



**Lehi City Council Meeting
Agenda
February 9, 2016**

Pre-Council at 5:30 p.m. – Lehi City Administration Conference Room (153 N 100 E, Lehi)

Regular Session at 7:00 p.m. - Lehi City Council Chambers (153 N 100 E, Lehi)

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment
2. Construction update on Main Street by UDOT
3. Pressurized Irrigation Water Audit Report - Franson Engineering
4. Agenda Review
5. Administrative Report
 - a Power Rate Study - Joel Eves, Power Director
 - b Water Optimizing Study - Dave Norman, Water Director
6. Mayor and Council 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

- a Approval of meeting minutes from:
January 26, 2016 Pre Council
January 26, 2016 City Council
- b Approval of Purchase Orders
4. Public Hearing and Consideration of Site Plan approval for Holiday Inn Express to be located at 3851 Thanksgiving Way in an existing Commercial zone.
Petitioner: Glacier Investments
5. Consideration of Final Subdivision approval for Seasons Towns, a 1-lot development located at Morning Vista Drive & Seasons View Drive in an existing Planned Community zone.
Petitioner: Paul Willie
6. Consideration of Final Subdivision approval for Newman Ranch, a 52-lot residential development located at 1100 West Main Street in R-2 and R-1-22 zones.
Petitioner: Glen Lent
7. Consideration of Ordinance #11-2016 approving a Development Code amendment to Chapter 23 regarding electronic billboards.
Petitioner: Lehi City
8. Consideration of Ordinance #13-2016 adopting amendments to Chapter 8-7 - City Cemetery.
Petitioner: Lehi City
9. Consideration of Resolution #2016-06 appointing a Board Member to the Timpanogos Special Service District.
Petitioner: Lehi City
10. Consideration of Resolution #2016-07 appointing a Member to the Tri-City Golf Course Governing Body (Fox Hollow Golf Course).
Petitioner: Lehi City
11. Consideration of Resolution #2016-08 appointing a new Member Representative to the North Pointe Solid Waste Special Services District.
Petitioner: Lehi City
12. Consideration of Resolution #2016-09 appointing Planning Commissioners to the Lehi Planning Commission.
Petitioner: Lehi City
13. Consideration of Resolution #2016-10 appointing Board Members to the Lehi City Public Library Board of Directors.
Petitioner: Lehi City

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.



Pressurized Irrigation Water Audit

Prepared for

Lehi City

Prepared by



January 2016

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Purpose of Water Audit

The purpose of the water audit is to provide a better understanding of the water sources for Lehi City’s pressurized irrigation system and determine whether the water sources are providing the volume of wet water in which Lehi City is eligible. The process involved gathering information from each of the water providers including Lehi City, multiple irrigation companies, and water districts. Lehi City has a complicated web of water sources for their pressurized irrigation system. It is beneficial to have multiple sources, but at the same time, it is complicated to determine if the city is receiving its full water allotment. Gary Thomas, Lehi City Pressurized Irrigation Water Manager, and Loren Powell, Lehi City Engineer, were instrumental in providing information.

Benefits of Water Audit

The benefits of this audit include improved knowledge and documentation of the various sources providing water used in the pressurized irrigation system. The audit identifies problems and issues, and provides recommendations. An audit can lead to financial improvement, increased knowledge of the distribution system, more efficient use of existing supplies, improved public relations, reduced legal liability, and reduced disruption to customers.

Lehi City Population

Lehi City has gone through periods of intense growth, with an average growth rate per year of 8.82% since 1990. Being located in the north end of Utah County, many large tech businesses are starting to call Lehi home, which will continue to boost the city’s population. Population estimates provided by Mountainland Association of Governments (AOG) indicate the population will reach 103,610 by the year 2040, see Table 1.

Table 1 – Historical and Projected Population

| Year | Population |
|------|------------|
| 1990 | 8,475 |
| 1995 | 14,455 |
| 2000 | 19,028 |
| 2007 | 43,498 |
| 2008 | 46,909 |
| 2010 | 47,415 |
| 2012 | 51,173 |
| 2020 | 62,154 |
| 2030 | 82,589 |
| 2040 | 103,610 |
| 2060 | 120,000 |

Mountainland AOG – January 2013 Municipal Population Projections

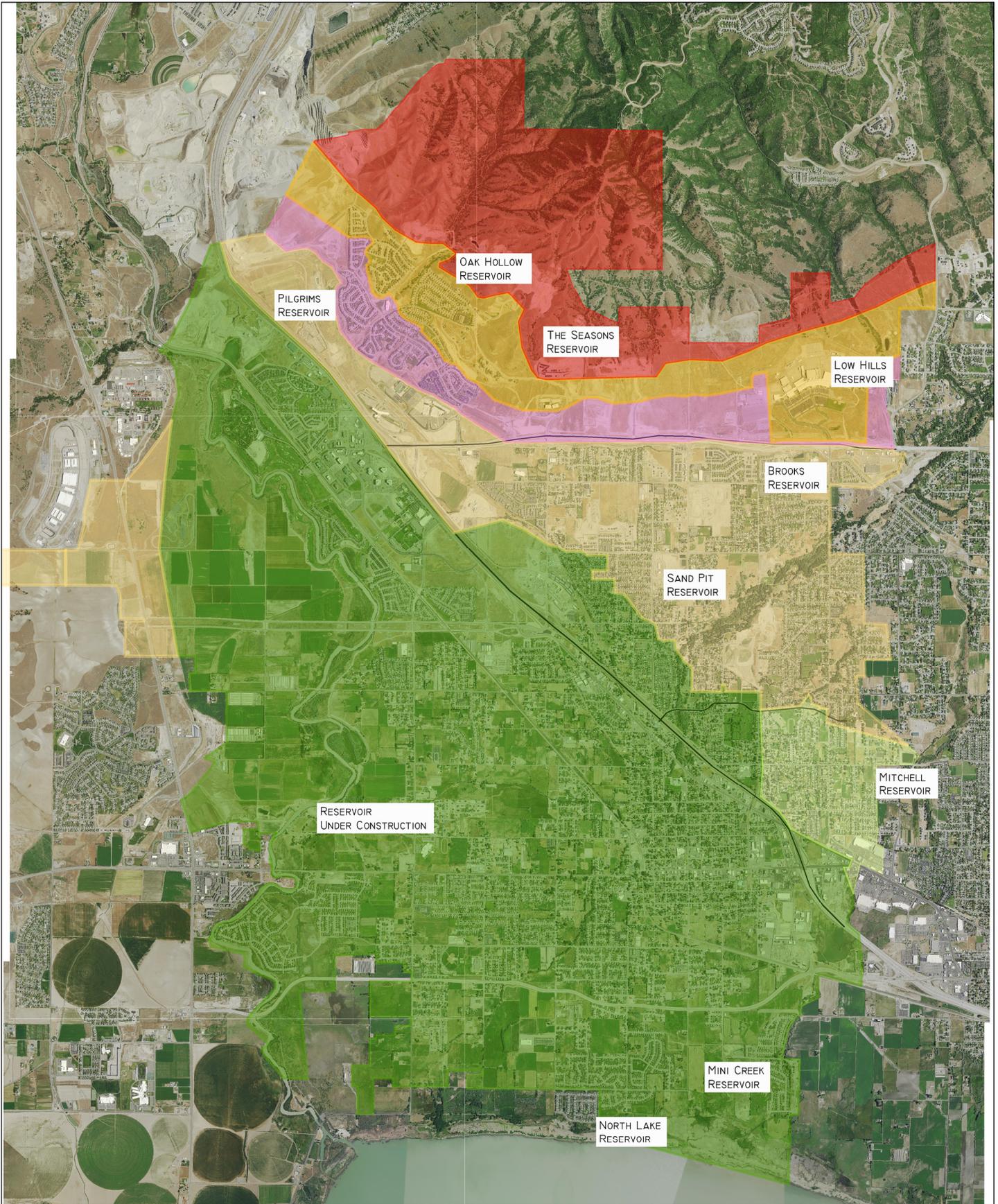
History of Pressurized Irrigation System

Lehi City's pressurized irrigation system, which is connected to the fire protection system, was originally built in the 1990's as a way to alleviate demands on the culinary water system and to use water of lower quality on residents' and businesses lawns and gardens. The system currently operates using five zones. The Lehi City engineers have planned for the proposed buildout of the system including additional pipelines and storage reservoirs to support future growth.

Figure 1 shows the city's five pressure zones along with locations of the pressurized irrigation reservoirs. While water can flow between the five zones, this is not typically how the system is operated. There are 10 reservoirs that are used to store water for regulation into the various zones. The three northmost zones (red, orange, pink) are the smallest zones due to the higher elevation and topography. Due to the varying elevations in this zone, multiple pressure reducing valves (PRV's) are used to keep the pressures within allowable range. They are served by the Oak Hollow Reservoir (10 acre-feet) and The Seasons Reservoir (3.2 acre-feet).

The fourth zone (represented in yellow), is primarily located northeast of the I-15 freeway but will also include a small area south of the National Security Agency Utah Data Center along Redwood Road in the future. The Low Hills Reservoir and Brooks Reservoir have a combined capacity of 32 acre-feet to serve this zone. The Brooks Reservoir primarily is a holding reservoir for pumping water to the Low Hills Reservoir. The light green area is also served by this zone but can also be served by the Mitchell Reservoir (40 acre-feet) for 3 of every 11 days. Outside this period, this area is served by the Low Hills Reservoir.

The fifth zone (dark green) is the largest zone serving Lehi. It has multiple storage reservoirs which serve this zone including the two Sand Pit Reservoirs (62 acre-feet combined), Pilgrims Reservoir (10 acre-feet), Mini Creek Pond (25 acre-feet), and North Lake Reservoir (3 acre-feet). The addition of the 50 acre-foot Sand Pit Reservoir this spring has added flexibility into the system and is reducing shortages in this zone. A new 49 acre-foot reservoir located adjacent to the Jordan River, near Willow Park, is under construction and will be put into use next spring.



| | | | |
|---|---|-----------|----------|
|  | DATE: FEBRUARY 2, 2016 | LEHI CITY | FIGURE I |
| | SCALE: | | |
| | Figure 1.dwg \\Franson\Projects\NUT\Central\Lehi City Water Audit\Drawings | | |
| | LAYOUT: Layout1 | | |

Water Sources and Shares

Lehi City's pressurized irrigation system is supplied by various water sources including water from city owned wells, Provo River Water Users Association (PRWUA) shares, Central Utah Project (CUP) water, Micron water, Spring Creek, and shares in irrigation companies with water rights in Deer Creek Reservoir, American Fork River, Dry Creek, irrigation company wells, Mitchell Hollow, and Mill Pond. Based on historical use of the city wells, shares owned in irrigation companies, CUP, and Micron water, approximately 17,757 acre-feet¹ should have been available in 2015 assuming a 100% allocation. Each water source will be discussed in detail below.

Lehi City Owned Wells

Lehi City owns the irrigation wells shown in Table 2. They are pumped during the irrigation months to supplement the secondary water supply. The total amount pumped was very consistent between 2012 and 2014. Less water than normal was pumped in 2015 as a result of utilizing the 2,000 acre-feet of rented water from the Central Utah Water Conservancy District (CUWCD). The Pilgrims and Vibbert Wells were put online in 2014; however, the Vibbert Well was not used in 2015 due to needing a new pump.

Table 2 – Lehi City Irrigation Wells and Water Use

| Well | Zone | Water Use (acre-feet) | | | |
|---------------------|----------|-----------------------|--------------|--------------|-----------------------|
| | | 2012 | 2013 | 2014 | 2015 (to 10/28/15) |
| 600 East Well | Upper | 155 | 159 | 155 | 138 |
| Doc Jones Well | Upper | 665 | 595 | 472 | 103 |
| Pilgrims Well | Upper | N/A | N/A | 155 | 268 |
| Vibbert Well | Upper | N/A | N/A | 152 | 0* |
| 300 North Well | Lower | 363 | 363 | 158 | 32 |
| Jordan Narrows Well | Lower | 331 | 251 | 199 | 271 |
| Mill Well | Lower | 425 | 499 | 521 | 81 |
| New Survey Well | Lower | 192 | 113 | 114 | 7 |
| Stoker Corner Well | Lower | 275 | 193 | 102 | 53 |
| Sunderland Well | Lower | 252 | 162 | 175 | 69 |
| Oak Hollow Well | Traverse | 933 | 1,077 | 1,216 | 1,172 |
| Total | | 3,591 | 3,412 | 3,419 | 2,194 |

*Vibbert Well was out of commission during 2015 for a new pump.

¹ This number includes 3,400 acre-feet from Lehi City wells, 100% allocation of water from shares owned in all the companies/districts from Table 3 except American Fork Irrigation Company. This one was eliminated because the water is not used in Lehi City. The number also includes 1,145 acre-feet of CUP water, 550 acre-feet of Micron water, and 1,040 acre-feet of Mini/Spring Creek/Well water (average over past 4 years).

Shares Owned in Other Companies

Lehi City owns shares in many irrigation companies. These sources are conveyed to Lehi City through a variety of ways as shown in Table 3. Contacts for each of these companies are found in Appendix A. Figure 2 shows the conveyance facilities for these irrigation companies within Lehi.

Table 3 – Water Sources and Shares Owned in 2015

| Irrigation Company/Company | Water Conveyance | Shares Owned* | Acre-Feet/Share | Acre-Feet (rounded) at 100% Allocation |
|--------------------------------------|--|---------------|-----------------|--|
| Provo Reservoir Canal – Deer Creek | Provo Reservoir Canal | 500 | 1 | 500 |
| Provo Reservoir Canal – Full Shares | Provo Reservoir Canal | 29.5 | 4 | 118 |
| Provo Reservoir Canal – Late Shares | Provo Reservoir Canal | 154.8 | 2.6 | 402 |
| Highland Conservation District | Provo Reservoir Canal | 906.99 | 1 | 907 |
| Lehi Irrigation Company | Bull River (til July 10) Provo late shares American Fork River (exchanges) irrigation company wells | 2,577.45 | 2.6 | 6,701 |
| North Bench Irrigation Company | Bull River Ditch | 946.62 | 1.3 | 1,231 |
| Mitchell Hollow Irrigation Company | Mitchell Hollow Pond | 169.29 | 2.6 | 440 |
| Lehi Spring Creek Irrigation Company | Mill Pond, Spring Creek | 769 | 1.72 | 1,323 |

*Shares owned are based on certificates in the Lehi City safe as of August 20, 2015.

