing , or wetland mitigation, proposed developments should be encouraged to incorporate natural features already existing on site (such as wetlands, water bodies, mature trees, hillsides, wildlife habitats, etc.) into proposed development. These natural features can be incorporated in such a way that they are included as an amenity in the development, rather than a barrier to construction. Developers should avoid sensitive environmental resources, including wetlands and steep slopes.

Strategy 5 **Require proposed developments to connect with existing and planned recreational opportunities.**

By connecting to existing trails, parks, and open spaces, Lehi's network will continue to expand, better serving the community and the region. In addition to public health benefits, recreational spaces stimulate the local economy, foster social connections, and promote environmental stewardship.





Strategy 6 **Encourage the preservation of privately-owned and City-owned environmentally sensitive areas using restrictive conservation easements.**

Restrictive conservation easements are used to permanently protect land that is especially sensitive. These easements are voluntary contracts used to preserve resources and restrict activities such as disturbing the land through development. If the land is sold, the conservation easement remains in place and the new owner must abide by the initial restrictions.

Restrictive conservation easements can be used to protect both public and private land. City-owned areas suitable for restrictive conservation easements include, but are not limited to, Traverse Mountain, the shore of Utah Lake, and the Jordan River Protection Overlay Zone. Private landowners may use restrictive conservation easements to protect scenic views, habitat, or riparian areas. The landowner negotiates the appropriate use restrictions in the easement, retains the right to sell the land, and may receive federal tax incentives for donating the land.

Strategy 7 **Use development site location and design to reduce natural and human-caused hazard risks to property and individuals.**

New developments may be susceptible to a variety of hazards including flood, fire, earthquake, and landslide. While development is limited in environmentally sensitive areas prone to hazards, developments with any level of hazard risk can prepare for and mitigate risks. Developers should asses the hazard risks for the proposed development and use design and site location to reduce any identified risks.

Strategy 8 **Use information about wildland-urban interface areas or other unmitigable hazardous areas (landslides, debris flows, earthquake, etc.) to guide the locations and densities of future developments.**

Wildland-urban interface areas are characterized by the presence of houses in or near wildland vegetation that are at risk to wildfire. The Lehi Municipal Code requires houses in these areas to have sprinkler systems. To further reduce the risk to wildfire or other hazards, Lehi City should regulate the location and density of development in designated wildland-urban interface areas or in other unmitigable hazardous areas.



2020 Traverse Mountain Fire, source: Lehi Free Press, June 30, 2020, https://lehifreepress.com/

Strategy 9 **Development, to the maximum extent practicable, should conform to the natural topography to limit grading, incorporate and not significantly alter the dominant physical characteristics of a site, and retain stormwater on site.**

Using grading to alter a site's natural topography can alter the stability of the site, increase the potential for erosion, and negatively impact the views of surrounding sites. As part of site or subdivision approval, proposed developments should reduce the need for grading by embracing natural topography and locating units in areas that require minimal disturbance.

Natural drainage patterns are often disrupted or eliminated by new development. When impervious surfaces are increased and runoff is not captured onsite, water is channeled into culverts or gutters that may become blocked with debris and overflow. When natural drainage patterns are maintained or water is captured onsite, the impacts of flooding and impacts on existing drainage infrastructure are reduced.

Strategy 10 **Document and periodically review areas subject to flooding and verify that they are accurately mapped.**

In addition to FEMA Flood Insurance Rate Maps, periodically reviewing areas subject to flooding throughout the city will enhance local knowledge of Lehi's flood risks. By better understanding existing conditions, the City will be more prepared and better equipped to respond to flood events and regulate the appropriate types and intensity of development in these areas.





COORDINATION AND SUSTAINABILITY

Coordinate development efforts to meet the needs of the present without compromising the ability of future generations to meet their own needs.

In Lehi, sustainability is a balancing act involving all elements of the General Plan. As Lehi grows and development, it is imperative that land use decisions continue to reflect the community's vision for a sustainable future. By increasing data sharing, public involvement opportunities, and sustainability metrics, Lehi will continue to integrate sustainability into the Land Use Element.



City Council and Planning Commission Work Session, source: Lehi Free Press, February 5, 2020, https://lehifreepress.com/

Strategy 1 **Review the General Plan Land Use Element's residential and commercial capacities every five years to ensure consistency with community values.**

Flexible land use planning allows cities to respond quickly to updated job and housing forecasts. Reviewing the Land Use Element every five years will help the City better understand if community needs are being met. This flexibility will improve communication between land use and infrastructure plans and allow the City to take advantage of changing economic conditions and technologies.

Strategy 2 **Coordinate development of capital facilities with the Land Use Element to support existing and new development.**

Lehi can better plan for growth and development by coordinating capital facility development with land use planning. By aligning these processes with community values and the Future Land Use Map, sustainable growth is possible. Coordination ensures that, as Lehi plans for new developments, there will be adequate capital facilities in place to serve future populations.

Strategy 3 **Require new development to provide public services and facilities that meet the demands created by the development.**

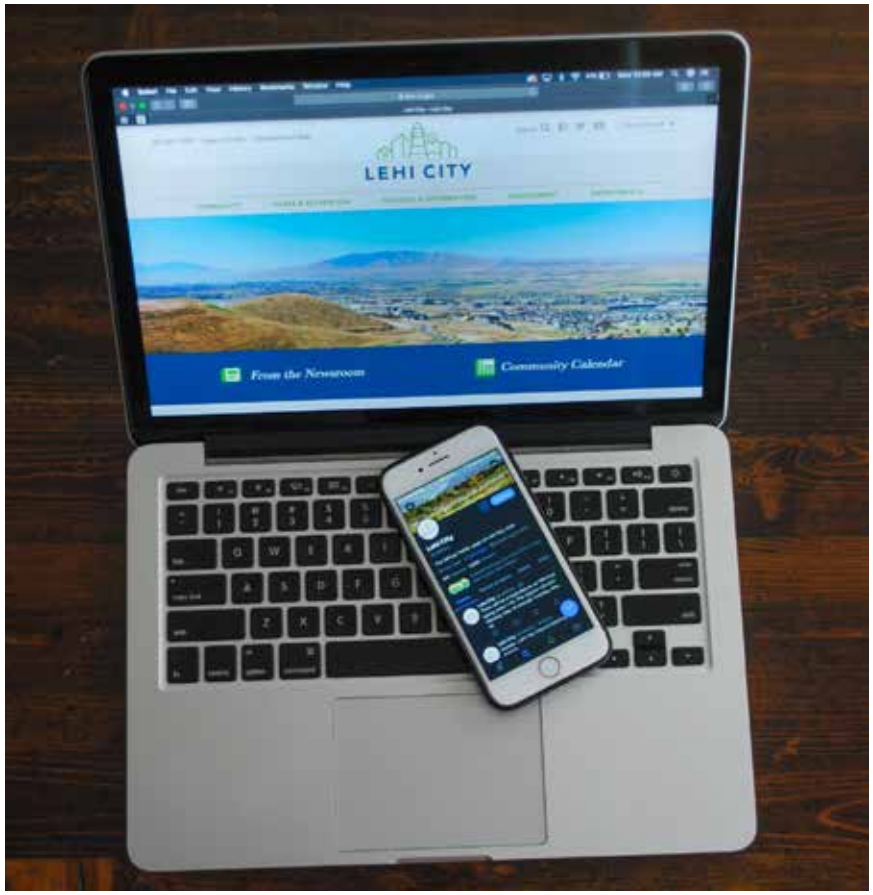
Development is more sustainable when adequate public services and facilities are available, reducing impacts on existing infrastructure that may not have the capacity to support increased demand. Developers should fund construction for public services and facilities that meet any new demand created by their project or contribute equitable fees. The City may consider sharing costs for a new development when there is a clear and tangible benefit to the City, the plan promotes good land use planning, and the plan supports the goals in the Land Use Element. The City should seek opportunities to upsize current or proposed infrastructure to provide future development opportunities.





Strategy 4 **Acknowledge, participate in, and contribute to regional planning processes to better understand how Lehi City's actions impact regional sustainability.**

By considering Lehi's role in regional sustainability, the City can better understand the regional implications of local land use decisions. Taking part in regional conversations about sustainability and learning from other cities may lead to future partnerships and initiatives to improve local and regional livability.



Strategy 5 **Develop metrics to measure the long-term sustainability impacts of development.**

Land use patterns influence air and habitat quality, economic vitality, and affordable housing. Selecting a set of metrics to measure sustainability over time can provide Lehi with a better picture of development impacts. These metrics may include air, water, energy, employment, housing, and fiscal indicators. By measuring indicators over time, Lehi may be able to reduce development impacts through efficient land use planning and appropriate regulation.

Strategy 6 **Provide educational materials on the City Website regarding the impact of land use on air quality and non-renewable natural resources.**

Providing accessible educational materials helps the public better understand the connection between land use and sustainability. The more engaged the public is with land use issues, the more the City can reflect their vision and desires in future projects. Providing more transparent information may also improve the public's ability to communicate needs and expectations for sustainability and land use planning.

PLACEMAKING

Create public and private spaces that provide a unique sense of place.

Placemaking is a term that describes the provision/creation of open spaces like parks, plazas, squares, streets, and landscaping for the enjoyment and pleasure of people. Contributors to a sense of place include public art, gathering spaces that promote social interaction, memorable architecture, human-prioritized infrastructure, wayfinding signage, and other features that support Lehi's desired character.

Strategy 1 Create good "Urban Form" through appropriate design standards that define the character of the unique places in the City.

Urban form embraces the entire physical fabric of a city—the buildings, the open space between them, and a wide range of multi-modal connections. These connectors hold the pieces of fabric together and give it coherence.

Good urban form can be accomplished through many means, including the following:

- Matching or creating the context of an area through building height, scale, and development intensity based on whether it is an area of preservation or an area with a defined vision.
- Building on structural elements that define the City physically, such as natural features, transportation corridors, open space, public facilities, as well as activity centers and focal elements.
- Orienting buildings to relate to one another, the street, and open spaces. Buildings should engage these elements to create visibility, activation, and make the building the focus of a site, rather than orienting parking lots or storage areas towards areas of visibility and activity.



- Architectural design standards that differ with the differing characteristics of the City. Architecture should correspond with the defined vision of the City as well as the natural features in the area.

New development in unique areas of Lehi, such as the Historic Downtown area and Thanksgiving Point, is required to be designed in a way that contributes to the existing character of these areas. Lehi's existing design standards should be reviewed to ensure that they are efficiently providing the desired design outcomes for development in these areas.





Strategy 2 **Ensure that different uses are integrated in a way to transition with existing residential neighborhoods.**

Impacts on existing residential neighborhoods should be minimized to the greatest extent practicable. One way to help reduce these impacts is by requiring a transition from less intense uses to slightly more intense uses. For example, existing neighborhoods can be transitioned to a slightly more intense use, such as townhomes or neighborhood-scale commercial, which can transition to more intense uses including mixed use or transit oriented developments. Another approach to minimizing impacts is to create a physical buffer between uses, through such means as landscaped buffers or screening.



Figure 29. Low Density to High Density Housing Transition, source: Fregonese Associates 2020.

Strategy 3 Create a system of well-designed, way-finding signage to provide information and directions for motorists, bicyclists, and pedestrians to key destinations in Lehi such as civic centers, museums, educational institutions, medical facilities, and transit stations.

Wayfinding signage helps visitors to a city know where they are, where they want to go next, and the best way to get there. A wayfinding system not only provides directions from point A to point B, but also provides an opportunity for community storytelling and placemaking.

Good wayfinding increases awareness of the many points of interest in Lehi, including cultural attractions, historic landmarks, parks, and dining and shopping destinations. They may also offer directions to nearby transit stations, bike facilities, highways, and other important connections.

Well-designed wayfinding can help create a cohesive sense of place for the city, and further promotes the Lehi City "brand." The City may wish to develop a style guide for wayfinding, including colors, fonts, and logos. Wayfinding signage may be designed for use by drivers, bicyclists, and pedestrians.









Strategy 4 Use public art to reinforce Lehi's identity, blending culture, people, neighborhoods, and ideas to create a memorable urban landscape that respects the past and creates a legacy for the future.

Public art enriches the urban environment providing visually rich destinations, meeting points ,and a unique identity to the City. Public art can take on a variety of forms, from statuary and murals to plazas and fountains. Each public art project is designed to have a distinct character and place within the city. Various types of public art could be used at gateway locations, in streetscapes and crosswalks, at transit stations, in civic spaces, in public parks and plazas, and as focal points in gathering spaces throughout Lehi.

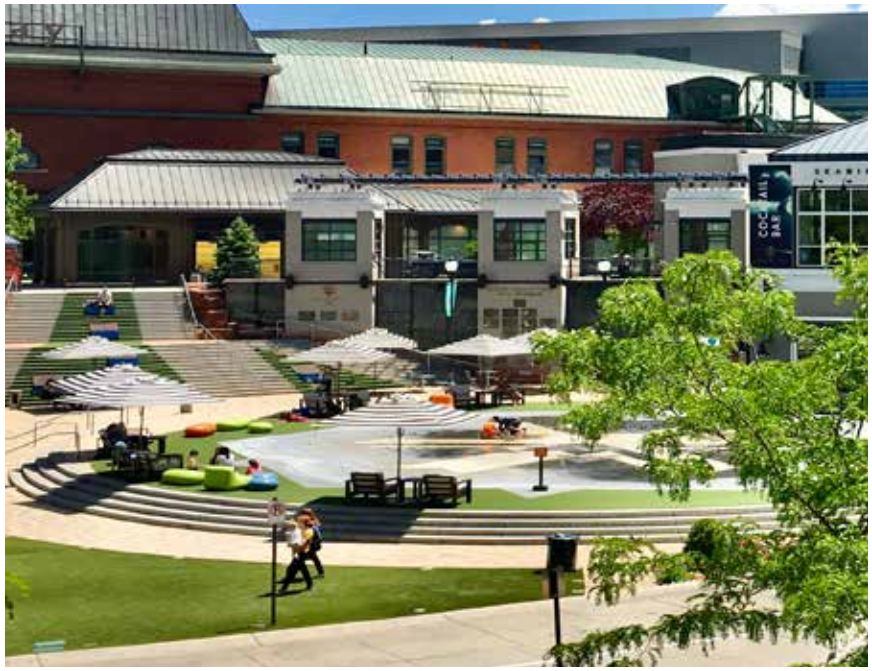
To promote the creation and inclusion of public art throughout Lehi, City staff should:

- Facilitate public art partnerships with City Departments, private developers, and art and cultural organizations to promote the use of public art throughout the city.
- Create art walks by coordinating with local artists and businesses to sponsor public art along City trails and greenways.
- Research public art contribution requirements for new developments.

Strategy 5 **Create quality public spaces that are unique, have character, and are memorable through implementation of historic preservation, pedestrian consideration, and design.**

The best public spaces are accessible, comfortable, and provide opportunities for people to gather and socialize. Many design approaches can contribute to a space's success:

- Ensuring that people can easily access the space on foot from adjacent thoroughfares and via connections to other nearby amenities
- Including areas for seating and gathering alone or in groups
- Featuring landscaping and lighting that help create an attractive space, provide shade, and promote a feeling of safety.
- Showcasing features that make the place memorable, such as historic buildings or natural features.



Strategy 6 **Identify and encourage preservation of historic and cultural resources that represent significant examples of Lehi's cultural and architectural history.**

Historic preservation is essential for sharing Lehi's cultural and architectural past with future residents and visitors. There are many such resources in Lehi, including the Lehi Main Street Historic District, the Lehi Roller Mills, the Utah Southern Railroad Depot, the Hutching Museum and Memorial Hall, and many others throughout the City. City staff should identify these resources and establish regulations and incentives that ensure their preservation into the future.







Strategy 7 Create a park-like setting in urban areas with greenery, plazas, planters, greenways, and public gathering spaces.

A park-like setting does not require vast open spaces of grass and landscaping. This type of atmosphere can be created in urban areas by focusing on the details of streetscapes and development to include elements that add nature to an urbanized area to make it more inviting to pedestrians. These elements could include greenery through the use of street trees, planters, or flower baskets; areas for gathering and socialization such as seating areas or plazas; and opportunities for recreation such as greenways. Streetscape improvement projects and new development should consider the inclusion of these design elements to create a more inviting urban environment.

Strategy 8 Ensure that the design of new developments and streetscapes is consistent with the design standard districts of the Development Code.

Clear and concise design standards for streetscapes and public spaces will ensure that placemaking strategies can be effectively implemented as new developments and capital projects are constructed. Design standard districts within the Development Code should be reviewed to make sure they are consistent with the recommendations of this plan and contribute to the desired character of their respective districts.

PARKS AND RECREATION

Provide a diverse and connected system of parks, trails, and recreational facilities that provide all residents access to a wide range of recreational opportunities.

In establishing a network of parks, trails, and recreational facilities for a community, it is important to provide a variety of recreational opportunities intended for different types of use and a diversity of users. It is also important to achieve an equitable distribution of parks, trails, and recreational facilities so that all residents have access to such opportunities.

Strategy 1 Provide a variety of open spaces and recreational uses that are accessible throughout the City in accordance with the *Lehi City Parks Master Plan*.

Implementation of this Land Use Element should be carried out in coordination with the *Lehi City Parks Master Plan*, to ensure that park development priorities are met as Lehi grows. A variety of parks, open spaces, and recreational opportunities should be established, as determined within the goals and policies of the Parks Master Plan. These types include public or private parks, trails, plazas, greenways, amphitheaters, natural areas, water features, and recreation areas (basketball, tennis, pickleball, etc.)

The City should also:

- Periodically review and update the *Lehi City Parks Master Plan*.
- Identify potential expansion opportunities for existing facilities to enhance existing and develop additional year-round recreational programs for all ages.
- Project the necessary number of facilities, and plan to realize these, with anticipated population growth.
- Track all revenues and expenditures by programs offered in City facilities, in order to evaluate cost recovery ratios for every program offered.
- Ensure that new subdivisions and developments provide adequate open space and recreational opportunities.

Strategy 2 **Use greenways, bike ways, and trails to interconnect both regional and neighborhood open spaces and developed areas.**

Lehi residents desire access to regional recreational opportunities from their local systems. Proper pedestrian, bike, and other non-motorized linkages in Lehi could create an efficient network which could connect major nodes or corridors such as the Jordan River Parkway, the shores of Utah Lake, Lehi Rail Trail, Murdock Canal Trail, the Dry Creek corridor, Thanksgiving Point, and historic downtown.



Not all trails in various parts of the City connect together. Connecting all of the existing trails will leverage the existing trail network to link more people with more destinations thus providing more opportunities for either alternative transportation or recreation. A well-connected network of trails and open spaces will provide many health and recreation benefits to those who live, work, and play in Lehi. The City should pursue the following approaches to works towards an interconnected open space system:

- Develop a network of multi-use trails throughout the city, including along the Jordan River and east through Dry Creek. Trails should provide access to a variety of users including pedestrians and cyclists, and other users.
- Expand and maintain the network of mountain trails. Coordinate with Federal, State, and regional public agencies to interconnect parks, trails, and other recreation facilities.
- Encourage a variety of types and sizes of outdoor public spaces including small spaces such as neighborhood parks and usable detention spaces that are accessible to more people at a neighborhood level.

Strategy 3 **Promote better access and visibility to outdoor public spaces.**

When built alongside new development, parks and open space should be sited to provide maximum visibility and accessibility to the community. This can be achieved through placement in the center of neighborhoods as opposed to the edges and fronting homes onto the spaces.

Strategy 4 **Encourage park and recreation facilities that are accessible and may be enjoyed by users of all ages and abilities.**

While ADA requirements provide a minimum standard of accessibility for parks and public spaces, parks and playgrounds can provide further inclusivity for adults and children with mobility challenges or other disabilities. Play structures, picnic tables, and bathrooms can all be designed in a way that accommodates users of all ages and abilities, including those who use mobility devices. Inclusive design should be encouraged in new parks and upgrades to existing parks in Lehi.

Strategy 5 **Explore strategies for expansion, increased utilization, or reinvestment in the existing rodeo grounds.**

The rodeo grounds represent an important community gathering place during the Lehi Round Up. However, it is underutilized throughout the rest of the year. The City should explore opportunities to increase utilization of the rodeo ground by hosting additional events in the venue. To make it more suitable for increased use, the existing rodeo ground may need to be upgraded to attract new users or relocated to a new site where a larger facility could be constructed. The City should conduct a study to determine feasibility and potential costs of expansion or renovations to the venue.





Lehi City Rodeo Grounds, source: Lehi City, January 2017, Mitchell Garcia, Facebook.com.

PARKING

Provide an adequate amount of parking for business vitality, while limiting excess parking and providing alternatives to traditional parking minimum requirements.

While a focus of this plan is encouraging land use patterns that will encourage people to commute and meet their daily needs by using transit, walking, or biking, the reality is that many people who live and work in Lehi rely on driving as their primary means of travel. Successful commercial and mixed use areas require an adequate supply of parking at different times of the day and in the appropriate locations. These strategies act as tools to provide parking in the most efficient way to reduce overall areas of surface parking, reduce total number of needed stalls, and provide future redevelopment potential.

Strategy 1 Promote shared-use parking agreements in areas designated as mixed-use districts, TODs, or areas with varying peak usage times.

Mixed use districts often have varying peak parking usage times – residents will need a place to park their cars overnight, employees will need to park during work hours, and shoppers and diners will need parking after work and on weekends as they visit restaurants and shopping destinations. Due to these use patterns, requiring that developers provide enough parking to meet the requirements for all these uses combined at all hours of the day could lead to an inefficient oversupply of parking.

Shared use agreements allow for a smaller amount of parking to be built, to be utilized by residents, employees, and business patrons at their respective peak use times. In TOD areas, excess parking during work hours may also be utilized as park-and-ride lots for commuters. Reducing the amount of parking required for a development both reduces costs for developers and allows for more efficient use of land, freeing up space that would have been used for parking to include additional residential units or commercial square footage.

Strategy 2 **Require new developments to plan parking areas that allow for future redevelopment and land use intensification.**

Development sites should be designed in such a way that parking areas can be redeveloped into new buildings as land uses intensify in the area. The first phase of construction should be clustered or arranged in a pattern that allows for future phases to be built upon the building's parking areas. Based on commute patterns and demand, surface parking spaces can be consolidated into parking structures as more of the site is developed.

Strategy 3 **Re-evaluate maximum surface parking limits in addition to the minimums in the Development Code.**

To discourage an oversupply of parking, Lehi City staff should assess the minimum parking limits within the development code to ensure that they are achieving the production of an efficient amount of parking in recent developments. As more transportation options become available, research the potential to reduce parking minimums for uses within a mixed-use district, within half a mile of high capacity transit and within a quarter mile of a high frequency bus stop or other areas where viable alternative modes of travel exist.. Lehi City Staff should explore the implementation of parking maximums in these areas, to ensure that land is being used efficiently for compact, walkable development.



Figure 30. Podium and Spectrum building parking layout, source: Boyer Company, boyercompany.com.



Strategy 4 **Identify areas for parking areas/structures outside of the Urban Center, TOD's, Main Street, and other walkable areas to allow maximization of the buildable area within the core area.**

Areas of higher intensity development and concentrated commercial uses, such as the Urban Center, TOD areas, and downtown Main Street, will require a larger number of parking spaces to accommodate their employees and the customers they serve. Rather than constructing parking lots throughout these districts, parking lots and/or structures should be located on the periphery of these areas. This approach will free up buildable land in the core of these districts, allowing for infill development of new commercial and mixed use buildings.

This strategy should be coupled with strong and enforceable design standards for walkability in these districts – creating shady, cool streets with wide, comfortable sidewalks and inviting streetscape amenities such as landscaping, lighting, and seating areas. This will encourage connections between parking areas on the edges of these districts and businesses and attractions in the core area. Accommodations should be considered for older adults or people with mobility challenges in the inclusion of handicapped parking spaces in closer proximity to businesses.

Strategy 5 **Evaluate the feasibility and need of public parking structures within Historic Downtown and the Urban Center.**

As the Historic Downtown and Urban Center areas continue to develop, the demand for parking will increase. In order to ensure the most efficient use of land in these areas, the City should consider transitioning from primarily surface parking to structured parking.

As structured parking is significantly more expensive to build, City staff should research funding methods for structures, including private developers or public-private partnerships.

Strategy 6 **Consider creating park and ride facilities as transit opportunities increase.**

Increased transit options will be beneficial to all Lehi residents and employees, yet only a few currently live within a comfortable walking distance to these planned stations. Lehi residents outside of these areas may wish to leave their cars behind and utilize transit to travel throughout the region. The City should consider creating park and ride facilities as new transit stations are built. Depending on demand and available funding, these facilities could take the form of parking structures, dedicated surface parking lots, or park of a shared parking facility.

HEALTH AND SAFETY

Promote the health and safety of residents through land uses and streetscapes that encourage physical activity, natural surveillance, and traffic calming.

When an increased level of safety and comfort is combined with the development of buildings and land uses that engage streetscapes, active transportation and recreation become more enjoyable and can be a greater part of an individual's daily routine.

Strategy 1 Utilize crime prevention through environmental design (CPTED) strategies in land use and development.

CPTED strategies work to prevent crime through the design and use of the built environment to increase natural surveillance of public spaces, neighborhoods, delineate private spaces from public spaces, and avoid entrapment areas. There are four underlying CPTED concepts:

- Natural Surveillance – the placement of physical features that allows people to have maximum visibility and observation of their surroundings.
- Natural Access Control – design methods that guide legitimate users through an environment and reduce opportunities for entry to illegitimate users.
- Territorial Enforcement – design methods that clearly delineate space as public, semi-public, or private.
- Maintenance- Well maintained buildings and spaces convey a sense of ownership and investment and deter potential criminals.







Strategy 2 Implement traffic calming features as appropriate to encourage safer and more responsible driving.

There are a number of design approaches that will help slow traffic as it travels through the city on both major thoroughfares and residential streets. These include:

- Conversion to diagonal parking.
- Narrowing traffic lanes.
- Bulb-outs.
- Roundabouts.
- Continuous sidewalks.
- Center medians.
- Pedestrian refuge islands.
- Raised intersections/crossings.
- Textured paving materials.

Implementation of safety features will be based on MUTCD, AASHTO, and NACTO standards and Lehi City Design Standards.

Strategy 3 Encourage public feedback on unsafe situations in neighborhoods and public areas.

Public feedback can help Lehi City Public Works, Planning, Engineering, and Police Departments understand where they may need to direct more resources to addressing unsafe situations in the community. Residents should be encouraged to reach out to the Lehi Police Department or Lehi City Staff to report any unsafe infrastructure issues, such as dangerous traffic or bicycle/pedestrian issues or development code violations they experience in their neighborhoods. Lehi City Staff should use interdepartmental coordination to ensure that unsafe situations are addressed by the appropriate department.



Strategy 4 Consider a complete streets policy that looks to accommodate all modes of transportation on City streets.

Complete streets are designed in a way that serves users of all travel modes – pedestrians, bicyclists, transit riders, and drivers. They are designed for accessibility and comfort for everyone, including older adults, people with disabilities, and children. They have many benefits, including increased safety for all users, health benefits for those who choose active transportation modes, and making it easier for people to choose to drive less.

Complete streets typically include sidewalks, bike facilities, and vehicular travel lanes. The National Complete Streets Coalition recommends that complete streets policies contain the following elements[1]:

- **Vision and intent:** Includes an equitable vision for how and why the community wants to complete its streets. Specifies need to create complete, connected networks and specifies at least four modes, two of which must be biking or walking.
- **Diverse users:** Benefits all users equitably, particularly vulnerable users and the most underinvested and underserved communities.
- **Commitment in all projects and phases:** Applies to new, retrofit/reconstruction, maintenance, and ongoing projects.

1. https://smartgrowthamerica.org/resources/elements-complete-streets-policy/





- **Clear, accountable expectations:** Makes any exceptions specific and sets a clear procedure that requires high-level approval and public notice prior to exceptions being granted.
- **Jurisdiction:** Requires interagency coordination between government departments and partner agencies on Complete Streets.
- **Design:** Directs the use of the latest and best design criteria and guidelines and sets a time frame for their implementation.
- **Land use and context sensitivity:** Considers the surrounding community's current and expected land use and transportation needs.
- **Performance measures:** Establishes performance standards that are specific, equitable, and available to the public.
- **Project selection criteria:** Provides specific criteria to encourage funding prioritization for Complete Streets implementation.
- **Implementation steps:** Includes specific next steps for implementation of the policy.

Strategy 5 **Recommend active transportation and recreational opportunities in developments to encourage residents and visitors to increase physical activity.**

Active transportation and recreational opportunities are important amenities in new developments. They encourage residents, employees, and visitors to increase their physical activity, get outside and enjoy nature, and socialize with family members, neighbors, and friends. Design features such as wider sidewalks and park strips, street trees, protected bike lanes and intersections, and shared-use trails allow users to feel safe and comfortable when walking and cycling.



Strategy 6 **Evaluate public areas to ensure they have adequate lighting to create a feeling of safety and prevent injuries from a lack of visibility.**

Existing public spaces should be assessed to ensure that they have adequate lighting – both that the quantity of lighting fixtures is appropriate, and that the quality of light they provide gives adequate visibility. New lighting fixtures should be designed for their context – taller streetlights where vehicular traffic is emphasized, and smaller, human-scale fixtures in areas where pedestrian activity is encouraged or desired.



STRONG COMMUNITIES

Establish strong communities where residents have opportunities for meaningful social connections and support systems.

Creating strong communities within neighborhoods and throughout Lehi is essential for the well-being of its residents. Strong communities foster social connections and friendships, create support systems, increase safety, and allow neighbors to voice their opinions and advocate for their needs. Land use decisions and urban design can help create an environment that supports and encourages interaction between neighbors and community members.

Strategy 1 **Create a life-cycle housing policy that encourages a diversity of housing types in Lehi's neighborhoods to provide housing options for prospective residents of differing ages, incomes, abilities, and lifestyles.**

Lehi City should plan for the development of 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.

Communities are strengthened through social support systems, which can be developed in several ways through life-cycle housing. First, residents have opportunities to maintain relationships and regular social contact by finding different housing options in the same neighborhood that do not require moving to another part of the city. Second, life cycle housing encourages more diverse demographics. A demographic that includes residents with various incomes and ages provides opportunities to serve and support one another. Third, life-cycle housing provides varying housing price points that allow for family and friends to live near one another.

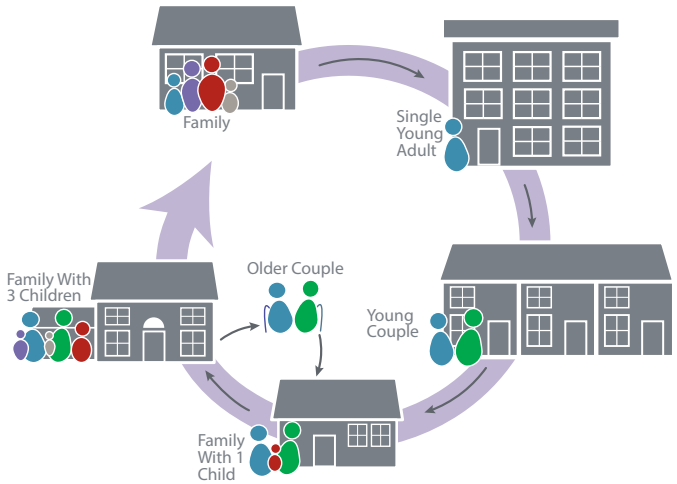


Figure 31. Housing Life Cycle, Fregonese Associates 2020.

Strategy 2 Develop neighborhoods that allow for social interactions.

Neighborhoods should be designed in such a way that encourages neighbors to form social connections and build community. Subdivision designs should include plans for spaces that allow interactions between neighbors to take place, such as communal greens, community gardens, sports fields and courts, plazas, parks, and greenways. The design and layout of homes should contribute to social connections, with active features such as porches and stoops on the front of the house that allow residents to sit and interact with their neighbors. Detention areas over 0.25 acres should be usable as common areas.



Strategy 3 Create spaces that provide for events of varying scale that bring residents together to increase social interaction.

There should be event spaces throughout Lehi that are designed to host larger events that allow people from several different neighborhoods to gather. These larger events could include a farmer's market, rodeos, arts fair, or carnival. Smaller events could include neighborhood food truck nights, movie nights in the park, or neighborhood barbeques. These events could be held in community centers, parks, or plazas with appropriate infrastructure in place, such as electricity hookups.



Lehi Farmers Market, source: Lehi Free Press, October 27, 2020, https://lehifreepress.com/

Strategy 4 **Create neighborhood plans that capture the unique characteristics of different neighborhoods and allow the residents to actively participate in the future of their neighborhood.**

While the General Plan sets planning priorities for Lehi as a whole, it does not take a deeper dive into individual neighborhoods. Neighborhood Plans allow for a focus on a specific area and its unique needs.



Neighborhoods Plans should have the following components:

- A clear definition of the boundaries of the plan.
- Inclusive, transparent, and equitable community engagement
- An assessment of existing conditions within the neighborhood, including but not limited to: land uses and zoning, transportation facilities, urban design, employment and commercial centers, housing, public facilities and infrastructure, parks and open space, and environmental constraints.
- A vision statement based on community engagement.
- Coordination with other citywide and nearby planning efforts.
- Plan goals, strategies, and implementation steps.

Strategy 5 **Reduce community isolation by connecting communities and integrating a larger community identity.**

Neighborhoods should have strong connections amongst their residents, but they should not feel like they are disconnected from the larger Lehi community. The City should facilitate the creation of a larger community identity through hosting and promoting community-wide events and conducting outreach campaigns to share messaging that promotes a sense of community throughout Lehi as a whole.

COMMUNITY SERVICES AND INFRASTRUCTURE

Provide community services and infrastructure that adequately supports the growth of the City and region.

Providing adequate infrastructure to support new growth is essential. Aligning land use and infrastructure planning can reduce the cost of providing sewer, storm drain, drinking water, and transportation infrastructure to the public. Coordinating planning processes also allows the City to have more control over where future growth occurs.

Strategy 1 Coordinate and update the Utility Master Plans, Transportation Plan, and General Plan as needed.

Master plans work in coordination with the General Plan to ensure the City plans for future growth appropriately. As plans are updated, it's important to confirm their goals remain consistent and that new developments are in line with the community's vision for the future.

Strategy 2 Ensure development is consistent with the City's adopted utility master plans and that adequate infrastructure is provided.

By requiring new development to provide public services and facilities, the City can guarantee public needs will be met. Aligning development plans with utility master plans will ensure that adequate infrastructure is provided for new growth. Mismatches in infrastructure and development can be costly and disruptive to communities.

Strategy 3 Design new development to discourage sprawl and over-consumption of land and to maximize investment in existing and new infrastructure.

Development patterns that spread out housing and services are expensive, leaving individuals dependent on cars to access work and basic services. In addition to increased traffic and pollution, communities are often faced with higher infrastructure costs. Designing more compact communities with smaller infrastructure systems improves sustainability outcomes and the community's quality of life.

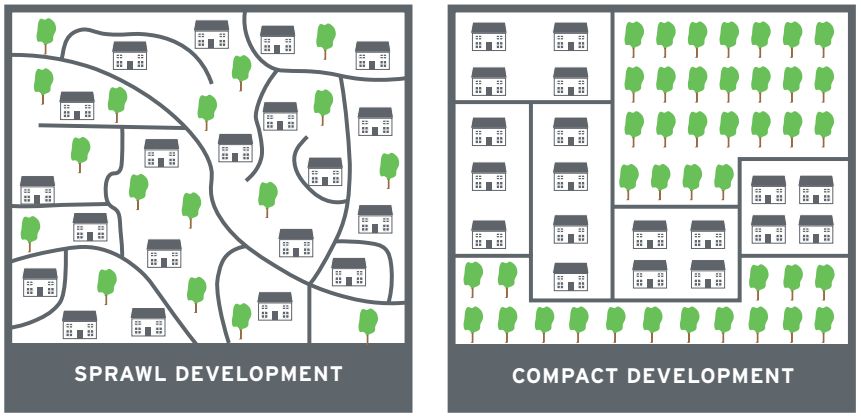


Figure 32. Development Patterns, source: Lehi City, 2020.



Neighborhood construction, source: Lehi City, April 2019, Facebook.com.



Public power maintenance, source: Lehi City, October 2017, Facebook.com.

Strategy 4 **Assess the benefits and impacts to individual neighborhoods versus the community as a whole when making infrastructure investments.**

When planning for new infrastructure construction, City staff should carefully research the anticipated effects on existing communities, new development, and the overall infrastructure system. While an infrastructure expansion may be necessary to serve a new development, it may result in increased usage that is not compatible with the capacity of the existing system.

Strategy 5 **Research and implement smart city infrastructure including 5G infrastructure, fiber, or other infrastructure determined by the City Council.**

Smart city technology, including 5G and fiber infrastructure, allows cities to monitor infrastructure in real time and quickly respond to issues. Large-scale investments in infrastructure are necessary to enable smart city technologies. Lehi will need to evaluate the cost effectiveness of smart city infrastructure and identify policies to increase the efficiency of installation.

MIXED USE DEVELOPMENT

Create walkable and vibrant districts with a complimentary mix of land uses and densities in the historic downtown, urban center, transit oriented development areas, and other areas of concentrated density.

Mixed use development is designed to allow people to live, work, shop, and play in one place. It is defined by a combination of two or more uses (residential, retail, office, institutional, cultural, industrial) within a single development. Mixed use development should include public space amenities and a comfortable, well-designed pedestrian network. As mixed use developments are often regional destinations, they should be well-connected to surrounding communities and transportation networks. There are two types of mixed use development:

- Vertical mixed use - typically a mid- to high-rise building with retail on the ground floor and residential or office on the upper floors. This is a more efficient use of land within high intensity areas. Current market conditions have limited support for this type of mixed use.
- Horizontal mixed-use- single- or multi-story buildings that each contain one types of use, with a variety of uses present within walking distance throughout a development.

Strategy 1 **Implement the 3 D's (diversity, density and design) of mixed use development that supports alternative modes of transportation such as walking, biking, and transit.**

The 3 D's – density, diversity, and design, are widely used as a metric by which to evaluate whether development is transit-supportive.

Density – higher concentrations of housing units, employment, and commercial services in an area reduce the need to drive and can help contribute to lower total vehicle miles traveled (VMT). Retail services in dese areas benefit from a large number of households to support their business, and residents benefit from easy accessibility to their everyday needs. Densities should be context-sensitive, with higher density located near more intense existing uses, and lower density closer to less intense existing uses.