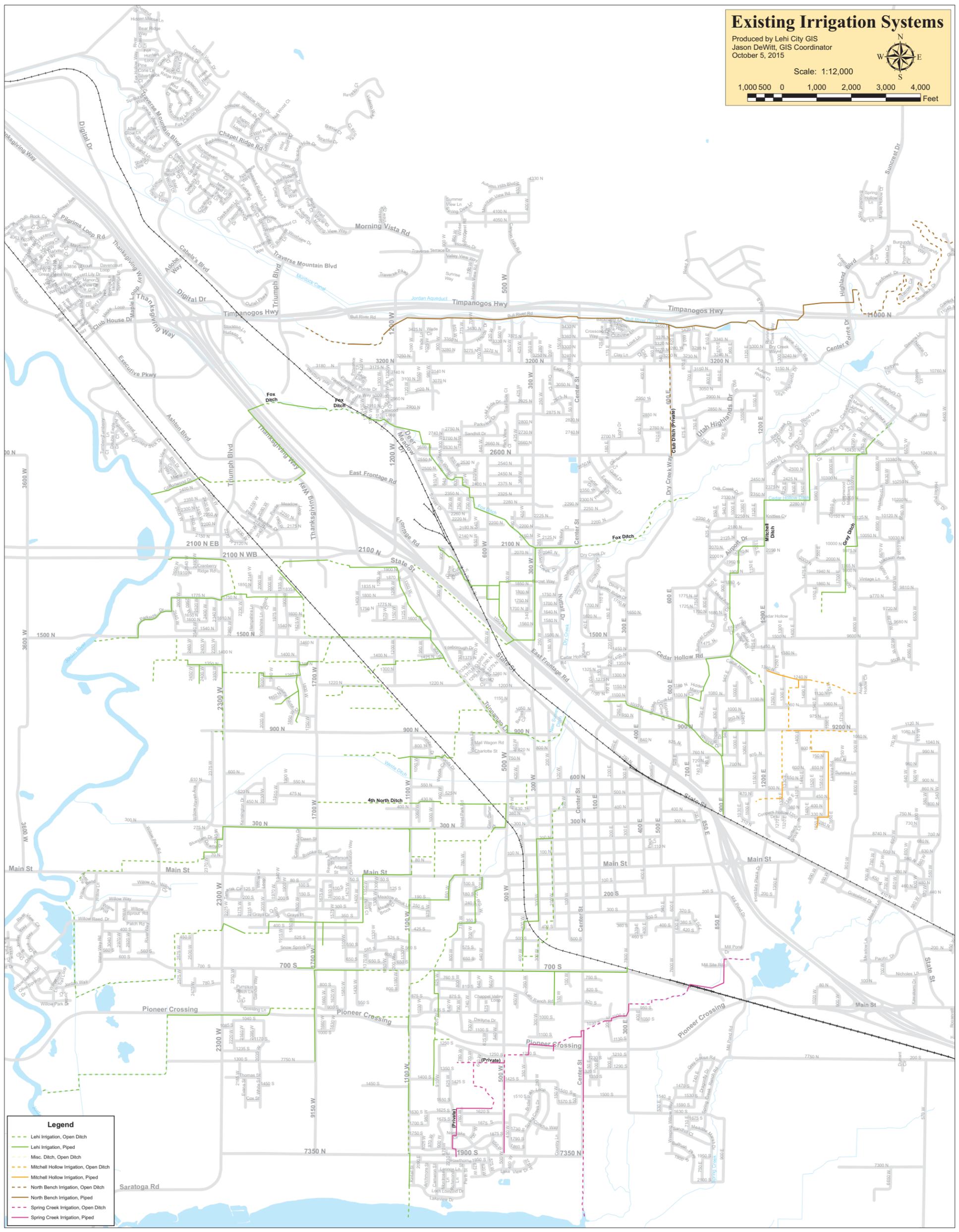
Lehi City also owns shares in five irrigation companies, as shown in Table 4, that cannot be used in the pressurized irrigation system as they do not have conveyances to Lehi City's system. The American Fork Irrigation Company shares are listed here because they are used at the Fox Hollow Golf Course rather than in Lehi's system. Many have also been converted to culinary well sources. Some are being utilized and some are just paper rights at this time and will be used in the future.

Table 4 – Other Irrigation Companies

| Company Name | Shares Owned* | Acre-Feet/Share | Acre-Feet |
|-------------------------------------|---------------|-----------------|-----------|
| East Jordan Irrigation Company | 602.5 | 4.84 | 2,916.10 |
| Fort Field Irrigation Company | 32.0 | 7.87 | 251.84 |
| South Jordan Irrigation Company | 171.0 | 3.84 | 656.64 |
| Utah & Salt Lake Irrigation Company | 218.0 | 4.59 | 1,000.62 |
| American Fork Irrigation Company | 113.71 | 2.6 | 296 |

*Shares owned are based on certificates in the Lehi City safe as of August 20, 2015.

Figure 2



Existing Irrigation Systems
 Produced by Lehi City GIS
 Jason DeWitt, GIS Coordinator
 October 5, 2015

Scale: 1:12,000

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

- Legend**
- Lehi Irrigation, Open Ditch
 - Lehi Irrigation, Piped
 - Misc. Ditch, Open Ditch
 - Mitchell Hollow Irrigation, Open Ditch
 - Mitchell Hollow Irrigation, Piped
 - North Bench Irrigation, Open Ditch
 - North Bench Irrigation, Piped
 - Spring Creek Irrigation, Open Ditch
 - Spring Creek Irrigation, Piped

Provo River Water Users Association

PRWUA operates and maintains the Deer Creek Diversion of the Provo River Project which supplies water for irrigation in several counties, including Utah County. The water is conveyed through the Provo Reservoir Aqueduct, also known as the Provo Reservoir Canal. Lehi City owns shares in the PRWUA and shares in the Highland Conservation District, also for this water supply. PRWUA reports diversions made for Lehi City from these shares. Lehi Irrigation Company also owns shares in PRWUA, of which some water is delivered to Lehi City.

With the exception of 2011, which was an extraordinary water year, the past five years have been dry years with snowpack averaging less than the average depth of 85.5 feet for the basins contributing to PRWUA's project water supply. The PRWUA board uses the local watershed snowpack from snotel sites to determine what each year's allocation will be as a percent of a full allocation. This percentage is readdressed at each board meeting and historically changes as the water year continues. While 2009, 2010, and 2011 were 100% allocations; 2012 was 77%; 2013 was 43.5%; 2014 started at 40%, jumped to 65%, and ended at 82%; and 2015 started at 25%, jumped to 41%, and ended at 61%. It is unknown what the allocation will be in future years, as it is dependent on the snowpack of the prior winter, the timing of the spring runoff, and spring weather conditions. This allocation is representative of what is occurring in surrounding watersheds and is used as a basis for other water sources besides PRWUA water.

This water supply can be held over in Deer Creek Reservoir for one year. Lehi City's water operator, Gary Thomas, will use other water sources prior to requesting water from these shares to sustain as much holdover water for the following year. He works directly with PRWUA in the spring to contract supplies for the current water year. Table 5 shows the water used since 2009. A trend can be seen that when a dry year occurs and the allotment is not at 100%, prior year holdover water has been used by Lehi City.

While water from PRWUA is a reliable water source, each year the amount of water that will be available is unknown until spring when the starting allotment is determined. The allotment may change as the water year progresses due to weather patterns, but it cannot be expected to increase. Since holding water over to the next year is an option, this water source is typically the last one to be used by Lehi City.

Another factor regarding the water supply from PRWUA is the matter of natural flows and extra allotment. Natural flow water is determined daily by the Provo River Commissioner and if available, comes from other rights held by PRWUA. This water has no storage right associated with it. Extra allotment occurs in wet years when Deer Creek Reservoir will fill and water may be available on a daily basis. It does not count against shareholder's Deer Creek storage water. Appendix B has more information on the PRWUA's water entitlement, natural flow, and extra allotment.

Table 5 – Water Delivered from Shares in PRWUA (in acre-feet)

| Year | Total Use | Allocated | Allocation Used | Extra Allotment Used | Available Holdover | Used Holdover | Holdover to Next Year |
|---|-----------|-----------|-----------------|----------------------|--------------------|---------------|-----------------------|
| Provo Reservoir Water Users Company – Lehi City's Full and Late Shares | | | | | | | |
| 2011 | 203 | 248 | 186 | 17 | 72 | 0 | 62 |
| 2012 | 141 | 182 | 79 | 0 | 62 | 62 | 103 |
| 2013 | 139 | 109 | 36 | 0 | 103 | 103 | 73 |
| 2014 | (42) | 175 | (115) | 0 | 73 | 73 | 290 |
| Provo Reservoir Water Users Company – Lehi City's Deer Creek Shares | | | | | | | |
| 2011 | 377 | 500 | 354 | 23 | 9 | 0 | 146 |
| 2012 | 527 | 385 | 381 | 0 | 146 | 146 | 4 |
| 2013 | 336 | 218 | 165 | 0 | 171 | 171 | 53 |
| 2014 | 315 | 410 | 262 | 0 | 53 | 53 | 148 |
| Highland Conservation District – Lehi City | | | | | | | |
| 2011 | 663 | 793 | 539 | 124 | 408 | 0 | 254 |
| 2012 | 866 | 613 | 612 | 0 | 254 | 254 | 1 |
| 2013 | 306 | 346 | 305 | 0 | 1 | 1 | 41 |
| 2014 | 557 | 653 | 516 | 0 | 41 | 41 | 137 |

Numbers are from PRWUA annual reports. The 2015 annual report is not yet available.

Highland Conservation District

Lehi City currently owns 906.99 shares in the Highland Conservation District (HCD) as noted in their certificates. However, the HCD list shows Lehi City as owning 833.4 A&B Shares and 4.0 D Shares and leasing 22.4 A&B Shares for a total of 855.8 A&B Shares and 4.0 D Shares. It is unknown why these numbers do not match. There is a total of 5,010 acre-feet allocated to the HCD. The A&B Shares are equal to 1.0 acre-feet and the D Shares are equal to 0.9 acre-feet. Assuming HCD is only delivering the water they show records of Lehi City owning, the city should receive 859.8 acre-feet during a full water supply year at 100% allocation. In dry water years, the allocation is reduced due to less water being available. This water is supplied from Deer Creek Reservoir through the Provo Reservoir Canal.

Lehi Irrigation Company

Water received from the Lehi Irrigation Company (LIC) is complicated as there are multiple water sources including Dry Creek, American Fork River (exchanges with Highland City), irrigation company wells, and PRWUA shares of Deer Creek water. These sources reach Lehi City via the Bull River Ditch (diverted from Dry Creek), exchanges with the HCD initiated by Highland City, irrigation company wells pumped into Lehi's pressurized irrigation system, and deliveries from LIC's shares in the Provo Reservoir Canal. Water from the American Fork River is not currently delivered to the Lehi City pressurized irrigation system.

As of August 20, 2015, Lehi City owned 2,577.45 shares in LIC. The amount of shares typically increase each year as developers purchase shares to dedicate to the city in exchange for water supplied to a new development. Each share entitles the shareholder to 2.6 acre-feet of water during a full water supply year. During a wet water year at 100% allocation, this amounts to 6,701 acre-feet of water for Lehi City. However, in dry water years, the allocation is reduced due to less water being available.

The company looks at all water sources and determines how best to supply the water to its users based on location. This is done early and mid-season as water supplies change during the year. LIC takes into account 15-20% losses from Dry Creek and American Fork River due to seepage and evaporation. The various sources of LIC water are discussed below.

Dry Creek (Bull River Ditch)

LIC was the first appropriator of water from Dry Creek with Alpine City and the North Bench Irrigation Company (NBIC) also having an interest in the creek. Dry Creek flows are directed by The Smith Decree, dated July 14, 1890, and the H. W. Smith Decree, dated July 14, 1893. Details of these can be found in Appendix C.

Typically there are reasonable flows in Dry Creek until early to mid-June, depending on the year. The NBIC operates the diversion dam located in Alpine. The gate is set to divert up to 30 cfs into the Bull River Ditch for diversion to the LIC and NBIC. No historical diversion records have been kept on this water source, so it is difficult to estimate the actual diversion amounts from Dry Creek. The Analysis section of the Water Audit discusses the method used to estimate the amount of water in Dry Creek belonging to LIC and NBIC.

The decrees state that LIC receive the following percentages of flow in Dry Creek:

- April 1 to July 1 – eleven twenty-sixths (42%).
- July 1 to July 10 – six and five-tenths twenty-sixths (25%).
- After July 10, LIC receives nothing from Dry Creek.

The decrees state that NBIC receives:

- April 1 to July 10 – two-thirteenths (15%).
- After July 10 to September 30, it receives nothing.
- October to March – one-fourth (25%).

American Fork River

LIC's diversions from the American Fork River date back to the late 1800's. A splitting structure located at the mouth of American Fork Canyon, diverts river water into three canals for LIC, American Fork City, and Pleasant Grove City. Ernie John, contracted by the three entities, has been the watermaster for about a year. The splitting structure is operated based on 100+ year old documents and agreements. Figure 3 shows the distribution of water based on the Booth (1903) and McCarty Decrees (1901). The splitting structure gate is operated based on this distribution with gate levels shown in Figure 4. While data has been collected for the past 12 months, the current watermaster does not have any historical data. It has been noted that the water levels are

about 10 cfs greater than the USGS gaging station 10164500, American Fork AB Upper Powerplant Nr American Fork due to inflow from perennial springs below the gaging station.

Figure 3 – Water Distribution of American Fork River

| | Lehi | American Fork | Pleasant Grove |
|--------------------|-------------------------------|--|---|
| April 15 - July 1 | calculated percentage = 16.7% | "twenty-five forty-seconds" = 25/42 calculated percentage = 59.5% | " ten forty-seconds" = 10/42 calculated percentage = 23.8% |
| July 1 - Sept. 20 | calculated percentage = 33.3% | "twenty forty-seconds" = 20/42 calculated percentage = 47.6% | "eight forty-seconds" = 8/42 calculated percentage = 19.0% |
| Sept. 20 - April 1 | calculated percentage = 16.7% | "twenty-five thirty-thirds" = 25/33 calculated percentage = 75.8% | " two and one-half thirty-thirds" =2.5/33 calculated percentage = 7.6% |
| April 1 - April 15 | calculated percentage = 16.7% | "twenty-one and one half thirty-thirds" = 21.5/33 calculated percentage = 65.2% | "six thirty-thirds" = 6/33 calculated percentage = 18.2% |

Figure 4 – Gate Levels for the Distribution of Water Flows from American Fork Canyon

| | Lehi | American Fork | Pleasant Grove | Total |
|---------------------------------|-------|---------------|----------------|-----------------|
| Weir measurement, feet/inches | 5' | 5' | 12' 6" | 1' 6" 3' 6" 2' |
| Weir measurement, feet, decimal | 5 | 5 | 12.5 | 1.5 3.5 2 29.50 |
| April 15 - July 1 | | | | |
| Weir division, feet/inches | 5' | 5' | 12' 6" | 1' 6" 3' 6" 2' |
| Weir division, feet, decimal | 5 | 17.5 | 7.0 | 29.50 |
| Percentage of weir | 16.9% | 59.3% | 23.7% | 100.0% |
| July 1 - Sept. 20 | | | | |
| Weir division, feet/inches | 5' | 5' | 12' 6" | 1' 6" 3' 6" 2' |
| Weir division, feet, decimal | 10 | 14 | 5.5 | 29.50 |
| Percentage of weir | 33.9% | 47.5% | 18.6% | 100.0% |
| Sept. 20 - April 1 | | | | |
| Weir division, feet/inches | 5' | 5' | 12' 6" | 1' 6" 3' 6" 2' |
| Weir division, feet, decimal | 5 | 22.5 | 2 | 29.50 |
| Percentage of weir | 16.9% | 76.3% | 6.8% | 100.0% |
| April 1 - April 15 | | | | |
| Weir division, feet/inches | 5' | 5' | 12' 6" | 1' 6" 3' 6" 2' |
| Weir division, feet, decimal | 5 | 19 | 5.5 | 29.50 |
| Percentage of weir | 16.9% | 64.4% | 18.6% | 100.0% |

The Lehi Main Ditch is used to convey flows from American Fork River directly to the Dry Creek Debris Basin on Dry Creek, which is controlled by the North Utah County Water Conservancy District. In high water years, flows can reach Utah Lake due to not enough storage capacity within the user’s systems. Currently, flows from American Fork River are not able to be used in Lehi’s pressurized irrigation system due to the lack of conveyance facilities between LIC facilities and Lehi City’s pressurized irrigation ponds. When flows are high enough, an exchange may be made

between the HCD, Highland City, and/or the LIC. Highland City will take LIC's water from American Fork River and replace the water with its water from the Provo Reservoir Canal. When flows are low (below 3-6 cfs), LIC will not make exchanges.

1952 Trade Agreement with Highland Conservation District

Historically, LIC had traded water with HCD, which is separate from the shares Lehi City owns in the HCD. This agreement dates back to March 1952 and was instigated by the HCD water users in Highland City to use American Fork River water on its lands above the canal. In exchange, an equal quantity of water would be supplied to LIC from the Provo Reservoir Canal (previously called the Murdock Canal) to be used on lands below the canal. The agreement calls for measurement by a designated official. The amount of traded water would be deducted from the Highland City HCD's water allotment.

Highland City currently manages the HCD's trade water and requests the trade with Gary Thomas of Lehi City to facilitate it. The parties are trading based on discussions that occur each year resulting in an annual verbal agreement rather than a written agreement. According to Gary Thomas and Justin Purdue, Highland City, there is no formal documentation of the amount of water historically traded. However, Justin Purdue reported that exchanges were made in 2013, 2014, and 2015 in the amounts of 67.4 acre-feet, 240.4 acre-feet, and 176.0 acre-feet, respectively. Exchanges were not made in recent prior years to 2013 likely as a result of development that has occurred between American Fork Canyon and Lehi City. If trades are not made between the parties, LIC can not supply American Fork River water to Lehi City.

Lehi Irrigation Company's Distribution System

LIC utilizes seven ditches to convey water to its users in Highland City and Lehi City, which include:

- Two upper ditches, south ditch with three users, and north ditch supplying Alpine users. Located near the West Rock plant at the mouth of American Fork Canyon, the same weir is used to measure and direct the flows.
- Two lower ditches, located near the Wendy's restaurant in Highland. The same weir is used to measure and direct the flows and can be used concurrently.
- Harmon Ditch is located near 6400 West. It can receive water from either American Fork River or from the Provo Reservoir Canal.
- Two west ditches, located near 6400 West and 10200 North, can receive water from either American Fork River or from the Provo Reservoir Canal.

Table 6 shows the target numbers for Highland and Lehi users that the LIC's board recently set to provide a consistent target from year to year. Mark Thompson, a LIC board member, provided these numbers with the explanation that these may fluctuate annually based on users leasing to another user. The annual leases are done by non-binding agreements between the individual parties.

Table 6 – Percentage of Lehi Irrigation Company Shares Based on User

| Water User Group | Percentage | Total Percentage |
|------------------------------------|------------|------------------|
| Bench Shares | | |
| • Highland Ditches – Private users | 12% | 30% |
| • Highland City | 18% | |
| Field Shares | | |
| • Lehi Ditches – Private users | 30% | 70% |
| • Lehi City | 40% | |

Target percentages defined by the LIC Board may not represent the actual number of shares owned.

North Bench Irrigation Company

As of August 20, 2015, Lehi City owned 946.62 shares in the NBIC, which is 94.8% of the company’s total shares. An additional 2% is leased by Lehi City from other shareholders. The amount of shares owned by Lehi City typically increases each year as shareholders sell to developers. Each share provides 1.3 acre-feet of water. During a wet water year at 100% allocation, this amounts to 1,230 acre-feet of water for Lehi City. However, in dry water years, less water supplies are available and the allocation is reduced.

NBIC was incorporated in 1878 as the North Bench Canal Company and has been operated by Kenny Carter for over 40 years. Water from Dry Creek can be diverted by the irrigation company from April 1 to July 10. If water is available during this period, NBIC will divert it over the diversion dam into the Bull River Ditch. The diversion structure is set to 30 cubic feet per second (cfs), which diverts water for NBIC and LIC per the decrees as described above. After July 10, Alpine City has the right to take all the water throughout the end of September. NBIC can take 100% of the water from October to March. The system has losses from seepage and evaporation. When the flow in Bull River Ditch is 25 cfs, about 3 cfs is lost. When the flow is 12 cfs, about 2 cfs is lost.

NBIC’s water serves shareholders on the northern bench in Lehi and into Lehi City’s pressurized irrigation system. NBIC has about eight other users besides Lehi City, which sometimes choose not to use their water. The NBIC system is about six miles long with a portion that was piped in 2007-08. There are three clubs of water. Shareholders receive water every 11 days. The first club’s water is directed into the Brooks Reservoir located just west of 1200 East and the Timpanogos Highway. It is metered and has a continuous diversion rate of 2 cfs to Lehi’s pressurized irrigation system. The second club’s water is also used by Lehi City and is diverted at Center Street into the Sand Pit Reservoir. The third club’s water is used by the new Mountain Point Medical Center. When users do not divert their water, it is given to Lehi City.

Mitchell Hollow Irrigation Company

As of August 20, 2015, Lehi City owned 169.29 shares out of about 240 shares in the Mitchell Hollow Irrigation Company. Each share provides 2.6 acre-feet when the water supply is at 100%. At 100% allocation, this equates to 440 acre-feet per year. There is a well and spring that supply water to Mitchell Hollow Reservoir. Lehi City receives water from the Mitchell Hollow Reservoir for 3 of every 11 days during the irrigation season.

Lehi Spring Creek Irrigation Company and Mill Pond

As on August 20, 2015, Lehi City owned 769 shares in the Lehi Spring Creek Irrigation Company (LSCIC). Each share provides 1.72 acre-feet. This water source comes from the Mill Pond, formerly known as Mulliner's Pond. It receives its water from several sources including two main tributaries, Varney Slough and Curry Slough, which are natural sloughs; Cedar Hollow flows; water rights owned by Lehi City known as the Prestwich and Guyman rights; and natural springs from surface runoff and underground seepage and drainage.

The water supply from the Cedar Hollow area has dwindled over time and flows at about ¼ cfs. Lehi City owns 1 acre of land at approximately 1500 North and 1200 East for a future pond site which could capture this water source. Two pipes enter Mill Pond conveying the Prestwich and Guyman rights without any flow measurement. These waters are commingled with other water in Mill Pond and any right for Lehi City to use this water is lost. Lehi City is currently preparing a change application on these rights which will quantify the water.

There are three outlet ditches from Mill Pond including Spring Creek Ditch, Spring Creek South Ditch, and Green Ditch. LSCIC diverts water into the Spring Creek Ditch on the westerly side of Mill Pond. There is a device on Spring Creek Ditch to measure water being diverted. Lehi City's portion of the water is conveyed to North Lake Reservoir. Green Ditch located on the southerly side of Mill Pond has other water users besides LSCIC and Lehi City.

There is a decree, Civil No. 24,698, dating to March 4, 1963 that provides for the operation of Mill Pond. There are the following three rights, but LSCIC only receives water on the first right, which has the highest priority date of 1857. Water can be diverted for irrigation purposes from March 15 to November 15.

- 1st right: 5.25 cfs (of 8.06 cfs), priority date of 1857
- 2nd right: 0.00 cfs (of 7.19 cfs), priority date of 1860
- 3rd right: 0.00 cfs (of 2.18 cfs), priority date of 1865

If the combined flow of Spring Creek is less than 8.06 cfs, then it is prorated on the basis of 525/806 to LSCIC, and 281/806 to other users, either in continuous streams or on turns as agreed upon. If the combined flow of Spring Creek is greater than 8.06 cfs, then LSCIC can divert a continuous stream of 5.25 cfs.

Others may divert 2.81 cfs plus any and all additional waters either by continuous flow or intermittently diverting a larger stream when available. Of these other users, Lehi City now owns a portion of this water, which is diverted and measured as it enters the Spring Creek South Ditch. Lehi City and Jay and Mindy Sager are the only users of this water source, which has been operated

on a verbal agreement for many years. Lehi City's water is conveyed to Mini Creek Reservoir. Natural springs and mined groundwater also provide water to Spring Creek South Ditch and Mini Creek Reservoir. The Mini Creek Spring flows have decreased over time from 1-2 cfs to about 20 gpm.

American Fork Irrigation Company

Lehi City owns 113.71 shares in the American Fork Irrigation Company. Each share is equal to 2.6 acre-feet. These shares are used by American Fork City to water Fox Hollow Golf Course as part of the tri-cities agreement between Lehi, American Fork, and Pleasant Grove Cities. This water is not available to Lehi City's pressurized irrigation system.

Water from CUWCD

Lehi City receives water through the CUWCD's Alpine 3/Olmstead Aqueduct (A3) from several water sources, including water petitioned from the CUP, water portion from IM Flash Technologies (aka Micron), and on certain years when purchased - rented water from CUWCD.

The petitioned CUP water is available to Lehi City for decades to come. The CUP water allocation is 1,145 acre-feet annually with a 100% allocation. Contrary to other water sources, this water source amount can go up 110-120% in a dry year and down when it is a wet year, as long as the long-term average remains at the petitioned amount of 1,145 acre-feet. Water storage is available in Jordanelle Reservoir, so this water is typically the last to be used by Lehi City. Micron receives 550 acre-feet of CUWCD water annually, but cannot use this water source in the company's processes. Therefore, Lehi City uses Micron's 550 acre-feet annually in exchange for well water in the same amount. Any rented water is contracted annually by Lehi City with CUWCD, and is purchased at \$150 per acre-foot. The contracted amount cannot be changed mid-season. Table 7 shows the water received from CUWCD since 2012.

Table 7 – Water from CUWCD (in acre-feet)

| Water Source | 2012 | 2013 | 2014 | 2015 |
|---|--------------|--------------|--------------|--------------|
| Lehi City – CUP Project | 1,435 | 1,195 | 853 | 1,822 |
| Lehi City – Non-project Water Temporary | 0 | 1,000 | 1,250 | 2,000 |
| Micron (IM Flash Technologies) | 550 | 550 | 550 | 550 |
| Total | 1,985 | 2,745 | 2,653 | 4,372 |

Numbers are from Lehi City Annual Reports.

Analysis

Lehi City has enough irrigation water to meet current needs with the shares owned in various irrigation companies and its other sources if it receives the water it is entitled to. The amount of water received is dependent on what type of water year it is and the amount of water available from mother nature and the allocation that is determined to be available.

Historically, Lehi City has not received its portion of water from LIC and in some years NBIC, which will be discussed in this section. As a result, Lehi City has been obligated to purchase additional water to ensure adequate supplies were available in 2013, 2014, and 2015. Water rental is available from CUWCD at a purchase price of \$150 per acre-foot. With this, a purchaser must estimate and obligate to rent a set amount, which cannot be changed mid-season. Lehi City spent \$150,000 in 2013 for 1,000 acre-feet, \$187,500 in 2014 for 1,250 acre-feet, and \$300,000 in 2015 for 2,000 acre-feet to ensure adequate water was available to its residents.

Water Allocated to Lehi City

The amount of water that should have been provided to Lehi City in 2012 through 2015 from their shares owned in irrigation companies was determined based on the number of shares Lehi City owned during each of these years and the acre-foot/share allocation for each company. Based on a 100% water allocation, Lehi City should have received 16,322 acre-feet, 16,690 acre-feet, 17,289 acre-feet, and 17,757 acre-feet in 2012, 2013, 2014, and 2015, respectively, based on the shares owned and historical use as shown in Table 8. However, it is not typical for 100% water allocation as it is based on mother nature. The past 4 years' water allocations were 77%, 43.5%, 65%, and 41%, respectively, according to PRWUA. Although 2014 and 2015 ended at 82% and 61% respectively, the summer allocations of 65% and 41% were used because this was the allocation for the majority of the delivery season. PRWUA continually determines the allocation that is available based on available supplies. While the PRWUA allotment is determined for the Deer Creek watershed, it is representative of the surrounding watersheds and has been used in this analysis.

Measurements are not made by Ernie Johns, American Fork River Watermaster, at the splitting structure at the mouth of American Fork Canyon, so an alternate method must be used to estimate the annual water deliveries which are reduced due to drought. The PRWUA allocations are used as a guide to determine the actual water available for delivery in drought years. Applying the PRWUA allocation to the irrigation company shares owned, Lehi City should have received 13,979 acre-feet in 2012, 10,726 acre-feet in 2013, 13,385 acre-feet in 2014, and 10,900 acre-feet in 2015, also shown in Table 8. These yearly totals make the assumption that the approximately 3,400 acre-feet that were pumped from the Lehi City wells in 2012, 2013, and 2014, will remain fairly constant. The pumped amount in 2015 was less due to utilizing the CUP rented water. The CUP water supply average remains at approximately 1,145 acre-feet, although there can be fluctuations based on dry and wet years. The CUP water is connected to Jordanelle Reservoir, which allows extra water to be stored in wet years and released in dry years. The Micron amount does not fluctuate. An average amount of 1,040 acre-feet for the past four years was used for Mini/Spring Creek/Well.

Table 8 – Water Allotted to Lehi City based on Shares Owned and Historical Use

| Irrigation Company/Company | 2012 | | | 2013 | | | 2014 | | | 2015 | | |
|---|---------------|---|-----------------------------|--------------|---|-------------------------------|--------------|---|-----------------------------|---------------|---|-----------------------------|
| | Shares Owned* | Acre-Feet (rounded) at 100% Allocation* | Acre-Feet at 77% Allocation | Shares Owned | Acre-Feet (rounded) at 100% Allocation* | Acre-Feet at 43.5% Allocation | Shares Owned | Acre-Feet (rounded) at 100% Allocation* | Acre-Feet at 65% Allocation | Shares Owned* | Acre-Feet (rounded) at 100% Allocation* | Acre-Feet at 41% Allocation |
| Provo Reservoir Canal – Deer Creek (1 acre-foot/share) | 500 | 500 | 385 | 500 | 500 | 218 | 500 | 500 | 325 | 500 | 500 | 205 |
| PRC – Full Shares (4 acre-feet/share) | 21 | 84 | 65 | 21 | 84 | 37 | 29.5 | 118 | 77 | 29.5 | 118 | 48 |
| PRC – Late Shares (2.6 acre-feet/share) | 151.8 | 395 | 304 | 151.8 | 395 | 172 | 154.8 | 402 | 262 | 154.8 | 402 | 165 |
| PRC – Highland Conservation District (1 acre-foot/share) | 842 | 842 | 648 | 842.49 | 842 | 366 | 906.99 | 907 | 590 | 906.99 | 907 | 372 |
| Lehi Irrigation Company (2.6 acre-feet/share) | 2,204 | 5,730 | 4,412 | 2,329.45 | 6,057 | 2,634 | 2,461.45 | 6,400 | 4,160 | 2,577.45 | 6,701 | 2,748 |
| North Bench Irrigation Company (1.3 acre-feet/share) | 850 | 1,105 | 851 | 882.12 | 1,147 | 499 | 925.97 | 1,204 | 782 | 946.62 | 1,231 | 505 |
| Mitchell Hollow Irrigation Company (2.6 acre-feet/share) | 145.76 | 379 | 292 | 145.76 | 379 | 165 | 145.76 | 379 | 246 | 169.29 | 440 | 180 |
| Lehi Spring Creek Irrigation Company (1.72 acre-feet/share) | 669.5 | 1,152 | 887 | 669.5 | 1,152 | 501 | 723.5 | 1,244 | 809 | 769 | 1,323 | 542 |
| Subtotal | | 10,187 | 7,844 | | 10,555 | 4,591 | | 11,154 | 7,250 | | 11,622 | 4,765 |
| Lehi City wells | N/A | 3,400 | 3,400 | N/A | 3,400 | 3,400 | N/A | 3,400 | 3,400 | N/A | 3,400 | 3,400 |
| CUP | N/A | 1,145 | 1,145 | N/A | 1,145 | 1,145 | N/A | 1,145 | 1,145 | N/A | 1,145 | 1,145 |
| Micron | N/A | 550 | 550 | N/A | 550 | 550 | N/A | 550 | 550 | N/A | 550 | 550 |
| Mini/Spring Creek/Well | N/A | 1,040 | 1,040 | N/A | 1,040 | 1,040 | N/A | 1,040 | 1,040 | N/A | 1,040 | 1,040 |
| Total | | 16,322 | 13,979 | | 16,690 | 10,726 | | 17,289 | 13,385 | | 17,757 | 10,900 |

*Shares owned in 2012 were estimated based on past years. Either the same amount was assumed, or a ratio of increase based on past years. 2015 shares are from August 20, 2015.

Water Received by Lehi City

Monthly irrigation water use numbers were supplied by Gary Thomas for 2012 through 2015. Actual delivery amounts are available for all the water sources listed in Table 8 other than water received from LIC and NBIC. PRWUA tracks water delivered from the various water shares conveyed in the Provo Reservoir Canal; including Deer Creek shares, full shares, late shares, and HCD shares. It also tracks water supplied by LIC, but does not track if it was used by LIC or Lehi City in the event of an exchange. As previously mentioned, an exchange may be made between HCD/Highland City and the LIC when flows are high enough in the American Fork River. HCD/Highland City will take LIC's water from American Fork River and replace the water with its water from the Provo Reservoir Canal. This water use is tracked by PRWUA as being used by Highland City. Justin Purdue at Highland City keeps an internal record if any amount is exchanged with Lehi City. Lehi City tracks water received from the Mitchell Hollow and Lehi Spring Creek Irrigation Companies and the Mini/Spring Creek/Well water source. Water received from the CUWCD, including CUP and Micron water, is tracked by Lehi City and CUWCD.

NBIC delivers water to Lehi City through the Bull River Ditch. This ditch also conveys some of the LIC water to Lehi City, which makes it difficult to determine how much water is being supplied by each company. LIC also provides water to Lehi City thru irrigation wells, exchanges as described previously, and PRWUA late shares. The discussion below explains how the water delivered to Lehi City was estimated.

Table 9 compares the actual water received by Lehi City and the calculated amount from Table 8 of what deliveries should have been received based on shares owned as of August 20, 2015 and PRWUA's allocations. CUWCD rental water was removed from the comparison because this is purchased water to make up additional supplies. Water received from the Provo Reservoir Canal was adjusted to remove LIC water, so that it would not be double counted. The total water received from LIC was calculated based on estimated deliveries from the Provo Reservoir Canal, actual amounts pumped from LIC wells, exchanges with HCD/Highland City, and a calculated estimate of LIC water received from the Bull River Ditch.