Diversity – a mix of several different land uses, such as residential, shopping, dining, office, and civic facilities, can help transit users meet their needs within easy walking distance of transit stations. While vertical mixed use is preferred, horizonal mixed use may be permissible based on market realities.





Design – urban design in mixed use areas should emphasize bike and pedestrian safety and comfort. This can be accomplished through techniques such as building up to or very close to front lot lines, orienting parking lots and driveways to the rear of buildings, active ground floor uses, ground floor transparency, and orienting businesses entrances to the sidewalk.
City staff should evaluate new developments on these principles as part of the development review and approval process.

Strategy 2 Provide bike and pedestrian connectivity in all developments.

All developments should include bike and pedestrian infrastructure that is accessible, safe, comfortable, and well-connected to surrounding uses and amenities. Areas of medium- and high-density housing should be required to provide connections to nearby commercial areas.

Strategy 3 Create outdoor public spaces in mixed use areas.

In addition to commercial destinations, mixed use developments should include outdoor spaces where community members can gather or find respite. These spaces can include plazas, outdoor dining, benches, or other design features.

Strategy 4 **Utilize Tax Increment Financing as a potential incentive to drive desired mixed use to designated areas.**

Tax increment financing (TIF) is a public financing strategy that diverts future property tax revenues towards redevelopment or other public improvements within a defined area or district. Lehi City staff should explore the use of TIF as a funding incentive for mixed use development in areas where it is desired and may not otherwise be feasible.







COMMERCIAL DEVELOPMENT

Provide for a wider range of commercial uses, including local and regional scale development, and bike and pedestrian accessibility to commercial uses throughout Lehi.

A variety of commercial spaces, densities, and locations provides options that appeal to a wider range of businesses. A wide range of businesses creates a healthier and more sustainable business environment for the City, eliminating dependency on one scale or type of business for tax revenue or employment.



Strategy 1 **Designate local neighborhood commercial nodes that provide day to day small-scale businesses and services.**

Neighborhood commercial nodes allow residents to meet daily needs within close proximity to their homes, reducing the distance required to travel by car, or eliminating it altogether. These services could include small grocery stores, cafes, professional services, and small medical offices. New developments should be encouraged to provide access to neighborhoods by alternative modes of transportation such as biking or walking.

Strategy 2 **Promote bicycle and pedestrian infrastructure and facilities around commercial uses.**

Commercial uses should be accessible to people using all modes of transportation. New commercial development and surrounding transportation infrastructure should include safe, well-designed facilities for pedestrians and bicyclists.

Strategy 3 Encourage diverse commercial uses that will serve the needs of the neighborhood, city, and region.

Providing a variety of shopping opportunities ensures that the needs of those looking to make major shopping trips for a variety of goods are met, as well as others simply needing a quick convenience item or a recreational shopping experience. As the City plans for and encourages a variety of commercial districts, densities and types within its boundaries, it should ensure that these new developments do not jeopardize existing commercial areas.

Strategy 4 Encourage infill of retail and commercial services around existing office uses.

Existing office uses in Lehi are often isolated from other commercial uses, and employees must get in their cars and drive to lunch or other errands. Where possible, retail, restaurants, and other commercial services should be added around existing office uses through infill development. These establishments will benefit from the existing customer base of office employees, and employees will be able to enjoy amenities within walking distance.





RESIDENTIAL DEVELOPMENT

Accommodate a range of housing and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.

High quality neighborhoods are inclusive and welcome people at all stages of life. They offer a variety of housing types for families, single people, older adults, and young couples.

Strategy 1 Residential developments should integrate a range of housing designs and architectural features.

Rather than consisting of one housing type and design, new residential developments should have a diversity of housing types, sizes, and styles to create inclusive neighborhoods and create a unique character and sense of place.

- Single-family developments should include varying lot sizes, floor plans, building footprints, building scales, and architectural elevations.
- PUDs, PRDs, and Planned Communities should include a range of housing types, lot sizes, floor plans, architectural elevations, and unit sizes.
- Multi-family projects should include different floor plans, architectural elevations, and unit sizes.

Strategy 2 Create inclusionary zoning programs that promote additional affordable housing units.

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 and diverse community.

One approach towards creating more inclusionary housing development is inclusionary zoning (IZ). IZ policies require or encourage developers to include a certain number of housing units within a development for those who are below a certain income level. Some IZ programs use incentives such as density bonuses or reduced fees to encourage the inclusion of affordable units, rather than outright requiring that they be included.

TRANSIT ORIENTED DEVELOPMENT

Create livable urban neighborhoods around existing and planned high-capacity transit stations with first-last mile connections to employment, housing, and commercial uses.

Transit oriented development (TOD) aims to promote transit ridership through high-density areas of mixed use development surrounding transit stations. TOD areas should be highly walkable, allowing pedestrians to easily travel between stations, residential, and commercial areas. Lehi City has a great opportunity to capitalize on TOD at the existing FrontRunner station at Thanksgiving Point, as well as the five planned high capacity transit stations paralleling the I-15 corridor.

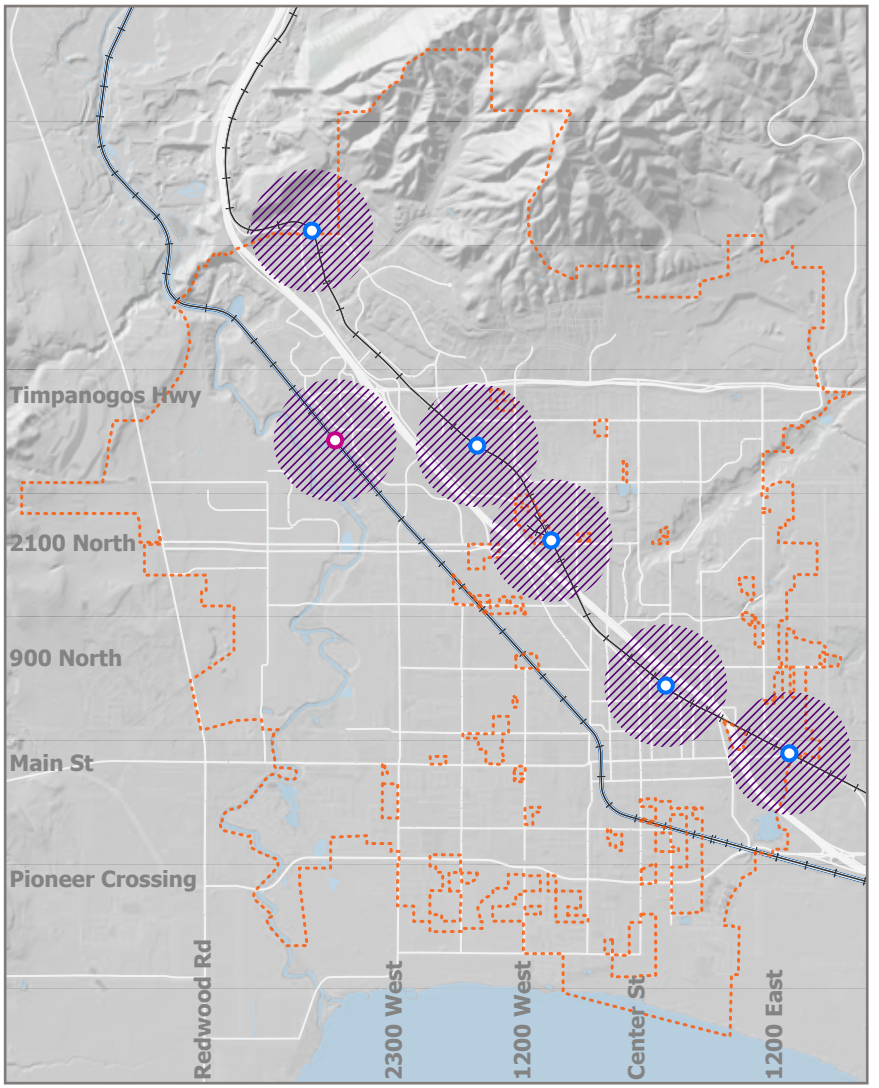


Figure 33. Lehi City Transit Stations, Fregonese Associates 2020.





Strategy 1 **Encourage a complementary mix of land uses within a half mile walking distance of transit stations to increase transit ridership.**

Transit stations benefit the largest number of people when surrounded by high density development. TOD's should include moderate to very high density residential as part of a horizontal or vertical mixed use development program that also includes retail, office, and civic uses.

There are several options available to Lehi City for encouraging the formation of transit supportive, mixed use development around transportation hubs. Those options include Station Area Plans, TOD zoning designation, design guidelines, and developer investment incentives. Incentives include district improvement financing, tax increment financing, Fannie Mae location efficient mortgages, reduced parking requirements, density bonuses, property tax abatements, or other incentives.

Strategy 2 **Allow mixed use, higher density development to facilitate and justify the investment of new transit infrastructure and increased transit service.**

As UTA increases transit investment in the Lehi area, Lehi City should act to capitalize on this investment and encourage development that will support new transit investment through sustainable ridership. Benefits of increased transit service provided to the mixed use, higher density areas will also benefit adjacent and nearby low density development areas.

Strategy 3 **Prioritize active transportation in the design of streetscapes to encourage greater transit use and limit traffic congestion.**

Streetscapes in TOD areas should incorporate facilities that create safe, comfortable, and attractive environments for those who choose to walk or bike to transit stations or their final destinations. This strategy should be carried out in coordination with the development of a Complete Streets policy.

Strategy 4 **Promote alternative modes of transportation by locating multiple destinations and trip purposes within walking and biking distance of one another.**

The design of TOD areas should encourage the use of alternative modes of transportation. Development site layout should be compact, with a variety of uses located nearby one another. Residents or employees should be able to easily reach grocery stores, restaurants, shops, parks, and other destinations by foot or bike, without having to cross parking lots or other barriers.

Strategy 5 **Provide a range of housing options for people of different income levels and at different stages of life.**

TOD areas should include a range of housing types of varying sizes and affordability thresholds, at an appropriate density for their location. Higher density multifamily and mixed use building should be constructed near transit stations and major corridors, with a transition towards townhomes and small missing middle housing types near existing neighborhoods and other less-intense existing uses.





NEIGHBORHOOD CENTERS

Create places with varying housing types that are built around a neighborhood-scale mixed use center and connected with greenways and open spaces.

The neighborhood center concept is a type of development that enhances the self-sufficiency of residential neighborhoods within a city, or jurisdiction, by providing residents and visitors with multiple living choices. The neighborhoods will have an ideal density within them to support a mix of activities and land uses. Multiple residential type uses will be available to accommodate people of different income levels. These neighborhoods also support multiple transportation modes, while encouraging walking and bicycling for short daily trips. These neighborhoods will also contain a range of supportive commercial, institutional and public facilities and will also be stable, attractive and safe.



Strategy 1 **Encourage a mix of housing, commercial services, civic uses, and open spaces within a neighborhood center.**

Locating a variety of amenities in neighborhoods offers many benefits to area residents. One of those benefits is reducing the need to travel long distances to meet regular shopping needs, such as for groceries. Longer distances traveled result in increased traffic, increased pollution, increased amounts of household budgets spent on transportation, increased time people spend in their vehicles, decreased viability of alternative transportation modes such as walking and biking, and decreased time people have to spend in other pursuits such as exercise, recreation, family and community events.

Strategy 2 **Provide higher quality streetscapes that prioritize active transportation and traffic calming.**

Streetscapes in neighborhood centers should be well designed for users of all modes, allowing for safe and comfortable walking, biking, or driving. Streets should be designed in such a way that safe vehicle speeds are encouraged through the use of traffic calming measures.

Strategy 3 **Architectural requirements for housing should build on a common character planned for the neighborhood center.**

While homes within the neighborhood should not be "cookie cutter" by size or design, they should have common architectural features or design touches that contribute towards a shared character and create a unique sense of place.

Strategy 4 **Neighborhood centers should have access to major transportation corridors such as Pioneer Crossing, west Main Street, and the areas west of the Jordan River.**

Neighborhood residents should have easy access to major transportation corridors, so that they may easily travel to work and to fulfill needs that cannot be met within their neighborhood. New housing developments should have a well-connected street system, with minimal use of cul-de-sacs and dead ends. Pedestrian and bicycling facilities should be built throughout neighborhoods and connect to major active transportation corridors.

Strategy 5 **Utilize a more compact neighborhood design that orients front doors towards streets, greenways, and other open spaces.**

Homes should be designed in such a way that promotes creating social connections with neighbors and creating safety through more "eyes on the street." Front doors should be oriented toward the front of the house, and towards active spaces such as streets, greenways, parks, and other open spaces.



HISTORIC DOWNTOWN

Develop the historic Main Street area and surrounding historic neighborhood into a walkable mixed-use civic center that prioritizes the preservation of significant historic elements.

The Main Street corridor is the center of Lehi's historic downtown area, home to the City's finest examples of historic buildings and landmarks. The Main Street area has many opportunities for investment that will emphasize historic preservation while creating additional opportunities for residential, commercial, and civic



Strategy 1 **New and renovated development should be located and designed in a way that builds on the defining elements of Lehi's history and unique heritage.**

Downtown Lehi has a distinct historic character that should be built upon through new development and renovations to existing buildings. Downtown design standards should ensure that renovations and new development reflect the design of the defining elements of the area, including but not limited to Lehi Roller Mills, the City's Civic Center, the downtown grid street pattern, block scale, and streetscapes.

Strategy 2 **Encourage human scale design on the ground floor of downtown buildings.**

"Human scale" design centers the human as its user. Human scale design aims to create streetscapes and developments that are attractive and comfortable for the humans that use them. Design approaches that center human use include:

- **Building Placement:** Buildings define their streets by enclosing the space and creating outdoor areas for people. Buildings located on or close to the property line create a much more human-scaled environment than parking lots, drive-thrus or driveways. Consistent frontages are important and filling in the gaps between buildings and ensuring that buildings are in-line to the greatest extent possible creates a higher quality environment.
- **Transparency:** Transparent windows and doors on the ground floor of buildings increase the liveliness of a street. Passers-by can see the action inside, and those inside can watch people and keep eyes on the street; in turn creating a higher perception of safety and security.
- **Building Orientation:** Buildings should have their primary entrance facing the primary street. This allows easy access for pedestrians traveling down the sidewalk. The primary entrance should be readily apparent as a prominent architectural component and visible from the street.
- **Parking Orientation:** All off-street surface parking shall be located to the side or rear of the primary building.









When possible, parking should be further screened from the sidewalk by walls or vegetation.

- **Public Space:** Public spaces should be integrated whenever possible. These spaces could be as small as sidewalk seating areas, or as large as public plazas. Developments should also provide connections to existing parks and public spaces where appropriate.

Strategy 3 **Building massing should be broken into smaller segments to reflect historic building patterns rather than large unarticulated facades.**

Historic buildings on Main Street tend to have a smaller footprint and frontage. To reflect this pattern, new buildings should have façade treatments that visually break them up into smaller segments that are consistent with the sizes of historic buildings.

Strategy 4 **Encourage development that includes a wide mix of uses that support an active and vibrant downtown environment.**

The most successful downtown areas are active at all hours of the day. A wide variety of uses that promotes an increase in activity at all hours will not only create a more vibrant place, but will also increase "eyes on the street," an effective measure in increasing the perception of safety and discouraging criminal activity. A diverse mix of uses is appropriate for the downtown area - including retail, housing, office, commercial services, civic buildings, entertainment, and community gathering spaces.

Strategy 5 Create a Civic Center to enhance the character of the downtown and provides a gathering space for residents and visitors.

The Civic Center provides the opportunity of a central location that can be enjoyed by Lehi residents and visitors as a gathering space. The area should be improved with outdoor plazas, seating areas, and connections to the rest of the downtown.

Strategy 6 Support preservation and restoration efforts through education, facilitation, and incentive programs.

Lehi City staff should support historic preservation and restoration efforts in the downtown area and for all of Lehi's historic resources. Because It is listed on the National Register of Historic Places, contributing historic properties in the Lehi Main Street Historic District may be eligible for tax incentives and grant funding for restoration. Lehi's status as a Certified Local Government also provides many educational and grant funding programs to historic properties throughout the city.









Strategy 7 **Improve existing housing to maintain the quality and character of historic neighborhoods.**

Downtown neighborhoods should act as an extension of the historic character present on Main Street. Existing homes, remodeled homes, and new construction should contribute to this sense of place.

- **Preserve significant historic homes.** City staff should work with owners of significant historic homes to ensure that they are taking advantage of any federal or state incentives offered for upkeep or renovation of their properties.
- **Create residential design standards for new construction and remodels.** Design standards in the Development Code for downtown neighborhoods should require that new construction and remodels are consistent with the neighborhood's historic character.
- **Preserve historic trees and landscaping where possible.** In addition to the built environment, landscape features are an important aspect of creating a sense of place. City staff should work with property owners to ensure that these features are preserved during construction and renovations.

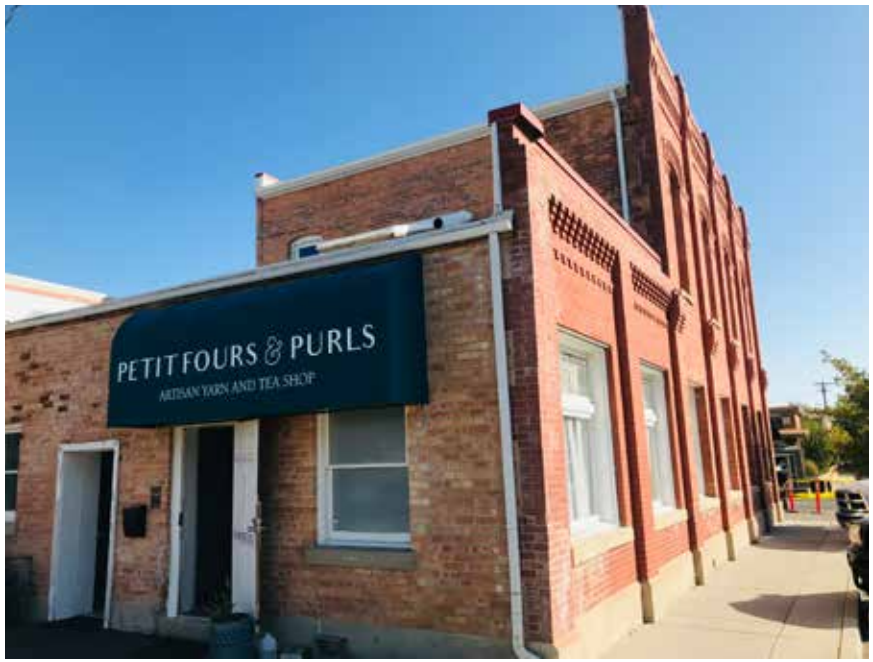
Strategy 8 Create a map identifying significant historic elements.

Many visitors and local residents enjoy seeing historic places, and historic walking tours have been popular in many cities. Lehi City staff should work with preservation experts to create an attractive, easy-to-use map of historic elements in Lehi. This map can be incorporated into wayfinding signage and tourism marketing materials.



Strategy 9 Encourage adaptive re-use of historically and architecturally significant buildings as a means for their restoration and/or preservation.

Adaptive reuse is the repurposing of a building for a use other than the one it was originally intended for. Vacant historic structures have found new life as restaurants, hotels, shops, and event spaces. Rather than demolishing historic and architecturally signifcant buildings, the City should work with potential owners to fnd creative solutions that will breathe new life into these buildings, preserving them for future enjoyment.



URBAN CENTER

Create a regional urban center along the I-15 corridor between 2100 North and the Timpanogos Highway that facilitates business and economic growth while creating an urban neighborhood that provides opportunities for alternative modes of transportation.

Lehi City is fortunate to have a visible, growing economic hub in the northern portion of the City, centered around the Thanksgiving Point complex and Lehi's FrontRunner station. Active encouragement and promotion of this vital hub can encourage continued growth. This hub is an economic center that is not only recognizable to the residents of Lehi City, but to the region at large. Continued investment in the area should create a mix of uses that support existing and upcoming transit infrastructure, and contribute to the area's position as a regional employment center.



Strategy 1 **Encourage alternative modes of transport through pedestrian focused design, mix of uses, and intensification of development.**

Alternative modes of transport become more viable and legitimate if a critical mass of land use exists that is higher density, includes a mix of complimentary uses, and has pedestrian focused design. Development and design within the Urban Center should be regulated in such a way that it will make waling, biking, and transit use a convenient, safe, and comfortable choice for residents, visitors, and workers.

Strategy 2 **Encourage infill development around existing office buildings including high density residential, retail, vertical and horizontal mixed use, and public open spaces.**

Much of the Urban Center area is currently dedicated to office uses. As the area continues to develop, new types of uses, including high density residential, retail, vertical and horizontal mixed use, and public open spaces, should be constructed to serve existing office uses and create a more complete urban center, where one can fulfill their daily needs within close walking distance.

Strategy 3 **Enhance the district's identity as a tech center, as well as the home of Thanksgiving Point.**

The area surrounding Thanksgiving Point has emerged as a tech company hub. Lehi City should encourage and enhance this identity. City staff should evaluate ways to incorporate these unique features into the design and urban feel of the area and implement their findings into the Development Code design standards. The existing Thanksgiving Point complex should be built upon with a retail center that is well-connected to new mixed use buildings in the area.

Strategy 4 **Incorporate greenways, planted medians, gathering spaces, plazas, and pockets of landscaping that create areas of respite and socialization.**

The Urban Center should be served by a connected network of green spaces and open spaces that provide a visual and physical break from their high-density surroundings. These spaces do not necessarily need to be large, but should provide space for people to stop and rest or gather and socialize. City Staff should encourage green space connections between development sites in the Urban Center.



PUBLIC INVOLVEMENT AND PARTICIPATION

Inform, educate, and involve the community in the planning process to guide the City in a manner consistent with the needs and desires of its citizens.

Public participation is a key component of the general planning process. Public input and expertise is used to craft goals, strategies, and a vision for the future. Providing a range of opportunities for public involvement enables the City to better inform, educate, and involve the community in land use planning. Lehi has several formal opportunities for public participation, including public comment for Planning Commission and City Council meetings and the Lehi Youth Council. Lehi also uses open houses, workshops, and social media to foster public participation.

Strategy 1 **Maintain a digital platform on the City's website to stream public meetings and civic events.**

Digital platforms increase opportunities for public participation and can be used to reach a broader audience. Individuals unable to attend an open house or public meeting may be able to watch a live-stream or recording. While digital platforms can make public participation programs more robust, it's important to continue offering a range of opportunities for those without internet access and people living with a disability.

Strategy 2 **Strive to engage members of the community not typically involved in city planning through additional outreach events, targeted educational efforts, and other methods.**

Traditional public engagement methods including public meetings may need to be supplemented with more creative, targeted strategies to engage underrepresented groups. Additional resources and staff time may be needed to better serve underrepresented communities. Identifying community leaders and organizations to form partnerships with is a first step in meeting people where they're at.

Strategy 3 **Increase use of technology and social media to educate and inform community members.**

Social media platforms and the City website can be useful tools for communicating about land use issues like future development and planning practices. City event and meetings can also be promoted by posting updates through social media. Expanding the City's social media presence can reach a broader audience, potentially increasing engagement opportunities with underrepresented groups.

Strategy 4 **Encourage opportunities for community members to interact with City staff on a more direct level.**

Creating staff roles to directly interact with the community may improve communication with the public and engagement in planning issues. In addition, ensuring staff presence at local events through tabling or other means may provide opportunities for community members to interact with City staff.

Strategy 5 **Establish a forum for coordinated community conversations, such as community councils.**

A variety of tools exist for coordinating community conversations. Neighborhood associations, community councils, and working groups provide additional public participation opportunities over a longer time frame than workshops or focus groups. To identify the appropriate forum, Lehi may need to survey the public or look to other cities for successful examples.

Strategy 6 **Increase participation from a more diverse demographic, specifically finding ways to advertise, invite, and engage with students and senior citizens.**

In their outreach efforts, Lehi City staff should strive to involve as diverse a group of community members as possible. Targeted outreach strategies can help reach groups that may be missing from planning engagement efforts, such as students and seniors. Outreach at schools, community events, and senior centers can help engage these demographics.



Community tree planting, source: Lehi City, April 2018, Facebook.com.



Community outreach, source: Lehi City, October 2021, Facebook.com.



8

IMPLEMENTATION

The Implementation Chapter of the Land Use Element is intended to be a working document that provides direction for the implementation of identified projects, studies, and policies. that will move Lehi City towards achieving the goals laid out in this plan. Lehi has many projects or policies identified for implementation in the near and distant future. The projects and policies on this list were identified through outreach with the community and conversations with Lehi City staff and leadership.

Each project on the list will have its own implementation plan and will be reviewed and prioritized by the City Council along with the annual budgeting process. Additional projects can be added as issues arise or as ideas are conceived.

IMPLEMENTATION PROJECTS

For each project listed, information is offered that preliminarily identifies:

What the project is and what are some logical implementation steps?
Why the project is important to Lehi?
Who should participate in project implementation?
When should the project be completed in terms of both priority and timeline?
How the project could be funded? How can it be coordinated with other ongoing projects?

Implementation projects are presented in the Implementation Matrix on page 89, for quick reference to project categories, timelines, partners, and funding sources. Individual project sheets, at the end of this chapter, contain more detailed information on project objectives and actions.

IMPLEMENTATION MATRIX

#	PROJECT	CATEGORY	LOCATION	TIMELINE		STAKEHOLDERS	POTENTIAL FUNDING SOURCES	COORDINATION WITH OTHER PROJECTS
				SHORT-TERM (0-5 years)	*MID-TERM (5+ years)*			
1	Development Code Updates	Policy	Citywide	x		CITY, DEV, POWN, RES	LCGF	2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
2	Update 2007 Downtown Revitalization Plan	Downtown Revitalization, Community Identity	State Street, Main Street, Downtown Core	x		CITY, COUNTY, DBOWN, DEV, LACC, POWN, RES, UDOT, UTA,	LCGF, BID, CDBG, RLF, SAA, TIF, UMLF, UHPTC	1, 5, 7, 8, 11, 13
3	Enhance Employment and Technology Center Identity	Economic/ Employment Opportunity, Community Identity	North, along I-15 and Timpanogos Hwy, near Thanksgiving Point and Lehi's emerging Urban Center	x		CITY, COUNTY, EMP, GOED, LACC, POWN, RES, UT	LCGF, SG	1, 5, 6, 7, 8, 9, 10, 13
4	Neighborhood Scale Shopping Opportunities	Economic/ Employment Opportunity, Quality of Life	New and existing neighborhoods throughout the city	x		CITY, CDEV, HB, LACC, POWN, RES	LCGF, DEV	1, 7, 9, 10, 13
5	Transit Oriented Development	Downtown Revitalization, Community Identity, Economic/ Employment Opportunity	At appropriate locations within ½ mile of exiting FrontRunner and planned BRT stations in Lehi	x		AC, BOWN, CITY, COUNTY, DEV, LACC, MAG, POWN, RES, UDOT, UTA	BID, CDBG, DEV, EDTIF, IF, LCGF, SAA, TIF, UDOT, UTA	1, 2, 3, 6, 7, 9, 10, 13
6	Create an Urban Center at Thanksgiving Point	Community Identity, Economic/ Employment Opportunity	Thanksgiving Point and adjacent areas, on both sides of I-15	x		AC, BOWN, CITY, DEV, LACC, POWN, RES, TGP, WFRC	BID, CDBG, DEV, EDTIF, IF, LCGF, SAA, TIF	1, 2, 3, 5, 7, 9, 10, 13
7	Citywide Housing Choices	Quality of Life	Citywide	x		BOWN, CITY, COUNTY, DEV, HUD, POWN, RES, UHBA	CSFHG, DEV, HOME, LCGF, OWHLF, TIF	1, 2, 3, 4, 5, 6, 8, 9, 10, 13
8	Coordinate Land Use Plan with Parks and Recreation Master Plan Update	Infrastructure, Quality of Life	Citywide	x		CITY, DEV, POWN, RES	CDBG, DEV, LCGF, PRIF, UF	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13

#	PROJECT	CATEGORY	LOCATION	TIMELINE		STAKEHOLDERS	POTENTIAL FUNDING SOURCES	COORDINATION WITH OTHER PROJECTS
				SHORT-TERM (0-5 years)	*MID-TERM (5+ years)*			
9	Placemaking	Infrastructure, Quality of LIfe	Citywide		x	BOWN, CITY, LACC, MO, POWN, RES, TGP	BID, DEV, LCGF, SAA, TIF, UMLF	1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13
10	Citywide Complete Streets Program	Infrastructure, Policy, Quality of Life	Citywide		x	CITY, POWN, RES, UDOT, UTA	LCGF, UDOT, UTA, TIF	1, 2, 3, 4, 5, 6, 7, 8, 13
11	Explore Opportunities to Update and/ or Expand Rodeo Facilities	Quality of Life, Community Identity, Downtown Revitalization	Existing or new Rodeo Grounds		x	CITY, LACC, POWN, RES, RC	DONOR, LCGF, LRUD, RC, TIF	1, 2, 8, 9
12	Lake Front Recreational Facilities	Quality of Life, Infrastructure	Northern shores of Utah Lake		x	CITY, COUNTY, CSS, DEV, EPA, JRP, POWN, RES	DEV, FG, LCGF, MF, PD, SG	1, 8, 9
13	Sustainable Development	Infrastructure, Quality of Life	Citywide	x		AEP, BOWN, CITY, DEV, EAG, EPA, LPD, POWN, RES	DONOR, DEV, FG, LCGF, NPO, SG	1, 2, 3, 4, 5, 6, 7, 8, 9, 10

KEY TERMS

PROJECT STAKEHOLDERS

AC	Adjacent Communities
AEP	Alternative Energy Providers
BOWN	Business Owners
CSS	City of Saratoga Springs
CDEV	Commercial Developers
DEV	Developers
DBOWN	Downtown Business Owners
EAG	Environmental Advocacy Groups
EMP	Existing Technology Companies/Other Large Employers
HB	Homebuilders
JRP	Jordan River Parkway
LACC	Lehi Area Chamber of Commerce
CITY	Lehi City
LPD	Lehi City Power Department
MO	Media Outlets
MAG	Mountainland Association of Governments
POWN	Property Owners
RES	Residents
RC	Rodeo Community
UT	State of Utah
TGP	Thanksgiving Point
HUD	United States Department of Housing and Urban Development
EPA	United States Environmental Protection Agency
COUNTY	Utah County
UDOT	Utah Department of Transportation
GOED	Utah's Governor's Office of Economic Development
UHBA	Utah Home Builders Association
UTA	Utah Transit Authority
WFRC	Wasatch Front Regional Council

POTENTIAL FUNDING SOURCES

BID	Business Improvement District
CDBG	Community Development Block Grants
CSFHG	County, State, and Federal Housing Grants
DEV	Developers
DONOR	Donor Organizations
EDTIF	Economic Development Tax Increment Financing
FG	Federal Grants
HOME	HUD HOME Investment Partnership Program
IF	Impact Fees
LCGF	Lehi City General Fund
LRUD	Lehi Round-Up Days
MF	Mitigation Funding from Past Development
NPO	Non-Profit Organizations
OWHLF	Olene Walker Housing Loan Fund
PRIF	Parks and Recreation Impact Fees
PD	Private Donors
RLF	Revolving Loan Funds
RC	Rodeo Community
SAA	Special Assessment Area
SG	State Grants
TIF	Tax Increment Financing
UF	User Fees
UDOT	Utah Department of Transportation
UHPTC	Utah Historic Preservation Tax Credit
UMLF	Utah Microenterprise Loan Fund
UTA	Utah Transit Authority

1

DEVELOPMENT CODE UPDATES

OBJECTIVE

To update the Development Code and Zoning Map to reflect and implement the recommendations of the Land Use Element, other Elements of the General Plan, as well as concepts in other plans and documents. Development relies upon public agency consistency and expectations. Zoning is a time-tested tool for orderly development that stakeholders rely upon. The Future Land Use map in this plan illustrates the community's vision for future land uses in Lehi; the zoning code will implement this map through Lehi City's Development Code.



CATEGORY

Policy

LOCATION

Citywide

STAKEHOLDERS

Lehi City, Developers, Property Owners, Residents

POTENTIAL FUNDING SOURCES

- Lehi City General Fund

TIMELINE

Short- term (0 - 5 years) - Within the first 12 months of this Land Use Element's Adoption

COORDINATION WITH OTHER PROJECTS

2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

ACTION STEPS

- With Stakeholder input, begin the process of making the zoning map and zone definitions compatible with the Future Land Use Map and the Land Use Element Goals and Strategies.
- Begin local public hearings on proposed zone changes.
- Review existing codes to identify changes needed in order for the code to match the Land Use Element and other General Plan Element updates. Specific zone changes to be addressed may include, but not be limited to:
    - Main Street and State Street corridors
    - Neighborhood Commercial areas
    - TOD areas
    - Thanksgiving Point/Urban Center area
    - Mixed Use areas
    - Pioneer Crossing corridor
    - Other changes to commercial or residential density or desired uses in Areas of Change
- Update and adopt Development Code and Zoning Map amendments.
- Apply the updated code to new projects.
- Evaluate and adjust as needed.



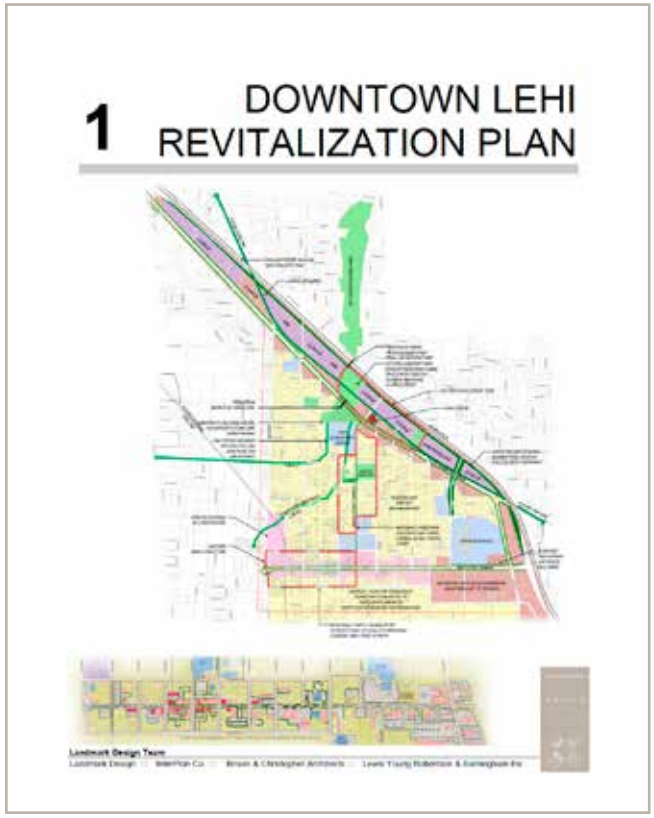


2

UPDATE 2007 DOWNTOWN REVITALIZATION PLAN

OBJECTIVE

To create an updated plan for the future of Downtown Lehi that is consistent with the needs and desires of the community. The intent of the 2007 Downtown Revitalization Plan was to take a critical look at Downtown Lehi to establish a vision that would help guide future development and growth in the area. Lehi City should update the plan to reflect the changes and growth that have occurred in Lehi since the plan's adoption. The objective of this project is to create an updated Downtown Revitalization Plan with planning concepts, urban design concepts, and implementation actions that represent the community's vision for downtown.



CATEGORY

Downtown Revitalization, Community Identity

LOCATION

State Street, Main Street, Downtown Core

STAKEHOLDERS

Developers, Downtown Business Owners, Lehi Area Chamber of Commerce, Lehi City, Property owners, Residents Utah County, UDOT, UTA,

POTENTIAL FUNDING SOURCES

- Lehi City General Fund
- Revolving Loan Funds
- Business Improvement District
- Special Assessment Area
- Community Development Block Grants (CDBG)
- Utah Microenterprise Loan Fund
- Utah Historic Preservation Tax Credit
- RDA for Downtown/CDA for Main Street (Tax Increment Financing)

TIMELINE

Short- term (0 - 5 years)

COORDINATION WITH OTHER PROJECTS

1, 5, 6, 7, 8, 11, 13

ACTION STEPS

- Conduct a review of the 2007 Downtown Revitalization Plan and assess relevance of its concepts and implementation actions.
- Conduct citywide public outreach to develop a vision for the future of Downtown Lehi.
- Create implementation actions in the updated plan to work hand-in-hand with strategies proposed in this Land Use Element.
- Determine actions that can produce the most impact for the City, whether it be economic benefits, improved quality of life, or creating a unique sense of place that promotes Lehi's "brand" as defined in the 2015 Lehi City Brand Usage and Style Guide.
- Implement actions that are low-cost but highly visible and easily accomplished.





3

ENHANCE TECHNOLOGY INDUSTRY AND EMPLOYMENT CENTER IDENTITY

OBJECTIVE

To encourage and enhance Lehi's expanding technology center identity, to boost the City's economy, and to position the City to attract regional and national technology companies. This will increase supporting businesses, creating employment opportunities for residents. Employment centers should be supported by nearby retail and residential mixed use development and should have strong connections to future and existing transit stations.



CATEGORY

Economic/Employment Opportunity, Community Identity

LOCATION

North, along I-15 and Timpanogos Hwy, near Thanksgiving Point and Lehi's emerging Urban Center

STAKEHOLDERS

Existing Technology Companies and Large Employers, Lehi Area Chamber of Commerce, Lehi City, Property owners, Residents, State of Utah, Utah Governor's Office of Economic Development, Utah County

POTENTIAL FUNDING SOURCES

- Lehi City General Fund
- State Grants

The following incentives can also be marketed to potential companies:

- Industrial Assistance Fund (IAF)
- Custom Fit

TIMELINE

Short- term (0 - 5 years)

COORDINATION WITH OTHER PROJECTS

1, 5, 6, 7, 8, 9, 10, 13

ACTION STEPS

- Streamline development processes to encourage companies to locate and relocate to Lehi and forward information to regional and national companies about the advantages of locating in Lehi.
- Support development proposals that will add mixed use retail and residential to employment areas, and that creates good connections to transit stations.
- In conjunction with the City's Economic Development Strategic Plan, work with existing companies to determine which additional services and/or incentives will attract potential companies to Lehi
- In conjunction with the City's Economic Development Strategic Plan, actively market the technology center identity, develop a recruitment flyer (shows growth, demographics, available sites, size, accessibility, visibility, infrastructure, incentives available, sales, etc.)





NEIGHBORHOOD SCALE COMMERCIAL OPPORTUNITIES

OBJECTIVE

To create shopping and other neighborhood-scale commercial opportunities closer to where people live, to reduce the distance needed to drive to reach these amenities, or eliminate the need to drive altogether. Neighborhood commercial opportunities could include small markets, cafes, professional services, and small medical offices.



CATEGORY

Economic/Employment Opportunity, Quality of Life

LOCATION

New and existing neighborhoods throughout the city

STAKEHOLDERS

Lehi City, Lehi Area Chamber of Commerce, Commercial Developers, Homebuilders, Property Owners, Residents

POTENTIAL FUNDING SOURCES

- Lehi City General Fund
- Private Developers

TIMELINE

Short- term (0 - 5 years)

COORDINATION WITH OTHER PROJECTS

1, 7, 9, 10, 13

ACTION STEPS

- Identify available parcels of land.
- Update City zoning and land use maps to accommodate changes
- Identify potential interested developers.
- Coordinate with commercial developers and homebuilders to include commercial development alongside new residential developments.





5

TRANSIT ORIENTED DEVELOPMENT

OBJECTIVE

To capitalize on regional and local transit corridors in the City to develop dense, vibrant, and walkable mixed use communities. These communities will allow people to live and work closer to transit facilities, reducing vehicles on the road and providing a strong ridership base to support new and existing transit lines.



CATEGORY

Downtown Revitalization, Community Identity, Economic/Employment Opportunity

LOCATION

At appropriate locations within ½ mile of existing FrontRunner and planned TRAX stations

STAKEHOLDERS

Adjacent Communities, Business Owners, Developers, Lehi City, Lehi Area Chamber of Commerce, Mountainland Association of Governments (MAG), Property Owners, Residents, UDOT, UTA, Utah County

POTENTIAL FUNDING SOURCES

- Lehi City General Fund
- UDOT/ UTA
- Special Assessment Area
- Tax Increment Financing (TIF)
- Business Improvement District
- Community Development Block Grants
- Economic Development TIF
- Developers
- Impact Fees

TIMELINE

Short- term (0 - 5 years)

COORDINATION WITH OTHER PROJECTS

1, 2, 3, 6, 7, 9, 10, 13

ACTION STEPS

- Work with UDOT, UTA, and MAG to plan for TOD development in Lehi
- Coordinate TOD's with the Lehi Transit Master Plan.
- Ensure that zoning of land surrounding existing and future transit stations to support TOD's.
- Reach out to potential developers and provide incentives for land acquisition and development.
- Set up a framework and a committee to steer the development and financing of the TOD(s) in Lehi





6

CREATE AN URBAN CENTER AT THANKSGIVING POINT

OBJECTIVE

To create a regional urban center in the Thanksgiving Point area, with entertainment venues, cultural attractions, retail destinations, employment opportunities, and housing units.



CATEGORY

Community Identity, Economic/Employment Opportunity

LOCATION

Thanksgiving Point and adjacent areas, on both sides of I-15

STAKEHOLDERS

Adjacent Communities, Business Owners, Developers, Lehi City, Lehi Area Chamber of Commerce, Property Owners, Residents, Thanksgiving Point, Wasatch Front Regional Council

POTENTIAL FUNDING SOURCES

- Lehi City General Fund
- Special Assessment Area
- Tax Increment Financing (TIF)
- Business Improvement District
- Community Development Block Grants
- Economic Development TIF
- Developers
- Impact Fees

TIMELINE

Short- term (0 - 5 years)

COORDINATION WITH OTHER PROJECTS

1, 2, 3, 5, 7, 9, 10, 13

ACTION STEPS

- Develop a Vision and Master Plan for the Urban Center area, supported by broad, inclusive community outreach efforts
- Assess potential impacts of development on surrounding areas
- Assess feasibility of pedestrian crossing over I-15
- Reach out to potential developers and provide incentives for land acquisition and development





7

CITYWIDE HOUSING CHOICES

OBJECTIVE

As Lehi grows, allow for the development of a range of housing sizes and types that will be attractive and affordable for people at all ages, life stages, household sizes, and incomes. Locate housing near employment centers and transit stations, reducing commute times and/or the need to drive to work.



CATEGORY

Quality of Life

LOCATION

Citywide

STAKEHOLDERS

Business Owners, Developers, Lehi City, HUD, Utah Home Builders Association, Property Owners, Residents, Utah County

POTENTIAL FUNDING SOURCES

- Tax Increment Financing
- Lehi City General Fund
- County, State, and Federal Housing Grants
- HUD's HOME Investment Partnership Program
- Olene Walker Housing Loan Fund
- Developers

TIMELINE

Short- term (0 - 5 years)

COORDINATION WITH OTHER PROJECTS

1, 2, 3, 4, 5, 6, 8, 9, 10, 13

ACTION STEPS

- Update the development and zoning codes to allow for mixed-use high density housing projects within the downtown area, the urban center area, and TOD areas.
- Develop a density matrix of varying densities that will accommodate population growth and a range of housing types. The matrix should be interwoven with commercial services and transportation that provide transit related opportunities.
- Identify potential properties with development or redevelopment potential for housing and develop a strategy to encourage their use.
- Identify and engage developers and market Lehi as a prime location for different housing types.
- Explore funding mechanisms for infrastructure investments that are necessary to support residential density, such as increased sewer, water, and road capacity.
- Apply for and develop plans for using federal grant money for increasing housing quality and affordability.





8

COORDINATE LAND USE PLAN WITH PARKS AND RECREATION MASTER PLAN UPDATE

OBJECTIVE

To ensure that land use decisions are consistent with the goals and policies of the Parks and Recreation Master Plan update. New developments should be required to provide an appropriate amount of park space, as well as connections to regional recreation opportunities.



CATEGORY

Infrastructure, Quality of Life

LOCATION

Citywide

STAKEHOLDERS

Lehi City, Developers, Property Owners, Residents

POTENTIAL FUNDING SOURCES

- Parks and Recreation Impact Fees
- Community Development Block Grants
- User Fees
- Individual Developers
- Lehi City General Fund

TIMELINE

Short- term (0 - 5 years)

COORDINATION WITH OTHER PROJECTS

1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13

ACTION STEPS

- Coordinate implementation of Land Use Element strategies and implementation items with Parks and Recreation Master Plan policies and park implementation priorities.
- Assess progress towards meeting proposed park level of service standards throughout the city.
- Continue to work towards filling existing park gaps and updating existing parks that are in need of improvements.
- Ensure that developers are including parks within new neighborhoods that meet or exceed the recommended parks level of service, and that new parks are highly accessible to all residents.





9

PLACEMAKING

OBJECTIVE

To create neighborhoods, business districts, and community gathering places with a unique character and sense of place that reinforces the Lehi "brand" through urban design strategies. To promote round-the-clock activity and adequate vibrancy to eliminate dead zones, especially in the downtown, urban center, mixed use, and TOD areas.



CATEGORY

Quality of Life, Community Identity

LOCATION

Citywide

STAKEHOLDERS

Business Owners, Lehi City, Lehi Area Chamber of Commerce, Media Outlets, Property Owners, Thanksgiving Point, Residents

POTENTIAL FUNDING SOURCES

- Tax Increment Financing
- Business Improvement District
- Special Assessment Area
- Utah Microenterprise Loan Fund
- Developers
- Lehi City General Fund

TIMELINE

Mid- term (5 -15 years)

COORDINATION WITH OTHER PROJECTS

1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13

ACTION STEPS

- Determine areas where placemaking is desired and appropriate. These areas may include Downtown Lehi, the Urban Center/Thanksgiving Point area, TOD areas, and mixed use areas.
- Develop design standards for buildings, streetscapes, and public spaces in areas where placemaking is desired.
- Promote the inclusion of public art in new developments, public spaces, and streetscapes.
- Conduct an inventory of existing entertainment and event opportunities within the City, especially in the downtown core, urban center, mixed-use, and TOD areas.
- Conduct a survey of residents to determine the type of entertainment or dining opportunities they desire.
- Develop infrastructure and provide incentives to attract events to Lehi. Advertise Lehi's annual festivals and events widely, such as the Round Up Days and provide infrastructure and hospitality services to cater to visitors and participants of these events.
- Develop systems to provide services and enhanced safety procedures at events within the City.





10

CITYWIDE COMPLETE STREETS PROGRAM

OBJECTIVE

To promote the inclusion of Complete Streets concepts (planning for cars, transit, bicycles, and pedestrians, equally) in Lehi's street design.

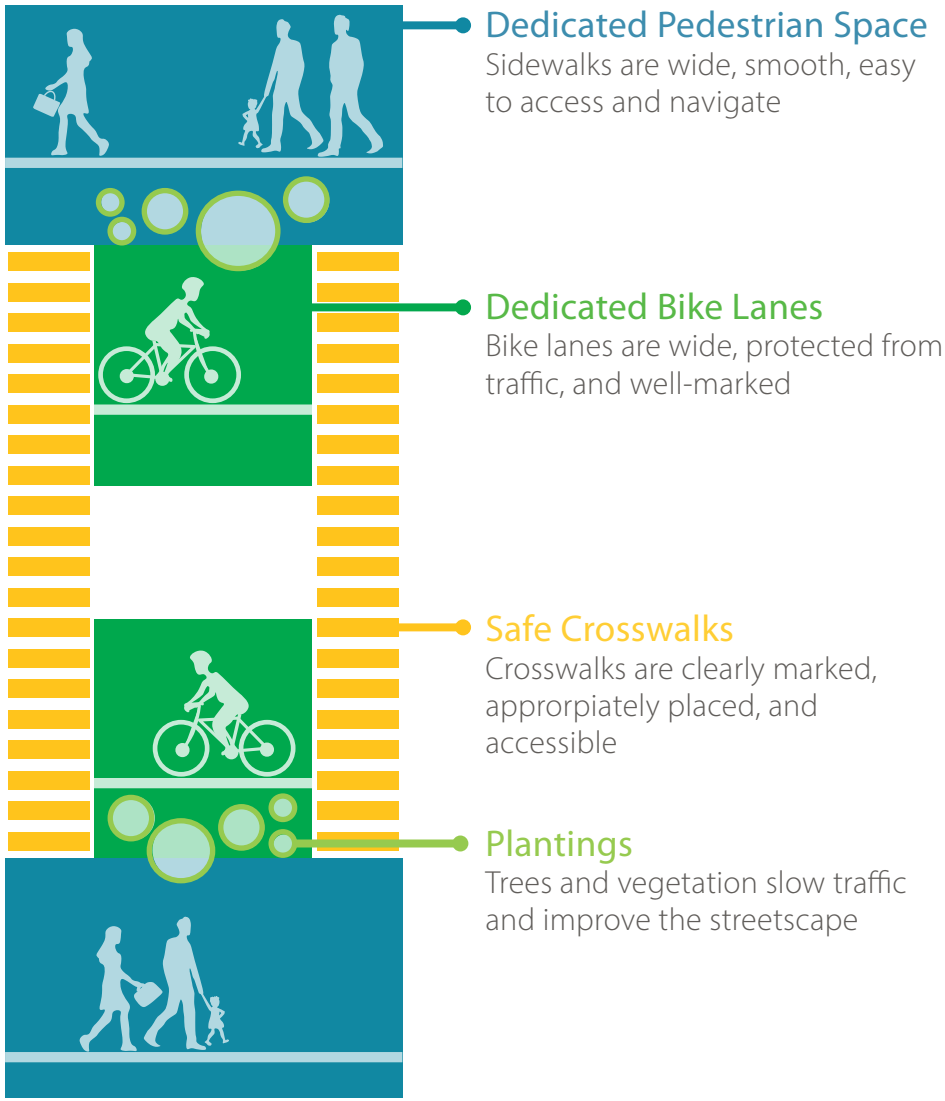


Figure 34. Complete Street Elements, source: Fregonese Associates 2020.

CATEGORY

Infrastructure, Policy, Quality of Life

LOCATION

Citywide

STAKEHOLDERS

Lehi City, Property Owners, Residents, UDOT, UTA

POTENTIAL FUNDING SOURCES

- Lehi City General Fund
- UDOT
- UTA
- Tax Increment Financing

TIMELINE

Mid- term (5 -15 years)

COORDINATION WITH OTHER PROJECTS

1, 2, 3, 4, 5, 6, 7, 8, 10, 13

ACTION STEPS

- Coordinate with the Transit Master Plan, Master Transportation Plan, and other City long-range plans to determine the feasibility of implementing a Complete Streets Program.
- As major transportation system redesign projects arise, work with project designers to ensure that plans balance safety and efficiency while promoting multi-modal use of streets.
- Develop a program for the redesign of key roadways over time to include considerations for vehicles, transit, pedestrians, bicycles and horses.





11

EXPLORE OPPORTUNITIES TO UPDATE AND/OR EXPAND RODEO FACILITIES

OBJECTIVE

To utilize the rodeo facility that is used as a community gathering space year-round. To strengthen Lehi's identity as a horse friendly community, to support equestrian activity, and to place the City on the map as a regional equestrian destination.



Lehi City Rodeo, source: https://www.lehi-ut.gov/roundup/.

CATEGORY

Quality of Life, Community Identity, Downtown Revitalization

LOCATION

Existing or new Rodeo Grounds

STAKEHOLDERS

Lehi City, Lehi Area Chamber of Commerce, Property owners, Residents, Rodeo Community,

POTENTIAL FUNDING SOURCES

- Lehi City General Fund
- Donor Organizations
- Equestrian Community
- Lehi Round-Up Days
- Tax Increment Financing

TIMELINE

Mid- term (5 -15 years)

COORDINATION WITH OTHER PROJECTS

1, 2, 8, 9

ACTION STEPS

- Conduct community-wide outreach to develop a vision for the Rodeo Grounds. This visioning may be coordinated with the update to Lehi Downtown Revitalization Plan.
- Assess potential to renovate or expand existing facility, according to community vision. If renovations or expansion are not feasible, identify and acquire new location for rodeo grounds.
- Create a plan to implement a new or expanded facility. This will include a feasibility study, a survey, market study, and a branding and advertising campaign. Allow for supportive uses surrounding the Rodeo Grounds, explore shared parking opportunities, and creating connections to Main Street and transit stations if remaining at existing location.
- Conduct a study, city-wide survey, and research examples from other communities to determine the program of the rodeo facilities. Explore year-round entertainment opportunities, such as concerts, paintball, or ice skating.





12

LAKE FRONT RECREATIONAL FACILITIES

OBJECTIVE

To provide access for a variety of recreational activities at Utah Lake, while preserving the area's natural state.



CATEGORY

Quality of Life, Infrastructure

LOCATION

Northern shores of Utah Lake

STAKEHOLDERS

City of Saratoga Springs, EPA, Developers, Jordan River Parkway, Lehi City, Property Owners, Residents, Utah County

POTENTIAL FUNDING SOURCES

- Lehi City General Fund
- Mitigation Funding from Past Development
- Individual Developers
- Private Donors
- State and Federal Grants

TIMELINE

Mid- term (5 -15 years)

COORDINATION WITH OTHER PROJECTS

1, 8, 9

ACTION STEPS

- Coordinate with the City of Saratoga Springs in their efforts to develop lakefront recreational facilities.
- Conduct a study and survey to identify and determine desired lakefront recreational facilities and activities, such as trails, boardwalks, kayaking, fishing, birdwatching, or boat access.
- Utilize the Parks and Open Space element of the General Plan to help identify locations along the Lake that can be used for recreational activity, as well as the possibility for a trail developed along the Lake.
- Update zoning and land use maps to allow for the inclusion of these facilities along the shores of the Lake.
- Encourage cluster development in new subdivisions near the lake, to preserve as much of the natural area and open space as possible.
- Install facilities and improvements including dock for fishing and bird watching, dock for boats, etc.





13

SUSTAINABLE DEVELOPMENT

OBJECTIVE

To explore the use of sustainable development approaches in Lehi, to increase the quality of life for current and future community members. Sustainable development strategies include alternative and clean energy sources, more efficient systems for streetlights and public facilities, reduced water usage, green stormwater infrastructure, and measures to reduce greenhouse gas emissions and increase air quality.



CATEGORY

Quality of Life, Infrastructure

LOCATION

Citywide

STAKEHOLDERS

Alternative Energy Providers, Business Owners, Developers, Environmental Advocacy Groups, EPA, Lehi City, Lehi City Power Department, Property Owners, Residents

POTENTIAL FUNDING SOURCES

- Lehi City General Fund
- Donor Organizations
- Non-Profit Organizations
- Federal and State Grants
- Developers

TIMELINE

Mid- term (5 -15 years)

COORDINATION WITH OTHER PROJECTS

1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ACTION STEPS

- Examine the City's current energy portfolio and determine shortfalls and opportunities for the infusion of alternative energy. Work with the community and alternative energy experts to identify feasible alternative energy sources.
- Market and educate alternative energy concepts to residents, and as part of Lehi City's Employment and Technology Center identity.
- Create incentives to attract alternative energy providers.
- Update the Outdoor Lighting Ordinance to include new and upgraded lighting fixtures
- Consider conducting a citywide greenhouse gas inventory and creating a city Climate Action Plan.
- Explore strategies to reduce water consumption by City facilities.
- Include green stormwater infrastructure, such as bioswales and permeable pavement, in new development.





APPENDICES

Community Workshop

Community Workshop Polling Responses

Community Workshop Map Results

Online Map Results

Round-Up Week Maps

Scenario Maps and Indicators

Online Survey Results

Scenario Survey Responses

Webinar Q&A

Engage Lehi Map and Comments

Planning Commission and City Council Minutes

9

COMMUNITY WORKSHOP POLLING RESPONSES

COMMUNITY WORKSHOP MAP RESULTS

ONLINE MAP RESULTS

ROUND-UP WEEK MAPS

SCENARIO MAPS AND INDICATORS

ONLINE SURVEY RESULTS

SCENARIO SURVEY RESPONSES

WEBINAR Q&A

ENGAGE LEHI MAP AND COMMENTS

PLANNING COMMISSION & CITY COUNCIL MINUTES

APPENDICES

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Planning Commission and City Council Minutes

9









WORKSHOP DATE

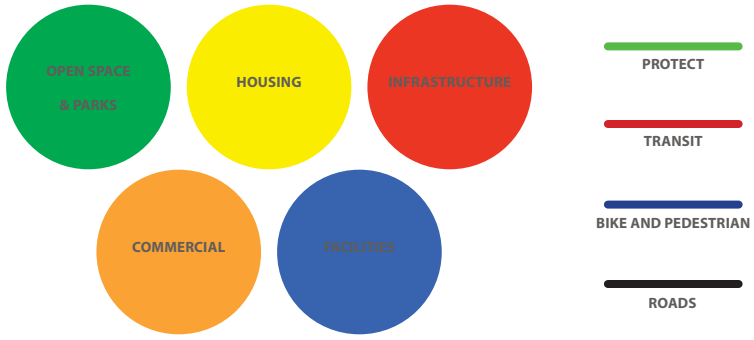
Wednesday, February 27, 2019

WORKSHOP PROCESS

Each table collaborated around a large map and used stickers to identify opportunities for open space and parks, housing, infrastructure, commercial, and facilities.

Pens were used to mark important areas to protect from development and to identify transportation improvements (walking, biking, transit, and roads).

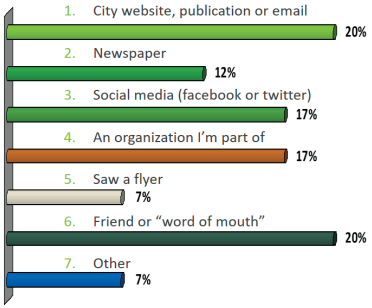
Each table shared their ideas after the mapping exercise.



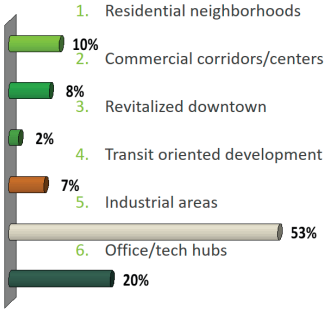
COMMUNITY WORKSHOP POLLING RESPONSES

APPENDIX B: COMMUNITY WORKSHOP POLLING RESPONSES

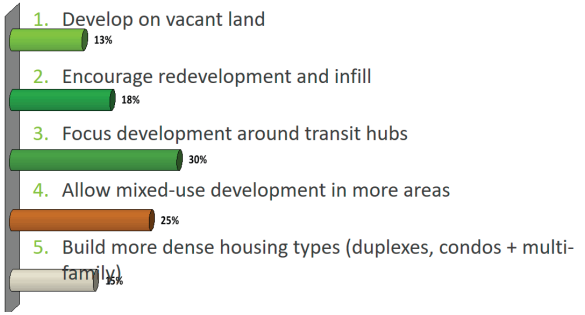
How did you find out about today's event?



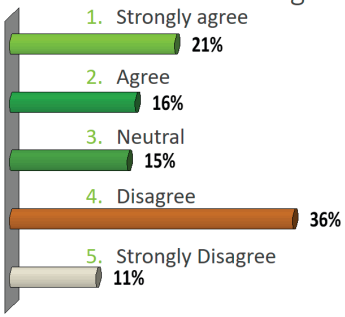
What type of new development do we need LESS of?



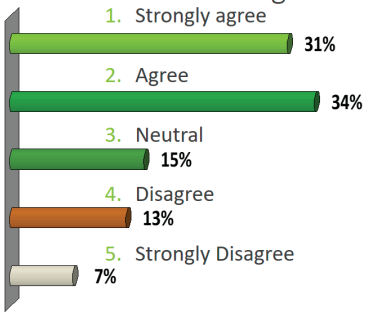
How do you think we should accommodate future growth?



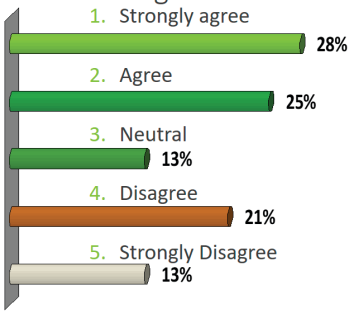
The Main Street corridor is a good location to concentrate growth?



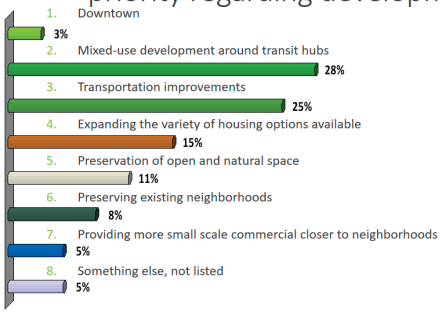
The IM Flash Campus Area is a good location to concentrate growth?



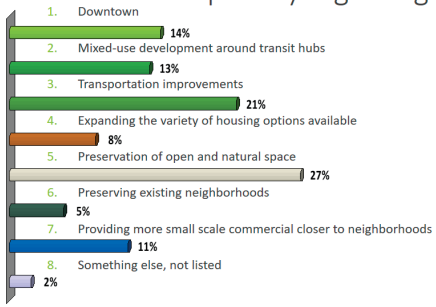
The Thanksgiving Point is a good location to concentrate growth?



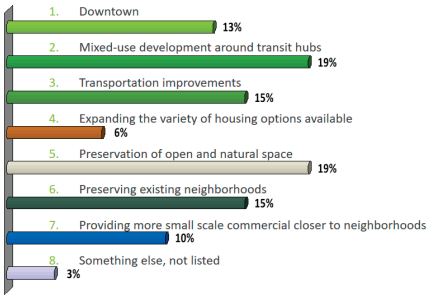
What should be the city's HIGHEST priority regarding development?



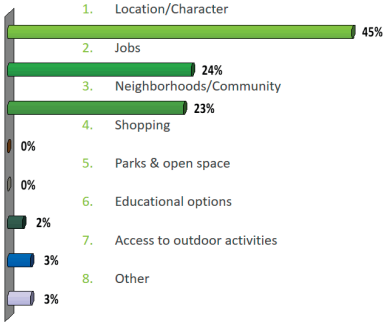
What should be the city's SECOND HIGHEST priority regarding development?



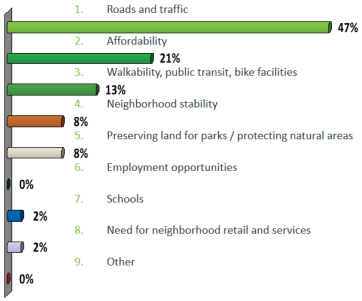
What should be the city's THIRD HIGHEST priority regarding development?



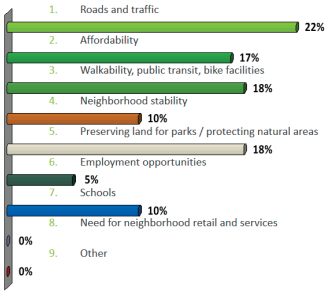
What is Lehi's greatest asset?



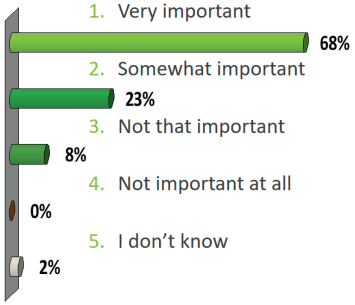
What is Lehi's biggest concern as we grow?



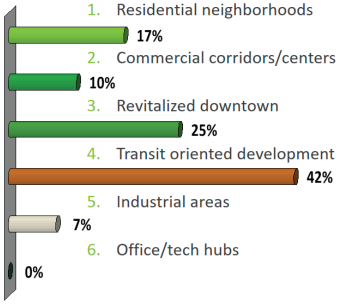
What is Lehi's second biggest concern as we grow?



How important is it to preserve open space?

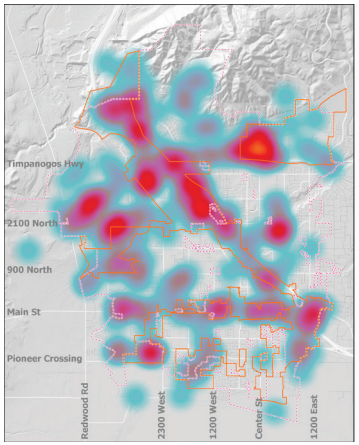


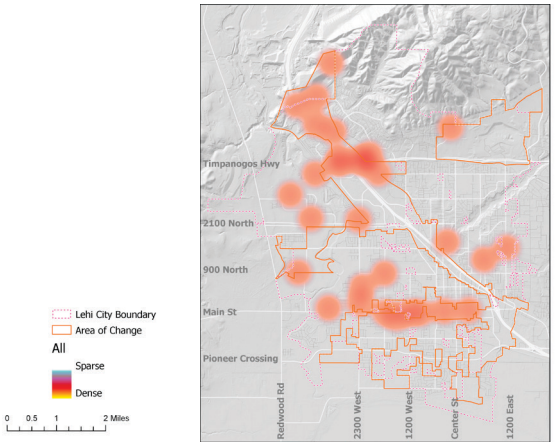
What type of new development do we need MORE of?

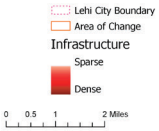


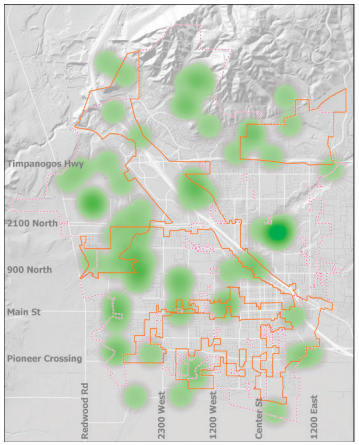
COMMUNITY WORKSHOP MAP RESULTS

APPENDIX C: COMMUNITY WORKSHOP MAP RESULTS

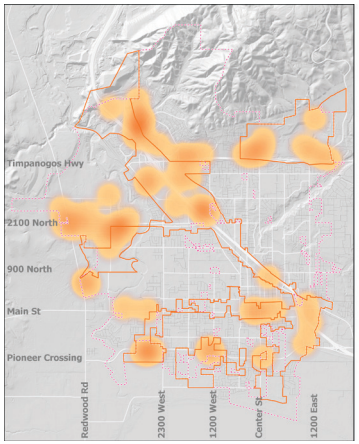


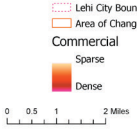


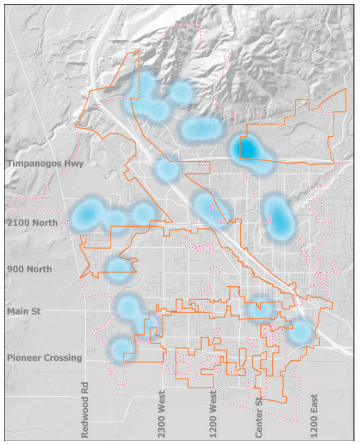


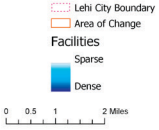


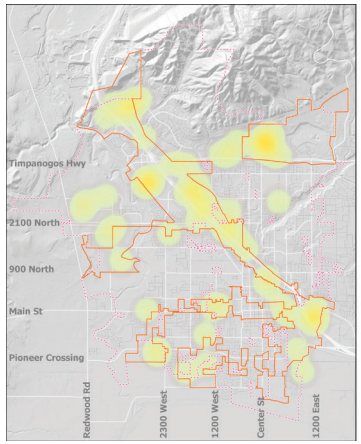


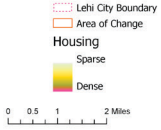


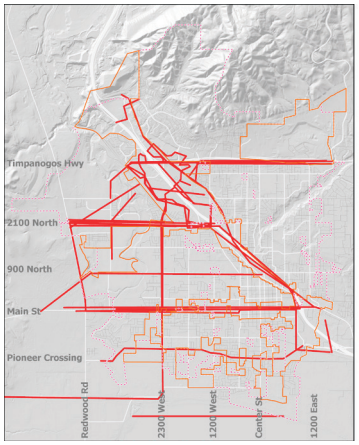




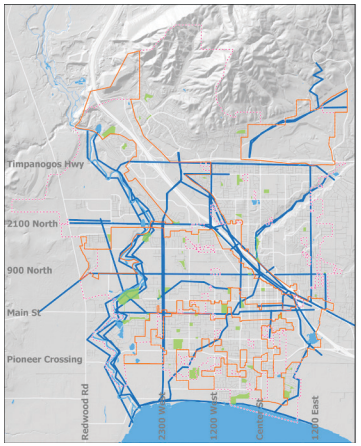




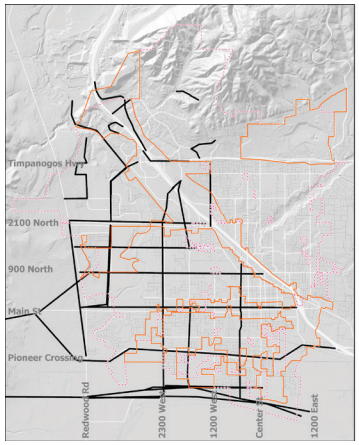




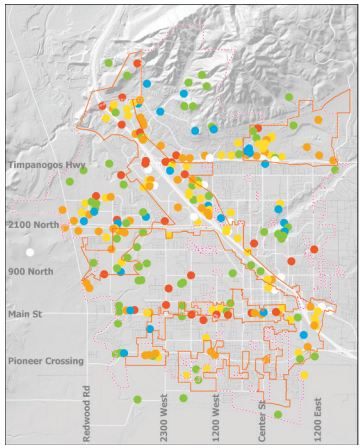






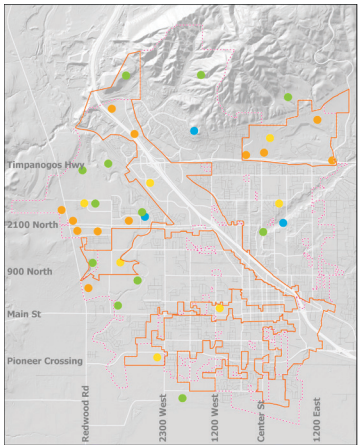






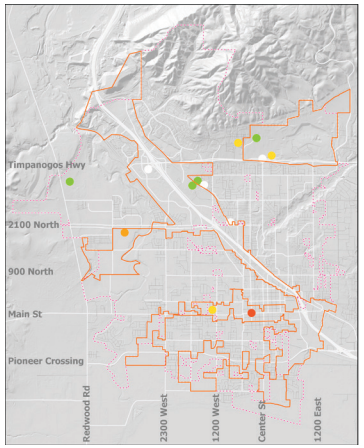
Lehi City Boundary
Area of Change
Workshop
Commercial
Housing
Open Space & Parks
Facilities
Infrastructure
White/Other

0 0.5 1 2 Miles



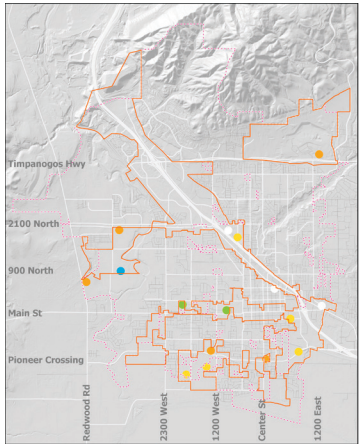
Lehi City Boundary
Area of Change
Table 1
Commercial
Housing
Open Space & Parks
Facilities
Infrastructure
White/Other

0 0.5 1 2 Miles



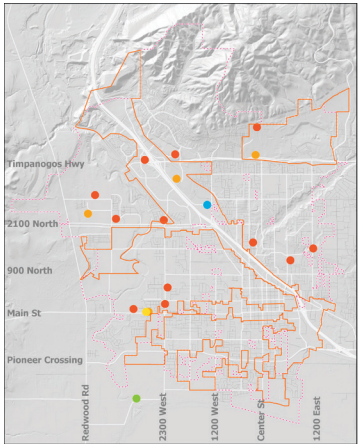
Lehi City Boundary
Area of Change
Table 2
Commercial
Housing
Open Space & Parks
Facilities
Infrastructure
White/Other

0 0.5 1 2 Miles



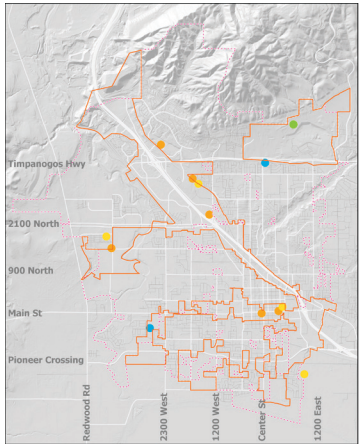
Lehi City Boundary
Area of Change
Table 3
Commercial
Housing
Open Space & Parks
Facilities
Infrastructure
White/Other

0 0.5 1 2 Miles



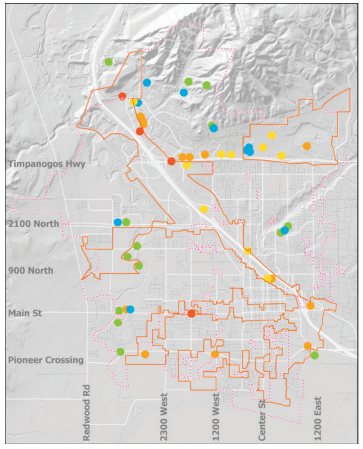
Lehi City Boundary
Area of Change
Table 4
Commercial
Housing
Open Space & Parks
Facilities
Infrastructure
White/Other

0 0.5 1 2 Miles



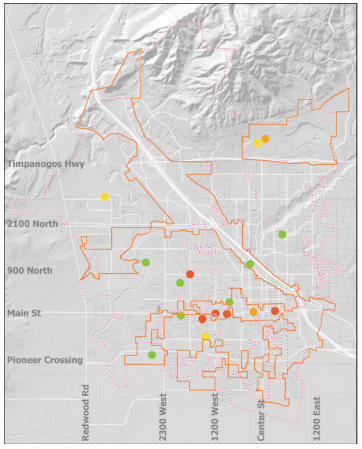
Lehi City Boundary
Area of Change
Table 5
Commercial
Housing
Open Space & Parks
Facilities
Infrastructure
White/Other

0 0.5 1 2 Miles



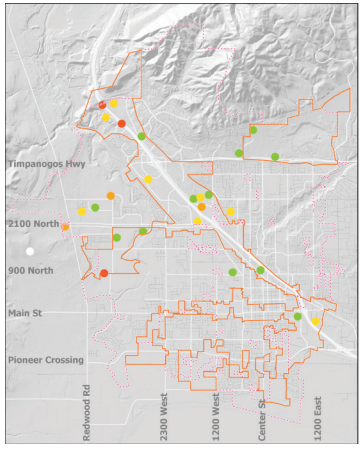
Lehi City Boundary
Area of Change
Table 6
Commercial
Housing
Open Space & Parks
Facilities
Infrastructure
White/Other

0 0.5 1 2 Miles



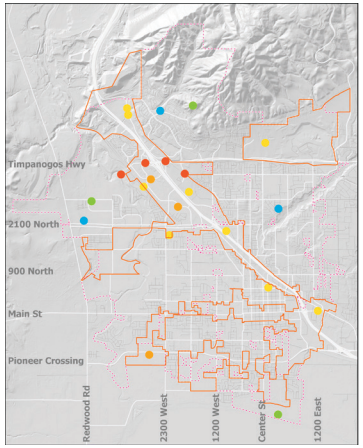
Lehi City Boundary
Area of Change
Table 7
Commercial
Housing
Open Space & Parks
Facilities
Infrastructure
White/Other

0 0.5 1 2 Miles



Lehi City Boundary
Area of Change
Table 8
Commercial
Housing
Open Space & Parks
Facilities
Infrastructure
White/Other

0 0.5 1 2 Miles

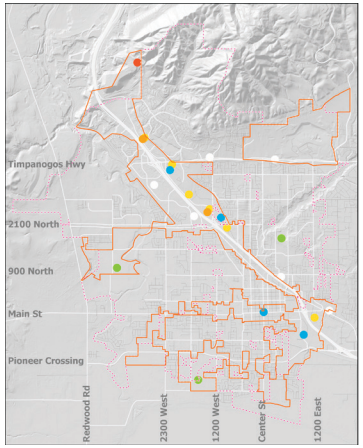


Lehi City Boundary
Area of Change

Table 9

- Commercial
- Housing
- Open Space & Parks
- Facilities
- Infrastructure
- White/Other

0 0.5 1 2 Miles

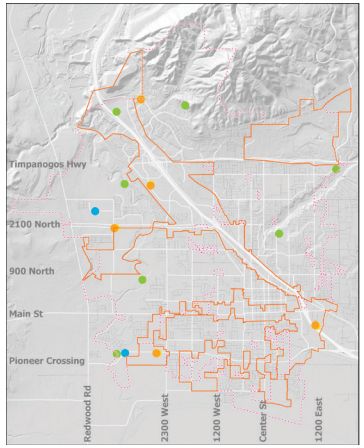


Lehi City Boundary
Area of Change

Table 10

- Commercial
- Housing
- Open Space & Parks
- Facilities
- Infrastructure
- White/Other