From the comparison, it is seen that overall Lehi City is receiving less water than it is entitled to. The purchased rental water is not included.

- In 2012, 13,236 acre-feet was received where 13,979 acre-feet was the estimated allocation.
- In 2013, 10,290 acre-feet was received where 10,726 acre-feet was the estimated allocation.
- In 2014, 10,101 acre-feet was received where 13,385 acre-feet was the estimated allocation.
- And, in 2015, 8,749 acre-feet was received where 13,902 acre-feet was the estimated allocation.

Taking a look at the individual sources, Lehi City received less water than it should from LIC in all four years. The LIC only delivered 52%, 71%, 40%, and 49% of the estimated allocation for 2012, 2013, 2014, and 2015, respectively. Lehi City has received its full allotment or close to it in

Table 9 – Actual Water Received Compared to Yearly Allocation (in acre-feet)

| Irrigation Company/Company | 2012 | | 2013 | | 2014 | | 2015 | |
|--------------------------------------|---------------|----------------|---------------|------------------|---------------|----------------|---------------|----------------|
| | Actual | 77% Allocation | Actual | 43.5% Allocation | Actual | 65% Allocation | Actual | 41% Allocation |
| Provo Reservoir Canal* | 1,702 | 1,402 | 617 | 792 | 889 | 1,253 | 949 | 790 |
| Lehi Irrigation Company** | 2,295 | 4,412 | 1,876 | 2,634 | 1,656 | 4,160 | 1,348 | 2,748 |
| North Bench Irrigation Company | 492 | 851 | 456 | 499 | 405 | 782 | 643 | 505 |
| Mitchell Hollow Irrigation Company | 439 | 292 | 290 | 165 | 407 | 246 | 387 | 180 |
| Lehi Spring Creek Irrigation Company | 1,160 | 887 | 982 | 501 | 843 | 809 | 262 | 542 |
| Lehi City Wells | 3,591 | 3,400 | 3,411 | 3,400 | 3,419 | 3,400 | 2,194 | 3,400 |
| CUP | 1,435 | 1,145 | 1,195 | 1,145 | 853 | 1,145 | 1,822 | 1,145 |
| Micron CUWCD Water | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 |
| Mini/Spring Creek | 1,572 | 1,040 | 913 | 1,040 | 1,079 | 1,040 | 594 | 1,040 |
| | | | | | | | | |
| Subtotal | 13,236 | 13,979 | 10,290 | 10,726 | 10,101 | 13,385 | 8,749 | 10,900 |
| CUWCD Rental | 0 | | 1,000 | | 1,250 | | 2,000 | |
| Total | 13,236 | 13,979 | 11,290 | 10,726 | 11,351 | 13,385 | 10,749 | 10,900 |

*Includes any water from the Provo Reservoir Canal including Deer Creek water shares, full shares and late shares, and HCD. Excludes LIC water including any exchanges it had with HCD/Highland City.

**LIC total deliveries include Bull River Ditch, LIC wells, canal water, and exchanges with HCD/Highland City, and calculated values of Bull River Ditch based on The Smith Decree (1890) and H.W. Smith Decree (1893).

two of the past four years from NBIC. In 2012, 2013, and 2014, Lehi City received 84%, 91%, and 52% of the total water it should have from NBIC. In 2015, Lehi City received 127% of the total water it should have from NBIC. It received 48% of what it should have in 2015 from LSCIC, with the other three years receiving more than its allotment. This shows that Lehi City is not receiving their water allotment from the LIC and from NBIC in three out of the last four years.

Water received from Mitchell Hollow and from Lehi Spring Creek Irrigation Companies in three of four years exceeds the estimated allocation. Artesian wells and springs attribute to this extra amount of water. The water received from the Provo Reservoir Canal and CUP is based on the city's water needs and how much they are receiving from its other sources. The city controls what it requests and operates the system such that these sources are the last to be used to utilize the opportunity to hold over water to the next year. The amounts requested will vary due to the hold over capability in both systems. Lehi City receives the water requested from these sources.

Lehi Irrigation Company and North Bench Irrigation Company

The following provides an explanation of how the deliveries by LIC and NBIC shown in Table 9 were estimated. LIC provides water to Lehi City throughout various sources as described, including Bull River Ditch, American Fork River (exchanges), irrigation company wells, and Provo Reservoir Canal Company shares of Deer Creek water. While the exchanges are recorded by Highland City and the wells are recorded, there are no records of the Bull River Ditch diversions or how much water is received from the Provo Reservoir Canal from LIC.

Water Diverted from Dry Creek into the Bull River Ditch

Bull River Ditch conveys LIC and NBIC water, so this combined water is calculated to determine how much water is delivered to Lehi City by each irrigation company. Based on shares owned in the LIC and NBIC, Lehi City is entitled to 40% of the LIC water and 96.8% (2% is leased) of the NBIC water diverted from Dry Creek into Bull River Ditch. LIC's percentage is based on the target percentage provided by LIC as shown in Table 6. NBIC's percentage is based on the amount of shares Lehi City owns in the company. However, since LIC typically does not provide American Fork River water to Lehi City, it is assumed that 100% of its Dry Creek water is delivered to Lehi City. This is done in good faith to supply the city with some water and is a conservative assumption. There is not enough water available in Dry Creek for LIC to provide Lehi City with the approximately 40% of LIC's total water supply that Lehi City is entitled to. Table 10 calculates the estimated amount that NBIC and LIC divert on behalf of Lehi City based on the amount recorded by Lehi City and 12% losses. Only months where diversions were made are shown. These amounts were used in the analysis above and shown in Table 9.

Table 10 – Water Received from Dry Creek to Bull River Ditch (in acre-feet)

| | | Feb | Mar | Apr | May | Jun | Jul | Totals |
|-------------|-----------------------------|-----|-----|-----|-----|-----|-----|--------|
| 2012 | Total Received by Lehi City | - | 40 | 432 | 906 | 381 | - | 1,759 |
| | NBIC* | - | 40 | 114 | 238 | 100 | - | 492 |
| | LIC** | - | - | 318 | 668 | 281 | - | 1,267 |
| 2013 | Total Received by Lehi City | - | - | 144 | 947 | 641 | - | 1,733 |
| | NBIC* | - | - | 38 | 249 | 169 | - | 456 |
| | LIC** | - | - | 106 | 698 | 473 | - | 1,277 |
| 2014 | Total Received by Lehi City | - | - | 259 | 439 | 812 | 27 | 1,538 |
| | NBIC* | - | - | 68 | 116 | 214 | 7 | 405 |
| | LIC** | - | - | 191 | 324 | 598 | 20 | 1,133 |
| 2015 | Total Received by Lehi City | 42 | 239 | 347 | 330 | 686 | 13 | 1,656 |
| | NBIC* | 42 | 239 | 91 | 87 | 180 | 3 | 643 |
| | LIC** | - | - | 256 | 243 | 505 | 9 | 1,014 |

*Calculated values based on The Smith Decree (1890) and H.W. Smith Decree (1893).

**Calculated values based on The Smith Decree (1890), H.W. Smith Decree (1893), and assuming 100% of LIC diversions go to Lehi City. The 100% is based on a conversation with Mark Thompson, LIC Watermaster.

Water Received from the Provo Reservoir Canal

To determine the total water deliveries from LIC, calculations were made to determine how much water is being carried in the Provo Reservoir Canal for LIC that is being delivered to Lehi City. There is no formal accounting system in place to track this water delivery. Based on the total amount delivered in the Provo Reservoir Canal to Lehi City, and taking out the water amounts from the other water sources as accounted for by Stan Roberts, Provo River Water Commissioner, the following estimates were calculated for deliveries from LIC: 2012 = 739 acre-feet, 2013 = 297 acre-feet, 2014 = 164 acre-feet, and 2015 = 159 acre-feet. Table 11 shows the calculated total water deliveries from LIC to Lehi City for the past four years.

Table 11 – Water Received from LIC to Lehi City from All Sources

| Year | Water Source | Total Water (AF) |
|------|---|------------------|
| 2012 | Dry Creek (Bull River Ditch) | 1,267 |
| | Wells | 289 |
| | Provo Reservoir Canal | 739 |
| | Exchanges with Highland City (American Fork River water) | - |
| | Total Calculated Amount of Water Received by Lehi City | 2,295 |
| | Total amount Lehi City should receive = Estimated 2,204 shares @ 2.6 AF/share @ 77% allocation | 4,412 |
| | Difference | 2,117 |
| 2013 | Dry Creek (Bull River Ditch) | 1,277 |
| | Wells | 235 |
| | Provo Reservoir Canal | 297 |
| | Exchanges with Highland City (American Fork River water) | 67 |
| | Total Calculated Amount of Water Received by Lehi City | 1,876 |
| | Total amount Lehi City should receive = 2,329 shares @ 2.6 AF/share @ 43.5% allocation | 2,634 |
| | Difference | 758 |
| 2014 | Dry Creek (Bull River Ditch) | 1,133 |
| | Wells | 119 |
| | Provo Reservoir Canal | 164 |
| | Exchanges with Highland City (American Fork River water) | 240 |
| | Total Calculated Amount of Water Received by Lehi City | 1,656 |
| | Total amount Lehi City should receive = 2,461 shares @ 2.6 AF/share @ 65% allocation | 4,160 |
| | Difference | 2,504 |
| 2015 | Dry Creek (Bull River Ditch) | 1,014 |
| | Wells | 0 |
| | Provo Reservoir Canal | 159 |
| | Exchanges with Highland City (American Fork River water) | 176 |
| | Total Calculated Amount of Water Received by Lehi City | 1,348 |
| | Total amount Lehi City should receive = 2,577 shares @ 2.6 AF/share @ 41% allocation | 2,748 |
| | Difference | 1,400 |

Summary

In summary, Lehi City can count on a reliable supply of water from CUWCD, Micron water, PRWUA, and Mini/Spring Creek/Well water. The Lehi City wells have also been a dependable source of water. Lehi City has also been receiving more than its estimated water allotment from the Mitchell Hollow, Lehi Spring Creek, and North Bench Irrigation Companies in most years. Lehi City does not receive its full water allocation from the LIC, even accounting for reduced water deliveries due to drought. It is known by Lehi City and LIC that LIC does not have the infrastructure to deliver water to Lehi City's pressurized irrigation system.

Based on the analysis above and tabulated in Table 9, Lehi City should have received an additional 743 acre-feet in 2012, 436 acre-feet in 2013, 3,284 acre-feet in 2014, and 2,151 acre-feet in 2015 from combined sources. Receiving this water would have eliminated the need to rent any water from CUWCD in 2014 and 2015, and reduced the amount of water rented in 2013. At \$150 per acre-foot, this would be a savings of \$187,500 in 2014 and \$300,000 in 2015.

Recommendations

Conducting this water audit provides the information needed to show that adequate water is apportioned to Lehi City. Money that has been spent on renting water from CUWCD can be used on other resources in the future if solutions are found. The following are recommendations to assist Lehi City in better management of its pressurized irrigation system water.

- Do not accept new shares from the following irrigation companies for pressurized irrigation use: East Jordan Irrigation Company, Fort Field Irrigation Company, South Jordan Irrigation Company, and Utah & Salt Lake Irrigation Company. There are no current conveyance facilities that can convey water from these sources into the Lehi City pressurized irrigation system.
- Do not accept new shares in the American Fork Irrigation Company. The total shares owned in this company are currently adequate to provide Lehi City's share of water needed for the Fox Hollow Golf Course. No additional shares are needed.
- Measure the actual diversions from the American Fork River and Dry Creek, so the actual amount of water Lehi City is entitled to from LIC and NBIC can be determined.
- Work with Lehi Irrigation Company to:
 - Communicate that insufficient water has been delivered based on shares owned by Lehi City.
 - Brainstorm opportunities to deliver Lehi City its water allotment. Irrigation companies are responsible for conveying water to its shareholders. New conveyance facilities are needed in order for Lehi City to receive its water. As a 40% shareholder, the city is entitled to facilities to receive its water. Other Lehi users account for an additional 30% of the shareholders.
 - Encourage delivery of water from American Fork River to Lehi City. Diversions are not currently being made because LIC says the water will not reach Lehi City. However, someone else is receiving and using this water Lehi City is paying for.
 - Provide more exchanges from American Fork River water between the city and HCD operated by Highland City.

- A potential to convey water from American Fork River to Lehi City would be to use any available capacity in Highland City's system. An agreement would be needed between Lehi and Highland City to facilitate this opportunity.
- Work with North Bench Irrigation Company to:
 - Ensure water allotment is delivered based on shares owned by Lehi City.
 - Reallocate water deliveries based on the company's classes.
- Request an analysis of the Lehi City wells pumping status. These pumps were installed 20+ years ago and are likely not operating at peak efficiency. The well drawdown and aquifer levels have changed.
- Install flow meters on the three surface water inflows to Mill Pond. Capture the Prestwich and Guyman flows prior to entering Mill Pond for use in Lehi's system.
- Sign an agreement with the HCD that represents how actual exchanges are taking place, or make sure the current agreement is being followed. Create a method to document exchanges.
- Create a written agreement with Mini Creek water users, Jay and Mindy Sager.
- Rather than spend money on rented water from CUWCD, develop water projects to get water from American Fork River to Lehi City's pressurized irrigation system. The amount paid for rented water could easily pay for a loan on any projects.
- Conduct a feasibility study to research the viable options and cost estimates associated with these recommendations.

Appendices

Appendix A

Contact Information for Shares Owned In Companies

| Irrigation Company/Company | Contact | |
|---|--|------------------------------|
| Lehi Irrigation Company | Lee Barnes, President John Bushman | 801-372-0173 801-368-6370 |
| Mitchell Hollow Irrigation Company | Jeff Mitchell, President Randy Bleazard – WM | 801-367-9026 801-369-1236 |
| North Bench Irrigation Company | Kenny Carter – WM Renita Revel, Secretary | 801-427-0070 801-318-6841 |
| Lehi Spring Creek Irrigation Company | Stan Lewis, President John Bushman, Secretary | 801-368-6741 801-368-6370 |
| American Fork Irrigation Company | Ernie John, President | 801-471-6576 |
| Provo River Water Users Association | Stan Roberts, Provo River Commissioner Dave Faux, PRWUA | 801-224-1797 801-796-8770 |
| East Jordan Irrigation Company | Bill Marcovecchio | 801-255-3111 |
| Fort Field Irrigation Company | John Hinckley, President Gene Lamb, Secretary | 801-375-9323 801-373-7349 |
| South Jordan Irrigation Company | Ralph Mackay | 801-968-0695 |
| Utah & Salt Lake Irrigation Company | Nelson Peterson, President Carolyn McCauley, Secretary | 801-969-5419 801-967-3965 |
| Highland City Highland Conservation District | Justin Purdone, Water Operator | 801-420-0547 |

Appendix B

PRWUA Water Entitlement

PRWUA shareholders are entitled to both Deer Creek storage water and to ‘Natural Flow’ water.

Deer Creek Storage

PRWUA owns 16,000 shares of PRWUA stock. This entitles them to a total of 16% (up to a maximum of 16,000 acre-feet) of the PRWUA water stored and available in Deer Creek Reservoir during a water year. In a 100% allotment year, that will be the maximum of 16,000 acre-feet. In a 50% allotment year, that will be only 8,000 acre-feet. The PRWUA Board of Directors will determine each year what percentage allotment will be applied to deliveries for that year. They will apportion out every drop of water available to deliver to Association shareholders based on the number of shares owned. Therefore, PRWUA shareholders will receive every drop of storage water available to be delivered to them as per their shares of Association stock.

Natural Flow (Only pertains to PRWUA)

PRWUA has various other water rights that bring them “natural flow” water during the water season. These rights include “Echo Storage”, “9580 water”, “Shingle Creek water”, “Wright Estate” water, and “Upper Lakes Storage” water.

Natural flow water availability is determined each day by Stan Roberts, the Provo River Commissioner. He then notifies PRWUA of the amount of natural flow water available each day, and that amount is divided – proportional to number of shares owned – between all PRWUA shareholders who took water delivery on that particular day. The reason it has to be done on a daily basis is because there is no storage right associated with these natural flow rights.

For example: On a particular day, only four PRWUA shareholders are taking water delivery. One shareholder owns 100 shares of PRWUA, another shareholder owns 50 shares of PRWUA, a third owns 35 shares of PRWUA, and the fourth owns 15 shares of PRWUA. On that day the river commissioner tells us that 100 acre-feet were available for natural flow delivery. The first shareholder (the one who owns 100 shares of stock) would be entitled to 50% of the natural flow water available on that day, because he owns 50% of the shares (a total of 200) that actively took delivery of PRWUA water on that day. The second shareholder (the one who owns 50 shares of stock) would be entitled to 25% of the natural flow water available on that day, because he owns 25% of the shares that actively took delivery of PRWUA water on that day. The third shareholder would be entitled to 17.5% of natural flow water on that day, and the fourth shareholder would be entitled to 7.5% of natural flow water on that day. If, on any given day, a particular shareholder’s entitlement to natural flow water is in excess of the amount of water delivered, the excess is then accredited proportionally to the other shareholders who took delivery of PRWUA water.

Extra Allotment

In wet years, when Deer Creek Reservoir will fill, the Provo River Commissioner has the right and ability to declare “extra allotment” water. This water is surplus to the filling of Deer Creek Reservoir, and is available on a daily basis to be used by Association shareholders. Mr. Roberts determines the length of days of the extra allotment period. During extra allotment, all water delivered to Association shareholders (including PRWUA) is considered extra allotment water, and is not charged against their Deer Creek storage water. Please note that extra allotment water typically arrives concurrently with natural flow water, and the natural flow water (because it does not have a storage right in Deer Creek Reservoir) is lost.

Appendix C

Water Decrees for Dry Creek

Water Right 55-7549: The Smith Decree, dated July 14, 1890

Restrictions that pertain to Dry Creek and its tributaries, except Grove Spring Stream. The Smith Decree also pertains to the North Bench Irrigation Company (NBIC).

1. April 1 to June 30, North Bench can appropriate and use $\frac{2}{13}$ of $\frac{1}{2}$ of the waters of Alpine Irrigation Company (AIC) and $\frac{2}{13}$ of $\frac{1}{2}$ of the waters of the Lehi Irrigation Company (LIC), making an appropriation of $\frac{2}{13}$ of the whole stream of Dry Creek at the Lehi-Alpine Diversion Dam. (locate on map S1809 Feet and W 1293 feet from the NE corner of Section 18, T4S, R2E, SLBM)

Fork Canyon Creek at the Fork Canyon Diversion Dam – North Bench can appropriate and use $\frac{2}{13}$ of $\frac{1}{2}$ of the waters of AIC and $\frac{2}{13}$ of $\frac{1}{2}$ of the waters of the LIC, making an appropriation of $\frac{2}{13}$ of the whole stream.

2. Written contract between NBIC and LIC dated March 12, 1892 states North Bench receives $\frac{1}{2}$ of LIC's $\frac{1}{2}$ interest in flow of Dry Creek from July 1 to July 10.
3. From October 1 to March 31, NBIC receives $\frac{1}{4}$ interest in flow of Dry Creek and its tributaries, except Grove Spring Stream, from AIC, above the North Bench-Lehi Irrigation Company's Diversion Dam.

Operation of the North Bench-Lehi Irrigation Company's Diversion Dam: when the total flow of Dry Creek and its tributaries, except Grove Spring Stream, above the head gate is less than or equal to 30 cfs, by mutual agreement the water can be placed in the Bull River Ditch and LIC receives $\frac{1}{2}$ of flow and NBIC receives $\frac{1}{2}$ of flow.

When Dry Creek and its tributaries, except Grove Spring Stream, above the Lehi-North Bench Irrigation Company's head gate has a flow greater than 30 cfs, NBIC receives $\frac{4}{15}$ of flow, LIC receives $\frac{11}{15}$ of flow.

This method of dividing water exists as long as water flows down the natural channel of Dry Creek and its tributaries, except Gove Spring Stream, above the Lehi-North Bench Irrigation Company's head gate.

Water Right 55-6925: The H.W. Smith Decree dated July 14, 1893

Water Right 55-6925 has a priority date of 6/15/1877 for 30 cfs or 4812.76 acre-feet. The H.W. Smith Decree dated July 14, 1893, directs the flow in Dry Creek (Bull River Ditch).



PURCHASE ORDER
LEHI CITY CORPORATION
 153 NORTH 100 EAST
 LEHI UT 84043

THIS ORDER
 NUMBER
 MUST APPEAR
 ON YOUR
 INVOICE # 4518

ISSUED TO: 590010
 DAVE BERG CONSULTING, LLC
 15213 DANBURY AVE W
 ROSEMOUNT MN 55068

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

DEPARTMENT:

PURCHASE ORDER DATE: 02/04/2016

| <u>REQ #</u> | <u>QUANTITY</u> | <u>DESCRIPTION</u> | <u>UNIT PRICE</u> | <u>TOTAL</u> | <u>GL ACCOUNT</u> |
|--------------|-----------------|--------------------|-------------------|--------------|-------------------|
| 0 | 1.00 | RATE STUDY | 18,500.00 | 18,500.00 | 53-40-31-000 |

TOTAL 18,500.00

 Department Head

 Council Approval



2/2/2016

To: Jason Walker
From: Joel Eves
Subject: Rate Study Justification

For the rate study we have decided to team up with 2 other cities in an effort to keep costs down. As a group we have chosen Dave Berg Consulting and feel that they are the best fit for this project.

Please let me know if you need any further information or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Joel Eves", written over a light blue horizontal line.

Joel Eves
Lehi City Corporation
Power Department Director



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

Minutes of the **Pre-Council** of the **City Council** held Tuesday, **January 26, 2016**, at 4:00 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Bert Wilson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Johnny Revill, Council Member
Mike Southwick, Council Member

Others Present: Robert Ranc, Assistant City Administrator; Ryan Wood, City Attorney, Kim Struthers, Planning Director; Lorin Powell, City Engineer; Joel Eves, Power Director; Todd Munger, Public Works Director; Dave Sanderson, Finance Director; Dave Norman, Water Director; Doug Meldrum, Economic Development Director; Chad Skinner, IT Manager; Cameron Boyle, Assistant to the City Administrator; Beau Thomas, Management Analyst; Dave Church, Attorney for the ULCT; Marilyn Banasky, City Recorder; and approximately 7 citizens.

1. Welcome and Opening Comment

Mayor Wilson welcomed all the Council and noted that everyone was present.

2. Open Meetings Training – Dave Church, Utah League of Cities and Towns.

Dave Church distributed a handout for the Open Meetings training with a copy of the Open and Public Meetings Act attached. He discussed the policy and purpose of the Act as well as what is a meeting and what is a public body. Councilor Condie inquired if a Facebook thread could be construed as a meeting. Mr. Church replied technically no, but the intent and policy of the Act is that deliberations be done openly. He stated that the legislature defined an electronic message and in 52-4-210 it states that “nothing in this chapter shall be construed to restrict a member of a public body from transmitting an electronic message to other members of the public body at a time when the public body is not convened in an open meeting”. He stated they could be in compliance with the letter of the Act but not the spirit of the Act through group messaging.

Mr. Church explained the noticing requirements to hold a regular scheduled meeting as well as an emergency meeting. He discussed what is required for the agenda, minutes, and recordings. He outlined the reasons that a meeting could be closed and stated that the reasons to close a public meeting are very narrow. He discussed the different forms of government in Utah and the duties and roles of the Mayor and Councilmembers in each form of government. Councilor Hancock stated that Eagle Mountain has a full-time Mayor and wondered if that was because of their form of government. Mr. Church replied that is set by Ordinance and not the form of government. He discussed the Ethics Act, disclosing of a conflict, and the criminal violations that this Act creates.

48 **3. Discuss Council Assignments.**

49 Mayor Wilson distributed a list of current and possible Council assignments. He asked the
50 Councilmembers to choose the ones they would like to serve on. The results are as follows:

51

52 Councilor Condie

53 Lehi Library Board of Directors Representative

54 Timpanogos Special Service District (TSSD) Board Member

55 Iron Horse District BSA Nominating Committee

56

57 Councilor Albrecht

58 Parks, Trails, and Trees Committee Representative

59 Utah League of Cities and Towns Legislative Policy Committee

60

61 Councilor Southwick

62 Lehi Historical Preservation Commission Representative

63 John Hutchings Museum Board Member

64 Lehi Archives Committee Representative

65

66 Councilor Hancock

67 Lehi Area Chamber of Commerce Representative

68 Youth City Council Representative

69

70 Councilor Revill

71 North Pointe Solid Waste District Board Member

72 Fox Hollow Board Member

73

74 **4. Agenda Review**

75 Councilor Condie stated that there is no mention in the minutes of the last meeting regarding
76 the discussion of storage unit requirements and the conversation of the current business
77 owner. Councilor Albrecht stated that she is okay with that being left out of the minutes.
78 Councilor Condie inquired why the purchase orders are going over their budgeted amounts.
79 Dave Norman, Water Director, stated that these improvements are to upgrade pipe and put in
80 fire hydrants. He understood that \$200,000 was budgeted and at one point this year that
81 project was expanded from its original scope. He stated that more money was asked for and
82 approved through accounting. Lorin Powell explained that a department can't exceed the
83 budget but can exceed a line item. Councilor Condie stated that he understands that line
84 items can be moved and line items shifted, but he is starting to see a pattern of projects going
85 over budget and wonders if they are forecasting expenses properly. Mr. Powell replied that
86 there has been an enormous change in the cost of materials. Councilor Condie inquired why
87 the requested budget amount is over the bid amount. Mayor Wilson replied that that is for a
88 contingency in the event of an emergency. Councilor Hancock feels it is concerning that
89 they are seeing this more and more on the overrun on budgets and feels the Council should
90 be involved when an item goes over budget. Robert Ranc stated that it should come to the
91 Council's attention and then it will be taken care of through a budget adjustment at the end of
92 the fiscal year. Councilor Hancock stated that it would be helpful to let them know what
93 projects will not be done due to other projects going over budget.

94

95 Councilor Condie inquired about the Preliminary Subdivision approval for Hidden Canyon
 96 by Fieldstone Homes. He wondered about the second access point. A discussion was held
 97 regarding the four lane road section and when the second access through Vialatto would be
 98 required. Lorin stated that there is a point by Vialatto where there has to be a second access.
 99 He reported that the four lane road and second access will have to be completed once 50
 100 homes are platted in the project. Councilor Revill stated that there was also a question about
 101 water. Mr. Powell replied that there has been a lot done to help the City with water in this
 102 area.

103
 104 Mayor Wilson discussed Ordinance #12-2016. He reported that a section of the code was
 105 dropped through the code revision process that gave him the right to allow discharging
 106 firearms with his approval. He is requesting that this language be put back in the code.
 107 Councilor Condie stated that there was a comment made to add self-defense to this clause.
 108 He stated that Police Chief Paul told him that didn't need to be in the ordinance in order to
 109 use self-defense. Mayor Wilson reported that this will give farmers the right to shoot
 110 varmints on their own property as well as Thanksgiving Point. Councilor Albrecht stated
 111 that this perplexes her and she is wondering if they need it at all. Mayor Wilson stated that
 112 he had the authority before and when the code was revised it was taken out. Ryan Wood
 113 reported that self-defense doesn't need to be in the Lehi City Ordinance as it exists in the
 114 common law of Utah.

115
 116 **5. Administrative Report**

117 a. Discussion of approval process for the proposed Holiday Inn Express at 3851
 118 Thanksgiving Way.

119 Kim Struthers reported that this is an application that went to the Planning Commission at
 120 their last regular meeting. He reported that this request is a permitted use and normally
 121 that application would be approved at the Planning Commission level. He explained that
 122 this application had concerns raised by residents in the area, as it is adjacent to a
 123 residential area, and the Planning Commission felt it rose to the level of concern and
 124 wanted to forward approval to the City Council. He stated that this will be before the
 125 City Council at the February 9, 2016 meeting and they can choose to allow it to be a
 126 public hearing or not. Councilor Hancock inquired if the project is in compliance with
 127 the development code. Mr. Struthers replied that they reviewed it extensively and it is in
 128 compliance and does meet the standards. Councilor Hancock inquired if any exception
 129 would be for health and welfare. Ryan Wood replied that the code provision doesn't say
 130 what they can do with it. He stated that the Council can validate the Planning
 131 Commission's approval or can issue their own approval. He stated that there are only
 132 two exceptions with the vested rights doctrine that they can consider on this item; 1)
 133 pending legislation, and 2) a compelling countervailing public interest. He stated that
 134 there isn't any pending legislation on this item and that the bar is extremely high and that
 135 their options to do something with this approval would be very limited.

136
 137 b. Update on Project Botanical

138 Doug Meldrum reported that Project Botanical submitted a list of infrastructure costs and
 139 requested \$6 million in incentives. He distributed a handout outlining the possibility of
 140 creating a new CDA that would generate \$1,020,555 over a 10 year period. He explained
 141 that this CDA would be based on 50% TIF and would only include Lehi City. He stated

142 that Project Botanical has found another community that has offered the GOED
 143 incentive. Councilor Condie stated that this is to help build their headquarters in Lehi
 144 and they don't have to offer an incentive now as someone else has triggered that
 145 incentive. Mr. Meldrum replied that is correct. Councilor Hancock stated that there is
 146 already a bad traffic situation in that area due to SR-92 and I-15 and he feels this would
 147 compound it by incentivizing them. Councilor Revill agrees with Councilor Hancock.
 148 He feels that if this development would generate sales tax it might make more sense.
 149 Councilor Hancock stated that even under that situation wouldn't feel comfortable as this
 150 would be compounding a problem that is already there.

151
 152 **6. Mayor and Council Reports**

153 This item was heard after the regular Council Meeting

154
 155 Mayor Wilson stated that he would like to adjourn the meeting to hold a short dinner break.

156
 157 With no further business to come before the City Council at this time the meeting adjourned at
 158 approximately 6:19 p.m.

159
 160
 161 Approved: February 9, 2016

Attest:

162
 163
 164
 165 _____
 Bert Wilson, Mayor

Marilyn Banasky, City Recorder



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

Minutes of the **Regular Session** of the **City Council** held Tuesday, **January 26, 2016**, at 7:00 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

- Members Present:** Bert Wilson, Mayor
- Paige Albrecht, Council Member
- Chris Condie, Council Member
- Paul Hancock, Council Member
- Mike Southwick, Council Member
- Johnny Reville, Council Member

Others Present: Robert Ranc, Assistant City Administrator; Ryan Wood, City Attorney, Kim Struthers, Planning Director; Lorin Powell, City Engineer; Darren Paul, Police Chief; Todd Munger, Public Works Director; Cameron Boyle, Assistant to the City Administrator; Beau Thomas, Management Analyst; Marilyn Banasky, City Recorder; and approximately 57 citizens.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Wilson welcomed everyone and noted that all Council members were present. Scott Stykes led the Pledge of Allegiance.

2. Presentations and Reports

a. Presentation of Eagle Scout Awards

Mayor Wilson presented the Eagle Scout awards.

b. Lehi Employee of the Month: Gary Thomas

Robert Ranc presented Gary Thomas with the Lehi Employee of the Month award.

c. Presentation by Miss Lehi, Caitlin Thomas

There was no presentation by Miss Lehi.

3. Citizen Input (for public comments on items not listed on the agenda)

Rob Ludlow stated that he wanted to share a concern with the Planning Commission. He stated that the Chair of the Planning Commission used to exercise discretion to allow residents to participate, even when it is not a public hearing, but that has been shut off over the last year. He stated that the citizens get a notice and can listen, but cannot speak and their only opportunity to be heard is in front of the City Council. He stated that Lehi has been very open and transparent and this practice of not inviting residents input is not keeping with transparency. He doesn't know if they need an ordinance to fix this. His invitation to the City Council is to fix this and be open and transparent and allow people to participate earlier in the development process.

4. Consent Agenda

- a. Approval of meeting minutes from:
January 12, 2016 Pre Council

49 January 12, 2016 City Council

50
51 b. Approval of Purchase Orders.

52 Councilor Revill disclosed that B.D. Bush is his sister and brother-in-law's company.

53
54 **Motion:** Councilor Southwick moved to approve the consent agenda. Councilor
55 Albrecht seconded the motion.

56
57 **Roll Call Vote:** Councilor Revill, Yes; Councilor Hancock, Yes; Councilor Southwick,
58 Yes; Councilor Albrecht, Yes, and Councilor Condie, Yes. The motion passed
59 unanimously.

60
61 **5. Consideration of a Plat Amendment for Cresthaven Village Townhomes Plat 21,**
62 **creating 14 townhome units.**

63
64 **Motion:** Councilor Hancock moved to grant Plat Amendment approval for Cresthaven
65 Village Townhomes Plat 21, creating 14 townhome units; subject to the
66 completion of all Development Review Committee comments. Councilor
67 Southwick seconded the motion.