0 0.5 1 2 Miles



Lehi City Boundary
Area of Change

Table 11

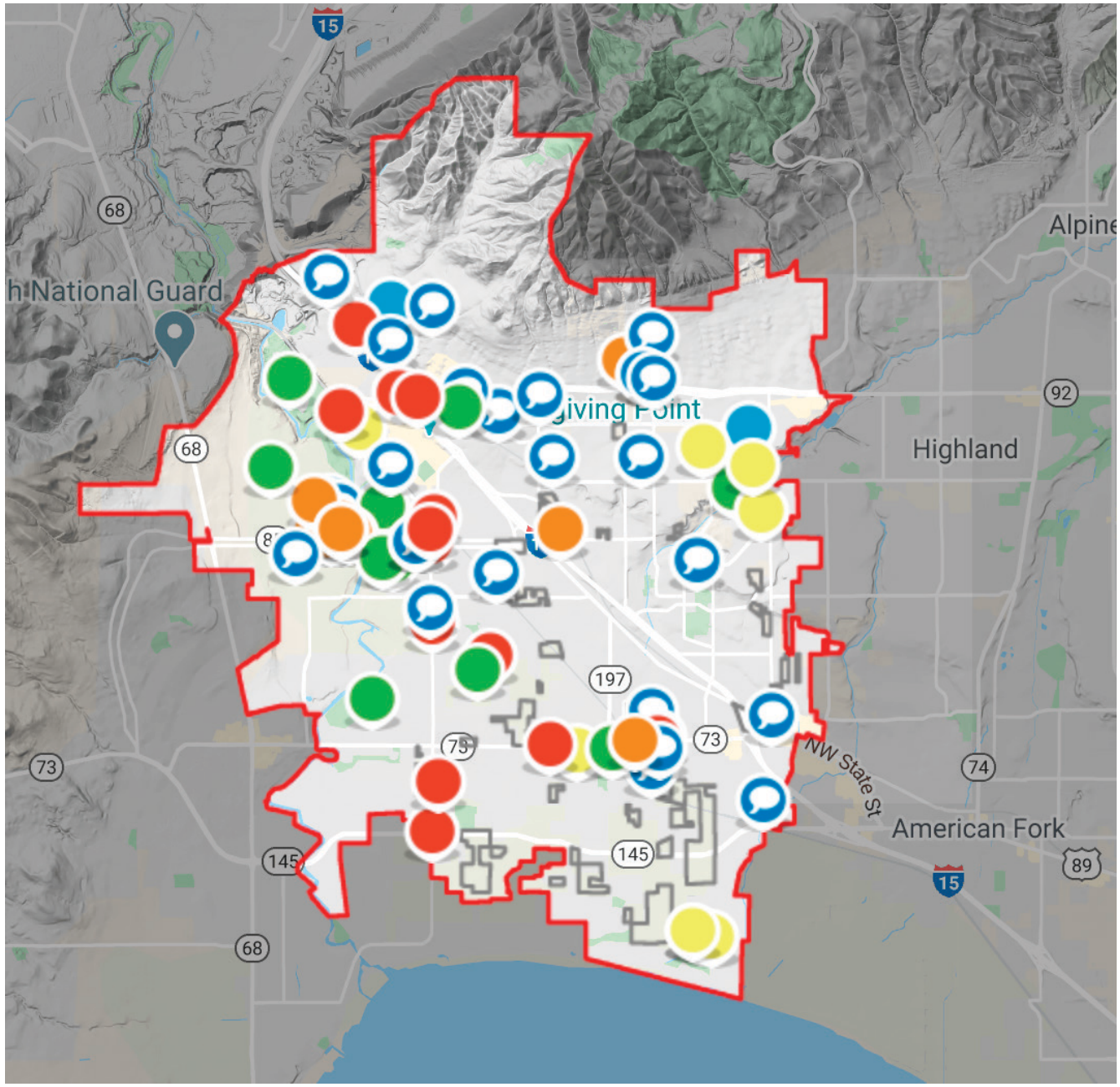
- Commercial
- Housing
- Open Space & Parks
- Facilities
- Infrastructure
- White/Other

0 0.5 1 2 Miles

ONLINE MAP RESULTS

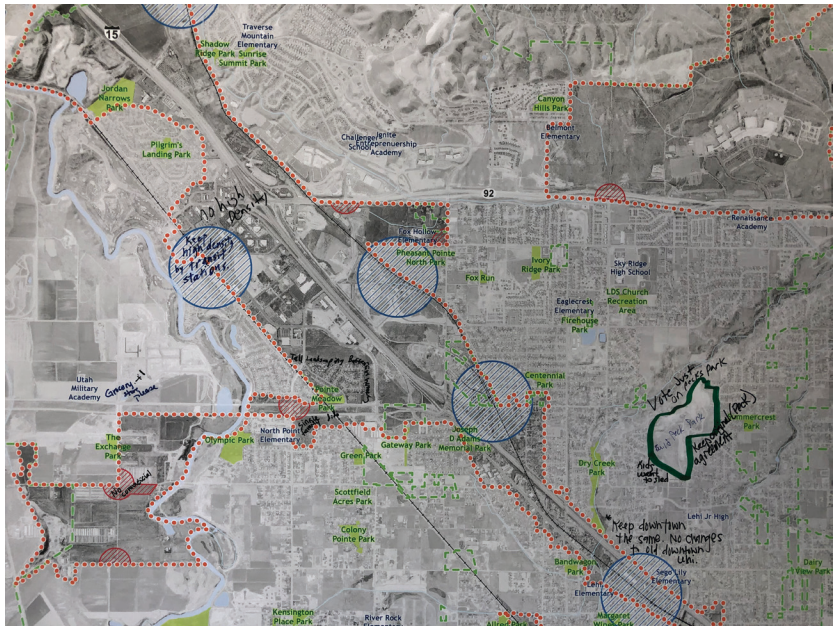
APPENDIX D: ONLINE MAP RESULTS

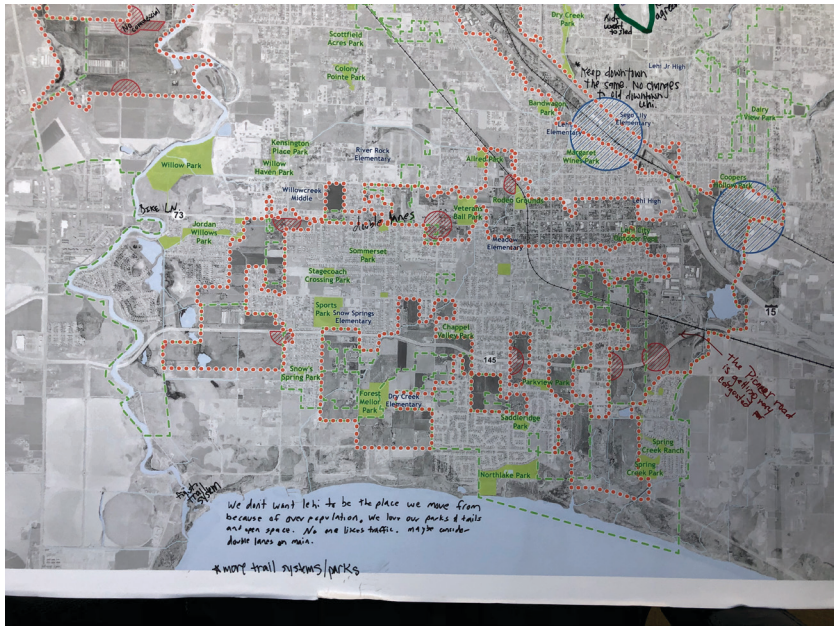
- General Comment
- Housing Comment
- Commercial Comment
- Open Space and Parks Comment
- Infrastructure Comment
- Facilities Comment
- City Boundary

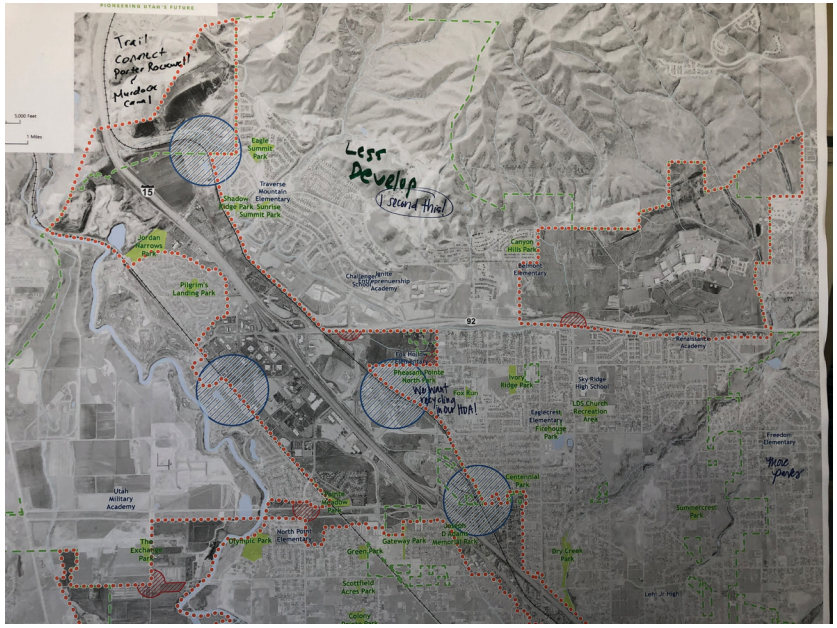


ROUND-UP WEEK MAPS

APPENDIX E: ROUND UP WEEK MAPS



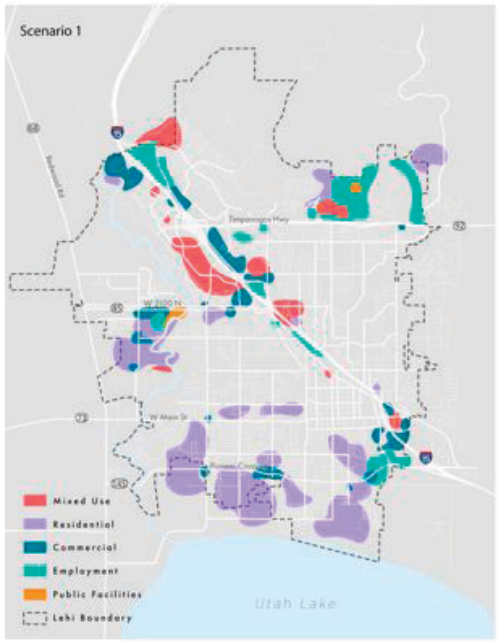


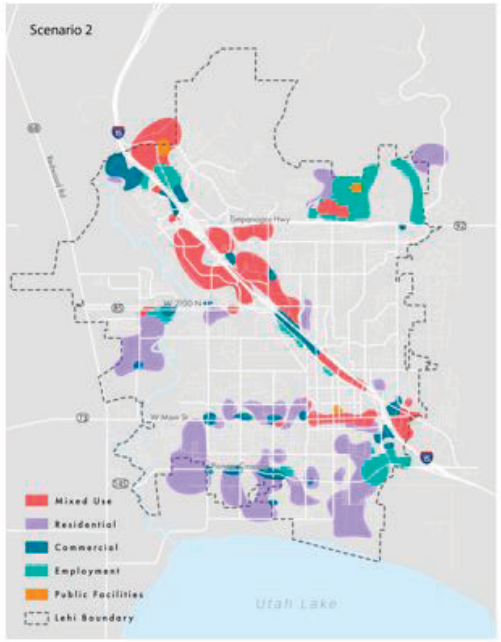


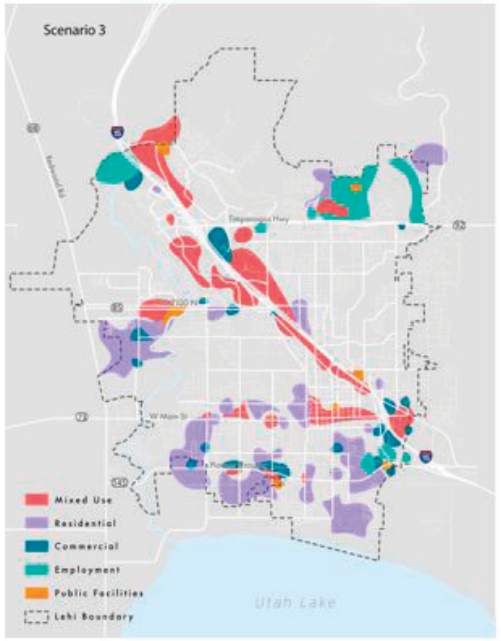


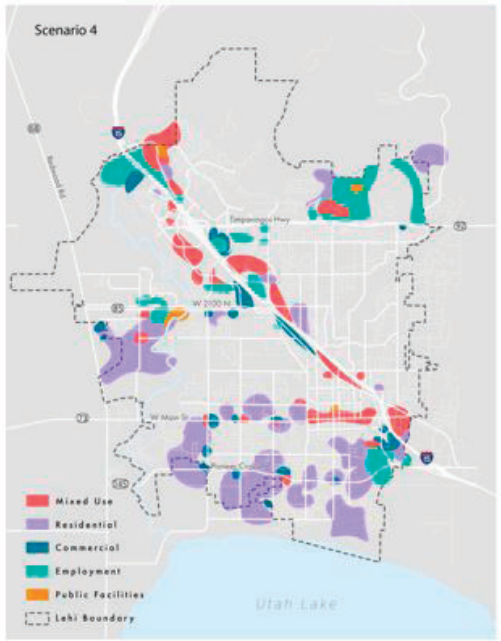
SCENARIO MAPS AND INDICATORS

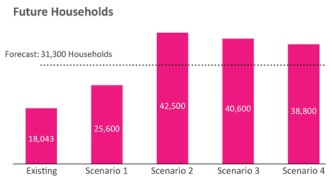
APPENDIX F: SCENARIO MAPS AND INDICATORS

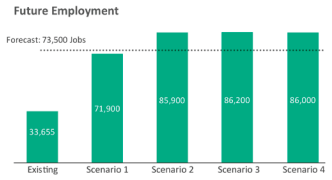


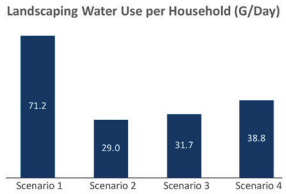


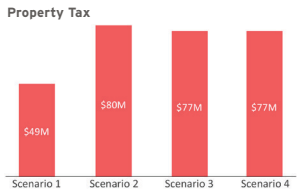




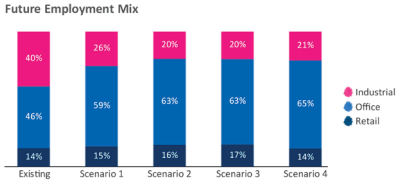


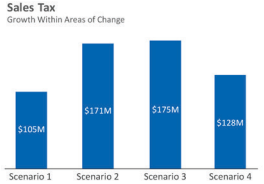




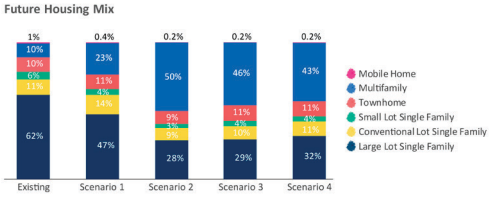


*Assuming a tax rate of 1.005% and a 55% reduction for residential properties

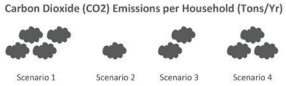




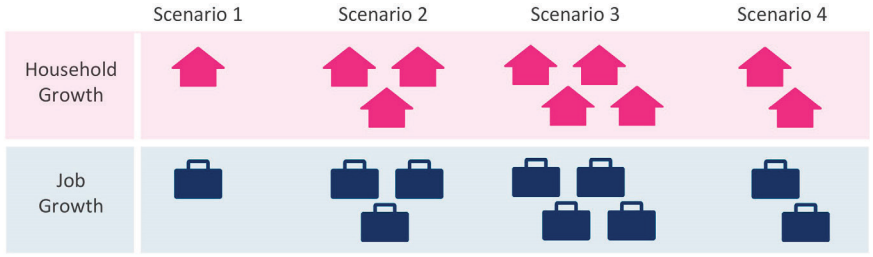
*Assuming a sales tax of 7.15% and $318 sales per sqft of retail use

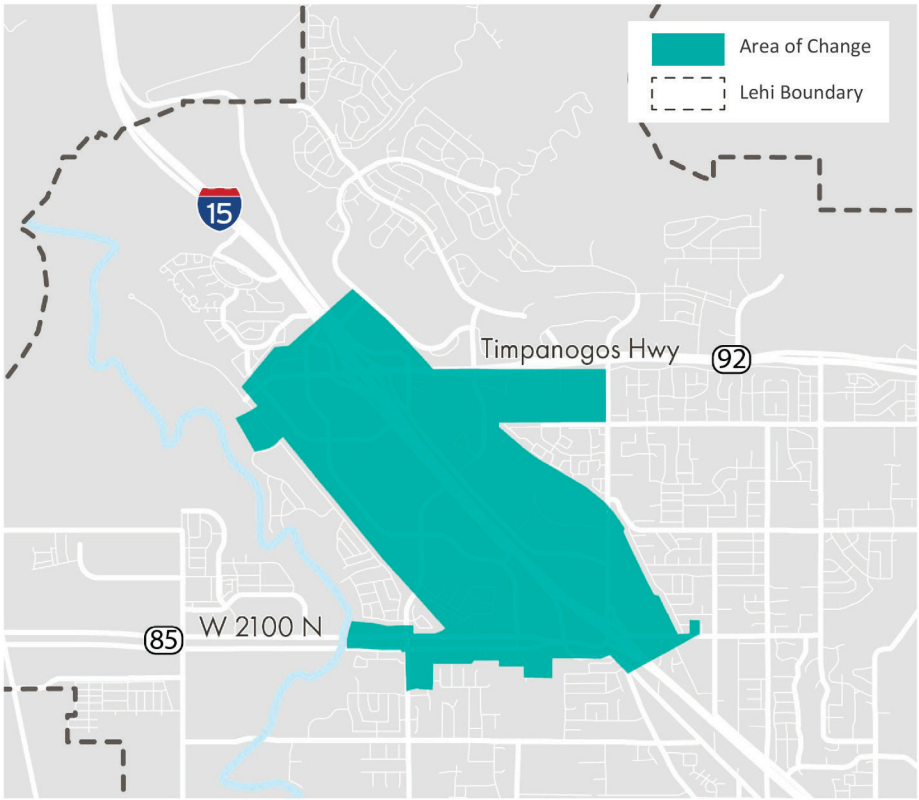




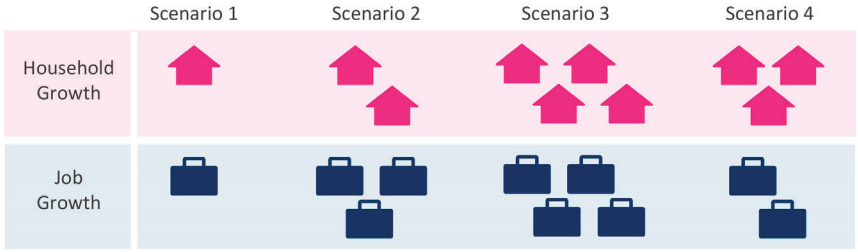


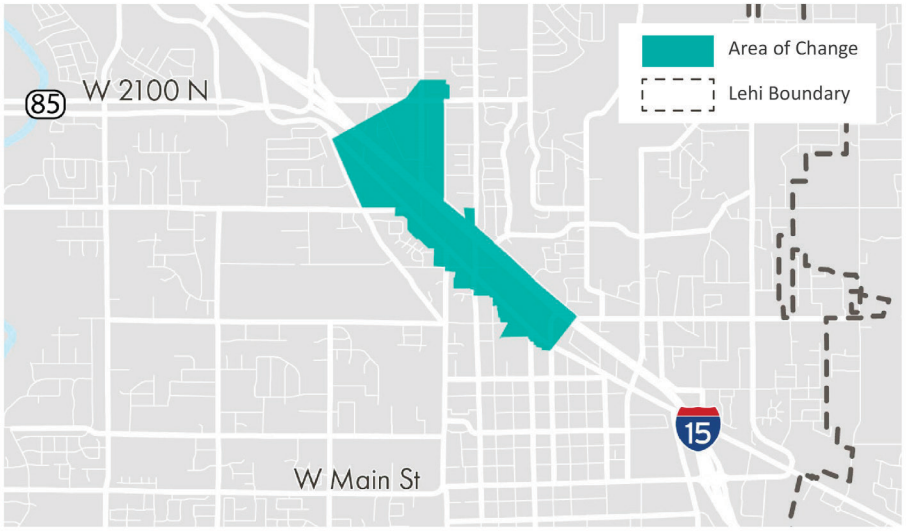
Thanksgiving Point



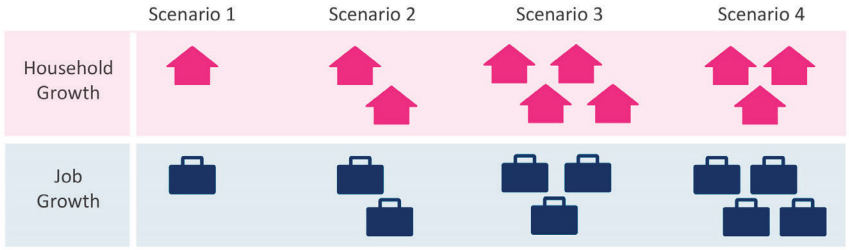


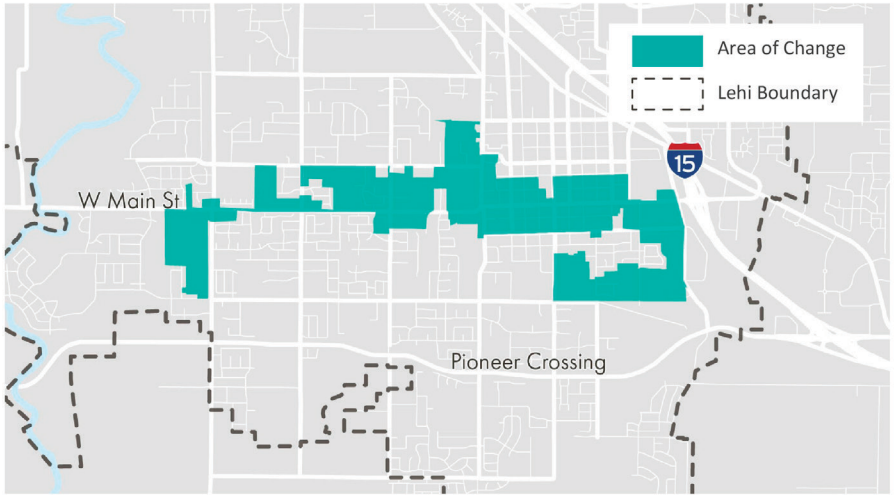
State Street



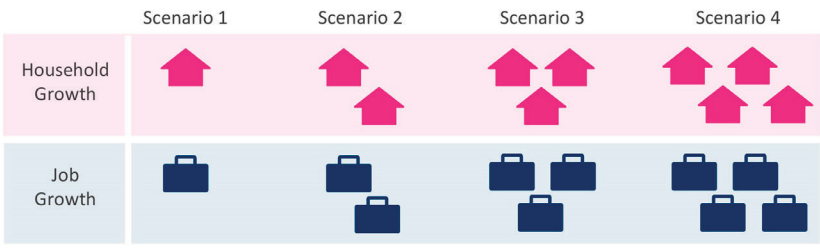


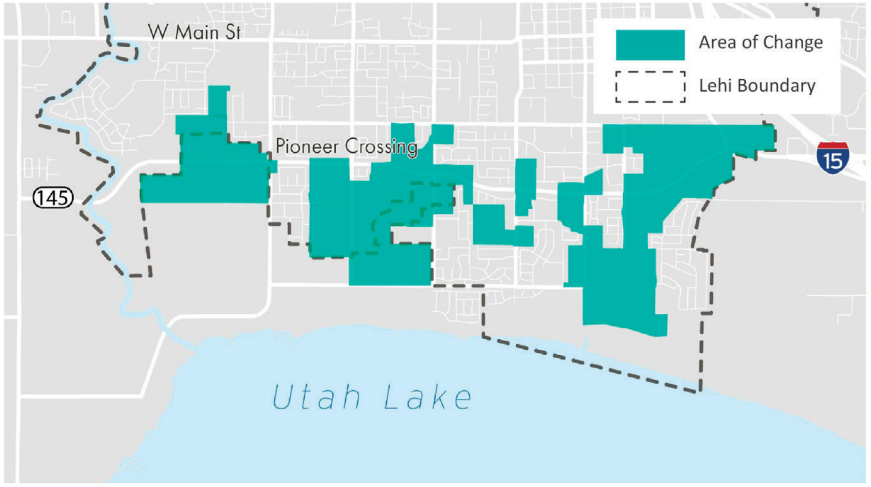
Main Street





Pioneer Crossing





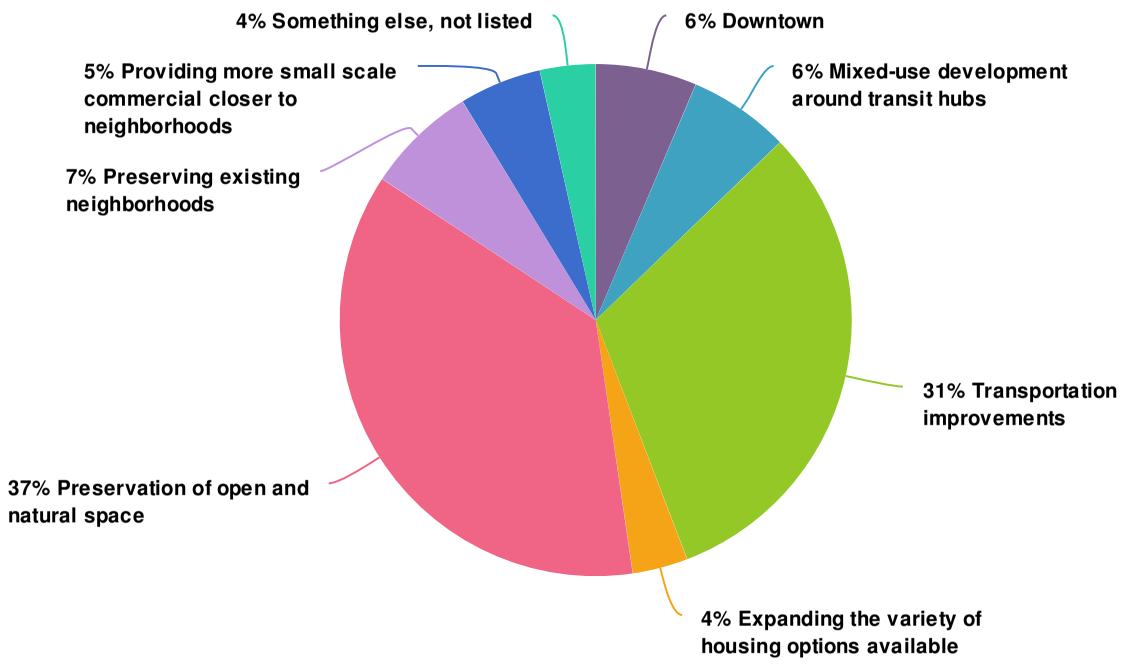
ONLINE SURVEY RESULTS

Report for Lehi Future Land Use Online Survey

Response Counts

Completion Rate:	**77.7%**	
	Complete	164
	Partial	47
	Totals: 211	

1. What should be Lehi's HIGHEST priority regarding development?

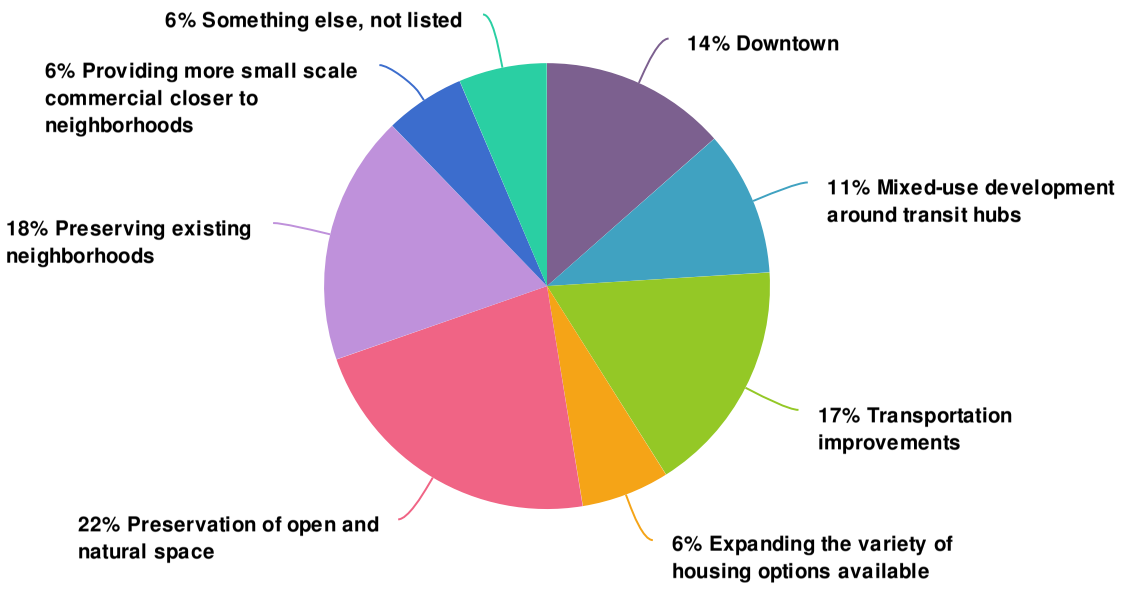


Value	Percent	Responses
Downtown	6.4%	11
Mixed-use development around transit hubs	6.4%	11
Transportation improvements	31.4%	54
Expanding the variety of housing options available	3.5%	6
Preservation of open and natural space	36.6%	63
Preserving existing neighborhoods	7.0%	12
Providing more small scale commercial closer to neighborhoods	5.2%	9
Something else, not listed	3.5%	6

Totals: 172

Something else, not listed	Count
Bocce Ball Courts	1
Establishing laws/building ordinances that require new construction to invest in Lehi's infrastructure. Getting fiber out from under roads, for personal and business attracting.	1
Indoor gym facilities for boys volleyball	1
Sidewalks throughout, especially any where near schools.	1
Trails and parks	1
Totals	5

2. What should be Lehi's SECOND HIGHEST priority regarding development?

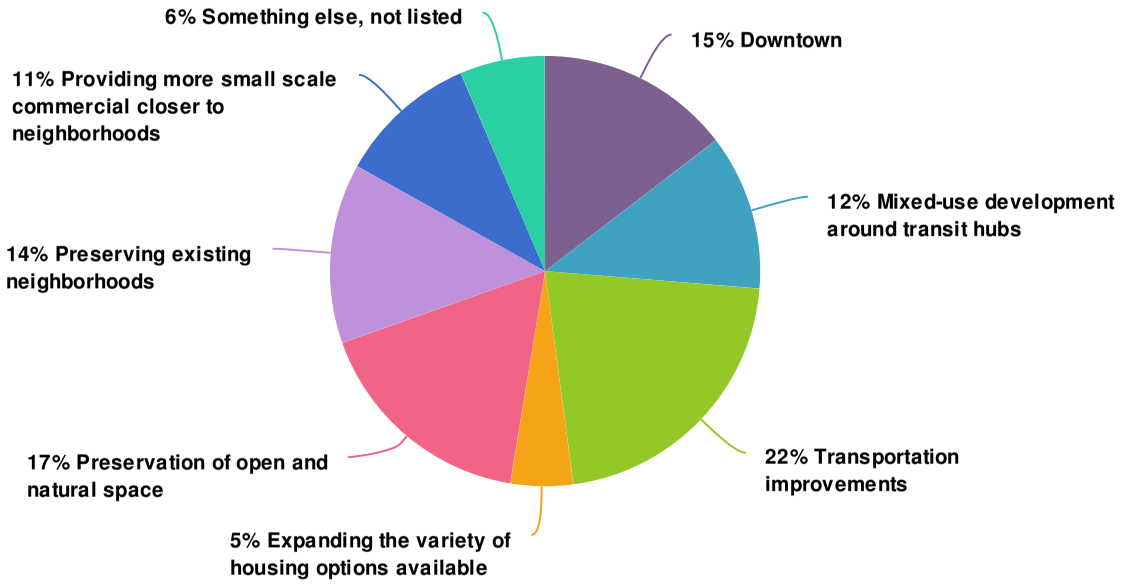


Value	Percent	Responses
Downtown	13.5%	23
Mixed-use development around transit hubs	10.5%	18
Transportation improvements	17.0%	29
Expanding the variety of housing options available	6.4%	11
Preservation of open and natural space	22.2%	38
Preserving existing neighborhoods	18.1%	31
Providing more small scale commercial closer to neighborhoods	5.8%	10
Something else, not listed	6.4%	11

Totals: 171

Something else, not listed	Count
Bocce Ball Courts	1
Bringing in useful and popular stores like Winco, Costco, Trader Joe's, etc. into new neighborhoods	1
Finding an equitable way to provide more parks and recreation, especially for adults.	1
Finishing Lehi semper structure. For example, putting in sidewalks and fixing roads..	1
Increase public transportation routes and stops (i.e. bus routes from residential areas to frontrunner)	1
Infrastructure	1
Moratorium on building, Where are we going to continue receive water from with the devolpment going on. Slow the growth.	1
NO MINES	1
Preserving agriculture/farms that made Lehi great and not running them out of town.	1
Road maintenance	1
spreading services out including recreation centers and libraries	1
Totals	11

3. What should be Lehi's THIRD HIGHEST priority regarding development?

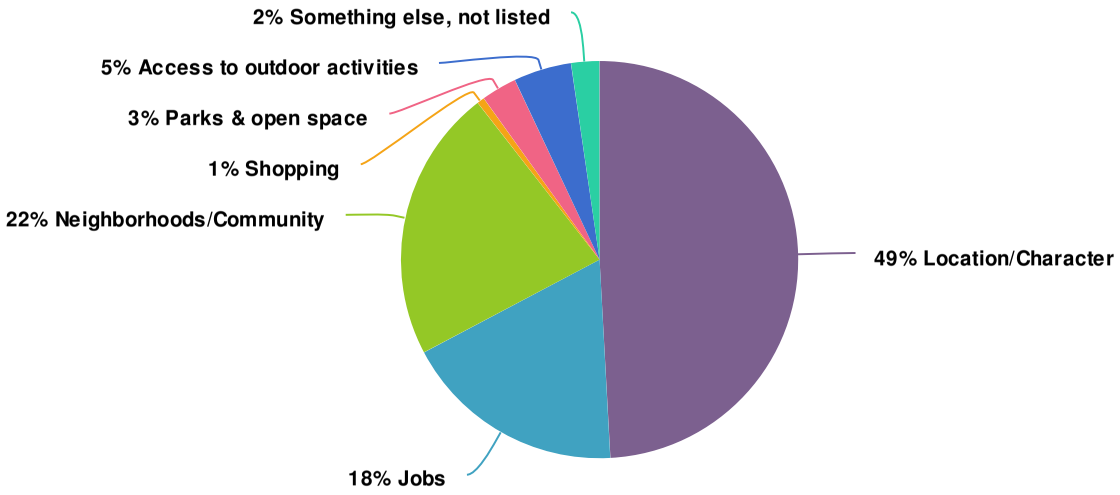


Value	Percent	Responses
Downtown	14.6%	25
Mixed-use development around transit hubs	11.7%	20
Transportation improvements	21.6%	37
Expanding the variety of housing options available	4.7%	8
Preservation of open and natural space	17.0%	29
Preserving existing neighborhoods	13.5%	23
Providing more small scale commercial closer to neighborhoods	10.5%	18
Something else, not listed	6.4%	11

Totals: 171

Something else, not listed	Count
Bocce Ball Courts	1
Clean the town and cluttered properties... paint and restore.... remove junk	1
Clean up city... remove junk from properties... paint and restore character	1
Environmental issues by point of the mountain	1
Infrastructure before development	1
Moving / updating rodeo grounds	1
Parks	1
Parks, splash pads, recreation	1
Revisiting a comprehensive master plan and sticking with it rather than making small ammendments as they arise. Make it fair by reestablishing a plan and sticking to it.	1
Traffic throughput in built up commercial areas (e.g. Thanksgiving Point)	1
developing parks	1
Totals	11

4. What is Lehi's greatest asset?

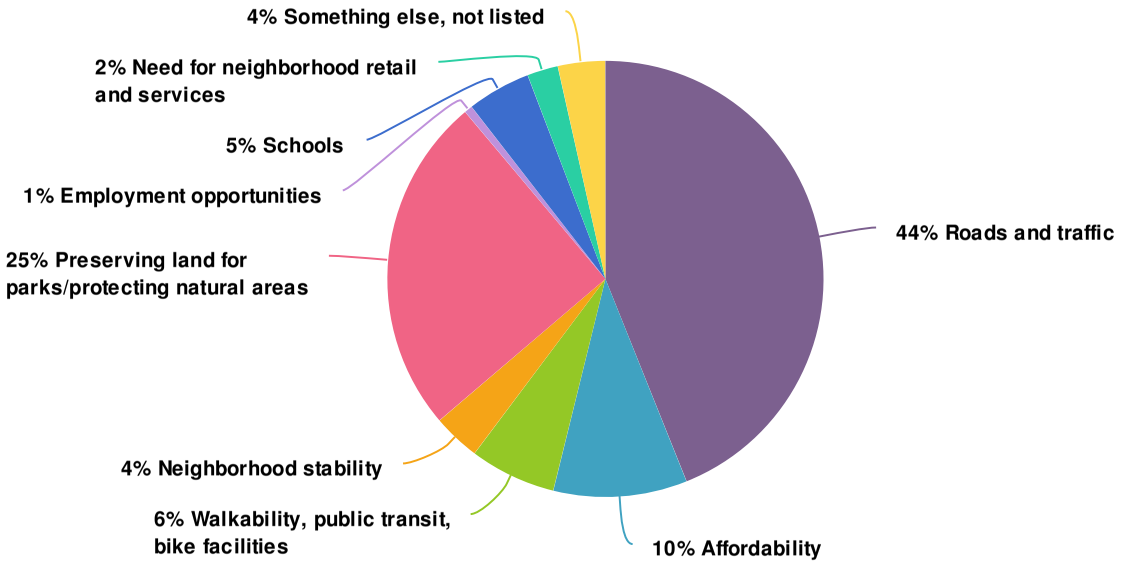


Value	Percent	Responses
Location/Character	49.1%	84
Jobs	18.1%	31
Neighborhoods/Community	22.2%	38
Shopping	0.6%	1
Parks & open space	2.9%	5
Access to outdoor activities	4.7%	8
Something else, not listed	2.3%	4