68
69 **Roll Call Vote:** Councilor Hancock, Yes; Councilor Southwick, Yes; Councilor Albrecht,
70 Yes, Councilor Condie, Yes; and Councilor Revill, Yes. The motion passed unanimously.

71
72 **6. Consideration of Concept Plan approval for Valley Point, a 30-lot residential**
73 **development located at 521 South 300 East in an approved R-1-Flex zone.**

74 Councilor Condie reported that the Development Review Committee comments states"
75 Install a 6 foot agriculture fence on the east side and strongly recommend a fence along the
76 south property line". He inquired if that is being left up to the developer. Kim Struthers
77 replied that it is being left up to the developer due to the property being adjacent to the
78 railroad. He stated that it would be good to request the fence, but that it is not a requirement.

79
80 **Motion:** Councilor Condie moved to grant Concept Plan approval for Valley Point, a 30-
81 lot residential development located at 521 South 300 East in an approved R-1-
82 Flex zone; subject to the completion of all Development Review Committee and
83 Planning Commission comments. Councilor Hancock seconded the motion.

84
85 **Roll Call Vote:** Councilor Southwick, Yes; Councilor Albrecht, Yes, Councilor Condie,
86 Yes; Councilor Revill, Yes; and Councilor Hancock, Yes. The motion passed unanimously.

87
88 **7. Consideration of Preliminary Subdivision approval for Hidden Canyon, a 380-lot**
89 **residential subdivision located at approximately 3940 North Traverse Mountain Blvd in**
90 **an existing Planned Community zone.**

91 Councilor Condie inquired if the developer has agreed to the comment about rear garages.
92 Kim Struthers replied that rear garages would be required on the public roads but not on the
93 private roads. He stated that the City has received elevations and they need to ensure that
94 requirement is met.

96 Rob Ludlow stated there is a concern with the proposal as the developer is asking for
97 something that is not in the Area Plan. He stated that instead of asking for two ways to get in
98 and out of the development, the developer is proposing a single four lane road next to
99 Traverse Mountain Elementary as the only way to get in and out of the Central Canyon. He
100 strongly urged the Council to consider the second access as there wasn't an opportunity for
101 the public to speak at the Planning Commission meeting. He stated that this creates a safety
102 problem and feels that this should be tabled until they come up with a better solution that
103 conforms with the code. Lorin Powell stated that the second access is part of the approval
104 process that Vialeto has to be built and that from Vialeto there are two roads. Councilor
105 Revill reported that they have to have that separate entrance after 50 units. Councilor
106 Hancock reported that when they hit 50 units, that is when the four lane road has to be there
107 and another way out. Mr. Ludlow stated that he didn't see that when he read the proposal
108 and the notes from the Planning Commission misrepresented what was agreed to in the Area
109 Plan. He stated that there are two developers there and wondered if the 50 units would be for
110 each of them or combined. Kim Struthers replied that the 50 units would be combined
111 between the two developers. Councilor Hancock stated that as these come through the
112 Development Review Committee whoever submits plans first will go toward the 50 units.
113 Mr. Struthers stated that they will track that at the Development Review Committee. Mr.
114 Ludlow inquired if there was any additional traffic study data presented. Mr. Struthers
115 replied that there was. He stated that there was a public hearing on this item at Planning
116 Commission in December and January. Councilor Albrecht stated that the Council had the
117 same concerns as Mr. Ludlow and asked for further clarification on that point in the Pre-
118 Council meeting.

119
120 Councilor Hancock asked the petitioners to confirm that it is their understanding that the road
121 and second access must be done after 50 homes. Jason Harris, Fieldstone Homes, replied
122 that they understand the requirements of the Area Plan and have worked it through with staff.
123 They have proposed multiple alternatives with Vialeto and understand that after 50 units the
124 four lane road and second access is necessary.

125
126 **Motion:** Councilor Condie moved to grant Preliminary Subdivision approval for Hidden
127 Canyon, a 380-lot residential subdivision located at approximately 3940 North
128 Traverse Mountain Blvd in an existing Planned Community zone; subject to the
129 completion of all Development Review Committee and Planning Commission
130 comments, with a special notation that when the 50th structure is constructed that
131 the intersection needs to be created with a second access.

132
133 Lorin Powell stated that it is when the 50th structure is platted and not constructed.

134
135 **Amended Motion:** Councilor Condie amended his motion to read when the 50th structure
136 is platted that the intersection needs to be created with a second
137 access.

138
139 Councilor Hancock seconded the motion.

140
141 **Roll Call Vote:** Councilor Albrecht, Yes, Councilor Condie, Yes; Councilor Revill, Yes;
142 Councilor Hancock, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

143

144 **8. Consideration of Preliminary Subdivision approval for the Central Bank Subdivision, a**
145 **2-lot commercial subdivision located at approximately 500 West SR-92 in an existing**
146 **Planned Community zone.**

147
148 **Motion:** Councilor Southwick moved to grant Preliminary Subdivision approval for the
149 Central Bank Subdivision, a 2-lot commercial subdivision located at
150 approximately 500 West SR-92 in an existing Planned Community zone; subject
151 to the completion of all Development Review Committee and Planning
152 Commission comments. Councilor Condie seconded the motion.

153
154 **Roll Call Vote:** Councilor Condie, Yes; Councilor Revill, Yes; Councilor Hancock, Yes;
155 Councilor Southwick, Yes; and Councilor Albrecht, Yes. The motion passed unanimously.
156

157 **9. Consideration of Preliminary Subdivision approval for Indian Springs, a 23-lot**
158 **residential development located at 826 North 1700 West in an existing R-1-22 zone.**

159 Councilor Condie stated that in a note regarding the Right To Farm it states that the
160 developer will work with the adjoining landowners to get recommendations and approvals of
161 any and all fence types prior to final plan approval. He didn't notice that in the Development
162 Review Committee comments and wondered if that should be included. Kim Struthers stated
163 that could be highlighted if they wish.

164
165 **Motion:** Councilor Condie moved to grant Preliminary Subdivision approval for Indian
166 Springs, a 23-lot residential development located at 826 North 1700 West in an
167 existing R-1-22 zone; subject to the completion of all Development Review
168 Committee and Planning Commission comments; and note that a letter was
169 received from the developer that they will work with adjoining landowners to get
170 recommendations and approvals of any and all fence types prior to final plan
171 approval. Councilor Hancock seconded the motion.
172

173 **Roll Call Vote:** Councilor Revill, Yes; Councilor Hancock, Yes; Councilor Southwick,
174 Yes; Councilor Albrecht, Yes; and Councilor Condie, Yes. The motion passed unanimously.
175

176 **10. Consideration of Preliminary and Final Subdivision approval for Quail Crossing, a 5-**
177 **lot residential development located at 1720 West 300 North in an approved R-1-22 zone.**

178
179 **Motion:** Councilor Revill moved to grant Preliminary and Final Subdivision approval for
180 Quail Crossing, a 5-lot residential development located at 1720 West 300 North in
181 an approved R-1-22 zone; subject to the completion of all Development Review
182 Committee and Planning Commission comments. Councilor Southwick seconded
183 the motion.
184

185 **Roll Call Vote:** Councilor Hancock, Yes; Councilor Southwick, Yes; Councilor Albrecht,
186 Yes; Councilor Condie, Yes; and Councilor Revill, Yes. The motion passed unanimously.
187

188 **11. Consideration of Ordinance #10-2016 amending the Lehi City Development Code**
189 **Chapters 5, 12, 37, and 39 regarding Group Home regulations.**
190

191 **Motion:** Councilor Hancock moved to approve Ordinance #10-2016 amending the Lehi
192 City Development Code Chapters 5, 12, 37, and 39 regarding Group Home
193 regulations. Councilor Southwick seconded the motion.
194

195 **Roll Call Vote:** Councilor Southwick, Yes; Councilor Albrecht, Yes; Councilor Condie,
196 Yes; Councilor Revill, Yes; and Councilor Hancock, Yes. The motion passed unanimously.
197

198 **12. Consideration of approval of Resolution #2016-05 adopting a Joint Facilities**
199 **Agreement.**

200
201 **Motion:** Councilor Revill moved to approve Resolution #2016-05 adopting a Joint
202 Facilities Agreement. Councilor Albrecht seconded the motion.
203

204 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Revill, Yes;
205 Councilor Hancock, No; and Councilor Southwick, Yes. The motion passed with four in
206 favor and one opposed.
207

208 **13. Consideration of approval of Ordinance #12-2016, amending section 6-5-7 of the Lehi**
209 **City Municipal Code.**

210
211 **Motion:** Councilor Southwick moved to approve Ordinance #12-2016, amending section
212 6-5-7 of the Lehi City Municipal Code. Councilor Revill seconded the motion.
213

214 **Roll Call Vote:** Councilor Condie, Yes; Councilor Revill, Yes; Councilor Hancock, No;
215 Councilor Southwick, Yes; and Councilor Albrecht, No. The motion passed with three in
216 favor and two opposed.
217

218 **Mayor and Council Reports**

219 Councilor Southwick reported that he had a citizen who lives at 249 W. 100 S. complain about
220 water runoff from the church next to her home. She stated that the water comes underneath her
221 home from the church when it rains. She wondered if there was something the City could do to
222 help drain the water. Mayor Wilson asked Todd Munger, Public Works Director, to look into it.
223

224 Councilor Hancock discussed the e-mail they received regarding the parking lot at the Senior
225 Center. He wants to ensure that there is adequate parking for seniors using the Senior Center and
226 not the Legacy Center patrons. Mayor Wilson reported that is being looked into.
227

228 Councilor Condie stated that he liked the Joint Facility Agreement but wondered why the word
229 “may” was used in Article 4, Section F. This section discusses trimming of trees and that the
230 City may charge for the trimming if the applicant doesn’t do it. Ryan Wood stated that putting
231 the word “Shall” in the agreement wouldn’t give the City any flexibility in case there are
232 extenuating circumstances. Councilor Condie stated that it doesn’t mean that the City can’t
233 charge for the trimming. Mr. Wood replied that is correct, it just gives the City options.
234

235 Councilor Revill discussed the e-mail they received regarding the noise from a local contractor
236 from a family that lives south of 2100 North. Mayor Wilson reported that the police are working
237 on that.
238

239 Councilor Albrecht stated that she would like to see what other cities have in place regarding
240 discharging of firearms. She stated that there were a number of residents concerned about the
241 Legacy Center programs and the ratio of residents versus non-residents. Robert Ranc stated that
242 the pass holders at the Legacy Center are 75% residents compared to American Fork which has
243 53% resident passholders. He stated that Lehi is sensitive to the issue of having residents
244 register for programs. Councilor Hancock inquired if those numbers represent passholders or
245 percentage of residents participating in programs. Mr. Ranc replied those percentages are
246 passholders, but he understands that programs are heavily residents. He stated that the City now
247 has a non-resident rate and can look at increasing that rate. Councilor Albrecht feels it may be
248 time. A discussion was held as to the percentages of residents versus non-residents in programs
249 and how best to accommodate residents first. Verifying residency in order to qualify for the
250 resident rate and how to accomplish that was also discussed. It was suggested that this matter be
251 discussed in a work session and Mr. Ranc asked the Council to e-mail him their questions and
252 thoughts on this matter.

253
254 Councilor Hancock stated that he previously brought up shifting the City Council meetings from
255 the second and fourth Tuesday of the month to the first and third Tuesdays in order to attend the
256 School Board meetings and he would like to consider that again. He stated that they could hold
257 the Work Session on the same night as a Council meeting and just start earlier like they did
258 tonight. Mayor Wilson stated that he has personally got his calendar scheduled for the second
259 and fourth Tuesday meetings. Councilor Revill stated that he has planned his vacations based on
260 the current meeting schedule. Councilor Hancock stated that he is not suggesting that this has to
261 be done immediately and it could be transitioned in June or July. Councilor Albrecht inquired if
262 the School Board holds meetings in the summer. Councilor Hancock stated that he is not sure.
263 Councilor Albrecht stated that they could pick it up in the fall. Councilor Southwick stated that
264 he has the museum board meeting on Tuesday. Councilor Revill suggested waiting until the next
265 school year. Councilor Albrecht recommended putting it on the Work Session in May for
266 discussion to possibly change it in the upcoming school year.

267
268 Mayor Wilson reported that he and Councilor Southwick will be gone during the first week of
269 March and wants to cancel the March Work Session. He stated that the Republican Caucus
270 meetings are scheduled for March 22, 2016 which is a normal Council meeting night. He stated
271 that they could hold a Work Session before March 8th City Council meeting and then hold the
272 next meeting on the 15th or 29th. Cameron Boyle stated that a Town Hall meeting has been
273 scheduled for March 15th. It was decided to cancel the March 1st Work Session, schedule the
274 Work Session before City Council meeting on the 8th and hold a regular City Council meeting on
275 March 29, 2016. Councilor Hancock stated that the April Work Session is during Spring Break
276 and he wondered if that should be cancelled also. It was determined that there would be a
277 quorum present to hold the Work Session in April.

278
279 **14. Consideration of adjourning into a Closed Executive Session to hold a strategy session**
280 **to discuss the purchase, exchange, or lease of real property; as per UCC Code UCC**
281 **Code 52-4-205(d); discuss pending or reasonably imminent litigation as per UCC Code**
282 **52-4-205(c); and to discuss the character, professional competence, or physical or**
283 **mental health of an individual, as per UCC Code 52-4-205(a).**

284
285 **Motion:** Councilor Condie moved to adjourn into a Closed Executive Session to hold a
286 strategy session to discuss the purchase, exchange, or lease of real property; as per

287 UCC Code UCC Code 52-4-205(d); discuss pending or reasonably imminent
288 litigation as per UCC Code 52-4-205(c); and to discuss the character, professional
289 competence, or physical or mental health of an individual, as per UCC Code 52-4-
290 205(a). Councilor Revill seconded the motion.

291
292 **Roll Call Vote:** Councilor Revill, Yes; Councilor Hancock, Yes; Councilor Southwick,
293 Yes; Councilor Albrecht, Yes; and Councilor Condie, Yes. The motion passed unanimously.

294
295 The meeting recessed into the Closed Executive Session at 8:09 pm.
296 The meeting reconvened at 9:28 p.m.

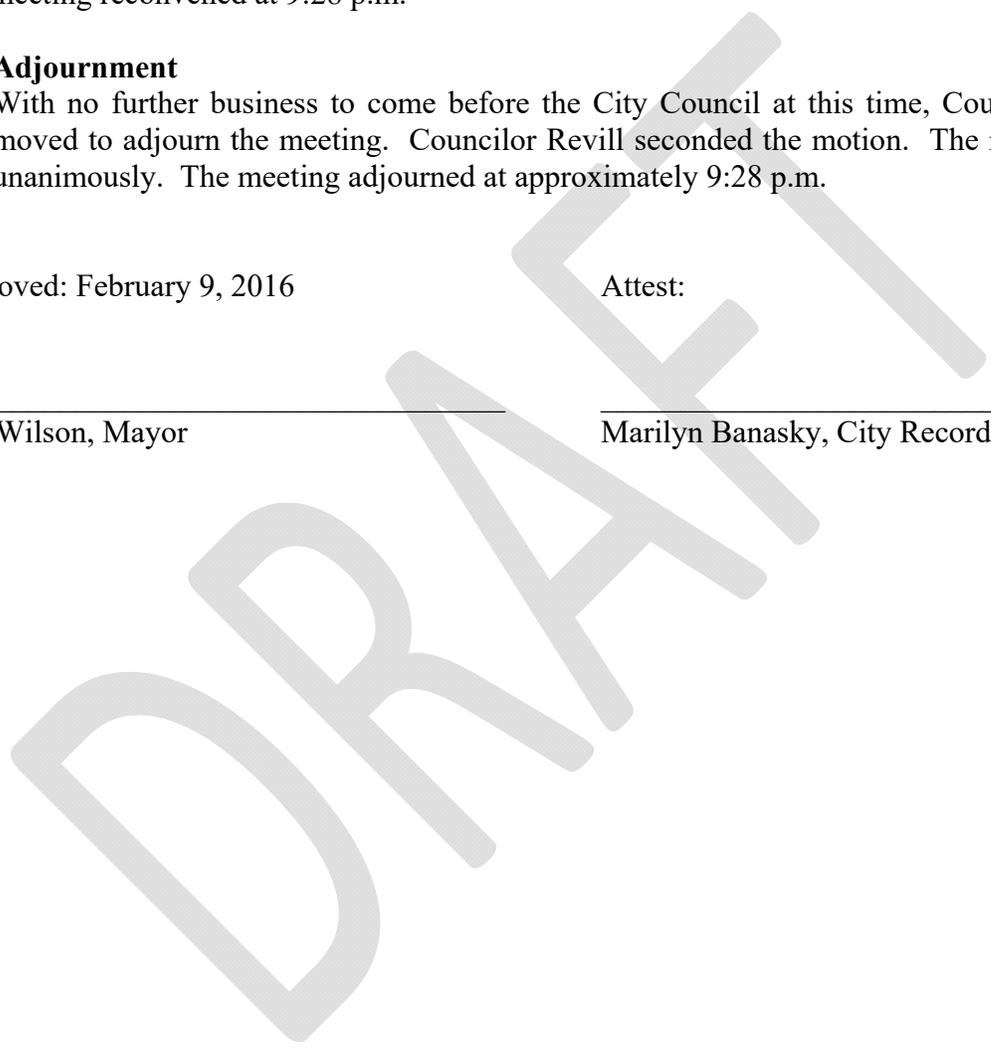
297
298 **26. Adjournment**
299 With no further business to come before the City Council at this time, Councilor Condie
300 moved to adjourn the meeting. Councilor Revill seconded the motion. The motion passed
301 unanimously. The meeting adjourned at approximately 9:28 p.m.