Totals: 171

Something else, not listed	Count
Farming, open space, small town feel	1
Lehi lost it's greatest asset, with all the incoming growth. The lost of small western hometown community.	1
Nostalgia and simpler times, rural and nature	1
Old town character and values... a bit of history and nostalgia	1
Totals	4

5. What is Lehi's biggest concern as we grow?

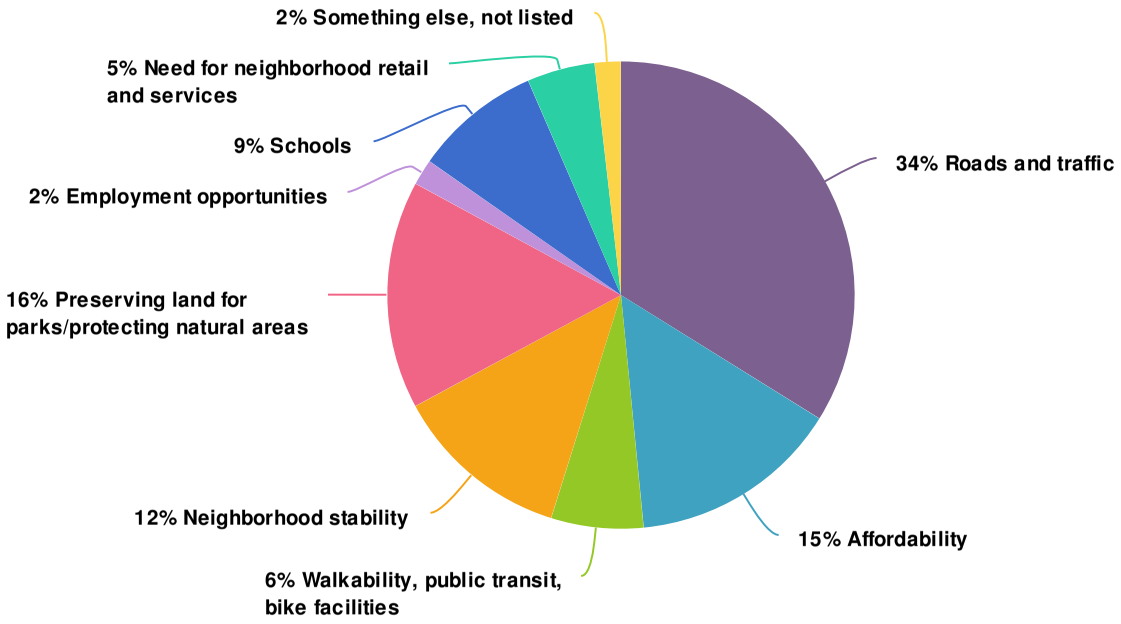


Value	Percent	Responses
Roads and traffic	43.9%	75
Affordability	9.9%	17
Walkability, public transit, bike facilities	6.4%	11
Neighborhood stability	3.5%	6
Preserving land for parks/protecting natural areas	25.1%	43
Employment opportunities	0.6%	1
Schools	4.7%	8
Need for neighborhood retail and services	2.3%	4
Something else, not listed	3.5%	6

Totals: 171

Something else, not listed	Count
Air Pollution	1
Mining near current residences	1
The inevitable blowout/economy decline from such rapid growth without good foundations. Eventual home values will get too high and our economy will tank. Many young people already cant afford the $1,000+/month/single bedroom rent when starting work here.	1
Water	1
Water!!!	1
water	1
Totals	6

6. What is Lehi's second biggest concern as we grow?

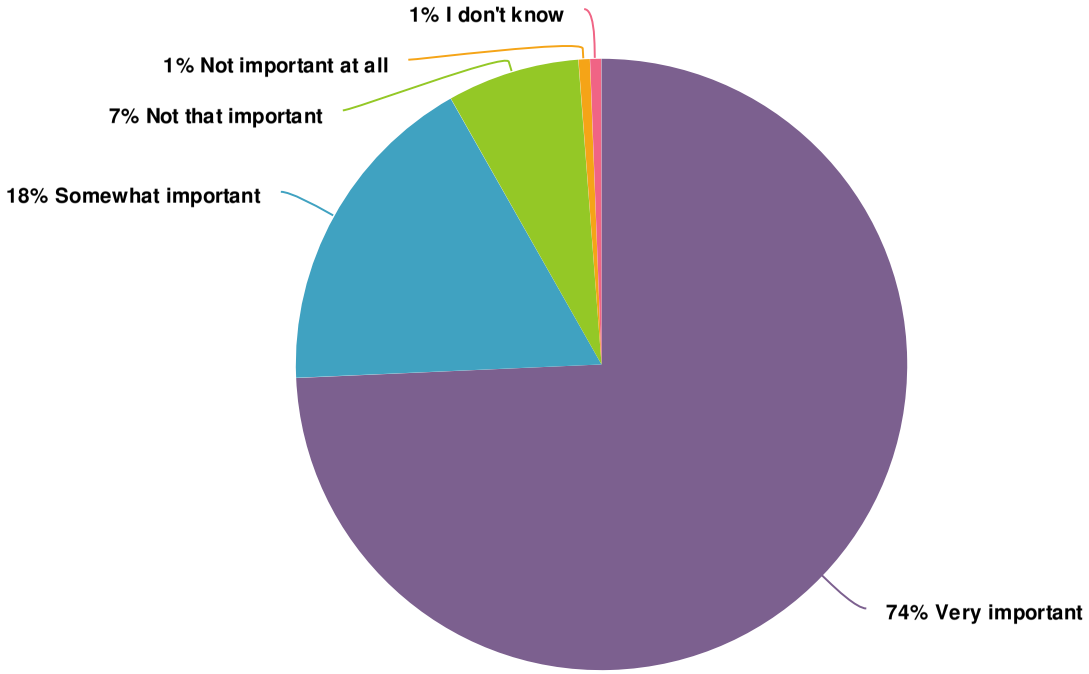


Value	Percent	Responses
Roads and traffic	33.9%	58
Affordability	14.6%	25
Walkability, public transit, bike facilities	6.4%	11
Neighborhood stability	12.3%	21
Preserving land for parks/protecting natural areas	15.8%	27
Employment opportunities	1.8%	3
Schools	8.8%	15
Need for neighborhood retail and services	4.7%	8
Something else, not listed	1.8%	3

Totals: 171

Something else, not listed	Count
Loss of Safety, gangs, drugs etc.There is more criminal activity with all the growth that has happened. once again the loss of a small town community	1
Preserving old Lehi.	1
Updated exercise facilities to accommodate the large population growth	1
Totals	3

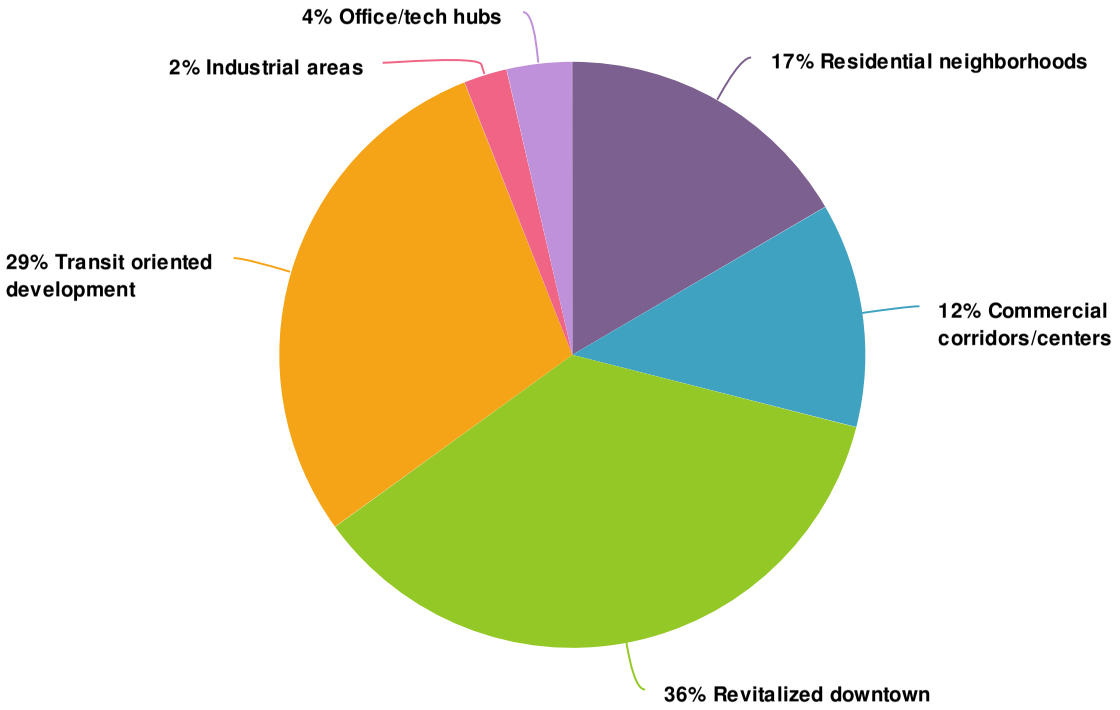
7. How important is it to preserve open space?



Value	Percent	Responses
Very important	74.3%	127
Somewhat important	17.5%	30
Not that important	7.0%	12
Not important at all	0.6%	1
I don't know	0.6%	1

Totals: 171

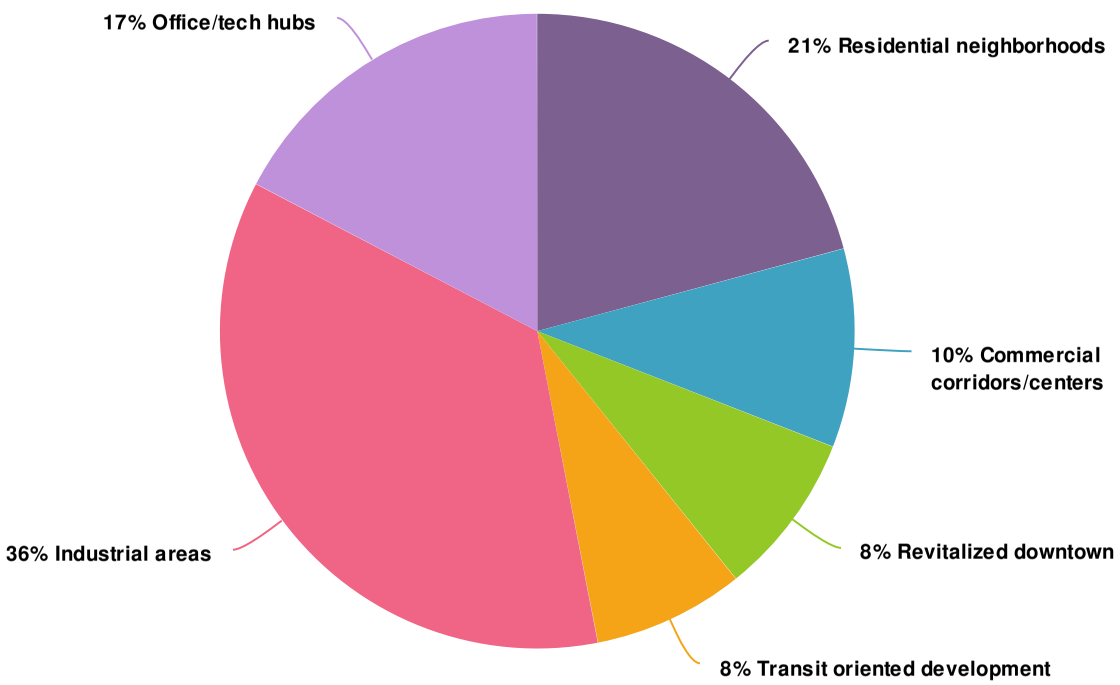
8. What type of new development do we need MORE of?



Value	Percent	Responses
Residential neighborhoods	16.6%	28
Commercial corridors/centers	12.4%	21
Revitalized downtown	36.1%	61
Transit oriented development	29.0%	49
Industrial areas	2.4%	4
Office/tech hubs	3.6%	6

Totals: 169

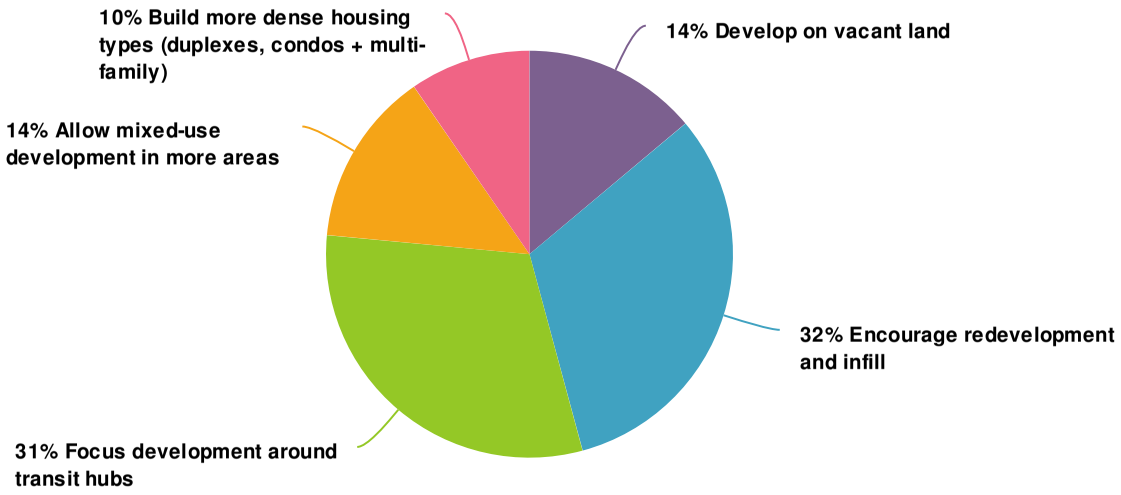
9. What type of new development do we need LESS of?



Value	Percent	Responses
Residential neighborhoods	20.8%	35
Commercial corridors/centers	10.1%	17
Revitalized downtown	8.3%	14
Transit oriented development	7.7%	13
Industrial areas	35.7%	60
Office/tech hubs	17.3%	29

Totals: 168

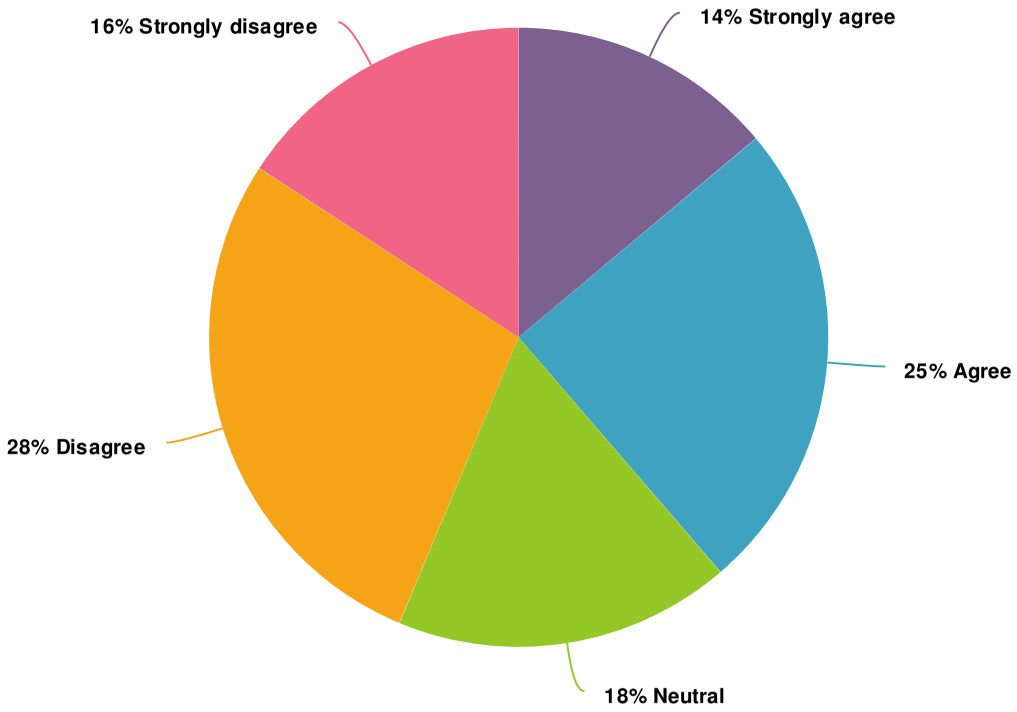
10. How do you think we should accommodate future growth?



Value	Percent	Responses
Develop on vacant land	13.9%	23
Encourage redevelopment and infill	31.9%	53
Focus development around transit hubs	30.7%	51
Allow mixed-use development in more areas	13.9%	23
Build more dense housing types (duplexes, condos + multi-family)	9.6%	16

Totals: 166

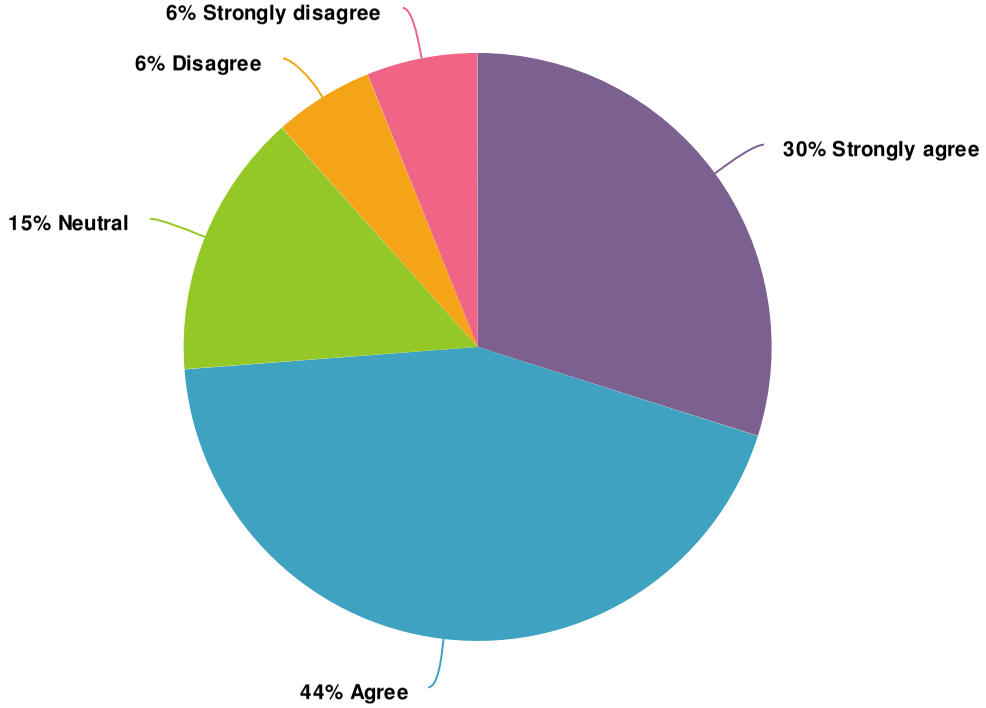
11. The Main Street Corridor is a good location to concentrate growth



Value	Percent	Responses
Strongly agree	13.9%	23
Agree	24.8%	41
Neutral	17.6%	29
Disagree	27.9%	46
Strongly disagree	15.8%	26

Totals: 165

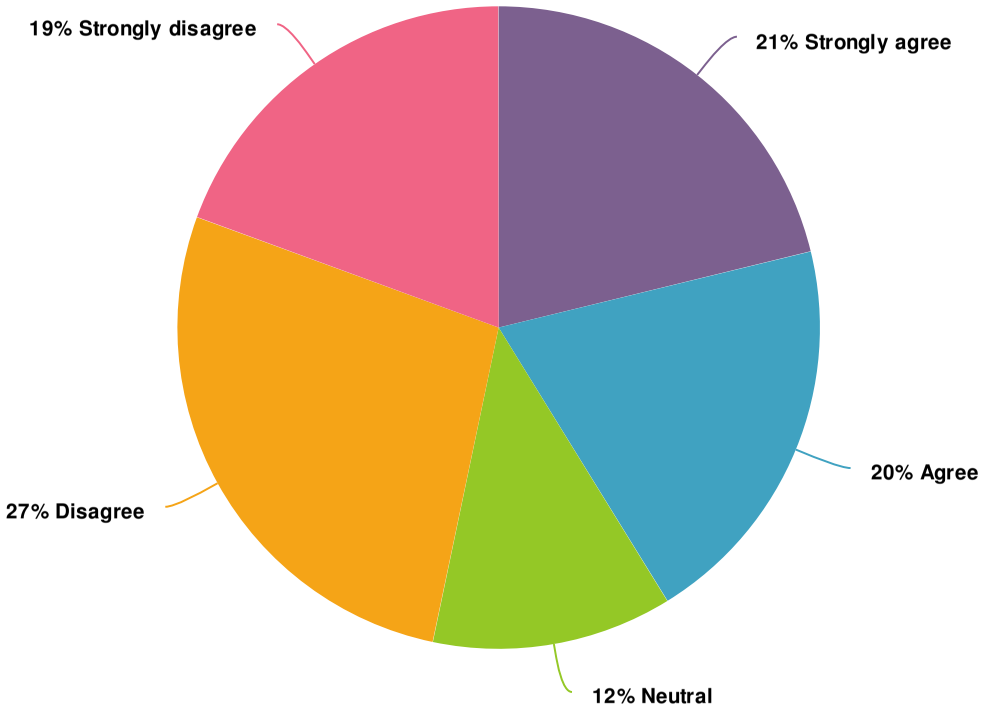
12. The IM Flash Campus Area is a good location to concentrate growth



Value	Percent	Responses
Strongly agree	29.9%	49
Agree	43.9%	72
Neutral	14.6%	24
Disagree	5.5%	9
Strongly disagree	6.1%	10

Totals: 164

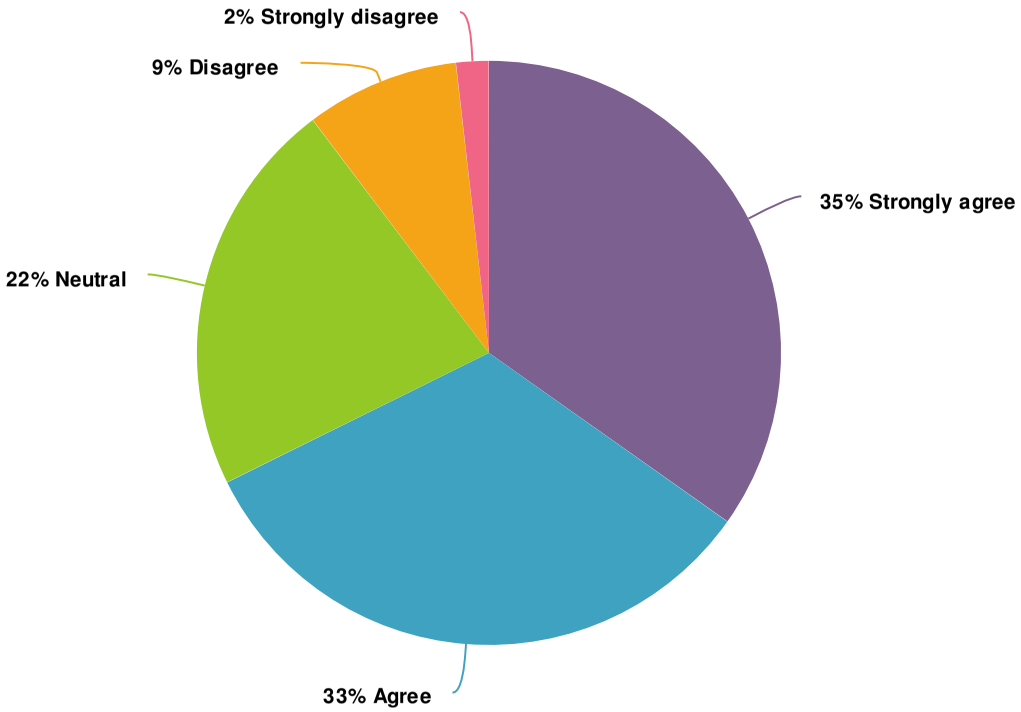
13. Thanksgiving Point is a good location to concentrate growth



Value	Percent	Responses
Strongly agree	21.2%	35
Agree	20.0%	33
Neutral	12.1%	20
Disagree	27.3%	45
Strongly disagree	19.4%	32

Totals: 165

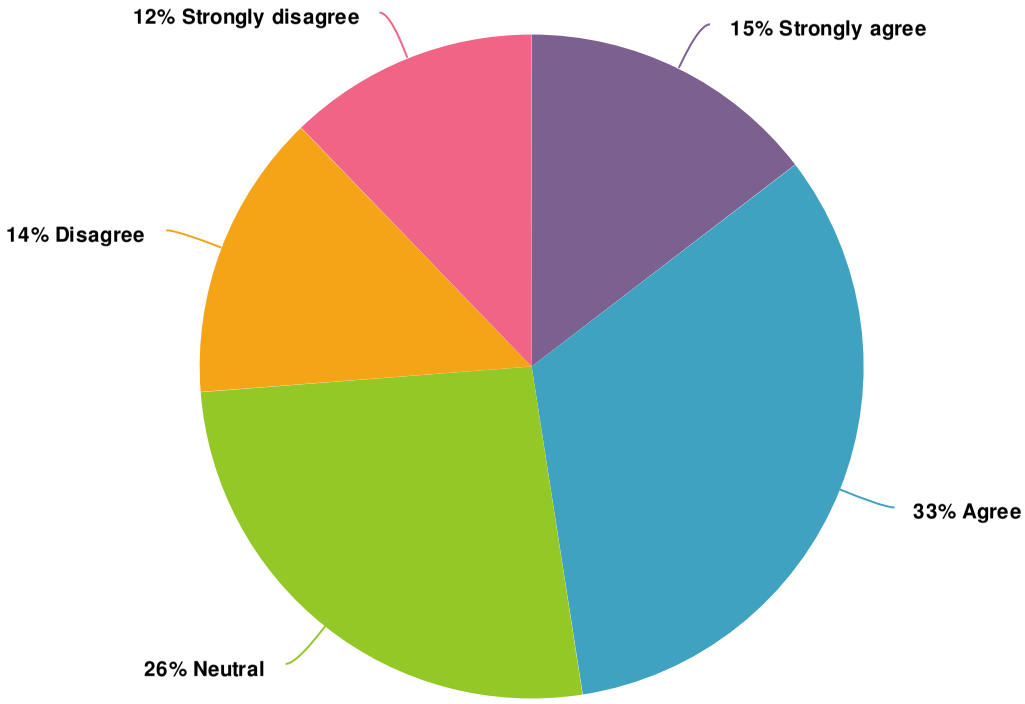
14. The Transit Oriented Areas are good locations to concentrate growth



Value	Percent	Responses
Strongly agree	34.8%	57
Agree	32.9%	54
Neutral	22.0%	36
Disagree	8.5%	14
Strongly disagree	1.8%	3

Totals: 164

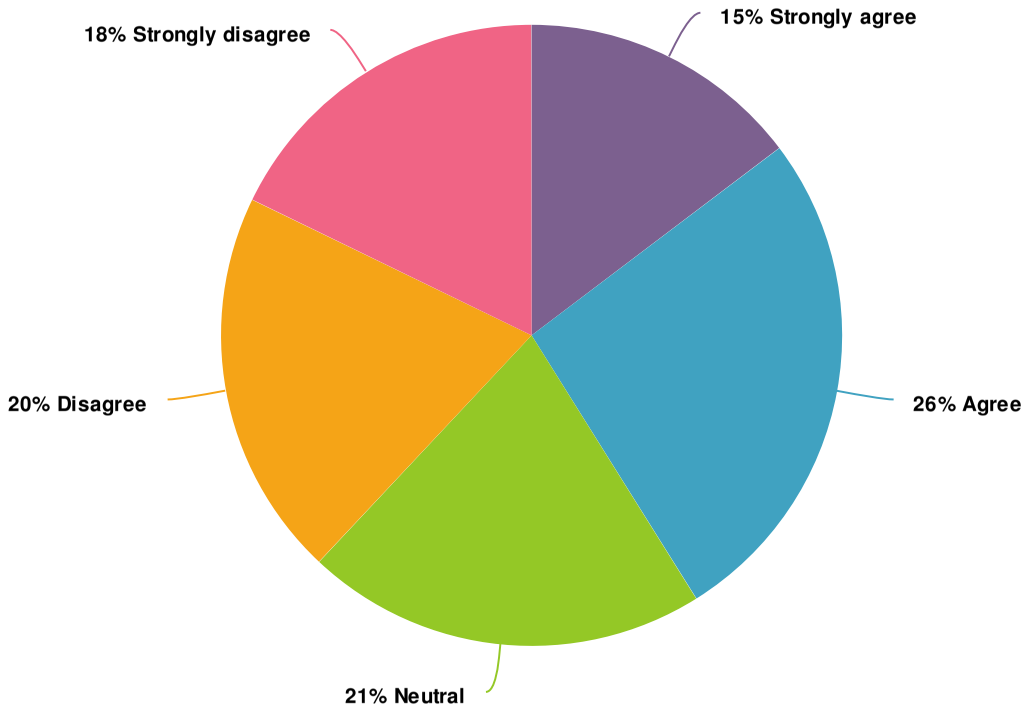
15. The Pioneer Crossing Area is a good location to concentrate growth



Value	Percent	Responses
Strongly agree	14.6%	24
Agree	32.9%	54
Neutral	26.2%	43
Disagree	14.0%	23
Strongly disagree	12.2%	20

Totals: 164

16. The West Agricultural Land Area is a good location to concentrate growth



Value	Percent	Responses
Strongly agree	14.7%	24
Agree	26.4%	43
Neutral	20.9%	34
Disagree	20.2%	33
Strongly disagree	17.8%	29

Totals: 163

SCENARIO SURVEY RESPONSES

Report for Lehi Scenario Survey

Response Counts

Completion Rate:	**59.5%**	
	Complete	248
	Partial	169
		Totals: 417

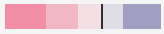


1. Please rank the following aspects of Scenario 1 from those you like MOST (1) to those you like LEAST (5)

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Jobs concentrated along I-15	1		1,154	329
Lowest amount of multifamily housing	2		1,090	327
Housing concentrated in west and south	3		1,029	328
Lowest tax revenue	4		950	326
Does not accommodate future growth	5		702	328



2. Please rank the following aspects of Scenario 2 from those you like MOST (1) to those you like LEAST (5)

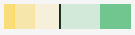
Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Housing and jobs concentrated in TOD areas	1		1,028	305
Greatest number of new jobs	2		1,005	304
Mixed-use development along I-15	3		933	303
Lowest landscaping water use	4		872	303
Highest property tax revenue	5		721	302

3. Please rank the following aspects of Scenario 3 from those you like MOST (1) to those you like LEAST (5)

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Allows a wider range of housing types, including missing middle housing	1		1,150	293
Housing concentrated along I-15 corridor	2		872	293
Largest number of new households	3		856	293
Highest sales tax revenue	4		807	293
Greatest amount of multifamily housing	5		710	293

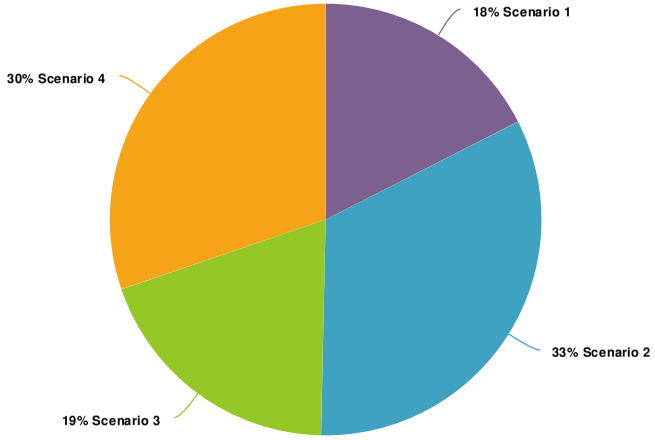


4. Please rank the following aspects of Scenario 4 from those you like MOST (1) to those you like LEAST (5)

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
More single-family homes than Scenarios 2 and 3	1		1,001	281
Jobs and housing distributed throughout Areas of Change	2		979	281
Allows a wider range of housing types, including missing middle housing	3		963	281
Lowest sales tax revenue	4		730	281
Higher landscaping water usage than Scenarios 2 and 3	5		542	281



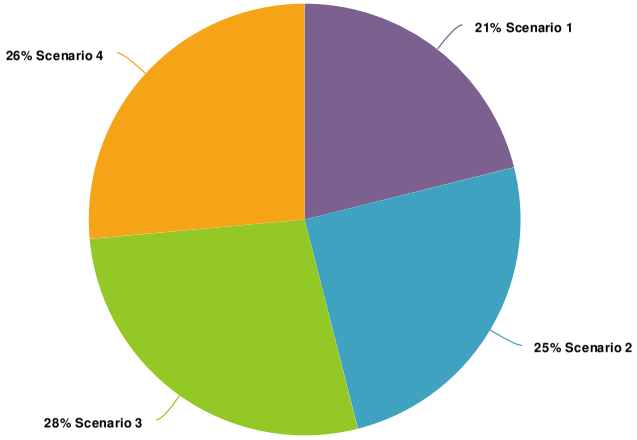
5. Which scenario best reflects your vision for the Transit Oriented Development areas?



Value	Percent	Responses
Scenario 1	17.5%	47
Scenario 2	32.8%	88
Scenario 3	19.4%	52
Scenario 4	30.2%	81

Totals: 268

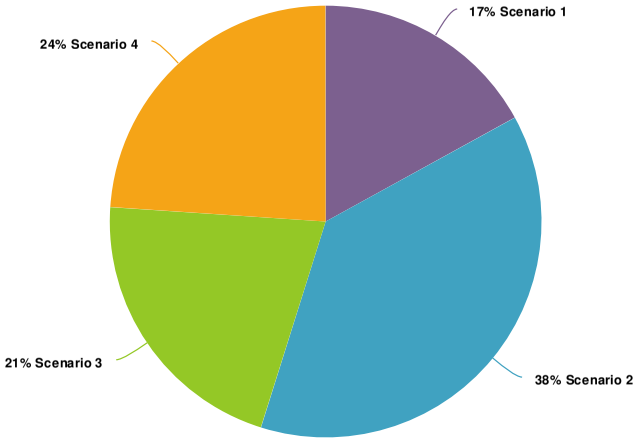
6. Which scenario best reflects your vision for the Thanksgiving Point area?



Value	Percent	Responses
Scenario 1	21.1%	56
Scenario 2	24.9%	66
Scenario 3	27.5%	73
Scenario 4	26.4%	70

Totals: 265

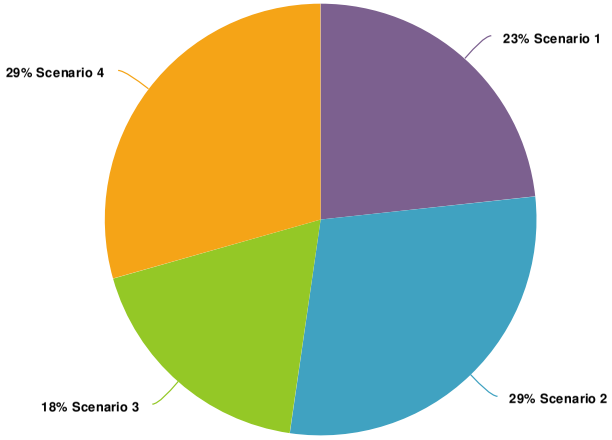
7. Which scenario best reflects your vision for the State Street area?



Value	Percent	Responses
Scenario 1	17.0%	44
Scenario 2	37.8%	98
Scenario 3	21.2%	55
Scenario 4	23.9%	62

Totals: 259

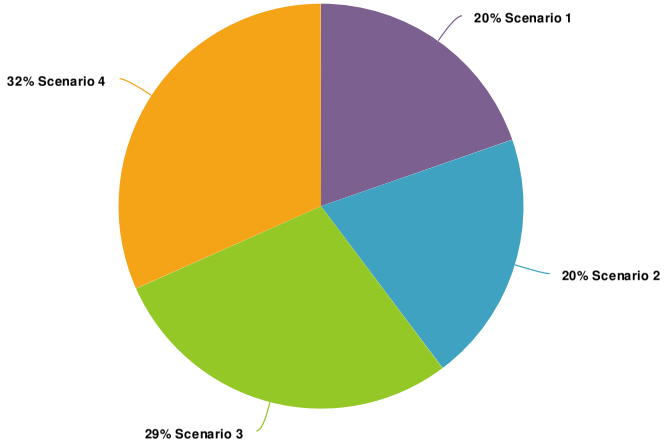
8. Which scenario best reflects your vision for the Main Street area?



Value	Percent	Responses
Scenario 1	23.3%	61
Scenario 2	29.0%	76
Scenario 3	18.3%	48
Scenario 4	29.4%	77

Totals: 262

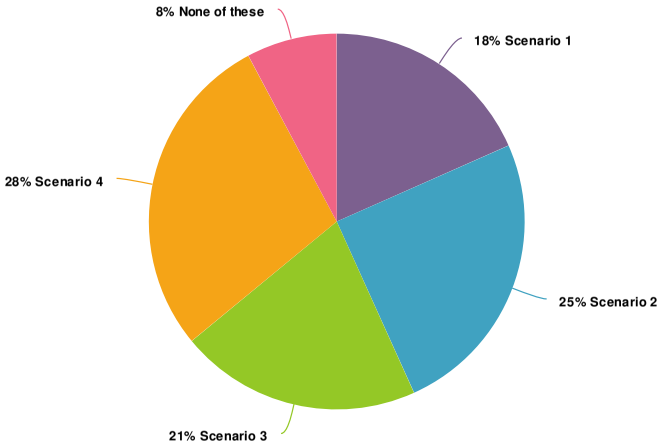
9. Which scenario best reflects your vision for the Pioneer Crossing area?