302
303
304 Approved: February 9, 2016

Attest:

305
306
307
308 _____
Bert Wilson, Mayor

Marilyn Banasky, City Recorder





LEHI CITY
CITY COUNCIL AGENDA
February 9, 2016

Consent Agenda: Approval of Purchase Orders

INFORMATION:

| Company | Description | P O Amount | Budget Amt (before PO) |
|------------------------------|--|-------------------|-----------------------------------|
| Codale Electric Supply, Inc. | Primary 4/0 Wire 220 Mil | \$86,802.42 | \$3,660,196.49 |
| Codale Electric Supply, Inc. | Primary 1/0 Wire 220 Mil | \$76,200.00 | \$3,660,196.49 |
| A/C Excavation Inc. | New double primary circuit, rendezvous | \$119,368.25 | \$175,000.00 |
| Hansen Allen & Luce, Inc. | Water System Optimization Study | \$79,500.00 | \$96,932.39 |
| S & L Inc. | Construction of Ivory Ridge Park | \$2,391,400.00 | \$2,383,919.55 |
| Sage Government Solutions | Addition to existing lobby contract | \$25,000.00 | \$50,000.00 |

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER
NUMBER
MUST APPEAR
ON YOUR
INVOICE

4511



ISSUED TO: 6625
 CODALE ELECTRIC SUPPLY, INC.
 P.O. BOX 740525
 LOS ANGELES CA 90074-0525

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

DEPARTMENT:

PURCHASE ORDER DATE: 01/28/2016

| <u>REQ #</u> | <u>QUANTITY</u> | <u>DESCRIPTION</u> | <u>UNIT PRICE</u> | <u>TOTAL</u> | <u>GL ACCOUNT</u> |
|--------------|-----------------|--------------------------|-------------------|--------------|-------------------|
| 0 | 1.00 | PRIMARY 4/0 WIRE 220 MIL | 86,802.42 | 86,802.42 | 53-1415 |

TOTAL 86,802.42

 Department Head

 Council Approval

Serviced By: 5225 WEST 2400 SOUTH
 SALT LAKE CITY, UT 84120
 Phone # : 801-975-7300

** Acknowledgement **
 Order #: S5593804
 P/O #: 4/0 OKONITE
 Release#:
 Page #: 1

Bill To:
 LEHI CITY POWER
 153 NORTH 100 EAST
 ATTN:PENNY JENSEN
 LEHI, UT 84043

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

| | | | | |
|----------|-----------|---------------------|-------------|------------|
| Ord-Date | Ship-Date | Writer Terms | Ship Via | Ordered By |
| 01/26/16 | 01/26/16 | JENSTE NET 30 DAY | 203AM PROVO | NO KENNY |
| | Ship Br:1 | Slsman Phone | | Freight |
| | Prc Br:2 | MCPGRE 801-768-7100 | | Billable |

| Ord Qty | Product Description | Unit Price | Net |
|-----------------------------|---|------------|-------------------|
| 2610ea | OKONITE 162-23-3081 4/0 (19X) ALUMINUM 15KV URD EPR 1/3 NEUTRAL 220MIL 133% INSULATION CONCENTRIC JACKETED NEUTRAL FILLED STRAND | 2.820 | 7360.20 |
| 2616ea | OKONITE 162-23-3081 4/0 (19X) ALUMINUM 15KV URD EPR 1/3 NEUTRAL 220MIL 133% INSULATION CONCENTRIC JACKETED NEUTRAL FILLED STRAND | 2.820 | 7377.12 |
| 2625ea | OKONITE 162-23-3081 4/0 (19X) ALUMINUM 15KV URD EPR 1/3 NEUTRAL 220MIL 133% INSULATION CONCENTRIC JACKETED NEUTRAL FILLED STRAND | 2.820 | 7402.50 |
| 2530ea | OKONITE 162-23-3081 4/0 (19X) ALUMINUM 15KV URD EPR 1/3 NEUTRAL 220MIL 133% INSULATION CONCENTRIC JACKETED NEUTRAL FILLED STRAND | 2.820 | 7134.60 |
| 2517ea | OKONITE 162-23-3081 4/0 (19X) ALUMINUM 15KV URD EPR 1/3 NEUTRAL 220MIL 133% INSULATION CONCENTRIC JACKETED NEUTRAL FILLED STRAND | 2.820 | 7097.94 |
| 2584ea | OKONITE 162-23-3081 4/0 (19X) ALUMINUM 15KV URD EPR 1/3 NEUTRAL 220MIL 133% INSULATION CONCENTRIC | 2.820 | 7286.88 |
| Subtotal Thru Page # 1 ---- | | | ----- 43659.24 |

Serviced By: 5225 WEST 2400 SOUTH
SALT LAKE CITY, UT 84120
Phone # : 801-975-7300

** Acknowledgement **
Order #: S5593804
P/O #: 4/0 OKONITE
Release#:
Page #: 2

Bill To:
LEHI CITY POWER
153 NORTH 100 EAST
ATTN:PENNY JENSEN
LEHI, UT 84043

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

| | | | | |
|----------|-----------|---------------------|-------------|------------|
| Ord-Date | Ship-Date | Writer Terms | Ship Via | Ordered By |
| 01/26/16 | 01/26/16 | JENSTE NET 30 DAY | 203AM PROVO | NO KENNY |
| | Ship Br:1 | Slsman Phone | | Freight |
| | Prc Br:2 | MCPGRE 801-768-7100 | | Billable |

| Ord Qty | Product Description | Unit Price | Net |
|---------|---|------------|----------|
| 2625ea | JACKETED NEUTRAL FILLED STRAND OKONITE 162-23-3081 4/0 (19X) ALUMINUM 15KV URD EPR 1/3 NEUTRAL 220MIL 133% INSULATION CONCENTRIC | 2.820 | 7402.50 |
| 2570ea | JACKETED NEUTRAL FILLED STRAND OKONITE 162-23-3081 4/0 (19X) ALUMINUM 15KV URD EPR 1/3 NEUTRAL 220MIL 133% INSULATION CONCENTRIC | 2.820 | 7247.40 |
| 2580ea | JACKETED NEUTRAL FILLED STRAND OKONITE 162-23-3081 4/0 (19X) ALUMINUM 15KV URD EPR 1/3 NEUTRAL 220MIL 133% INSULATION CONCENTRIC | 2.820 | 7275.60 |
| 2512ea | JACKETED NEUTRAL FILLED STRAND OKONITE 162-23-3081 4/0 (19X) ALUMINUM 15KV URD EPR 1/3 NEUTRAL 220MIL 133% INSULATION CONCENTRIC | 2.820 | 7083.84 |
| 2512ea | JACKETED NEUTRAL FILLED STRAND OKONITE 162-23-3081 4/0 (19X) ALUMINUM 15KV URD EPR 1/3 NEUTRAL 220MIL 133% INSULATION CONCENTRIC | 2.820 | 7083.84 |
| 2500ea | JACKETED NEUTRAL FILLED STRAND OKONITE 162-23-3081 4/0 (19X) ALUMINUM 15KV URD EPR 1/3 NEUTRAL | 2.820 | 7050.00 |
| | Subtotal Thru Page # 2 ---- | | 86802.42 |

Serviced By: 5225 WEST 2400 SOUTH
SALT LAKE CITY, UT 84120
Phone # : 801-975-7300

** Acknowledgement **
Order #: S5593804
P/O #: 4/0 OKONITE
Release#:
Page #: 3

Bill To:
LEHI CITY POWER
153 NORTH 100 EAST
ATTN:PENNY JENSEN
LEHI, UT 84043

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

| | | | | | |
|----------|-----------|--------|--------------|-------------|------------|
| Ord-Date | Ship-Date | Writer | Terms | Ship Via | Ordered By |
| 01/26/16 | 01/26/16 | JENSTE | NET 30 DAY | 203AM PROVO | NO KENNY |
| | Ship Br:1 | Slsman | Phone | | Freight |
| | Prc Br:2 | MCPGRE | 801-768-7100 | | Billable |

| Ord Qty | Product Description | Unit Price | Net |
|---------|---|------------|----------|
| | 220MIL 133% INSULATION CONCENTRIC JACKETED NEUTRAL FILLED STRAND | | |
| | | | ----- |
| | ORDER TOTAL | | 86802.42 |
| | | | ----- |
| | Invoice Amount | | 86802.42 |



PURCHASE ORDER
LEHI CITY CORPORATION
 153 NORTH 100 EAST
 LEHI UT 84043

THIS ORDER
 NUMBER
 MUST APPEAR
 ON YOUR
 INVOICE # 4512

ISSUED TO: 6625
 CODALE ELECTRIC SUPPLY, INC.
 P.O. BOX 740525
 LOS ANGELES CA 90074-0525

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

DEPARTMENT:

PURCHASE ORDER DATE: 01/28/2016

| <u>REQ #</u> | <u>QUANTITY</u> | <u>DESCRIPTION</u> | <u>UNIT PRICE</u> | <u>TOTAL</u> | <u>GL ACCOUNT</u> |
|--------------|-----------------|--------------------------|-------------------|--------------|-------------------|
| 0 | 1.00 | PRIMARY 1/0 WIRE 220 MIL | 76,200.00 | 76,200.00 | 53-1415 |

TOTAL 76,200.00

 Department Head

 Council Approval

Serviced By: 5225 WEST 2400 SOUTH
SALT LAKE CITY, UT 84120
Phone # : 801-975-7300

** Acknowledgement **
Order #: S5593297
P/O #: 1/0 OKONITE
Release#:
Page #: 1

Bill To:
LEHI CITY POWER
153 NORTH 100 EAST
ATTN:PENNY JENSEN
LEHI, UT 84043

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

| | | | | |
|----------|-----------|---------------------|-------------|------------|
| Ord-Date | Ship-Date | Writer Terms | Ship Via | Ordered By |
| 01/26/16 | 01/29/16 | JENSTE NET 30 DAY | 203AM PROVO | NO KENNY |
| | Ship Br:1 | Slsman Phone | | Freight |
| | Prc Br:2 | MCPGRE 801-768-7100 | | Billable |

| Ord Qty | Product Description | Unit Price | Net |
|---------|---|------------|-------------------|
| 30000ea | OKONITE 163-23-3072 1/0 (19X) ALUMINUM 15KV URD EPR FULL NEUTRAL 220MIL 133% INSULATON FILLED STRAND URO-J 12-X-2500-FT REELS | 2.540 | 76200.00 |
| | ORDER TOTAL | | ----- 76200.00 |
| | Invoice Amount | | ----- 76200.00 |

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER
NUMBER
MUST APPEAR
ON YOUR
INVOICE

4513



ISSUED TO: 587140
A/C EXCAVATION INC
1584 WEST 900 NORTH
LEHI UT 84043

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

DEPARTMENT:

PURCHASE ORDER DATE: 01/28/2016

| <u>REQ #</u> | <u>QUANTITY</u> | <u>DESCRIPTION</u> | <u>UNIT PRICE</u> | <u>TOTAL</u> | <u>GL ACCOUNT</u> |
|--------------|-----------------|--|-------------------|--------------|-------------------|
| 0 | 1.00 | NEW DOUBLE PRIMARY CIRCUIT. RENDEZVOUS | 119,368.25 | 119,368.25 | 53-50-53-000 |

TOTAL 119,368.25

Department Head

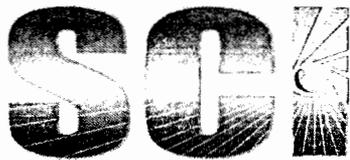
Council Approval

A/C EXCAVATION INC
 ARIK NELSON - 801-420-3081

Bid Schedule

New Primary Circuits, Rendezvous Underground
 Between 1200 W. Bull River Substation & Digital Drive

| Item | Description | Units | qty | unit \$ | Line \$ |
|------|---|---------|----------|----------|--------------|
| | <i>New Primary Circuits, Rendezvous Underground</i> | | | | |
| 1 | Mob/Demob | job | 1.00 | \$750.00 | \$750.00 |
| 2 | Trenching 6' depth (open area) | LF | 3,380.00 | \$4.00 | \$13,520.00 |
| 3 | Trenching 3' depth (lighting only) | LF | 0.00 | | |
| 4 | Conduit 6" in-place (horizontal) | LF | 6,140.00 | \$3.00 | \$18,420.00 |
| 5 | Rigid 90 w/ Bushings PVC riser & Conc. | Ea | 31.00 | \$500.00 | \$15,500.00 |
| 6 | Rigid 45 w/ Bushings | Ea | 4.00 | \$500.00 | \$2,000.00 |
| 7 | Rigid 22.5 w/ Bushings | Ea | 0.00 | | |
| 8 | Conduit 3" Secondary in-place | LF | 4,425.00 | \$2.25 | \$9,956.25 |
| 9 | PVC 90 & 3" misc fittings in-place | Ea | 37.00 | \$16.00 | \$592.00 |
| 10 | Conduit 2" Spare req'd, in-place | LF | 3,490.00 | \$1.00 | \$3,490.00 |
| 11 | PVC 90 & 2" misc fittings in-place | Ea | 20.00 | \$25.00 | \$500.00 |
| 12 | Ground Rods, 5/8" x 8ft in-place | Ea | 28.00 | \$25.00 | \$700.00 |
| 13 | Equipment Base Prep/Install | Ea | 15.00 | \$800.00 | \$12,000.00 |
| 14 | Secondary Junction Box, Installed | Ea | 17.00 | \$220.00 | \$3,740.00 |
| 15 | Light Pole Foundation/Pier w/ bolts | Ea | 0.00 | | |
| 16 | Street Light, Pole & Fixture, in-place | Ea | 0.00 | | |
| 17 | Bedding material, Marking in-place | LF | 3,500.00 | \$2.00 | \$7,000.00 |
| 18 | Back-fill & compact native material | LF | 3,240.00 | \$4.00 | \$12,960.00 |
| 19 | Trenching, road X (open area) | LF | 30.00 | \$20.00 | \$600.00 |
| 20 | Trenching, road X (1200 West) | LF | 56.00 | \$20.00 | \$1,120.00 |
| 21 | Trenching, road X (Digital Drive) | LF | 56.00 | \$20.00 | \$1,120.00 |
| 22 | Back-fill, Compact Eng. Fill | LF | 260.00 | \$20.00 | \$5,200.00 |
| 23 | Paving, road X (1200 W. + Digital) | LF | 112.00 | \$25.00 | \$2,800.00 |
| 24 | Stub 4" PVC w/ 90 & 10' stub | Ea | 12.00 | \$300.00 | \$3,600.00 |
| 25 | Stub 6" PVC to continue circuits | Ea | 4.00 | \$600.00 | \$2,400.00 |
| 26 | Stub 3" PVC to continue lighting | Ea | 4.00 | \$250.00 | \$1,000.00 |
| 27 | Stub 2" Spare Req'd to continue | Ea | 4.00 | \$100.00 | \$400.00 |
| 28 | Subtotal | | | | |
| 29 | G&A, Overhead | percent | | | |
| 30 | Contingencies | job | | | |
| 31 | Profit | percent | | | |
| 32 | Total (Task Total) | | | | \$119,368.25 |
| | | | | | |
| | | | | | |



Sorenson Companies, Inc.