Value	Percent	Responses
Scenario 1	19.7%	51
Scenario 2	20.1%	52
Scenario 3	28.6%	74
Scenario 4	31.7%	82

Totals: 259

10. Which of these scenarios, as a whole, best fits with your vision for Lehi's future?



Value	Percent	Responses
Scenario 1	18.4%	45
Scenario 2	24.9%	61
Scenario 3	20.8%	51
Scenario 4	28.2%	69
None of these	7.8%	19

Totals: 245

11. Do you have any additional comments?



ResponseID	Response
19	Listen, I don't know who designed this survey but I found nearly all the questions deeply confusing and bizarre. If I were in your shoes, I'd throw out any collected data and re
22	It is critical that we fully utilize the Front Runner stop at Thanksgiving Point. This area should have maximum density and jobs.
26	I think infrastructure is key to any plans. Water, traffic, roads, parks, utilities are things that get overlooked and things that get focus are housing business commercial schools
27	Mixed use and multi family housing needs to be allowed and encouraged by the city. It helps reduce commuter vehicles on the road, and allows for the employee base to liv
37	This survey had an agenda. I agree with some of it. I promote mixing commercial and residential. We need more of a walking community. More public places.
40	I am very concerned about adding multi family housing in areas where the traffic and schools are already so congested.
43	I really don't like or agree with any of these scenarios. Most seem to advocate that Lehi become the center for multifamily rental property. We have a lot of that already built
58	I am divided by scenario 2 and 3. I like the more households available with scenario 2 but like more job growth with 3. I also like higher sales tax revenue from scenario 3, bu
75	Other cities aren't forcing people on top of each other. If someone can't afford housing in their city, they buy in a different city. We should follow this practice. It is not the city
77	My biggest concern is the multi family housing or high density housing. Our roads just aren't designed for a lot of traffic especially of people trying to get to and from work. S that type of housing in Lehi. My next biggest concern is our roads. As is traffic is really bad and I feel our best option is slow down on housing and business and focus on getti
79	I'm sad to see that growth is planned between Main Street and Pioneer on 2300 W. The area borders three main access roads through the area and already traffic is buildi will increase taxes but at a cost of more people, meaning more cars only making the traffic situation worse. This will only get worse as Saratoga Springs adds a Costco. If gro to find teachers. We keep our children in a charter school, fighting traffic, just to keep their class sizes down. I cannot fathom the class sizes unless more schools are built. We where people moving to the state, or county, are being recommended to avoid as a place to settle down. This is heartbreaking. We also find ourselves stuck and wanting to in students). We moved to Lehi about nine years ago for location and the boasting of a small town, quiet life. We enjoyed teaching our kids to support local farmers, and be a moved, more expensively, to other cities for those services. Not only adding to the traffic, but it's a loss of revenue to Lehi as well. I understand Lehi will grow, but it is sad to
80	I prefer as many half acre lot single family homes.
89	I want to see as little growth as possible until the infrastructure (roads, city facilities, etc.) is able to keep up - even if that means an increase in taxes.
90	Please do not allow an RV storage unit to be built on the Hunsaker/Morgan land
101	Where is the option for pushing growth out further to the west? Protecting all farmland so we can eat local. Protecting water sources for current residents. Encourage mass t
104	Though I choose Scenario 2, I do not believe it is the best idea available. I would like to see more input into the scenarios, rather than choosing from 4 cookie-cutter scenario concentration of jobs, people, and traffic in a single area (I.e., State Street and Main Street intersection). I believe Commercial growth and jobs should be the first pieces plac residential, and traffic in such a small area. Lehi needs to spread out the areas along major arteries, and then fill in the gaps.
106	Lehi has grown way too fast. We are a city need to slow down the growth. It's too much too fast. And as a result the roads, traffic, busses, parking can not keep up with all the
112	This survey is very vague and hard to answer. The situations are very roughly described and I really have no idea what I was voting for. I need a lot more information to mak be mixed with a small apartment complexes, some duplexes and larger lots mixed all within the housing areas. I like having the employment opportunities along state street
129	No
134	hey before you start changing more, will you make all of the stupid construction stop, if not then I don't really want you to go changing all of Lehi. also if you do anything else
136	more mobile housing!
139	Maybe, with a bit of rearranging, we can lower the carbon emissions, but keep the same principles as Scenario 4.
143	Make more animal shelters NO-kill. Please. Don't euthanize healthy adoptable dogs please.
144	I like #1, just not how much water and pollution there is. I also would like if there was not as much change or growth near Thanksgiving Point. It is crowded as it is, and I would
146	Nope, I don't think I do. ByBye now.

ResponseID	Response
148	No.
149	Nope.
150	no
152	no
153	Scenario 4 is great!
154	Thank you for upgrading Lehi
160	Lehi should not change
164	nope
167	None of these are my vision exactly but, if I were to choose 1, it would be 3.
176	No.
178	No
183	i love this city
185	no sorry
187	No
189	nope
190	no
192	no
193	no
199	I Live in the thanksgiving point area, we get a lot of traffic during holidays, (tulip festival, cornbellys, etc.) i Am hoping that in the future Lehi will grow but it will not create mor
201	no
203	no
204	no
205	I really like the 4th one, but there should be a way to get rid of the Co2
207	save the turtles sksksk
208	yeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeee
212	nope all good
215	The city needs less people and the city needs to stop seizing peoples land and building houses on that seized land, but I would like to walk to stores and restaurants.
221	no
231	i hate traffic!!!!!!
235	nope
238	nope thx
241	I like thanksgiving point fun stuff and I like less pollution and water usage
243	I think 2 is the best option because the more the population grows the more housing and jobs you would wand. I feel like that is a good amount of housing and jobs, and we
249	I feel like you should lower taxes still.
250	no idea what the questions meant tooooo confusing!!
254	no
256	no
257	i choose scenario 3 because it has more mind use
258	I would make more TOD areas and WAY more public facilities!

ResponseID	Response
259	no thankyou
264	maybe add more parks an pool an more public facilities
265	Put swings at ALL the parks, not just some.
267	no
268	I think that we dont need all of these houses if we put in more houses we will be so squezed.
269	I like the one that has more houses in Utah.
278	The wording of the different scenarios was pretty confusing. I don't know what mixed use entails, or even what specific changes would be proposed in the 4 different optior
280	I'd like new jobs and housing that is not be I 15 and that is nice and that people can afford.
287	I'm mostly concerned with how the infrastructure will keep up with the growth in any of these scenarios. We already have huge traffic problems throughout Lehi. I also would
302	This survey was pathetic. You didn't give residents a chance to give real input or the option to like "none of the above." We were only allowed to choose from four preconce never mind that more growth also leads to the need to spend more money on infrastructure to accommodate that new growth. You need to give residents a chance to pres
310	We need to reduce traffic gridlock in the Thanksgiving Point/2100 N area. It is terrible and getting worse every day.
315	My biggest concern is how over crowded our schools are. I would support a plan that gives more sales tax revenue and fewer new residents. That being said, I absolutely d development slowed down until our roads and schools catch up to the growth we've already had. I hate seeing new housing being developed next to the schools my kids at density development right across the very busy street on which the school is located. I'm very concerned about the safety of my child once we add even more traffic to that
317	PLEASE, PLEASE, PLEASE consider traffic around thanksgiving point. We already know the planning there has been horrific. Take time now to fix what has been created inste 2100 S. I can't make this stuff up. It's like the city doesn't care about north west Lehi. So stop shoving more building into spaces that don't have the infrastructure.
321	no
323	no
340	There will be an increasing need of public housing an services available for people with severe disabilities.
343	Traverse mountain developments need more access points to I15!! In the event of some disaster, there are too many residents trying to evacuate at just TWO egress poin
351	Please slow the number of building permits being issued! We don't know have the infrastructure to support growth this quickly!
353	This whole exercise makes it sound like everybody is dead set on growth just for the sake of growth. You don't HAVE to approve every building permit that comes along. It'
355	Please build the roads and have green space prepped before building structures. Slow and steady wins the race. If we make it beautiful, we will love it for generations. If Le
362	I can't believe none of the options have open space ? Are you kidding me ? Where do you want all those new and old homes to play, walk , ride a bike, play sports . Unreal . travel to nearby cities to enjoy outdoor space .
370	Population growth is coming quickly and we need to be able to house and employ everyone. Projected water use is also a huge concern for me. More multifamily units prov
379	we need more cultural areas. more vibrancy, open air spaces, hiking and biking trails. stop being so vanilla and add some flavor and diversity to the buildings and areas. mai
383	Less growing is preferred, preserve open spaces for recreation
391	I think we need to focus on quality of life not quantity of people or jobs we could pack into our city. More isn't always better ... we should be selective and be sure that what v
394	Please put thought into the future of our city rather than letting farms sell their land and build huge developments on that land. We need a grocery store, more parks, bigger
400	We would love more parks, baseball fields, soccer fields, sidewalks, family oriented things to do here in Lehi with more areas with larger lots.
416	We can't add any more people or businesses in the Pioneer Crossing area specifically until we have another way for traffic to get through East to West. Pioneer basically co road or two across the lake (north end and central) would sure help get people from Saratoga and Eagle Mountain where they need to go without clogging up Lehi streets t

WEBINAR Q&A

LEHI CITY GENERAL PLAN WEBINAR:

QUESTIONS AND ANSWERS

MESSAGE FROM LEHI PLANNING STAFF:

Thank you to all who participated in the webinar! We have done our best to answer/respond to all your questions and feedback. We know you may have follow-up questions or want to discuss things further. We invite you to reach out to us by phone or email; we would be happy to further discuss any of these items, as well as anything new.

Sincerely,

Lehi Planning Staff

CONTACT US:

Map with Planners Contact Info:
https://www.lehi-ut.gov/wp-content/uploads/2019/09/Planner-Areas-Official.pdf

Staff Bio's and Email Addresses:
https://www.lehi-ut.gov/government/public-meetings/planning/planning-division-staff/

QUESTIONS ON 1200 WEST:

Question from KJ Williams

The land located at 3300 N 1200 W was originally designated as LDR in the Lehi General Plan. The latest land use proposal for this land is to rezone the west side of this property as commercial and the east side would remain LDR. I've spoken with many of my neighbors whose properties are adjacent or very close to this land, and we all object to ANY of it being rezoned to commercial. Depending on the type of commercial business that might be built, direct impacts on neighbors surrounding this land could include: decrease in real estate value of our homes, upsurge of traffic, escalation of air and/or noise pollution (including negative smells from dumpsters), obstructed views (multi-story building), Increase of criminal activity. My questions: 1. What are the chances of keeping this land LDR due to neighbor protests? If rezoned to commercial, what types of commercial businesses could be built? (fast food, car wash, manufacturing, etc.) What are the limits to the height of a business building if this property is rezoned commercial? If rezoned to commercial, could the commercial designation be limited to doctors, dentists, or other "clean" commercial? What are city policies regarding walls or green spaces separating commercial from residential?

Response from City Staff

Thank you for this feedback KJ, we will review it internally and consider leaving the whole parcel as LDR or perhaps a Neighborhood Commercial designation that limits the intensity of commercial uses to make it more compatible with the adjacent residential neighborhood. A concern with this parcel is the limited access available off 1200 West and the existing commercial use just north of this site. We will consider your feedback in how best to transition from office to residential.

Question from Kevin Nieznanski

Your proposal to make the TH-5 area to a Commercial area essentially proposes to develop the land area off of 1200 W and between 1090 W (on both sides) with a foothold to develop the area with commercial businesses in the middle of an already established neighborhood. How does this proposal enhance the families, homes, and appeal of the area? I am a homeowner where this proposal would significantly effect my property with a parking lot or light pollution with a business in my back yard. That has happened already to the homes that abut up against the Fluent building.

Response from City Staff

Kevin, we are reviewing your comment internally and considering leaving the whole parcel as LDR or perhaps a Neighborhood Commercial designation that limits the intensity of commercial uses to make it more compatible with the adjacent residential neighborhood. We appreciate your concern with property values and other potential negative impacts of commercial uses.

We also see benefits to having commercial uses within walking distance that may reduce the need to drive and allow neighborhoods to be more self-contained. A challenge is that we cannot dictate what businesses locate in a commercial zone. Any permitted use can be built “as of right”. And that does present some concerns. Many neighborhoods would love to have a neighborhood grocery store, restaurant, or ice cream parlor located close by. Professional offices are less appealing because they rarely have a direct benefit to people already living in the neighborhood. It is a challenge that we do not have a perfect solution to, and if you have any thoughts, we would love to hear them.

In regard to 1200 West specifically, it is a major arterial road. The City wants to limit access points onto the road to reduce conflict points and avoid accidents. It also is not an ideal place to live with a large quantity of cars moving at fast speeds. The proposed commercial designation will help create a buffer between the busy road and existing neighborhoods. Additionally, commercial uses have fewer access points, limiting those points of conflict.

It is hard to see your neighborhood change and evolve, especially when you moved in with the assumption it would stay single family, we understand that concern. We feel that neighborhood commercial fits best in this area and will provide benefits to both current and future residents. We hope we can work together as Staff, Residents, and Developers to develop this area in an optimal way for the majority.

Question from Jim

In continuation of this current answer about the land around Fluent. I live directly south of the open land. Fluent is not a good neighbor. The drivers are fast and crazy. Fluent brings traffic to a neighborhood. Adding another 2 story commercial building scares me as the traffic will increase. More cars mean more possibility to accidents, congestion, etc.

Response from City Staff

Thank you for sharing your concern Jim. Commercial does produce different traffic then residential uses, that is very true. 1200 West represents a unique challenge. As a major arterial road, it is not an ideal place for homes. The speed of the road requires limited access. We also do not see lots directly off 1200 West having high desirability for future residents, especially anyone with young children. For these reasons we believe neighborhood commercial is the best use along 1200 West. We understand concerns with having commercial right next to residential. We have buffering standards and are considering transitional land uses to help future commercial better fit into the existing neighborhood fabric. Transitional land uses might include townhomes or small lot single family between commercial and the existing single family homes.

More directly to the point about the crazy drivers in the area. That may relate more to the arterial nature of 1200 West then the land use. Again, this is why we want to add more commercial on this street, to limit the impact to future residents. One of the challenges in planning is balancing impact to current residents with consequences to future residents.

We understand this might not seem the ideal solution to those already living in the neighborhood, but we do see the overall benefits for everyone. Please let us know if you have any other ideas for mutually beneficial solutions!

Question from anonymous user

***PLEASE* don't rezone the area of 3300 N 1200 W to commercial. The Fluent building is terrible. It was okay as a gym, but I *hate* having an office with people looking out the 2nd floor windows at my kids playing in the yard. I can see their faces. It's so close to the houses with no barriers in between. We don't need commercial space on this side of the road.**

Response from City Staff

Thank you for sharing your concern. We can definitely see the concern for you children. We have buffering requirements to help minimize that exact thing from happening! We require a fence that is at least six feet tall and a landscaped buffer of 12 feet for one-story buildings. Buildings that are greater than one-story require an additional foot buffer for each foot of building height. We also are looking at updating our buffering standards to make these use specific since some uses have a higher impact on neighborhoods. We would love your input on what an appropriate buffer for a two-story office building might be.

QUESTIONS ON PIONEER CROSSING:

Question from John Jacobs

I am interested to see why land designated VLRDA and VLDR in the last plan changes drastically to HDR in one change? Why is there no buffer planned between land uses? (Referring to Pioneer between center and 500 west)

Response from City Staff

Thank you for bringing up this concern John. Based on numerous comments we've received on this same issue, we are considering modifying the draft land use map for that area.

To explain why it was proposed as high density on the draft map, we offer the following explanation. We see the benefits of transitional lot sizes. However, benefits also exist for allowing vastly different lot sizes next to each other. Different lot sizes and housing types (apartment, condo, townhome, and single-family home) work well for people of different ages and at different stages of life. Instead of separating neighborhoods out so

they are mainly comprised of similar people, we see a benefit in providing a mix of these uses in the same neighborhood. This not only allows for greater diversity in the neighborhood's demographics but also allows for people to continue to live in the same neighborhood as they age.

As far as this specific location of Pioneer between Center and 500 West, we will discuss and consider the potential of lowering the density. This specific location also works well for high density because it is close to a high capacity road with a planned bus route. It also is important to realize our high-density zone only allows up to 12 units per acre, this is still limited density. A lot of other cities would consider that medium density. Twelve units per acre can develop as townhomes or as apartment/condo buildings. However, if it is an apartment style building it will require more open space to reduce the overall units per acre, this also creates more of a buffer between lower density homes and the apartment building.

Here is an additional explanation from our Planning Division Manager, Mike West:

You are right that the plan shows High Density Residential without a transition in designations on the map to the existing VLDR/VLDRA areas. Through the process we heard the need to provide housing in order to keep up with population projections for Utah County. Before going on with the rest of this response, I did want to note that it isn't too late to change designations on the map and the City Council ultimately would make the final decision. I will admit I don't feel especially strong about keeping the high density between 500 W and Center along Pioneer, I just generally want to ensure that we are providing needed housing within the city and placing it where there is good access to regional transportation facilities such as Pioneer Crossing.

The High Density Residential designation currently has some stipulations to it that new developments would need to meet that can provide a transition. In order for a proposed development to achieve the allowed density of 12 units per acre in the R-3 (high density residential) zone, the development would typically need to be completed as a Planned Unit Development (PUD). PUDs require a transition with setbacks to match adjacent existing development to the new development as well as the requirement for 10% of the property to be designated as open space. The required open space could be used as a buffer within the project to also serve as a transition and provide some value for the area.

The property on the southeast corner of 500 W and Pioneer also has some challenges to layout a development and would also reduce some of the density. The powerline corridor and CWP North Shore Aqueduct cut through that property and would not allow for homes to be built on those easements. Only half the density credit is allowed by the PUD ordinance in those areas and would have to be pushed to a different part of the site such as fronting 500 West. An additional consideration for PUDs is that the Development Code doesn't allow them by right and the city council isn't required to approve a PUD if they don't like how it is laid out. To sum this up, although the map may show high density on an entire parcel, transitions can be built into the development so you don't end up with condo buildings directly adjacent to existing single family homes.

I wanted to note one tradeoff on the southeast corner of 500 W and Pioneer which was the removal of a Neighborhood Commercial designation there. Also, the southwest

corner of Center and Pioneer Crossing is owned by Alpine School District who I have heard have it planned for a school which would essentially nullify the high density housing on that corner. If the district decides not to build a school there, then they would likely sell the property and then it could be developed as allowed by the approved plan and zoning.

Lehi's high density zone, although called high density, is not a great amount of density when compared to apartment and condo type projects that I would normally think of when I hear the term high density. Our consultant Fregonese and Associates, who does work across the US, thought 12 units per acre is fairly low for a high density zone compared to many other cities and threw the idea out of increasing the allowed density to be higher than 12 units per acre and rethink where we place high density. We decided to keep it the same at 12 units per acre but then focus higher densities in the TOD and Mixed Use areas around I-15 and transit corridors.

I did want to give you an idea about how high density could develop. PUDs in Lehi develop with a combination of housing types such as single family, townhomes, and with the larger projects, we may see condos. If the density of 12 units per acre was evenly spread across the property, it would result in either small lot single family or townhome units with some open space. The PUD ordinance requires a mix of housing types or lot sizes, so we would typically see different housing types and would provide the ability for a transition in housing types. The larger projects have a greater ability to cluster housing more which then opens up the opportunity to build condo units as what has been constructed west of the Jordan River. Condo units like those being built are typically 20+ units per acre on their own, but the overall development meets the 12 unit per acre requirement by balancing the overall density with single-family homes or townhomes.

When considering the compatibility of existing neighborhoods with small lot single family and townhomes, it is my opinion they are all compatible with one another. The use of residential is the same, the difference is the yard size and with townhomes they are essentially single family homes pushed together and are often called attached single family. I actually used to live in the neighborhood on the southwest corner of Pioneer Crossing and 500 West, and my wife and I moved there in 2013 because it felt quaint with the agricultural fields and it was close to work for me. I recently moved to Daybreak and now live in a single family home that is in a neighborhood that has small scale condos, townhomes, all the way up to million dollar homes. I have now seen how the different housing types in this neighborhood are all similar in scale and work well with each other. There are families like my own with young children, retired couples, young married couples, and so on that all live in the same neighborhood and support one another. I have also had several neighbors that moved to other home types all within the same few streets and were able to maintain social connections with neighbors and friends. Below is an example in northeast Lehi where townhomes and single family homes are in the same neighborhood and share similar building heights and scale. If there were larger and taller apartment buildings then the scale of the neighborhood wouldn't match, but townhomes could help make that transition.



With all this being said, I can definitely understand the difference of choosing to move to a neighborhood with different housing options and living in a neighborhood with a certain expectation to then have it change. The one thing I have found is that as time moves on, change is inevitable. When the previous plan was completed 9 years ago in 2011, Lehi wasn't the same as it is today. Anytime the city updates this plan it has to address the current issues and challenges that face the city and the region. In fact, the State requires cities to update these general plans every 5-10 years to ensure we are addressing new challenges and changes to the city. The risk of living somewhere where things are greatly undeveloped is that conditions and needs can change over time.

Question from anonymous user

I think we need to preserve the farmland along Pioneer Crossing.

Response from City Staff

We would love to preserve the farmland as well. We are starting work on a transfer of development rights (TDR) ordinance that would allow for property owners to transfer development rights to another part of the City. This would allow them to still profit from their land, but also preserve farmland, hillsides, and other community amenity areas. In the end individual property owners get to decide if they sell or not, but we are hoping to provide an alternative option. If you would like to learn more about TDR's or be informed when meetings about it occur, please let me know.

Question from Anonymous

Pioneer Crossing and Center - Wasn't this set aside for a school previously?

Response from City Staff

Yes, the current owner of that piece of land is Alpine School District. The draft land use map shows this as HDR. In the scenario that it does not become a school, staff and the

consultant feel that HDR would be appropriate because Pioneer Crossing is a major thoroughfare and would provide quick access to I-15.

Question from Pat

High, High density housing is already being built south of Pioneer Crossing on 2300 West. Pioneer won't be able to handle all of the resulting traffic.

Response from City Staff

The area south of Pioneer Crossing on 2300 West is largely in Saratoga Springs. When looking at the Saratoga Springs General Plan Land Use Map, the area south of Pioneer Crossing along 2300 West is designated as commercial, community commercial, office, medium density residential, and low density residential. You can view the Saratoga Springs General Plan at https://www.saratogaspringscity.com/196/General-Master-Plans.

We agree that with the growth of Saratoga Springs and Eagle Mountain, there is a lot of congestion and pressure being put on Pioneer Crossing. Understanding this, Lehi City is working with other local governments and Mountainland Association of Governments (MAG) to determine the location of an additional east/west connection to help relieve some of the congestion on Pioneer Crossing. MAG also currently shows on their TransPlan50 maps that another connection will exist, but that a precise location has not been determined. You can view the MAG studies and the TransPlan50 plan at https://mountainland.org/rtp. The North Lakeshore Corridor Study is currently underway specifically looking at this east/west connection to determine specifically where this should go.

Question from Robert Moses

Pioneer Crossing will need to be expanded. You can't deny it. Eagle Mountain and Saratoga Springs are blowing up. What will the land use around Pioneer Crossing look like in the next 15-20 years?

Response from City Staff

We agree that Saratoga Springs and Eagle Mountain are growing and consequentially putting pressure on Pioneer Crossing that will ultimately require additional road capacity. Mountainland Association of Governments (MAG) is working with local governments, including Lehi City, to determine the location of an additional east/west connection to help alleviate traffic concerns on Pioneer Crossing. MAG is working on studies and currently show an additional east/west connection on their TransPlan50 documents. While the precise location has not been determined, the need for another connection is recognized. You can view the MAG studies and the TransPlan50 plan at https://mountainland.org/rtp.

Regarding land uses along Pioneer Crossing, the proposed Land Use element document determines the future land uses of Lehi City and additional strategies to

implement those land uses. Included in the Land Use element is a map of that designates land uses by parcel. This would include the properties along Pioneer Crossing. The proposed land uses along Pioneer Crossing include low density residential, medium density residential, high density residential, neighborhood commercial, commercial, and mixed use. You can view the proposed map at https://lehifuturelanduse.com/draft-plan-and-map.

QUESTIONS ON MIXED-USE AND TODs:

Question from anonymous user

Do you have any case studies where cities similar to Lehi implemented a TOD plan? I suspect more often than not it won't work. And when it doesn't work, we have terrible congestion and cars parked on the streets. I've lived in Boston and I've seen public transportation work, but I just don't see it working here.

Response from City Staff

Our team looked to several examples of fast-growing western cities that have successfully implemented transit oriented development as new transit investments have been made in their communities – these include local examples such as Murray, West Jordan, and Sugarhouse as well as the Orenco Station development in Hillsboro, Oregon and Stapleton, Colorado.

While we strongly believe that transit oriented development will be successful in Lehi, we understand that this transformation will not happen overnight, and that many residents will still choose to drive. To address this, we've paired our transit oriented development strategies with parking strategies to help reduce the impacts of new development in these areas. These strategies include promoting shared use parking agreements, identifying areas appropriate for parking structures, requiring new parking areas to be planned in such a way that they can be gradually developed as land uses intensify, and exploring the creation of park and ride facilities for transit users.

Question from Dallin

We like making Lehi a tech center. We are very excited to see more parks and greenspace. It seems like the housing near the businesses is more expensive than many are willing to pay and most people are trying to live further away to offset costs. Are there any plans to make it easier to get from the rapidly growing Saratoga Springs and Eagle Mountain area to the Frontrunner?

Response from City Staff

Thank you for the feedback. The balance between affordability and location is definitely a concern. We also see these areas around existing businesses as a great location for higher density housing, which lowers the cost and allows more people to live in close

proximity to businesses and commercial amenities. In fact, we are considering an inclusionary zoning ordinance which will require a certain number of units be provided at an affordable rate for those making less than the area median income. We also understand that affordability and the larger house you can buy at the same price, provides an incentive for people to live in Saratoga Spring and Eagle Mountain. This causes an increase of congestion on Lehi City roads as more people pass through the City to access the freeway. The City's engineering department continues to consider how best to circulate traffic within and through the City. And they have a transportation master plan that shows the future road cross sections for major roads throughout the City. You can access this at https://www.lehi-ut.gov/wp-content/uploads/2013/09/Master_Transportation_Plan.pdf .

The local Metropolitan Planning Organization (MPO) creates plans for regional roads. The Mountainland Association of Governments (MAG) helps produce the transportation plans between cities. You can view their transportation plan for 2050 at https://mountainland.org/rtp

In addition to increasing road capacity, we also want to increase transit, and bike path options, especially to the Frontrunner. We are currently working on a Transit Master Plan that identifies key transportation corridors to create a network inside the City as well as regionally. This plan is in a final draft form and in the future we will have public meetings for public input, we would love any input on where transit options would best work.

Question from anonymous user

I understand the concept behind mixed use and TODs; however, I am concerned that they won't work as imagined in Lehi because public transportation just isn't that great throughout Utah. It is much cheaper and convenient to drive and park to Salt Lake than to take Frontrunner, so why do we think people will choose to use the public transportation? If TODs don't work as planned, how will we resolve the congestion that's cause from the dense areas of population still driving where they need to go?

Response from City Staff

This is a valid concern a lot of people share. We want to create the opportunity for people to be able to use transit, but you are right that might not change people's preferences or behaviors today. Salt Lake actually experienced that problem where they reduced parking around the transit stations but did not see as great of a reduction in car ownership of their tenants. Change takes time and we know that people are not likely to sell their cars overnight. Transit in Salt Lake County is fairly good compared to many other metros, but driving is generally still more convenient here than using transit. As congestion gets worse, the existing transit backbone will be crucial to maintain mobility. Increasing transit in Utah County requires building the density necessary to support transit ridership.

In creating TOD and mixed-use areas, we are looking at a phased approach. So far, the TOD's we have reviewed contain a greater quantity of parking then we ultimately want. We realize the need to allow for the development to work in the market and social

structure that exists today, but also allow for flexibility and the potential to change as (or if) preferences change. In planning ahead for land uses that can support transit ridership, we prepare for a future where traffic congestion is much worse and transit and other modes of transportation are much more attractive and viable. Traffic in Utah today is relatively light when compared to other cities across the nation. However, one thing all urbanizing places have in common is increasing traffic congestion and delay. The difference in more compact cities vs more sprawled cities is the alternative transportation options. The traffic congestion and delay data we reference is from Texas A&M Urban Mobility Reports: https://mobility.tamu.edu/umr/congestion-data/

We see benefit in having a mixture of uses that may allow for some car trips to be replaced by an alternative mode or greatly reducing the distance of car trips. Even if people still drive to work, they might choose to utilize a different mode for shopping, socializing, and other activities. This will help reduce some localized traffic even if regional traffic increases.

We do realize that all development will increase congestion no matter what type and that high density may have a large impact at certain times of day. Everything in planning includes trade-offs with positives and negatives. We would love to further discuss these with you.

Question from anonymous user

Mixed use often ends up only being high density residential. What safe guards are available in zoning ordinances or development agreements to require commercial uses gets built with the mixed use?

Response from City Staff

That is a great question! We currently need to update our mixed-use zone because it does not allow for residential at all right now. In our Transit Oriented Development (TOD) zone, which is a high intensity mixed use zone, we do require 30% of the gross floor area to be a non-residential use. (see Chapter 38 of the Development Code). (see Chapter 38 of the Development Code -add link).

One of the challenges with mixed use is different commercial uses have population requirements in order to justify their location. Mixed use locations tend to have more limited parking and so they want a large population within walking distance. Achieving those densities within current restraints is a challenge. As we work with developers, they indicate a willingness to build commercial spaces, though sometimes their market studies indicate those spaces will remain vacant for a few years. Development is a hard balance between the ideal and what is feasible today. We don't want to just build what is feasible today and not leave space for the ideal that might be possible tomorrow. It requires a balance and coordinated effort.

Question from anonymous user

30% of the square footage or acreage for commercial in a TOD?

Response from City Staff

"A minimum of thirty percent (30%) of the gross floor area shall be non-residential use" Section 38.040 Lehi City Development Code

Question from anonymous user

2 questions: Are there examples of mixed use developments in places were there is inclement weather like we have in the winter? Additionally, is there a limit to the number of stories for buildings in Lehi?

Response from City Staff

A local example of a mixed use center is Sugarhouse in Salt Lake City between 1000 and 1300 East on 2100 South. Most major cities throughout the nation have mixed use developments that are more walkable and are located in cold and warm climates alike. One of the cities with the highest rate of people walking as a mode of transport in the nation is New York City, which has similar weather and winter temperatures as the Wasatch Front. The key to mixed use is to have enough of a population center to support more businesses in a walkable area so people don't need to walk very far in inclement weather. Population centers that are more sprawled out create much longer travel distances and greatly reduce the likelihood that people will walk to their destination. The placement of mixed use centers is critical to provide access to regional transportation corridors and to reduce impact on existing neighborhoods.

Zoning height and building footprint restrictions exist for the Neighborhood Commercial designation in Lehi. Buildings can only be up to two stories and are currently limited to a 5,000 square foot building footprint unless otherwise allowed by the Planning Commission. Other zoning districts do not have a written limit though the expense of building up, buffering requirements, parking, and other factors do limit the height.

Question from Pat

Who would maintain the parks in these mixed use areas? I've lived in 3 subdivisions in Lehi with parks on paper, but neither Lehi city nor the developer has been forced to develop them. Hence, no parks.

Response from City Staff

The maintenance of parks depends on whether the park is dedicated to the City or if it is maintained by a private HOA. In some developments, the parks will be dedicated to the City, which will make it a public park. On the other hand, there are private parks that are

maintained by an HOA and are typically for use of those who live in the development. Regarding the development of parks, the timeline of development can be dependent on the area plan for the development or the resources of the City.

In our Planned Communities, the development of parks and amenities is determined based on the approved requirements of their area plan. In some area plans, parks may be built after the development has built 60 or 80 percent of the residential units. Developers are held to those requirements and are not allowed to build any more residential units until after they provide the required amenities. Generally, a percentage of impact fees generated through building permits within a planned community are used to pay for park improvements as agreed upon in an area plan. The fiscal analysis of an area plan provides details on who is paying for what improvements, timing, and cost estimates. Some of the older area plans such as Traverse Mountain have had some issues because the rate of impact fees has not kept up with the cost inflation to improve parks. In these cases, it may feel like the park may not actually get built at first, but it may be that the development has not built the maximum amount of residential units to require the construction of the park. Planned Communities in Lehi include Holbrook Farms, Cold Spring Ranch, and Traverse Mountain.

Public parks also require time and funding to be built. All the parks included in the parks master plan will be built as resources become available. You can reach out to one of the planners or the park's department for more information on specific parks.

Question from anonymous user

I see a heavy concentration of mixed use and TOD in the Thanksgiving Point area (close to Frontrunner), which I understand is where these types of developments make the most sense; however, there is only 1 city road (2300 W) that goes all the way south out of the Thanksgiving Point area. How will the introduction of more residences, businesses, etc. into the area of Thanksgiving Point help alleviate the already failed traffic area of 2300 West south of Thanksgiving Point? I understand the idea is for people to stay close to home in those developments; however there are people that already live outside of those developments that will still need to access the Thanksgiving Point area by car.

Response from City Staff

The proposed map does show a concentration of mixed use and Transit Oriented Development (TOD) in the Thanksgiving Point area. Mixed Use and TOD developments do tend to have a larger internal capture, where people work, live, and shop in one area, than areas with office and residential built in separate areas. This will help to reduce the introduction of new traffic into the Thanksgiving Point area. While this will not eliminate any new traffic, the hope is that this style of development will be less impactful in the long run. Lehi Staff believes that the Thanksgiving Point area would be a good location for these types of developments with its close proximity to I-15 and the FrontRunner Station.

Regarding residents and those who live outside of Lehi who need to access Thanksgiving Point, you are correct in saying that 2300 West/Triumph Boulevard is the only north/south access point into the area. We understand this is currently causing

some traffic issues during the peak hours of the day when there are higher traffic volumes. The Lehi City Staff and Admin have been working with regional entities to complete studies on other points of access that would be around the Thanksgiving Point Area. In addition, staff has been working on finding other points of connection to help move traffic north/south. As of right now, there is not a specific point of connection that has been determined.

Before the Land Use element is updated, City staff has been instructed to complete a utility and traffic analysis on how the proposed land uses will influence both traffic and utilities. This will be prevalent in the Thanksgiving Point area to ensure we have enough infrastructure to handle new development in the area.

Question from anonymous user

We have no schools in the thanksgiving point area, no public parks in the thanksgiving point resort zone, and now thanksgiving point and stack are proposing high density building out the golf course next to the Jordan river (sensitive waterways and nature), so in essence this just reads like giving big developers the rubber stamp of approval but no solutions to traffic, walkable schools and parks. Please tell me I'm reading this wrong

Response from City Staff

The General Plan (the map and document currently being updated) provides guidance for city council decisions and shows the future land uses for the city. Approval of the General Plan does not in any way provide a rubber stamp for development to move forward. Thanksgiving Point is currently zoned Resort Community and has an area plan that dictates land use and zone requirements. After the General Plan is updated, the Thanksgiving Point Area Plan would have to go through its own public process and approval to allow any sort of new high density or mixed use development. As part of the area plan update, infrastructure, open space, traffic, and many other issues would have to be addressed. We agree that open spaces are critical and areas around the Jordan River should be carefully planned. One thing to note on the proposed General Plan land use map is that there are no areas of new high density or new commercial land uses shown on the west side of the Frontrunner tracks. All mixed use or higher density residential is shown to the east of the Frontrunner tracks with the golf course and Ashton Gardens shown as open space.

QUESTIONS ON INFRASTRUCTURE:

Question from N

If Lehi, is going be silicon slopes why did they not invest into a infrastructure for fast speeds. Orem City has adopted Utopia Fiber optic.

Why did Lehi not go with Utopia Fiber optic?

We need better infrastructure for Internet Connectivity.

Response from City Staff

The City Council is currently looking into fiber options for the City. We have hired Magellan Advisors as consultants to help us determine how best to deploy a fiber network. We agree that would be a great benefit to everyone in the community!

Question from anonymous user

Are wide bike lanes something we can plan for now, so that people can bike instead of driving places?

Response from City Staff

We agree that bike lanes are important to plan and should be prioritized to increase the amount of viable transportation options Lehi City offers. We currently have a Transportation Master Plan that integrates bike lanes into the road cross sections. You can find the Transportation Master Plan at https://www.lehi-ut.gov/studies-and-master-plans/. We are continually working to include more roads with bike lanes within the City. The City also has adopted the Lehi Bike and Pedestrian Master Plan which shows all planned and existing trails and bike facilities city-wide. We understand the principles needed to create a more bikable city by providing safe and comfortable infrastructure for all users and land uses that are more compact to bring destinations closer together. We have implemented new buffered bike lanes and are currently starting the design on our first separated bike lane with protected intersections on 700 South. Many new grade separated trail crossings are either under construction or funded on the Rail Trail to cross Triumph Boulevard, Timpanogos Highway, and Traverse Mountain Boulevard. The I-15 Tech Corridor project is also constructing trail bridge and tunnel crossings at the I-15 and SR-92 interchange and Triumph Boulevard along the I-15 southbound frontage road. The Dutch model for bike planning is the gold standard, and we are doing everything we can to provide better facilities given the funding and spatial limitations we are faced with.

If you have suggestions for areas or roads that could use bike lanes or should be prioritized for bike lanes, you can reach out to the Planning Department at 385-201-1030.

Question from anonymous user

As construction begins we will see an increase in big trucks. What is going to be done to help reduce their noise?

Response from City Staff

Construction does temporarily create the need for trucks to complete work and provide building materials. Our Public Works Department works with contractors to select routes for access to a site and monitors the impacts to city streets. Typically routes would be

selected that have less impact on streets through existing neighborhoods. In some cases there may only be one point of access to a site and the contractors have no choice but to use that street. Our Public Works employees do the best they can to monitor construction activities throughout the City; however, it can prove difficult to watch every move of every truck. The City depends on observations of others if contractors are not following the correct access routes or if dust or other impacts become an issue.

Question from anonymous user

I believe in connectivity, but we do not need high density stack and pack units to accomplish connectivity.

Response from City Staff

We totally agree with that statement. We have connectivity standards that apply citywide to low density development as well as high density. The increase in density shown on the proposed General Plan Land Use map has a lot to do with diversity in addition to connectivity. We want create spaces where people can choose to walk or bike to different amenities instead of needing to drive a car. We want to provide places where transit can work and provide that additional option for mobility. We also see connectivity as an important issue in higher density locations where we want to encourage walking and biking. (talk about how HDR requires greater connectivity). Especially with these active modes of transportation it is important to be able to have shorter block lengths and roads that connect through. The proposed General Plan Map preserves existing low density residential while allowing for high density in currently undeveloped areas.

Question from anonymous user

Are there plans for an interconnected trail system throughout the city?

Response from City Staff

Yes you can find it online in the 2015 Parks master plan https://www.lehi-ut.gov/recreation/parks/recreation-master-plan/

Question from anonymous user

What is the plan to improve traffic from North to south through Lehi? 2300 West is super busy

Response from City Staff

The Lehi Master Transportation Plan shows 2300 West as a 5-lane major arterial road. You can see the transportation master plan online at https://www.lehi-ut.gov/wp-content/uploads/2013/09/Master_Transportation_Plan.pdf. The City is currently seeking funding from Mountainland Association of Governments to widen the road to a 5 lane arterial from Main Street to 2100 North. Future phases to the south would be widened to connect to Saratoga Springs. You can also contact us or the engineering department for more information.

Question from anonymous user

What about focusing on increasing the walking paths similar to harvest hills or Saint George?

Response from City Staff

We do have a trails master plan and require new developments to install sidewalk and/or their section of the master planned trails. You can find the plan online at https://www.lehi-ut.gov/wp-content/uploads/2013/09/1-Adopted-Lehi-City-Parks-Master-Plan-Update-4-2815_Optimized.pdf Specifically the trails map on page 18. There are many planned trails in Lehi that have not yet been completed that will provide a great network of paved trails throughout the city. This is currently a high priority for us as planners and we continue to hear the importance of these connections from residents.

QUESTIONS ON ECONOMIC DEVELOPMENT:

Question from anonymous user

We need some serious improvement in the sit-down restaurant space

Response from City Staff

Unfortunately zoning only designates the types of uses that are allowed and does not provide a means for us to get specific businesses to come to the City. Restaurants are market driven and want a certain population at a price point within close proximity to their restaurant location. As the City continues to grow we are hopeful that more sit-down restaurants will choose to locate here.

Question from Hardman

We have about 40 acres of commercial and heavy commercial near 2100 N and 3600 West to Redwood Road. We have tried to market this for commercial use for 3 years with no

interest. What can Lehi City economic development do to help attract shopping, eating, and other commercial use of this area they hope to have commercial in?

Response from City Staff

The development community needs to meet with Lehi City and have the discussion. We know where the property is at and they have been promoting it for development. Retail is driven by roof tops and access. As the area is still building out, retail hasn't seen a large enough nexus of roof tops to quantify pulling the trigger. From a city perspective, we can work with the development community to promote the property and make sure it is highlighted when we get a chance. We would also recommend we do an analysis to determine current roof tops and daily trips to see who fits those parameters right now. This gives us low hanging fruit to go after. The second part is to work with retailers who are outside of those parameters but could fit them within 1 year. We have to inform and promote what we have. The last comment is, the day of the big box store is going away. Developers don't want to invest in an 80,000 square foot building that could go dark and no one to back fill it. Look around at developments with large big box stores and see if they still have original tenants or if they have vacant space or different tenants.

OTHER QUESTIONS:

Question from Scott Bunker

Are there like-sized communities that you have helped in a similar way as the City of Lehi that we could look to?

Response from our Consultants

Our firm, Fregonese Associates, has worked in dozens of communities across the country, both large and small, on a range of planning projects. As far as cities that are similar in size to Lehi, we have completed projects in Buckeye, AZ (current population 62,000); Bend, OR (current population 96,000); Beaverton, OR (current population 98,963); Ogden, UT (current population 87,325); and Edmonds, WA (current population 42,767). All of these cities have been experiencing rapid population growth in recent years, and have been proactive in planning for that growth in a way that minimizes negative impacts on infrastructure, community character, and quality of life, while ensuring that new and existing residents have access to a range of housing and transportation choices.

We have also worked with many larger communities that are facing similar issues as Lehi. During the planning process, we looked to many of our lessons learned through our work in Irving, TX on the Imagine Irving Comprehensive Plan, and in Plano, TX working on Envision Oak Point, a small area plan that included TOD along a planned light rail line. These cities are growing rapidly,

and have few options for annexation of new land, so must look to create new housing and commercial opportunities through infill and redevelopment. Both of these cities are also planning for ways to leverage incoming regional transit investments as a way to reduce worsening traffic congestion through the use of transit oriented development.

Question from anonymous user

What is going to happen to the current schools if there are high density housing put into place without additional schools?

Response from City Staff

Thank you for this valid concern, we want to ensure adequate school capacity for all the children in Lehi. Our understanding from data and research provided by the Urban Land Institute, the Census, and from our observation is that higher density housing tends to have fewer children per unit than single family homes. Single individuals, young married couples, and seniors are often attracted to this type of housing development and they do not tend to have school aged children. We will see what other information and resources we have available to confirm that these developments have a lower impact on the school system.

Even with a lower impact we do realize that an impact still exists and can put a strain on classrooms that are already large in size. There are many consequences of any type of development and we appreciate the reminder to consider the impact on the school system. This is an ongoing challenge that the School District and the various Cities within the District need to work together in ensuring the School District is aware and able to keep up with the demand for additional schools.

Question from Tyson Eyre

What cities are you familiar with that have grown like we have over the last 10 years?

Response from City Staff

Local examples include St. George, Herriman, and South Jordan. The southwest Salt Lake Valley has also seen exponential increases in traffic going east-west and similar schooling conditions as has been experienced in Lehi.

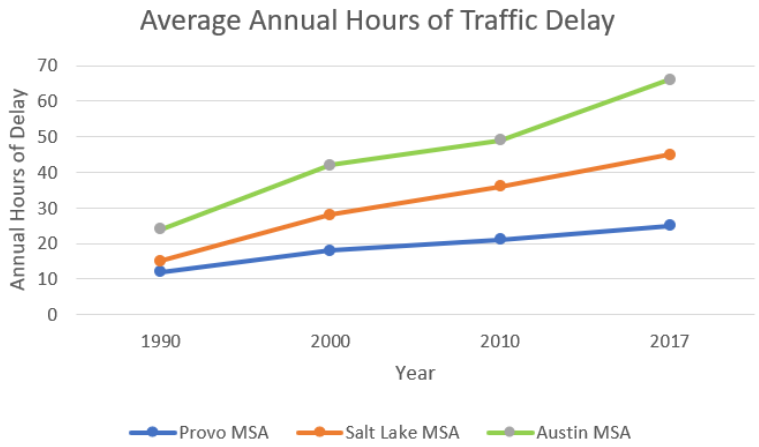
National examples of high-growth cities include: Austin, TX; Meridian, ID (Boise Metro); Henderson and Enterprise, NV (South and Southwest area of Las Vegas Metro); Milpitas, CA (Bay Area – Silicon Valley); Denver, CO; Seattle, WA to name a few.

An example of one of these cities is Austin, TX. The Austin metro population has grown from 1,716,289 in 2010 to 2,227,083 in 2019. This results in a growth rate of 32.4% or 510,794 new residents – almost the population of all Utah County. The growth in Austin is fueled by a booming economy and growing employment base. This growth has presented many new opportunities for employment and higher paying jobs, but the growth also poses new challenges for the Austin metro including increased traffic congestion, greater housing prices, and the need for more infrastructure.

Each city has unique circumstances and geography that pose differing challenges, but many challenges are similar such as traffic congestion, rising cost of living, and infrastructure needs. Many of our challenges are similar to what Austin is experiencing; however, the traffic and housing prices are worse in Austin than in the Wasatch Front.

To compare with Austin, the Wasatch Front has grown from a population of 2,142,152 in 2010 to 2,484,625 in 2019. This growth equates to a 16% growth rate or 342,473 new residents. Our metro grew at half the rate of Austin and with almost 200,000 fewer new residents. Utah Counties population has grown from 516,564 in 2010 to 636,235 in 2019; this equates to a 23.2% growth rate or 119,671 new residents.

The following graph shows traffic increases over time for the Provo (includes Lehi), Salt Lake, and Austin metropolitan statistical areas (MSAs):



Austin has more traffic delay than any area in Utah, but all areas are seeing increasing congestion and travel delays. One interesting note is that Provo MSAs average annual delay of 25 hours in 2017 is nearly the same as Austin MSA's 24 hours in 1990; however, the 1990 population in Austin MSA was 846,227 compared to Provo MSA 2017 population of 606,742. Less population and more traffic delay can be caused by a variety of reasons but could be related to greater sprawling of Utah County and Utah County's relationship in the greater Wasatch Front region.

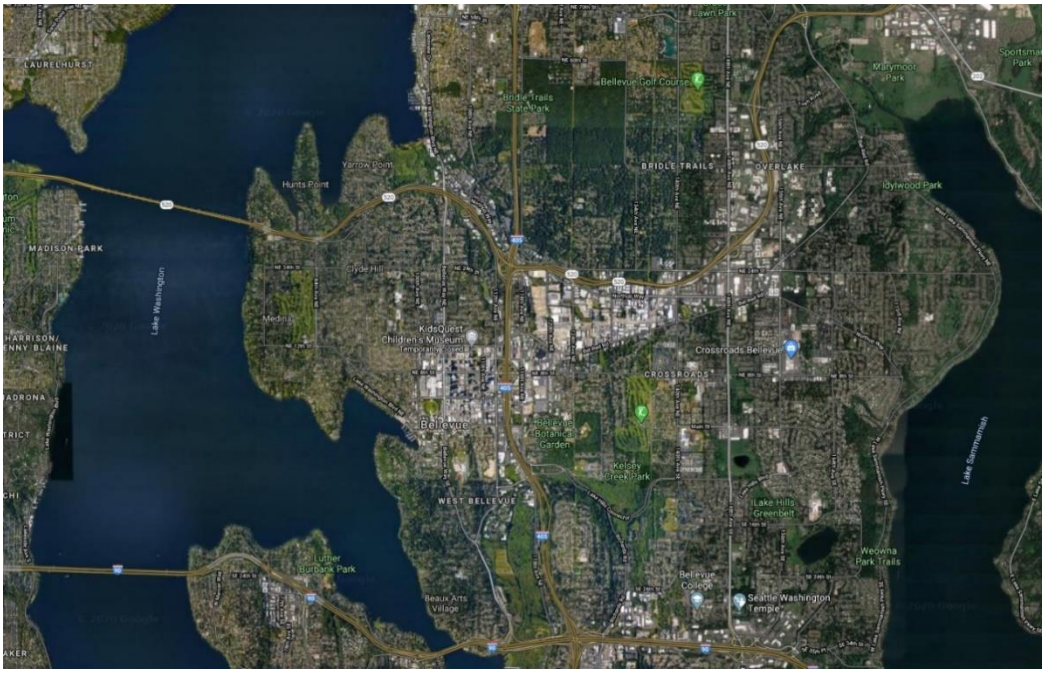
Question from Brent Everett

To follow up on Tyson's question, what cities with both geographic and development boundaries in place serving as impediments, such as the Jordan River and the I-15 corridor acting as dividers. Thoughts on connecting across these kinds of boundaries as part of the long-term planning for the community as a whole.

Response from City Staff

One city that comes to mind that has similar challenges to Thanksgiving Point is Belleview, WA (located in the Seattle metro area). Belleview is part of a fast growing metro area but is limited due to Lake Washington to the west and Lake Sammamish to

the east. Belleview has a large urban center/downtown with the I-405 freeway on the east side and is surrounded by single family neighborhoods to the north, west, and south. Downtown Seattle is located on the west side of Lake Washington and creates a great amount of travel demand between the two areas. The urban center in Bellevue is also much larger and more concentrated than what has been contemplated in Lehi. Here is an aerial to show the geography of the area:



As far as thoughts on connecting across impediments in the Thanksgiving Point area depend on current and future conditions. Connections can certainly be engineered and built but the infrastructure cost is greater than typical road connections due to the need for bridges. Since Lehi is in a more centrally located area of north Utah County, increased connectivity and crossings over these barriers will be needed in order to disperse traffic more and provide greater mobility. As far as changing development types in Thanksgiving Point specifically, greater development intensity would require infrastructure to support it and should be funded through the development creating the impact. However, from a regional perspective, areas of concentrated development with more population in a central location can help to reduce pressures on regional transportation facilities.

Question from Anonymous

Can you tell us what will be on both the North and East sides of the Spring Creek development?

Response from City Staff

The proposed Land Use element map designates commercial and low density residential along the north side of the Spring Creek Ranch development. The map

shows commercial along Pioneer Crossing, with some additional low density residential. The west side of Spring Creek Ranch is proposed to be designated as Mixed Use, High Density Residential, and Environmentally Sensitive Area (ESA) when moving from north to south. You can view the proposed Land Use Map at https://lehifuturelanduse.com/draft-plan-and-map.

The east side of the development is in American Fork. When looking at their current General Land Use Plan, it appears that they have designated the east side of Spring Creek Ranch as Transit Oriented Development, Low Density Residential, and Very-Low Density Residential when moving from north to south. You can view their Land Use Map at http://afgis.maps.arcgis.com/apps/Viewer/index.html?appid=287d744416f84e1cafb037f41bf7b583.

Question from Crystal H.

What lot sizes are considered very low density residential vs low density residential?

Response from City Staff

Very low density includes lot sizes starting from 15,000 square feet or larger. Low density residential includes lots from 8,000 square feet to 12,000 square feet.

Question from anonymous user

The resident survey indicated strong interest in revitalizing the downtown area. Will the final draft of this update include a strategy for that? So far I'm hearing mostly density recommendations, but the residents wanted more focus downtown.

Response from City Staff

The draft of the Land Use plan does include a few strategies to revitalize the downtown area. You can find the proposed draft at https://lehifuturelanduse.com/draft-plan-and-map. The land use map does include changing the area to mixed-use in an effort to bring more residents and businesses downtown. In addition, there are propose strategies that discuss the design of new or renovated buildings, encouraging development with a mix of uses, preserving significant historic homes, and creating a map of historic elements downtown for preservation efforts.

In the Implementation section of the proposed Land Use plan, there is also a goal to update the 2007 Downtown Revitalization Plan. You can view the 2007 Downtown Revitalization Plan at https://www.lehi-ut.gov/studies-and-master-plans/. The Downtown Revitalization Plan establishes a vision for Lehi City's Downtown area and provides goals and strategies to help reach that vision. Understanding the growth in Lehi, the Land Use element proposes updating the plan to better fit the needs and wants of the City. This project will include public outreach to develop a more current vision of the

future of Downtown Lehi and creating implementation actions in the updated plan that will work on conjunction with this proposed Land Use element.

Question from anonymous user

If we are talking about "Ideally" we can't be behind in keeping up with our schools!

Response from City Staff

Yes, schools are definitely an important part of the City! State Code allows schools to locate in any zone and excuses them from some of the Development Code requirements. The school district determines where and when new schools should be built and they respond to demand as it builds. Growing pains are definitely felt in schools for any growing city, but as the city reaches build-out, demand will stop growing and student populations can be better distributed in schools. As planning staff, we help them through the process of getting approved to start building.

Question from Anonymous

As someone who looks forward to being able to bike and walk to schools, grocery stores, and restaurants in my area, I am pleased to see the diverse options in this plan includes. The future of Lehi is exciting.

Response from City Staff

Thank you for this feedback! We appreciate hearing from the diverse perspectives that make up the City. Our hope is this plan will provide for more opportunities within walking and biking distance of residential areas.

Question from anonymous user

At some point the constant swallow-up of open space into a plan that focuses on commercial, HD housing, and Business Park has to reigned in so TOD is not an issue and Lehi can still be label as a great community rather than another Salt Lake, or Silicon Valley.

Response from City Staff

We appreciate the concern to preserve open space. That is something the City is aware of and wants to preserve as well. The General Plan includes the “Environmentally Sensitive Area (ESA)” designation with the goal to preserve those areas. The parks department also has a trail and parks master plan to provide open space. This plan can be found at https://www.lehi-ut.gov/recreation/parks/recreation-master-plan/

Several of our development types require open space (PC, PUD, PRD, TOD) to be provided and is reviewed as they come through for subdivision or site plan approval. A planning principle that is often used to preserve open space is called cluster development. That's where housing units are clustered into a smaller area of a property which allows open space to be preserved. The PC, PUD, PRD, and TOD designations are different approval types that allow for and require cluster development. The City currently has The Utah Lake Shoreline Protection Overlay Zone and the Jordan River Protection Overlay Zone in place that limit development and requires natural areas to be preserved (see Chapters 36 and 36B of the Development Code). Compact development practices reduce the amount of land consumption and can provide more opportunities vs. sprawl development which has a greater amount of land consumption by spreading the built area out more.

Question from Crystal H.

There seems to be a lot of HDR by the micron area but the future transportation are further from those areas? Should those that aren't built yet be rezoned to low or very low density?

Response from City Staff

The HDR shown west of 500 W is part of the approved Traverse Mountain Area Plan. Area Plans allow for master planned communities that designate their own land uses with maximum densities and other qualifications.

The Traverse Mountain Area Plan used to have more density up in the canyon. The City has worked with the developers to pull the density out of the canyon and closer to SR-92 where it will have less impact on the environment and work better with existing infrastructure. Because of agreements that are already in place, those areas designated as High Density cannot easily be changed. However, you do make a good point that high density is better served by areas with proposed transit. Our highest density designation (TOD- Transit Oriented Development) are in those areas that will be served by transit in the future.

Question from Anonymous

Have we considered 2300 W as being the only major cross street between 2100 N and pioneer crossing. I would suspect we will eventually have to widen that road. Would some neighborhood commercial make sense?

Response from City Staff

The Lehi City Staff and the Consultants agree that some neighborhood commercial would make sense along 2300 West due to the higher traffic volume the road receives and the adjacent neighborhoods. The proposed Land Use element map includes neighborhood commercial on the intersections of Main Street and 2300 W, Pioneer

Crossing and 2300 West, and 2100 North and 2300 West. You can find the proposed locations on the proposed Land Use element map at https://lehifuturelanduse.com/draft-plan-and-map. These corners were selected because Main Street, Pioneer Crossing, and 2100 North are all major arterials, which also include high traffic volumes that can serve the neighborhood commercial uses.

The Transportation Master Plan https://www.lehi-ut.gov/wp-content/uploads/2013/09/Master_Transportation_Plan.pdf shows 2300 West as a 5 lane arterial. The City is currently working on getting funding to widen 2300 W from Main Street to 2100 North.

Question from N

Is there still plans for a Primary Children's Hospital extension?

Response from City Staff

Yes! It is still going through the development review process and you can find the approved concept plan online at https://d3n9y02raazwpg.cloudfront.net/lehi/76f2c35e-2b21-11ea-a240-0050569183fa-d5013a40-5abe-4bba-b9fd-8052413d215c-1583771217.pdf.

Question from anonymous user

Will Lehi partner/approve with more private sports organizations to provide more facilities and options for the residents?

Response from City Staff

Entering into a partnership with an organization is not under our influence as Planning Staff. From our understanding it is a possibility, requiring coordination with City Administration, Economic Development, Facilities, and potentially other departments.

We will work with any private sports organization who wish to develop facilities on their own. We allow for sport facilities and fields as a permitted use in almost all of our non-residential zones.

The city is willing to partner with organizations in the future but it also depends on the project. We know that we are short on baseball fields and basketball courts. With Peck Park being started with the soccer fields I think we will be good for a while. Again, it depends on the project.

QUESTIONS ON MOVING FORWARD:

Question from Anonymous

How would we suggest a change to a specific area? does the public have any input moving forward?

Response from City Staff

Yes, the public will continue to have input moving forward to adoption. If you have concerns about a specific area, please reach out to a planner. We love to hear your input! You can also always reach out to the City Council and Mayor. The plan still needs to go to Planning Commission and City Council for approval. These will be public meetings with the opportunity for public input at that time as well.

Question from Dallin

Also, big shoutout for these online meetings. I really like these. They make me feel like a part of the community and it makes it easier than ever to attend. I hope they continue after COVID.

Response from City Staff

Thank you for the feedback, we plan to continue to use webinars and other online resources in the future.

Question from anonymous user

how do we get on the email list?

Response from City Staff

You can get on the email list by going to lehifuturelanduse.com and there is a sign up there or you can reach out to the Lehi City Planning Department for updates.

ENGAGE LEHI MAP AND COMMENTS

Project Report

20 January 2021 - 03 October 2021

Engage Lehi

General Plan Update

Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
1 k	266	8

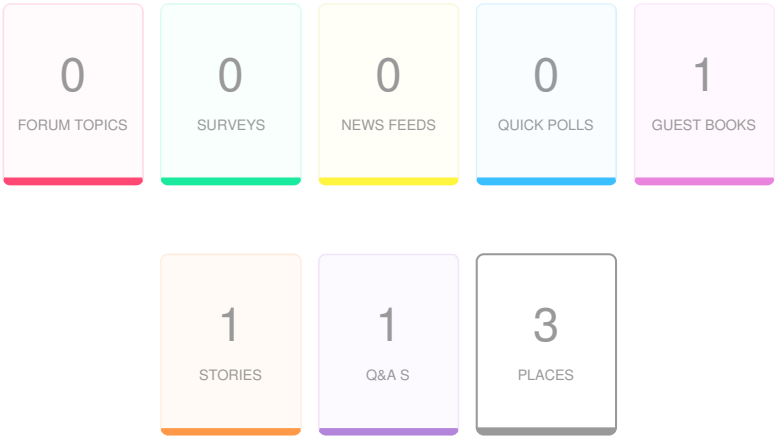
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
24	238	831

Aware Participants	831
Aware Actions Performed	Participants
Visited a Project or Tool Page	831

Informed Participants	238
Informed Actions Performed	Participants
Viewed a video	0
Viewed a photo	0
Downloaded a document	113
Visited the Key Dates page	32
Visited an FAQ list Page	0
Visited Instagram Page	0
Visited Multiple Project Pages	212
Contributed to a tool (engaged)	24

Engaged Participants	24		
Engaged Actions Performed	Registered	Unverified	Anonymous
Contributed on Forums	0	0	0
Participated in Surveys	0	0	0
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	1	0	0
Contributed to Stories	3	0	0
Asked Questions	5	10	0
Placed Pins on Places	8	0	0
Contributed to Ideas	0	0	0

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Story Telling Tool	High Density at "Cornbellys" area at Sycamore Ln and Asht...	Accepted	13	2	0	0
Story Telling Tool	1100 West and 100 South	Accepted	0	1	0	0
Qanda	Questions about Plan	Published	58	5	10	0
Guest Book	Public Comments	Archived	20	1	0	0
Place	Future Land Use Map	Archived	159	8	0	0

INFORMATION WIDGET SUMMARY

11	0	0	0	0
DOCUMENTS	PHOTOS	VIDEOS	FAQS	KEY DATES

Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Land Use Map	91	109
Document	Density Changes	40	48
Document	Written Document Draft	20	24
Document	Appendices Draft	7	8
Document	Density Additions	6	12
Document	DRAFT 2020 Future Land Use Map	4	4
Document	Areas of Growth and Stability.pdf	3	3
Document	General Plan Open House Poster - Survey Results online.pdf	3	3
Document	deleted document from	3	3
Document	General Plan Open House Poster - Survey Results.pdf	2	2
Document	General Plan Open House Poster - Scenarios.pdf	2	2
Document	Current (2011) General Plan Map	2	2
Key Dates	Key Date	32	36

STORY TELLING TOOL

1100 West and 100 South

author: Julie

I'm concerned about the changes this plan makes to density in this area. A request by a developer to change density i n this area was brought before the planning commission and city council recently, and it was denied because it doesn't make sense to increase density in this area due to infrastructure and traffic concerns. MANY residents expressed con cern over the proposed changes. A petition against increasing density here with over 600 signatures was also submitte . Please consider all of those voices and the input given by city council regarding this neighborhood and don't increase density in an already over taxed traffic and infrastructure area.

Visitors 0	Contributors 1	CONTRIBUTIONS 1

No Responses

STORY TELLING TOOL

High Density at "Cornbellys" area at Sycamore Ln and Ashton Blvd

author: Aaron Bullen

I see that there are 1000 additional ERUs planned for the area where Cornbellys has historically been. Do we imagine that Ashton Blvd will be able to handle the increased traffic here? It doesn't even handle the current level of traffic. I understand that it is zoned as a TOD but in reality the majority of the people who would be living here would not be taking frontrunner for all their transit needs. I feel like planning for this 1000 units is like throwing gasoline on a fire.

Visitors 13	Contributors 2	CONTRIBUTIONS 2

See next page for Responses

STORY TELLING TOOL

High Density at "Cornbellys" area at Sycamore Ln and Ashton Blvd

24 August 21

bharris

AGREES	DISAGREES	REPLIES
0	0	0

Aaron thanks for your comment. There are concerns among City Staff and City Officials about the density as well. Adding housing could provide some opportunities f or people to live and work in the Thanksgiving Point area. However, we realize that w ould not be the case for everyone. Approval of 1,000 ERUs will require a traffic study showing that number of units can be accommodated with the existing infrastructure or with improvements the developer can make. This study must be completed before the units are approved.

QANDA

Questions about Plan

Visitors 58	Contributors 15	CONTRIBUTIONS 21

Q Aaron Bullen
22 August 21

Page 29 is the proposed future land use map that feedback is requested on, right?

A Publicly Answered

The Page 29 map is actually an older version that needs to be updated. The Land Use Map is a separate docum ent "Land Use Map". Thank you for taking the time to look at it!

Q Aaron Bullen
23 August 21

Why does the zoning on the land use map in the micron area not match the June 2021 concept map from DR Hor ton approved by the council?

A Publicly Answered

The Concept Plan was approved but not the updated Area Plan Land Use Map. The concept is just the first proce ss in amending an area plan. DR Horton still has to provide the documentation showing how they will make the pr oposed land uses work (utilities, roadways, etc). Once the actual Area Plan Amendment is approved by City Coun cil, Lehi City Staff will updated the General Plan Land Use Map to reflect the new Micron Area Plan.

QANDA

Questions about Plan

Q Aaron Bullen
23 August 21

Is the density change map referring to number of units (=/-)?

A Publicly Answered

Yes it is a change in the number of units measured in ERUs (equivalent residential units)

Q Aaron Bullen
24 August 21

On the Land use map the area at Hudson Way and 2700N (West of Redwood) is zoned as HC High Density com mercial, but in the Density Change map it shows 210 additional ERUs in this location. Can HC include residential ?

A Publicly Answered

The HC designation on the General Plan stands for Heavy Commercial. This is described in the plan as being a d istrict that supports commercial uses, office/warehouse, light manufacturing, auto and truck service and repair, di stribution centers, and some retail/office. Typically, this designation would not include residential, but a variety of commercial uses. However, this specific site is a unique location as the area at Hudson Way and 2700 North are actually in the Holbrook Farms Area Plan and is zoned Planned Community (PC). Since it falls within the Holbroo k Farms Area Plan, its land uses are regulated by the area plan. In the area plan, it does show some density in t hat area which is why the density change map shows that 210 ERUs. This is not necessarily an increase from wh at is in the area plan. While the Heavy Commercial designation may not allow for residential uses, the Planned C ommunity zone and Holbrook Farms Area Plan would allow for those ERUs in that area.

QANDA

Questions about Plan

Q

Ashley Seager

26 August 21

I think anyone who has ever been to Thanksgiving Point at rush hour is likely horrified by this proposition. The sys tem is already broken. We have had many traffic studies predict complete failure soon WITHOUT these additiona l units. I appreciate that this would still need to be approved through the full process. But I do not think that we as sume approval and include it in the general plan if we know it is not a good idea. As with all development projects , I appreciate the desire of investors to develop and the rights of land owners to utilize their property as they dee m fit. But we must have the infrastructure (including parking) if we are going to approve of these things.

A

Publicly Answered

Thank you for your concern. We have been looking into utility capacity (water, sewer) and traffic. The Land Use P lan was put on hold so that our engineering department could work on the Utility Master Plan. The proposed land uses have been updated to match what existing infrastructure can handle.We require a traffic study to be complet ed with most high density projects. Parking studies are only required when an applicant proposed a reduction in r equired parking. We are looking at updating parking requirements. If you have any feedback on parking specificall y you can check out our parking page.

QANDA

Questions about Plan

Q lhroth

28 August 21

several months ago we had several neighborhood meetings with the city council over proposed increased density housing in the 1100 W and Main area. It was determined that traffic was already an issue and adding 80 homes/ 160 cars was not feasible. Our water pressure has dropped significantly with all the building surrounding this area which says the sewer system is struggling also. with the increase in high density housing to the west of us on Leh i Main the traffic has increased on Lehi Main to the point of total congestion. If any of who currently live in this ar ea want to go West on Lehi main, we access it by going down through the neighborhoods and accessing the light at 1700 W, thus increasing traffic through two neighborhoods. We thought we had this settled, now this map looks like we are getting back doored????

A Publicly Answered

Thanks for your comments, you are correct, it was a few months ago that we did have a request from a develope r to increase density in the area of 1100 West and Main (Hunting Farms project). The City Council did ultimately deny that request from the developer. I do want to point out that that request was for an amendment to the curr ent Land Use Map, and was separate/independent from this new proposed draft Map and the planning process th at has been ongoing with the draft update. The reason the proposed draft Map shows some additional density al ong Main Street is that the Main Street corridor was identified as part of the update process as a good area to all ow for some additional growth. Other areas that were also identified were State Street and our current and futur e transit stations (Transit Oriented Development). Most of the additional growth for Main Street that's shown in th e draft plan is located in the downtown area, between 500 West and 850 East (approx. 450 new units). However there are some areas west of 500 West that do show some additional growth. That being said, the reason we ha ve the draft Map posted on this website is to allow for the public to take a look and let us know if there are areas of concern. As the draft plan continues through the adoption process, there will also be other opportunities for the Public to comment. The Planning Commission and City Council can still decide to make additional changes and adjustments before the plan is finally adopted, so your input is appreciated.

Q Jay Dee

30 August 21

Are there plans to fix the intersection at 2150 N and Triumph blvd? It has already been referenced that the traffic along Triumph going south towards 2100N is a total nightmare. This, of course, will add to that. Is that specific int ersection being considered in this plan?

A Publicly Answered

This plan just shows what types of land uses are allowed where, because we do not know how things will develo p (street network, etc.) until a subdivision is submitted, we do not look traffic at a granular level. Traffic and inters ections are reviewed when subdivisions are submitted and as needed.

QANDA

Questions about Plan

Q John

30 August 21

Where do you plan to buy water for the build out?

A Publicly Answered

New developments are required to provide the water for their development. They have to provide water rights, a water source (well), and storage (water tank). If they cannot provide the water, they cannot build their project.

QANDA

Questions about Plan

Q Ryannenitz@gmail.com

30 August 21

What is the plan for current and worsening traffic issues due to all the old and new very high density homes, condos, townhomes, businesses currently and even more being built and being planned to be built , in Lehi and surrounding areas coming thru Lehi. The growth is happening faster than the traffic and roads can handle. More people moving in means more drivers especially at start and finish of school and work hours and in day business hours …Example 2100 and Redwood back ups in Lehi and Dangerous conditions from Redwood going into and out of Exchange homes and storage area with no light, etc to safely guide them. 3100 not having enough lanes for smooth traffic. By 8 am traffic is blocked from redwood to 15 on 2100

A Publicly Answered

This question was directed to our Traffic Engineer, Luke Seegmiller, and here's what he said:A good place to see what is planned is the Mountainland Association of Governments (MAG) Transplan50 which includes regional transportation planning to the year 2050. The models they use takes into consideration all the growth and types of land uses including very high density homes, condos, townhomes, and businesses. The main link is below: https://mountainland.org/transplan50/ A map with a list of proposed future improvements is at the following link: https://mountainland.org/static/files/transportation/TransPlan50/RTP%20Amendment%201%202021%20Full%20Highway%20Map%20Approved.pdf Some of the projects proposed include:Mountain View Freeway west of Redwood Rd 2100 N will become a freeway, the current roads will be frontage roads with the freeway in betweenA new I-15 Interchange north of Timpanogos Hwy called the Traverse Mountain Blvd interchange.Clubhouse Dr extended across the Jordan River to connect to 3600 W.3600 W will extend to the north into Salt Lake County, and to the new Traverse Mtn Blvd interchange. It will be call the Point of the Mountain Connector.2300 W and 3600 W will be widened south of 2100 N To be clear, some of these improvements are UDOT's and some Lehi City's. The timing of the improvements depend on available funding. The west end of Main St is currently being widened and the next project for the city is widening 2300 W south of 2100 N (5-lanes- 2 in each direction and a center turn lane) which will begin design at the beginning of 2022. UDOT is prioritizing funding to make Mountain View Freeway west of Redwood Rd this project happen before some of the others.A large part of the solution is encouraging people to walk, bike, car pool, take transit, off set work schedules, work from home, etc. We are also working with the Utah Transit Authority on Bus Rapid Transit (BRT), like UVX in Provo, that would run on the east side of I-15 and reach into the north part of the city. The alignment is still being determined but should be in place in 5 to 8 years.

QANDA

Questions about Plan

Q D-bee
31 August 21

I was wondering how the new homes adjacent to Family Park would be accessed? Through Family Park or up on 600 E?

A Publicly Answered

The proposed new homes on the east side of the park would be accessed from 600 East. The homes would fron t 600 East, and the back yards would overlook the park.

Q Lori Le
09 September 21

Just wondering what can and cannot be developed on environmentally sensitive areas. Looking specifically at the Traverse Mountain Area.

A Publicly Answered

Environmentally Sensitive Areas have a density of 1 unit per 5 acres (super low density) so homes can be develo ped. Usually we encourage clustered development where the homes are built on the least impactful part of the lan d and the rest is preserved. Other things like trails, trail heads, water storage tanks, and other public amenities ca n be built on ESA.

QANDA

Questions about Plan

Q Aaron Bullen
14 September 21

It was discussed below that developments must "provide their own water" via well and tanks etc. But this just taps into our water table that is already 20 ft (or more) below historical levels. Just because we can build the water acc ess doesn't mean it is there. We are in a terrible drought year and the previous 7 years haven't been stellar either , causing the low water table. Are we to think that new water usage does not impact our shared water resources? The million dollar question is "how low is too low"....

A Publicly Answered

Water supply is a tough question that the City is aware of and concerned about. City Staff continually analyzes th e amount of available water and makes decisions based on that information. Here are a few ways the City is addr essing water concerns:The current proposed General Plan Land Use Map has less density than previously propo sed. It now matches the existing zoning/density throughout most of the City with density in designated TOD and Mixed-Use Areas. It is a minimal increase from the existing Land Use Map (adopted in 2011). It only increases th e total projected buildout population by about 10%.Something else to understand is not all water that we use com es from underneath the municipal boundaries of Lehi City. Some of the water dedicated to the City does come fro m existing wells on property within the City limits. The City also contracts for more CWP water because of the wat er table issue.Lastly, the City is participating with other cities in North Utah County in finding methods to recharge the well aquifers.

Q asyntax
20 September 21

Why does the map not reflect the New middle/high school proposed areas around 1500 N. and Old Ranch Road? The area indicated is to small to fit an elementary school.

A Publicly Answered

For a few reasons, there is always a chance that the school district will decide not to build there. Also the School District has the power granted them by the State to build a new school in any zone as needed. So whether or not the General Plan shows it as a public facility, they will be able to build a school there if they so choose. Once we know exactly what the School District plans to do there, we will update the General Plan Map.

QANDA

Questions about Plan

Q DaJo
20 September 21

What is being built next to the city bank off timpanogas hwy

A Publicly Answered

The Vue Apartments by Perry Multifamily

Q 68Namvet
23 September 21

2 questions. First, the plan allows for the construction of over 5,000 'high density' housing units in what is now a p roperty zoned for 'resort community' reqiring open space in the Thanksgiving Point area. Why are we allowing ov er 8,500 more vehicles into an already overly congested area? Second, the extension of Clubhose Drive to 3600 W. will effectively destroy the last bit of open area and the only golf course in Lehi. To expect that this land will no t be developed into additional high and low density housing is laughable. Additionally, this road extension will pro vide little to no relief of the traffic problems we will be facing. We could achieve a better result by extending Garde n Drive from it's circular stop at the Aston Gardens to the new I-15 Interchange north of Timpanogos Hwy called t he Traverse Mountain Blvd interchange. Why is the city buying into the "urbanization" of Thanksgiving Point and destroying the brilliant concept of the original plan of the Ashton's to provide a beautiful use of the area for the be nfit of generations to come? Once we pave over this area it will be gone forever.

A Publicly Answered

To answer your first question, the plan does not allow for 5,000 high density units. The Master Utility Plan that hel ped influence the Land Use Map only shows an extra 1,000 units going into that area. Also it is important to reco gnize that the General Plan showing those units does not get rid of any developer's responsibility to conduct a tra ffic study and make any required improvements based on the impact of their project. Meaning someone could not come in and build 1,000 apartment units without the necessary roadway improvements are also built.We apprecia te your concerns about the Clubhouse Drive Extension. The exact location has not been determined for the exten sion. There will be various studies including an environmental and traffic study before the road goes in. Reasonab le efforts will be made to minimize the negative impacts of the road extension.

QANDA

Questions about Plan

Q J.T. Scott
23 September 21

Don't you realize that you are reducing Lehi to becoming an "asphalt jungle" instead of a nice place to live? Is tha t really the legacy you want to leave for your and my children? What's wrong with dedicating some open land that people and nature and wildlife can enjoy? Years ago your predecessors tried to do this by zoning the Thanksgivi ng Point area a Special Resort Area, and now you keep trying to destroy that with the road from Redwood going through the golf course, which will destroy it. At some point, those on the Planning Commission and the Council n eed to use some vision and realize that stacking people and vehicles in as thick as you can, is not a good idea. P lease name those Planning and Council members that are prone to vote for all this growth so that we can start a campaign to vote them out.

A Publicly Answered

Thank you for expressing your concern about the growth in the Thanksgiving Point Area. The General Plan will n ot actually allow any more density in the Thanksgiving Point Resort Community. An Area Plan Amendment is requ ired to add any additional density in that area. An Area Plan Amendment would be noticed and have a public hea ring.

Q J.T. Scott
23 September 21

You didn't answer my specific question. Please give me the names of the Planning and Council members that ar e prone to vote for the road through the golf course.

A Publicly Answered

This decision goes beyond local government. MAG and UDOT show this connection on their plans. Additionally, where plans for the road have not gone to Planning Commission or City Council for vote, we do not know who is i n favor or not. They are aware of the overall plan but do not know specifics because there are no plans yet. They have not expressed opinions yet and will likely wait until their are more concrete plans in place.You are welcome t o reach out to the City Council members directly to ask their opinion. The Planning Commission is an appointed b ody and cannot talk about items outside of the meeting to keep them unbiased.

QANDA

Questions about Plan

Q J.T. Scott
23 September 21

How about giving me the names of those council member that have in the past voted to change the zoning of the resort area?

A Publicly Answered

The Thanksgiving Point Resort Community is zoned Resort Community and the Area Plan dictates what land use s can go where. Within the last few years their has been one application to amend the Area Plan and it was denie d. You can view the minutes at this link https://lehi.granicus.com/DocumentViewer.php?file=lehi_baa9ff4cabc7f78 1a100bed7f3c85cc6.pdf&view=1You can view the minutes from the past Planning Commission and City Council meetings which includes the motions and how each person voted. You can view these online at https://www.lehi-ut.gov/government/public-meetings/.

QANDA

Questions about Plan

Q concerned citizen

23 September 21

We understand you want to use the Cornbelly's land to put in high density housing. You are currently saying 1000 units. Will this extend into other undeveloped land? Is this legal with the resort community zoning currently in effe ct where a certain percentage of land must be community-oriented? Are you trying to change the zoning and whe n will that be discussed? High density housing does not show on the current land use map. Why?

A Publicly Answered

We are showing the area from Club House Drive to Triumph Boulevard as our TOD (transit-oriented development) and Mixed-Use designations. These designations would allow a mixture of uses including residential, commercia l, and resort-based uses. Regarding the units on the property, the idea is that 1,000 residential units would be abl e to go into that area (between Club House Drive and Triumph Boulevard). However, no units would be allowed i n that area until the Thanksgiving Point Area Plan is amended to allow those units. Any amendment to the Thank sgiving Point Area Plan would need to be approved by the City Council. There is an application that has been sub mitted and reviewed by Staff to amend the Thanksgiving Point Area Plan to allow more housing than what is bein g shown by staff. The application has not gone to Planning Commission or City Council yet based on the applican t's request. The applicant request is closer to 5,000 units. One reason for the delay is to give more time for the ap plicant to work with staff on getting an accurate traffic study showing the impact of their proposed units. The ame ndment we are looking at today is for the General Plan. The General Plan shows what types of land uses the City thinks could be a good fit for an area in the future, but this change does not change the zoning of a property. As o f now, the zoning is not being changed for this property and the Resort Community zone would still be in place. If a development were to be proposed on the property, the requirements would need to be met for Resort Communi ty or the property would need to be rezoned. If the property is rezoned, it would then have a Public Hearing and w ould need to be approved by the City Council. The existing General Plan Land Use Map showed the Resort Com munity designation. This designation did not necessarily prohibit high density housing but allowed for a mixture of uses on the land. The City has decided to eliminate a few designations to help simplify the Land Use Map and ins tead include more descriptive designations.

QANDA

Questions about Plan

Q Granger Peck

24 September 21

Any more overdevelopment of the Thanksgiving Point 800 Acre Resort will be met with vigorous opposition by the residents of Thanksgiving Village, Holbrook Farms, Sunset Farms, Cranberry Farms and Thanksgiving Meadows who bought homes based on the insightful dreams of Alan nd Karen to provide a quiet quality of life--not an Urba n explosion. To destroy a championship golf course and the green space it provides would be a sin against wisdo m and intelligent use of what was set aside by the Astons to be something special, protected from the greed of de velopers and misguided people who hold office or see an opportunistic chance to make money regardless of the consequences that harm the people. Granger Peck

A Publicly Answered

Thank you for your concern. The General Plan Amendment will go to City Council for consideration on October 1 2th. We encourage you to attend that meeting to share your concerns.

GUEST BOOK

Public Comments

Visitors 20	Contributors 1	CONTRIBUTIONS 3

20 September 21

Chris brown

AGREES	DISAGREES	REPLIES
0	0	0

I am concerned about the Holbrook Farms area not having a grocery store. Eventual build out is 3,000 units. In addition, with the other developments immediately south of 2100 N, I believe the commercially zone area needs to be reserved for a Grocery stor e. If not, all tax revenue will go to Saratoga Springs because of the Smiths and Costco built in Saratoga springs.

20 September 21

Chris brown

AGREES	DISAGREES	REPLIES
0	0	0

I believe the extension of 3600 W north and over the Jordan River may be a good ide a. It can provide a good east-west connection in Lehi. But as more traffic goes this wa y, and enters the 2100 N area to the south, what is the city doing to minimize traffic co ngestion on the south area at 3600 W and 2100 N?

20 September 21

Chris brown

AGREES	DISAGREES	REPLIES
0	0	0

With the growth along 2100 N between I15 and Redwood road, I am concerned that tr affic congestion will become worse. With the new primary hospital being built at Holbr ook Farms, it will be difficult for EMS vehicles to get to and from the hospital due to th e congestion. Also, with the new fire station being built in this area, it will be difficult for fire trucks to negotiate the heavily traffic area. Is Lehi working with UDOT to do the fin al build out of 2100 N as designed as the Mountain View Corridor, and expediating it? I realize build out to the final mountain view corridor stage of 2100 N requires funding, is Lehi working not only UDOT, but state Representatives to accelerate funding for thi s?

ENGAGEMENT TOOL: PLACE

Future Land Use Map

Visitors 159	Contributors 8	CONTRIBUTIONS 13

2021-08-31 11:24:09 -0700
kstruthers
CATEGORY
Comment

PF is a good designation for City Hall
Address: 34 East 100 North, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-48932

2021-08-31 12:20:41 -0700
D-bee
CATEGORY
Comment

*
Address: 1790 North 600 East, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-48949

2021-08-31 16:29:23 -0700
spierson
CATEGORY
Comment

Comment for Liz Anderson: Add more light industrial or heavy commercial along the r ailroad track. Consider adding 3-5 acres. Could still have housing to border.
Address: 502 South 600 East, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-48969

2021-08-31 16:33:18 -0700
spierson
CATEGORY
Comment

Comment for Liz Anderson: Update property to show developable area (see zoning m ap with the R-1-12). The property currently shows all ESA, but some of the property h as had water dedicated on it for developable areas.
Address: 682 West Autumn Hills Boulevard, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-48970

2021-08-31 16:46:33 -0700
Connor
CATEGORY
Comment

we are in favor of this change, the mink farm and related problems are not as bad as t he increased traffic that at least this section of rezoning would bring. If this was alread y residential and people wanted to put in a mink farm, no one would think that is a goo d idea, so the reverse should be clear as well.
Address: 1330 West Main Street, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-48971

2021-08-31 17:33:52 -0700
kstruthers
CATEGORY
Comment

Even with only about a quarter of the high density housing built out, 2100 is bursting t o the seems, especially during rush hour. I'm afraid that if this entire high-density area is built out without infrastructure upgrades, it will lead to deadlock on the roads, which will not only lead to frustrated residents who are continually moving out, but with the h ospital and fire station being built in the Holbrook Farms area, I'm wondering how eme rgency vehicles are going to navigate with the roads completely blocked. I realize 210 0 is a UDOT project, but can't we hold off on building more until they get their infrastru cture in place?
Address: 3917 West 1700 North, Lehi, Utah 84045, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-48973

ENGAGEMENT TOOL: PLACE

Future Land Use Map

2021-09-01 11:35:28 -0700

acox

CATEGORY

Comment

I live in a neighborhood just south of this intersection of 1100 W and Main Street. I (and many others in our neighborhood) have recently protested a change to the density plan for the neighborhood just south of Main and east of 1100 West. Our objections involved concerns about the already-increasing traffic at this intersection and the lack of future plans to put in a stoplight or widen the road at this corner. There are also concerns with the infrastructure needed for higher density options in this area, that are lacking or not studied adequately to know if it is lacking. Along with this, there has been discussion of a lack of mass transit options on this part of Main Street. I would ask that you consider these concerns in the development of the general plan updates.
Address: 57 South 1100 West, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-49003

2021-09-01 14:37:20 -0700

bharris

CATEGORY

Comment

Can this change to reflect the residential units that have been built here?
Address: 4284 West Bromwell Court, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-49019

2021-09-01 14:38:13 -0700

bharris

CATEGORY

Comment

Change to LDR to reflect the approved Huntington Farms Subdivision
Address: 998 West 190 South, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-49020

2021-09-01 14:48:35 -0700

bharris

CATEGORY

Comment

Remove this HDR. You already have deficient infrastructure. No light, no sidewalks at Main and 1100 West and wholly unable to turn left.
Address: 850 West Main Street, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-49021

2021-09-01 14:53:17 -0700

Jacurtis24

CATEGORY

Comment

Comment from Resident: Change Cooper property to MDR designation
Address: 271 East 570 South, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-49022

2021-09-01 21:41:22 -0700

Alicia

CATEGORY

Comment

With this property being across from a school, this property needs to be changed to residential, or to a smaller area of NC (with specific businesses called out that shouldn't be by a school), or how about a small dog park/green space. Having any type of commercial property zoning by a school is risky dependent on what developers might choose to put their that could put children walking to and from school at risk. Also, 2300 W is a DISASTER during school drop off and pick up times, so adding any additional driveways along that stretch of road would further exacerbate an already ridiculous traffic jam situation.
Address: 1901 North 2300 West, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-49060

ENGAGEMENT TOOL: PLACE

Future Land Use Map

2021-09-01 21:49:57 -0700

Alicia

CATEGORY

Comment

Anyone who lives here or works around this area knows that this intersection is a faile d intersection. The idea of adding any additional residential or commercial developme nts north of 2100 N without doing something to alleviate this intersection is mindboggli ng and irresponsible. I do understand that the TOD designation is to try and keep peop le working, living, and shopping all in the same area, but will there really be enough a menities within the Thanksgiving Point area to keep people from leaving that area? I d on't think there will be. We can't make specific businesses build in a certain location, s o what if a grocery store never wants to build in that area, then the residents have to l eave the area via Triumph/2300 W to get their groceries. What if there is not a clothes retailer? Then the residents have to leave via the failed intersection to get the clothes t hey need. And, on and on. The idea of a self-contained community sounds nice but wi ll it actually come to fruition. We don't have enough public transportation for it to work effectively.
Address: 2120 North Triumph Boulevard, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-49062

PLANNING COMMISSION & CITY COUNCIL MINUTES

Project Report

20 January 2021 - 03 October 2021

Engage Lehi

General Plan Update

Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
1 k	266	8

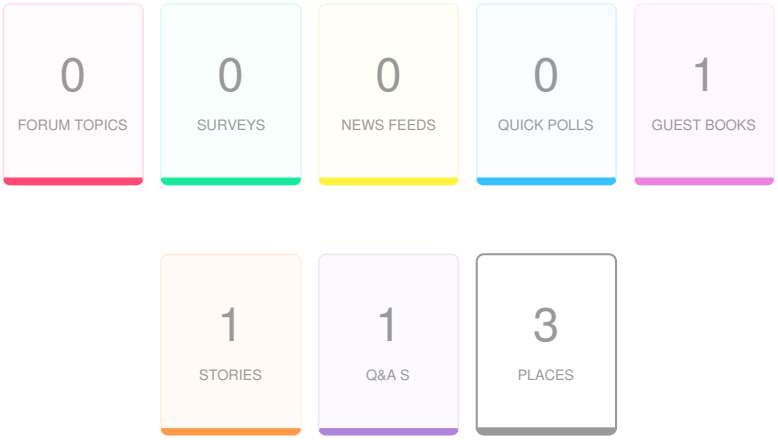
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
24	238	831

Aware Participants	831
Aware Actions Performed	Participants
Visited a Project or Tool Page	831

Informed Participants	238
Informed Actions Performed	Participants
Viewed a video	0
Viewed a photo	0
Downloaded a document	113
Visited the Key Dates page	32
Visited an FAQ list Page	0
Visited Instagram Page	0
Visited Multiple Project Pages	212
Contributed to a tool (engaged)	24

Engaged Participants	24		
Engaged Actions Performed	Registered	Unverified	Anonymous
Contributed on Forums	0	0	0
Participated in Surveys	0	0	0
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	1	0	0
Contributed to Stories	3	0	0
Asked Questions	5	10	0
Placed Pins on Places	8	0	0
Contributed to Ideas	0	0	0

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Story Telling Tool	High Density at "Cornbellys" area at Sycamore Ln and Asht...	Accepted	13	2	0	0
Story Telling Tool	1100 West and 100 South	Accepted	0	1	0	0
Qanda	Questions about Plan	Published	58	5	10	0
Guest Book	Public Comments	Archived	20	1	0	0
Place	Future Land Use Map	Archived	159	8	0	0

INFORMATION WIDGET SUMMARY

11	0	0	0	0
DOCUMENTS	PHOTOS	VIDEOS	FAQS	KEY DATES

Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Land Use Map	91	109
Document	Density Changes	40	48
Document	Written Document Draft	20	24
Document	Appendices Draft	7	8
Document	Density Additions	6	12
Document	DRAFT 2020 Future Land Use Map	4	4
Document	Areas of Growth and Stability.pdf	3	3
Document	General Plan Open House Poster - Survey Results online.pdf	3	3
Document	deleted document from	3	3
Document	General Plan Open House Poster - Survey Results.pdf	2	2
Document	General Plan Open House Poster - Scenarios.pdf	2	2
Document	Current (2011) General Plan Map	2	2
Key Dates	Key Date	32	36

STORY TELLING TOOL

1100 West and 100 South

author: Julie

I'm concerned about the changes this plan makes to density in this area. A request by a developer to change density i n this area was brought before the planning commission and city council recently, and it was denied because it doesn't make sense to increase density in this area due to infrastructure and traffic concerns. MANY residents expressed con cern over the proposed changes. A petition against increasing density here with over 600 signatures was also submitte . Please consider all of those voices and the input given by city council regarding this neighborhood and don't increase density in an already over taxed traffic and infrastructure area.

Visitors 0	Contributors 1	CONTRIBUTIONS 1

No Responses

STORY TELLING TOOL

High Density at "Cornbellys" area at Sycamore Ln and Ashton Blvd

author: Aaron Bullen

I see that there are 1000 additional ERUs planned for the area where Cornbellys has historically been. Do we imagine that Ashton Blvd will be able to handle the increased traffic here? It doesn't even handle the current level of traffic. I understand that it is zoned as a TOD but in reality the majority of the people who would be living here would not be taking frontrunner for all their transit needs. I feel like planning for this 1000 units is like throwing gasoline on a fire.

Visitors 13	Contributors 2	CONTRIBUTIONS 2

See next page for Responses

STORY TELLING TOOL

High Density at "Cornbellys" area at Sycamore Ln and Ashton Blvd

24 August 21

bharris

AGREES	DISAGREES	REPLIES
0	0	0

Aaron thanks for your comment. There are concerns among City Staff and City Officials about the density as well. Adding housing could provide some opportunities f or people to live and work in the Thanksgiving Point area. However, we realize that w ould not be the case for everyone. Approval of 1,000 ERUs will require a traffic study showing that number of units can be accommodated with the existing infrastructure or with improvements the developer can make. This study must be completed before the units are approved.

QANDA

Questions about Plan

Visitors 58	Contributors 15	CONTRIBUTIONS 21

Q Aaron Bullen
22 August 21

Page 29 is the proposed future land use map that feedback is requested on, right?

A Publicly Answered

The Page 29 map is actually an older version that needs to be updated. The Land Use Map is a separate docum ent "Land Use Map". Thank you for taking the time to look at it!

Q Aaron Bullen
23 August 21

Why does the zoning on the land use map in the micron area not match the June 2021 concept map from DR Hor ton approved by the council?

A Publicly Answered

The Concept Plan was approved but not the updated Area Plan Land Use Map. The concept is just the first proce ss in amending an area plan. DR Horton still has to provide the documentation showing how they will make the pr oposed land uses work (utilities, roadways, etc). Once the actual Area Plan Amendment is approved by City Coun cil, Lehi City Staff will updated the General Plan Land Use Map to reflect the new Micron Area Plan.

QANDA

Questions about Plan

Q Aaron Bullen
23 August 21

Is the density change map referring to number of units (=/-)?

A Publicly Answered

Yes it is a change in the number of units measured in ERUs (equivalent residential units)

Q Aaron Bullen
24 August 21

On the Land use map the area at Hudson Way and 2700N (West of Redwood) is zoned as HC High Density com mercial, but in the Density Change map it shows 210 additional ERUs in this location. Can HC include residential ?

A Publicly Answered

The HC designation on the General Plan stands for Heavy Commercial. This is described in the plan as being a d istrict that supports commercial uses, office/warehouse, light manufacturing, auto and truck service and repair, di stribution centers, and some retail/office. Typically, this designation would not include residential, but a variety of commercial uses. However, this specific site is a unique location as the area at Hudson Way and 2700 North are actually in the Holbrook Farms Area Plan and is zoned Planned Community (PC). Since it falls within the Holbroo k Farms Area Plan, its land uses are regulated by the area plan. In the area plan, it does show some density in t hat area which is why the density change map shows that 210 ERUs. This is not necessarily an increase from wh at is in the area plan. While the Heavy Commercial designation may not allow for residential uses, the Planned C ommunity zone and Holbrook Farms Area Plan would allow for those ERUs in that area.

QANDA

Questions about Plan

Q

Ashley Seager

26 August 21

I think anyone who has ever been to Thanksgiving Point at rush hour is likely horrified by this proposition. The sys tem is already broken. We have had many traffic studies predict complete failure soon WITHOUT these additiona l units. I appreciate that this would still need to be approved through the full process. But I do not think that we as sume approval and include it in the general plan if we know it is not a good idea. As with all development projects , I appreciate the desire of investors to develop and the rights of land owners to utilize their property as they dee m fit. But we must have the infrastructure (including parking) if we are going to approve of these things.

A

Publicly Answered

Thank you for your concern. We have been looking into utility capacity (water, sewer) and traffic. The Land Use P lan was put on hold so that our engineering department could work on the Utility Master Plan. The proposed land uses have been updated to match what existing infrastructure can handle.We require a traffic study to be complet ed with most high density projects. Parking studies are only required when an applicant proposed a reduction in r equired parking. We are looking at updating parking requirements. If you have any feedback on parking specificall y you can check out our parking page.

QANDA

Questions about Plan

Q lhroth

28 August 21

several months ago we had several neighborhood meetings with the city council over proposed increased density housing in the 1100 W and Main area. It was determined that traffic was already an issue and adding 80 homes/ 160 cars was not feasible. Our water pressure has dropped significantly with all the building surrounding this area which says the sewer system is struggling also. with the increase in high density housing to the west of us on Leh i Main the traffic has increased on Lehi Main to the point of total congestion. If any of who currently live in this ar ea want to go West on Lehi main, we access it by going down through the neighborhoods and accessing the light at 1700 W, thus increasing traffic through two neighborhoods. We thought we had this settled, now this map looks like we are getting back doored????

A Publicly Answered

Thanks for your comments, you are correct, it was a few months ago that we did have a request from a develope r to increase density in the area of 1100 West and Main (Hunting Farms project). The City Council did ultimately deny that request from the developer. I do want to point out that that request was for an amendment to the curr ent Land Use Map, and was separate/independent from this new proposed draft Map and the planning process th at has been ongoing with the draft update. The reason the proposed draft Map shows some additional density al ong Main Street is that the Main Street corridor was identified as part of the update process as a good area to all ow for some additional growth. Other areas that were also identified were State Street and our current and futur e transit stations (Transit Oriented Development). Most of the additional growth for Main Street that's shown in th e draft plan is located in the downtown area, between 500 West and 850 East (approx. 450 new units). However there are some areas west of 500 West that do show some additional growth. That being said, the reason we ha ve the draft Map posted on this website is to allow for the public to take a look and let us know if there are areas of concern. As the draft plan continues through the adoption process, there will also be other opportunities for the Public to comment. The Planning Commission and City Council can still decide to make additional changes and adjustments before the plan is finally adopted, so your input is appreciated.

Q Jay Dee

30 August 21

Are there plans to fix the intersection at 2150 N and Triumph blvd? It has already been referenced that the traffic along Triumph going south towards 2100N is a total nightmare. This, of course, will add to that. Is that specific int ersection being considered in this plan?

A Publicly Answered

This plan just shows what types of land uses are allowed where, because we do not know how things will develo p (street network, etc.) until a subdivision is submitted, we do not look traffic at a granular level. Traffic and inters ections are reviewed when subdivisions are submitted and as needed.

QANDA

Questions about Plan

Q John

30 August 21

Where do you plan to buy water for the build out?

A Publicly Answered

New developments are required to provide the water for their development. They have to provide water rights, a water source (well), and storage (water tank). If they cannot provide the water, they cannot build their project.

QANDA

Questions about Plan

Q Ryannenitz@gmail.com

30 August 21

What is the plan for current and worsening traffic issues due to all the old and new very high density homes, condos, townhomes, businesses currently and even more being built and being planned to be built , in Lehi and surrounding areas coming thru Lehi. The growth is happening faster than the traffic and roads can handle. More people moving in means more drivers especially at start and finish of school and work hours and in day business hours …Example 2100 and Redwood back ups in Lehi and Dangerous conditions from Redwood going into and out of Exchange homes and storage area with no light, etc to safely guide them. 3100 not having enough lanes for smooth traffic. By 8 am traffic is blocked from redwood to 15 on 2100

A Publicly Answered

This question was directed to our Traffic Engineer, Luke Seegmiller, and here's what he said:A good place to see what is planned is the Mountainland Association of Governments (MAG) Transplan50 which includes regional transportation planning to the year 2050. The models they use takes into consideration all the growth and types of land uses including very high density homes, condos, townhomes, and businesses. The main link is below: https://mountainland.org/transplan50/ A map with a list of proposed future improvements is at the following link: https://mountainland.org/static/files/transportation/TransPlan50/RTP%20Amendment%201%202021%20Full%20Highway%20Map%20Approved.pdf Some of the projects proposed include:Mountain View Freeway west of Redwood Rd 2100 N will become a freeway, the current roads will be frontage roads with the freeway in betweenA new I-15 Interchange north of Timpanogos Hwy called the Traverse Mountain Blvd interchange.Clubhouse Dr extended across the Jordan River to connect to 3600 W.3600 W will extend to the north into Salt Lake County, and to the new Traverse Mtn Blvd interchange. It will be call the Point of the Mountain Connector.2300 W and 3600 W will be widened south of 2100 N To be clear, some of these improvements are UDOT's and some Lehi City's. The timing of the improvements depend on available funding. The west end of Main St is currently being widened and the next project for the city is widening 2300 W south of 2100 N (5-lanes- 2 in each direction and a center turn lane) which will begin design at the beginning of 2022. UDOT is prioritizing funding to make Mountain View Freeway west of Redwood Rd this project happen before some of the others.A large part of the solution is encouraging people to walk, bike, car pool, take transit, off set work schedules, work from home, etc. We are also working with the Utah Transit Authority on Bus Rapid Transit (BRT), like UVX in Provo, that would run on the east side of I-15 and reach into the north part of the city. The alignment is still being determined but should be in place in 5 to 8 years.

QANDA

Questions about Plan

Q D-bee
31 August 21

I was wondering how the new homes adjacent to Family Park would be accessed? Through Family Park or up on 600 E?

A Publicly Answered

The proposed new homes on the east side of the park would be accessed from 600 East. The homes would fron t 600 East, and the back yards would overlook the park.

Q Lori Le
09 September 21

Just wondering what can and cannot be developed on environmentally sensitive areas. Looking specifically at the Traverse Mountain Area.

A Publicly Answered

Environmentally Sensitive Areas have a density of 1 unit per 5 acres (super low density) so homes can be develo ped. Usually we encourage clustered development where the homes are built on the least impactful part of the lan d and the rest is preserved. Other things like trails, trail heads, water storage tanks, and other public amenities ca n be built on ESA.

QANDA

Questions about Plan

Q Aaron Bullen

14 September 21

It was discussed below that developments must "provide their own water" via well and tanks etc. But this just taps into our water table that is already 20 ft (or more) below historical levels. Just because we can build the water acc ess doesn't mean it is there. We are in a terrible drought year and the previous 7 years haven't been stellar either , causing the low water table. Are we to think that new water usage does not impact our shared water resources? The million dollar question is "how low is too low"....

A Publicly Answered

Water supply is a tough question that the City is aware of and concerned about. City Staff continually analyzes th e amount of available water and makes decisions based on that information. Here are a few ways the City is addr essing water concerns:The current proposed General Plan Land Use Map has less density than previously propo sed. It now matches the existing zoning/density throughout most of the City with density in designated TOD and Mixed-Use Areas. It is a minimal increase from the existing Land Use Map (adopted in 2011). It only increases th e total projected buildout population by about 10%.Something else to understand is not all water that we use com es from underneath the municipal boundaries of Lehi City. Some of the water dedicated to the City does come fro m existing wells on property within the City limits. The City also contracts for more CWP water because of the wat er table issue.Lastly, the City is participating with other cities in North Utah County in finding methods to recharge the well aquifers.

Q asyntax

20 September 21

Why does the map not reflect the New middle/high school proposed areas around 1500 N. and Old Ranch Road? The area indicated is to small to fit an elementary school.

A Publicly Answered

For a few reasons, there is always a chance that the school district will decide not to build there. Also the School District has the power granted them by the State to build a new school in any zone as needed. So whether or not the General Plan shows it as a public facility, they will be able to build a school there if they so choose. Once we know exactly what the School District plans to do there, we will update the General Plan Map.

QANDA

Questions about Plan

Q DaJo
20 September 21

What is being built next to the city bank off timpanogas hwy

A Publicly Answered

The Vue Apartments by Perry Multifamily

Q 68Namvet
23 September 21

2 questions. First, the plan allows for the construction of over 5,000 'high density' housing units in what is now a p roperty zoned for 'resort community' reqiring open space in the Thanksgiving Point area. Why are we allowing ov er 8,500 more vehicles into an already overly congested area? Second, the extension of Clubhose Drive to 3600 W. will effectively destroy the last bit of open area and the only golf course in Lehi. To expect that this land will no t be developed into additional high and low density housing is laughable. Additionally, this road extension will pro vide little to no relief of the traffic problems we will be facing. We could achieve a better result by extending Garde n Drive from it's circular stop at the Aston Gardens to the new I-15 Interchange north of Timpanogos Hwy called t he Traverse Mountain Blvd interchange. Why is the city buying into the "urbanization" of Thanksgiving Point and destroying the brilliant concept of the original plan of the Ashton's to provide a beautiful use of the area for the be nfit of generations to come? Once we pave over this area it will be gone forever.

A Publicly Answered

To answer your first question, the plan does not allow for 5,000 high density units. The Master Utility Plan that hel ped influence the Land Use Map only shows an extra 1,000 units going into that area. Also it is important to reco gnize that the General Plan showing those units does not get rid of any developer's responsibility to conduct a tra ffic study and make any required improvements based on the impact of their project. Meaning someone could not come in and build 1,000 apartment units without the necessary roadway improvements are also built.We apprecia te your concerns about the Clubhouse Drive Extension. The exact location has not been determined for the exten sion. There will be various studies including an environmental and traffic study before the road goes in. Reasonab le efforts will be made to minimize the negative impacts of the road extension.

QANDA

Questions about Plan

Q J.T. Scott
23 September 21

Don't you realize that you are reducing Lehi to becoming an "asphalt jungle" instead of a nice place to live? Is tha t really the legacy you want to leave for your and my children? What's wrong with dedicating some open land that people and nature and wildlife can enjoy? Years ago your predecessors tried to do this by zoning the Thanksgivi ng Point area a Special Resort Area, and now you keep trying to destroy that with the road from Redwood going through the golf course, which will destroy it. At some point, those on the Planning Commission and the Council n eed to use some vision and realize that stacking people and vehicles in as thick as you can, is not a good idea. P lease name those Planning and Council members that are prone to vote for all this growth so that we can start a campaign to vote them out.

A Publicly Answered

Thank you for expressing your concern about the growth in the Thanksgiving Point Area. The General Plan will n ot actually allow any more density in the Thanksgiving Point Resort Community. An Area Plan Amendment is requ ired to add any additional density in that area. An Area Plan Amendment would be noticed and have a public hea ring.

Q J.T. Scott
23 September 21

You didn't answer my specific question. Please give me the names of the Planning and Council members that ar e prone to vote for the road through the golf course.

A Publicly Answered

This decision goes beyond local government. MAG and UDOT show this connection on their plans. Additionally, where plans for the road have not gone to Planning Commission or City Council for vote, we do not know who is i n favor or not. They are aware of the overall plan but do not know specifics because there are no plans yet. They have not expressed opinions yet and will likely wait until their are more concrete plans in place.You are welcome t o reach out to the City Council members directly to ask their opinion. The Planning Commission is an appointed b ody and cannot talk about items outside of the meeting to keep them unbiased.

QANDA

Questions about Plan

Q J.T. Scott

23 September 21

How about giving me the names of those council member that have in the past voted to change the zoning of the resort area?

A Publicly Answered

The Thanksgiving Point Resort Community is zoned Resort Community and the Area Plan dictates what land use s can go where. Within the last few years their has been one application to amend the Area Plan and it was denie d. You can view the minutes at this link https://lehi.granicus.com/DocumentViewer.php?file=lehi_baa9ff4cabc7f78 1a100bed7f3c85cc6.pdf&view=1You can view the minutes from the past Planning Commission and City Council meetings which includes the motions and how each person voted. You can view these online at https://www.lehi-ut.gov/government/public-meetings/.

QANDA

Questions about Plan

Q concerned citizen

23 September 21

We understand you want to use the Cornbelly's land to put in high density housing. You are currently saying 1000 units. Will this extend into other undeveloped land? Is this legal with the resort community zoning currently in effe ct where a certain percentage of land must be community-oriented? Are you trying to change the zoning and whe n will that be discussed? High density housing does not show on the current land use map. Why?

A Publicly Answered

We are showing the area from Club House Drive to Triumph Boulevard as our TOD (transit-oriented development) and Mixed-Use designations. These designations would allow a mixture of uses including residential, commercia l, and resort-based uses. Regarding the units on the property, the idea is that 1,000 residential units would be abl e to go into that area (between Club House Drive and Triumph Boulevard). However, no units would be allowed i n that area until the Thanksgiving Point Area Plan is amended to allow those units. Any amendment to the Thank sgiving Point Area Plan would need to be approved by the City Council. There is an application that has been sub mitted and reviewed by Staff to amend the Thanksgiving Point Area Plan to allow more housing than what is bein g shown by staff. The application has not gone to Planning Commission or City Council yet based on the applican t's request. The applicant request is closer to 5,000 units. One reason for the delay is to give more time for the ap plicant to work with staff on getting an accurate traffic study showing the impact of their proposed units. The ame ndment we are looking at today is for the General Plan. The General Plan shows what types of land uses the City thinks could be a good fit for an area in the future, but this change does not change the zoning of a property. As o f now, the zoning is not being changed for this property and the Resort Community zone would still be in place. If a development were to be proposed on the property, the requirements would need to be met for Resort Communi ty or the property would need to be rezoned. If the property is rezoned, it would then have a Public Hearing and w ould need to be approved by the City Council. The existing General Plan Land Use Map showed the Resort Com munity designation. This designation did not necessarily prohibit high density housing but allowed for a mixture of uses on the land. The City has decided to eliminate a few designations to help simplify the Land Use Map and ins tead include more descriptive designations.

QANDA

Questions about Plan

Q

Granger Peck

24 September 21

Any more overdevelopment of the Thanksgiving Point 800 Acre Resort will be met with vigorous opposition by the residents of Thanksgiving Village, Holbrook Farms, Sunset Farms, Cranberry Farms and Thanksgiving Meadows who bought homes based on the insightful dreams of Alan nd Karen to provide a quiet quality of life--not an Urba n explosion. To destroy a championship golf course and the green space it provides would be a sin against wisdo m and intelligent use of what was set aside by the Astons to be something special, protected from the greed of de velopers and misguided people who hold office or see an opportunistic chance to make money regardless of the consequences that harm the people. Granger Peck

A

Publicly Answered

Thank you for your concern. The General Plan Amendment will go to City Council for consideration on October 1 2th. We encourage you to attend that meeting to share your concerns.

GUEST BOOK

Public Comments

Visitors 20	Contributors 1	CONTRIBUTIONS 3

20 September 21

Chris brown

AGREES	DISAGREES	REPLIES
0	0	0

I am concerned about the Holbrook Farms area not having a grocery store. Eventual build out is 3,000 units. In addition, with the other developments immediately south of 2100 N, I believe the commercially zone area needs to be reserved for a Grocery stor e. If not, all tax revenue will go to Saratoga Springs because of the Smiths and Costco built in Saratoga springs.

20 September 21

Chris brown

AGREES	DISAGREES	REPLIES
0	0	0

I believe the extension of 3600 W north and over the Jordan River may be a good ide a. It can provide a good east-west connection in Lehi. But as more traffic goes this wa y, and enters the 2100 N area to the south, what is the city doing to minimize traffic co ngestion on the south area at 3600 W and 2100 N?

20 September 21

Chris brown

AGREES	DISAGREES	REPLIES
0	0	0

With the growth along 2100 N between I15 and Redwood road, I am concerned that tr affic congestion will become worse. With the new primary hospital being built at Holbr ook Farms, it will be difficult for EMS vehicles to get to and from the hospital due to th e congestion. Also, with the new fire station being built in this area, it will be difficult for fire trucks to negotiate the heavily traffic area. Is Lehi working with UDOT to do the fin al build out of 2100 N as designed as the Mountain View Corridor, and expediating it? I realize build out to the final mountain view corridor stage of 2100 N requires funding, is Lehi working not only UDOT, but state Representatives to accelerate funding for thi s?

ENGAGEMENT TOOL: PLACE

Future Land Use Map

Visitors 159	Contributors 8	CONTRIBUTIONS 13

2021-08-31 11:24:09 -0700
kstruthers
CATEGORY
Comment

PF is a good designation for City Hall
Address: 34 East 100 North, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-48932

2021-08-31 12:20:41 -0700
D-bee
CATEGORY
Comment

*
Address: 1790 North 600 East, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-48949

2021-08-31 16:29:23 -0700
spierson
CATEGORY
Comment

Comment for Liz Anderson: Add more light industrial or heavy commercial along the r ailroad track. Consider adding 3-5 acres. Could still have housing to border.
Address: 502 South 600 East, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-48969

2021-08-31 16:33:18 -0700
spierson
CATEGORY
Comment

Comment for Liz Anderson: Update property to show developable area (see zoning m ap with the R-1-12). The property currently shows all ESA, but some of the property h as had water dedicated on it for developable areas.
Address: 682 West Autumn Hills Boulevard, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-48970

2021-08-31 16:46:33 -0700
Connor
CATEGORY
Comment

we are in favor of this change, the mink farm and related problems are not as bad as t he increased traffic that at least this section of rezoning would bring. If this was alread y residential and people wanted to put in a mink farm, no one would think that is a goo d idea, so the reverse should be clear as well.
Address: 1330 West Main Street, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-48971

2021-08-31 17:33:52 -0700
kstruthers
CATEGORY
Comment

Even with only about a quarter of the high density housing built out, 2100 is bursting t o the seems, especially during rush hour. I'm afraid that if this entire high-density area is built out without infrastructure upgrades, it will lead to deadlock on the roads, which will not only lead to frustrated residents who are continually moving out, but with the h ospital and fire station being built in the Holbrook Farms area, I'm wondering how eme rgency vehicles are going to navigate with the roads completely blocked. I realize 210 0 is a UDOT project, but can't we hold off on building more until they get their infrastru cture in place?
Address: 3917 West 1700 North, Lehi, Utah 84045, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-48973

ENGAGEMENT TOOL: PLACE

Future Land Use Map

2021-09-01 11:35:28 -0700

acox

CATEGORY

Comment

I live in a neighborhood just south of this intersection of 1100 W and Main Street. I (and many others in our neighborhood) have recently protested a change to the density plan for the neighborhood just south of Main and east of 1100 West. Our objections involved concerns about the already-increasing traffic at this intersection and the lack of future plans to put in a stoplight or widen the road at this corner. There are also concerns with the infrastructure needed for higher density options in this area, that are lacking or not studied adequately to know if it is lacking. Along with this, there has been discussion of a lack of mass transit options on this part of Main Street. I would ask that you consider these concerns in the development of the general plan updates.
Address: 57 South 1100 West, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-49003

2021-09-01 14:37:20 -0700

bharris

CATEGORY

Comment

Can this change to reflect the residential units that have been built here?
Address: 4284 West Bromwell Court, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-49019

2021-09-01 14:38:13 -0700

bharris

CATEGORY

Comment

Change to LDR to reflect the approved Huntington Farms Subdivision
Address: 998 West 190 South, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-49020

2021-09-01 14:48:35 -0700

bharris

CATEGORY

Comment

Remove this HDR. You already have deficient infrastructure. No light, no sidewalks at Main and 1100 West and wholly unable to turn left.
Address: 850 West Main Street, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-49021

2021-09-01 14:53:17 -0700

Jacurtis24

CATEGORY

Comment

Comment from Resident: Change Cooper property to MDR designation
Address: 271 East 570 South, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-49022

2021-09-01 21:41:22 -0700

Alicia

CATEGORY

Comment

With this property being across from a school, this property needs to be changed to residential, or to a smaller area of NC (with specific businesses called out that shouldn't be by a school), or how about a small dog park/green space. Having any type of commercial property zoning by a school is risky dependent on what developers might choose to put their that could put children walking to and from school at risk. Also, 2300 W is a DISASTER during school drop off and pick up times, so adding any additional driveways along that stretch of road would further exacerbate an already ridiculous traffic jam situation.
Address: 1901 North 2300 West, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-49060

ENGAGEMENT TOOL: PLACE

Future Land Use Map

2021-09-01 21:49:57 -0700

Alicia

CATEGORY

Comment

Anyone who lives here or works around this area knows that this intersection is a faile d intersection. The idea of adding any additional residential or commercial developme nts north of 2100 N without doing something to alleviate this intersection is mindboggli ng and irresponsible. I do understand that the TOD designation is to try and keep peop le working, living, and shopping all in the same area, but will there really be enough a menities within the Thanksgiving Point area to keep people from leaving that area? I d on't think there will be. We can't make specific businesses build in a certain location, s o what if a grocery store never wants to build in that area, then the residents have to l eave the area via Triumph/2300 W to get their groceries. What if there is not a clothes retailer? Then the residents have to leave via the failed intersection to get the clothes t hey need. And, on and on. The idea of a self-contained community sounds nice but wi ll it actually come to fruition. We don't have enough public transportation for it to work effectively.
Address: 2120 North Triumph Boulevard, Lehi, Utah 84043, United States

http://engagelehi.org/general-plan-update/maps/future-land-use-map?reporting=true#marker-49062