Estimating Department
 4135 West 3370 South
 West Jordan, Utah, 84088
 Phone: (801) 232-0000, Fax: (801) 260-1136

"We guarantee the best solution for each individual Customer"

Date: 12/31/2015

To: LEHI POWER

Attn: GLADE KIRKHAM

Project: RENDEVOUS UNDERGROUND

Sorenson Construction Inc. proposes to furnish all supervision, labor, material and equipment necessary to complete the following:

SCI WILL TRENCH APPROX. 3,380 WHILE PLACING (2) 6" CONDUITS AND (1) 2" CONDUIT FOR THAT LENGTH. IN ADDITION (1) 3" CONDUIT WILL BE PLACED FOR APPROX. 2,275' ALSO IN THE SAME TRENCH. ALL TRENCHES THAT ARE NOT IN THE ROAD WAY WILL BE BACKFILLED WITH THE NATIVE MATERIAL AS WELL AS BEDDED WITH 10' OF SAND. SCI WILL ALSO BEING PREPPING BASES FOR THE SWITCHGEARS WHICH INCLUDES DIGGING A 6' DEEP X 7' WIDE X 7' LONG. ONCE THE PIT IS DUG SCI WILL INSTALL ALL ELBOWS ASSOCIATED WITH THAT SWITH PER THE PROVIDED DRAWINGS AND SCOPE. ONCE THE 90'S ARE PLACED SCI WILL BACKFILL WITH SELECT FILL AND COMPACT. SCI WILL NOT BE RESPONSIBLE FOR ANY CONCRETE PADS OR THE SWITCHGEARS THEMSELF. SCI WILL ALSO BE INSTALLING GROUND RODS IN THESE BASES. SCI WILL ALSO BE INSTALLING (17) SECONDARY JUNCTINO BOXES THAT ARE 15" X 15" JUNCITON BOXES. ANY AREAS THAT ARE TRENCHED IN THE ROAD WAY WILL BE BACKFILLED WITH SELECT FILL AND COMPACTED TO LEHI CITY SPEC PER PROVIDED SOW. SCI WILL RESTORE ALL ASPHALT BACK TO IT'S ORIGINAL CONDITION. NO OTHER RESTORATION IS INCLUDED IN THIS BID WITH THE EXCPETION OF NATIVE MATERIAL BEING BACKFILLED. SCI WILL ALSO BE RESPONSIBLE FOR FUTURE STUB OUTS (12) 10' 4" STUBS, (4) 6" 10' STUBS, (4) 3" 10' STUBS AND (4) 2" 10' STUBS. ALL STUBS WILL BE BURIED AND THE LOCATION WILL BE COMMUNICATED TO LEHI POWER. ALL 6" ELBOWS WILL BE RIGID ELBOWS WRAPPED IN CORROSION TAPE ALL OTHERS WILL BE PVC. ALL CONDUIT PLACE WILL ALSO BE SCHEDULE 40 PVC. THIS BID INCLUDES ALL TRAFFIC CONTROL ASSOCIATED WITH ALL WORK PERFORMED BY SCI. SCI ASSUMES ALL PERMITS THROUGH THE CITY OF LEHI WILL BE NO COST PERMITS. IF SCI IS CHARGED FOR ANY PERMITS SCI RESERVES THE RIGHT TO NEGOTIATE A CHANGE ORDER. SCI WILL HAVE 60 DAYS FROM THE NOTICE TO PROCEED TO COMPLETE ALL WORK. HOWEVER SCI WILL NOT BE HELD LIABLE FOR DAYS IF THERE IS A HOLD UP FROM LEHI POWER AS WELL AS ANYTHING ELSE OUT OF SCI'S CONTROL.

| Client Number | Description | Bid item Qty | Unit | Unit Price | Bid item Total |
|---------------|---|--------------|------|------------|----------------|
| | TRENCHING 5' DEEP OPEN AREA | 3,380.000 | LF | \$65.65 | \$221,477.00 |
| | 6" CONDUIT IN PLACE | 5,140.000 | LF | \$4.30 | \$22,102.00 |
| | RIGID 90 W/ BUSHINGS PVC RISER AND CONCRETE | 21.000 | EA | \$620.00 | \$13,020.00 |
| | 6" RIGID 45 W/ BUSHINGS | 4.000 | EA | \$511.00 | \$2,044.00 |
| | 3" CONDUIT IN PLACE (SECONDARY) | 2,275.000 | LF | \$3.75 | \$8,531.25 |
| | 3" PVC 90 | 27.000 | EA | \$29.00 | \$783.00 |
| | 2" SPARE CONDUIT IN PLACE | 3,490.000 | LF | \$3.90 | \$13,611.00 |
| | 2" PVC CONDUITS IN PLACE | 20.000 | EA | \$33.00 | \$660.00 |
| | 5/8" GROUND RODS | 23.000 | EA | \$77.00 | \$1,771.00 |
| | EQUIPMENT BASE PREP/INSTALL | 13.000 | EA | \$1,000.00 | \$13,000.00 |
| | SECONDARY JUNCTION BOX INSTALLED | 17.000 | EA | \$373.00 | \$6,341.00 |
| | BEDDING MATERIAL 7' WARNING TAPE | 3,500.000 | LF | \$1.79 | \$6,265.00 |
| | BACK FILL & COMPACT NATIVE MAT | 3,240.000 | LF | \$1.56 | \$5,054.40 |
| | TRENCHING ROAD (OPEN AREA) | 20.000 | LF | \$33.75 | \$675.00 |
| | BORING 120' W | 55.000 | LF | \$10.00 | \$550.00 |
| | TRENCHING ROAD (DIGITAL DRIVE) | 55.000 | LF | \$12.00 | \$660.00 |
| | BACKFILL & COMPACT ENG. FILL | 260.000 | LF | \$24.00 | \$6,240.00 |
| | PAVING ROAD 1500 W & DIGITAL DR | 112.000 | LF | \$21.75 | \$2,436.00 |
| | STUB PVC 4" WITH 90 AND 11' STUB | 12.000 | EA | \$100.00 | \$1,200.00 |
| | STUB PVC 3" WITH 90 AND 11' STUBS | 4.000 | EA | \$125.00 | \$500.00 |
| | STUB PVC 3" WITH 90 AND 11' STUBS | 4.000 | EA | \$100.00 | \$400.00 |

ELTON CONSTRUCTION

BID PROPOSAL No

Bill Elton
651 West 2100 North
Lehi, Utah 84043

Bus: (801) 768-3974
Cell: (801) 362-0045
Fax: (801) 768-0544

Date 1/4/2016

Phone No 801-833-3068

Name LEHI CITY POWER

EMail GKirkham@LEHI-UT.GOV
Fax No GKirkham@LEHI-UT.GOV

Address ATT CLADE KIRKHAM

Job No _____

Job Address 1200W BULL RIVER SUB STATION AT DIGITAL DRIVE

Rendezvous

| Bid Item | Quantity | Description | Unit Cost | Amount |
|----------|----------|--------------------------|-----------|--------|
| | | SEE ATTACHED SHEET 1 & 2 | | |

Terms: Payment for all labor or materials shall be due by the 10th of the month. Interest shall be charged thereafter at the rate of 2% per month. Buyer agrees to pay all costs, including attorney's fees in a reasonable amount, if this account is referred to an attorney for collection. (24% annual percentage rate on all past-due account)

TOTAL 149,096.70

Customer's Signature **X** _____

Bid Schedule

New Primary Circuits, Rendezvous Underground
Between 1200 W. Bull River Substation & Digital Drive

COLE PIECK

| Item | Description | Units | qty | unit \$ | Line \$ |
|------|---|---------|----------|------------|--------------|
| | <i>New Primary Circuits, Rendezvous Underground</i> | | | | |
| 1 | Mob/Demob | job | 1.00 | | \$1,250.00 |
| 2 | Trenching 6' depth (open area) | LF | 3,380.00 | \$4.40 | \$14,872.00 |
| 3 | Trenching 3' depth (lighting only) | LF | 0.00 | | |
| 4 | Conduit 6" in-place (horizontal) | LF | 6,140.00 | \$6.32 | \$39,173.20 |
| 5 | Rigid 90 w/ Bushings PVC riser & Conc. | Ea | 31.00 | \$482.50 | \$14,957.50 |
| 6 | Rigid 45 w/ Bushings | Ea | 4.00 | \$407.50 | \$1,630.00 |
| 7 | Rigid 22.5 w/ Bushings | Ea | 0.00 | | |
| 8 | Conduit 3" Secondary in-place | LF | 2,275.00 | \$3.80 | \$8,645.00 |
| 9 | PVC 90 & 3" misc fittings in-place | Ea | 37.00 | \$32.44 | \$1,200.28 |
| 10 | Conduit 2" Spare req'd, in-place | LF | 3,490.00 | \$2.61 | \$9,108.90 |
| 11 | PVC 90 & 2" misc fittings in-place | Ea | 20.00 | \$32.50 | \$650.00 |
| 12 | Ground Rods, 5/8" x 8ft in-place | Ea | 28.00 | \$21.58 | \$604.24 |
| 13 | Equipment Base Prep/Install | Ea | 15.00 | \$1,103.00 | \$16,545.00 |
| 14 | Secondary Junction Box, Installed | Ea | 17.00 | \$409.00 | \$6,953.00 |
| 15 | Light Pole Foundation/Pier w/ bolts | Ea | 0.00 | | |
| 16 | Street Light, Pole & Fixture, in-place | Ea | 0.00 | | |
| 17 | Bedding material, Marking in-place | LF | 3,500.00 | \$2.50 | \$8,750.00 |
| 18 | Back-fill & compact native material | LF | 3,240.00 | \$4.70 | \$15,228.00 |
| 19 | Trenching, road X (open area) | LF | 30.00 | \$16.67 | \$500.10 |
| 20 | Trenching, road X (1200 West) | LF | 56.00 | \$128.58 | \$7,200.48 |
| 21 | Trenching, road X (Digital Drive) | LF | 56.00 | \$128.58 | \$7,200.48 |
| 22 | Back-fill, Compact Eng. Fill | LF | 112.00 | \$44.84 | \$5,022.08 |
| 23 | Paving, road X (1200 W. + Digital) | LF | 112.00 | \$96.00 | \$10,752.00 |
| 24 | Stub 4" PVC w/ 90 & 10' stub | Ea | 12.00 | \$182.00 | \$2,186.40 |
| 25 | Stub 6" PVC to continue circuits | Ea | 4.00 | \$100.00 | \$400.00 |
| 26 | Stub 3" PVC to continue lighting | Ea | 4.00 | \$77.42 | \$309.68 |
| 27 | Stub 2" Spare Req'd to continue | Ea | 4.00 | \$69.28 | \$277.12 |
| 28 | Subtotal | | | | \$173,415.26 |
| 29 | G&A, Overhead | percent | | | |
| 30 | Contingencies | job | | | |
| 31 | Profit | percent | | | |
| 32 | Total (Task Total) | | | | |

Statement of Work

Lehi Power

Date: 13 Dec. 2015

Location: Near 1200 West Digital Drive.

Circuit/Feeder: 5.14 Bull River CB-14

Task: New Circuits, Rendezvous Underground

Phase: New Circuits 5.14/Top

Project: Winter FY-16

General Overview:

Lehi City Power Department has need for a contractor to provide labor, equipment, and select fill earth materials for trenching; and to install conduit, ground rods, and equipment pads in association with construction of two primary distribution circuits. The project requires approximately **5,800 feet** of trenching and associated conduit installation. Work also includes backfill, marking, compaction, and placement of concrete equipment pads with ground rods. The contractor shall be responsible to understand the project scope, requirements and the standards and codes governing the work.

Scope:

The work includes underground segments of 3-phase primary power distribution lines. (See attached Map/Plan). Beginning at approximately 1200West 2600 North, provide trenching and materials as shown on the attached drawing, for 2,750 ft. of double circuit (two (2) 6 inch conduits) to the new intersection at Digital Drive. The scope includes crossing 1200 West.

The scope includes the 6 inch conduit and equipment for the two (2) main primary circuits along Slipstream Avenue, and Elastomer Avenue. Also provide conduit stubs for road crossings to the distribution switches and ground-sleeve sectionalizer locations as shown. Provide 3 inch conduit for street lighting as shown. A 2 inch diameter "spare" conduit is required at all conduit runs per Lehi Power Standards.

Continue one circuit South-East along Digital Drive approximately 500 feet to a point near E4-J03; crossing Digital Drive to connect at the "Javelina Bore" Task (E4-J41). Also continue North-West with the second circuit along Digital Drive approximately 205 feet to a new GS/S & Stub-out to connect to the "Ferrell Bore" Task.

Requirements:

Work shall be in compliance with the project drawings, details and specifications, as well as established codes, industry standards and best practices. Contractor shall be licensed, insured, bonded and experienced in excavation and utilities work. Any discrepancies in the project documents shall be brought to the attention of the project engineer for clarification.

All trenching, bedding, backfill and compaction shall be in accordance with Lehi City Standards and the project drawings. All backfill in the road right-of-way shall be engineered fill. Backfilled trenches in the road right-of-way shall be compacted to 95% maximum dry density as determined by AASHTO standard T-99. Backfill at all equipment (sectionalizers, transformers, domes, etc. shall be engineered fill compacted to 95% maximum dry density as determined by AASHTO standard T-99. Backfill in trenches not in the roadway or beneath equipment may be backfilled and compacted with the native material excavated.

Responsibilities:

The contractor shall be responsible for his own Storm Water Protection Plan (SWPP) and its implementation. The contractor shall be responsible for all safety issues related to the work in this scope, including, but not limited to trench shoring and personnel safety. The contractor is also responsible for a Traffic Safety Plan and its implementation. The contractor shall notify Blue-Stakes prior to the work commencing, and only proceed after marking is complete. The Contractor is responsible for any encroachment permits and all compaction testing.

The contractor is responsible to supply and place 6 inch diameter pvc conduit for primary power distribution, plus a 2 inch diameter pvc conduit "spare" in with each trench and conduit run. All 6 inch diameter 90 degree bends shall be long-sweep galvanized steel, wrapped with pvc corrosion protective tape. A 3 inch conduit will be placed as shown along Slipstream Avenue and Elastomer Avenue to accommodate street lighting circuits. Telecommunications may be run in the same trench in accordance with Lehi Power Standards.

Lehi Power will provide the required equipment bases. Lehi Power will provide construction staking/markings for the trench work and for sectionalizers and switches. Ground rods, marking tape, earth materials (bedding sand & engineered fill) and all conduit shall be provided by the contractor.

Inspections:

All conduits in trenches must be inspected by the Power Department prior to back-fill. Any field adjustments to provide clearance from existing utilities or other obstructions must be authorized by the Power Department inspector or project engineer.

Coordination/Period of Performance:

This task is worked in conjunction with several other tasks. The contractor shall coordinate his work to align, fit, match and sequence with the other related tasks. Connecting tasks include:

- New Circuit 5.14 Tie-in at sectionalizer E4-J2_ near Bull River Substation
- Intercept and tie-in switch for "Top Circuit"
- Connection to "Javelina Bore" Task
- Connection to "Ferrell Bore" Task

The period of performance for this task is **60 days** from notice to proceed.

Please see attached Bid Schedule. Bids Due 04 January 2015 5:00 pm by e-mail (gkirkham@lehi-ut.gov) or hard copy to Lehi Power, 560 W. Glen Carter Drive.



PURCHASE ORDER
LEHI CITY CORPORATION
 153 NORTH 100 EAST
 LEHI UT 84043

THIS ORDER
 NUMBER
 MUST APPEAR
 ON YOUR
 INVOICE
4514

ISSUED TO: 590005
 HANSEN ALLEN & LUCE, INC.
 6771 S 900 E
 MIDVALE UT 84047

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

DEPARTMENT:

PURCHASE ORDER DATE: 02/03/2016

| <u>REQ #</u> | <u>QUANTITY</u> | <u>DESCRIPTION</u> | <u>UNIT PRICE</u> | <u>TOTAL</u> | <u>GL ACCOUNT</u> |
|--------------|-----------------|---------------------------------|-------------------|--------------|-------------------|
| 0 | 1.00 | WATER SYSTEM OPTIMIZATION STUDY | 79,500.00 | 79,500.00 | 51-40-31-000 |

TOTAL 79,500.00

 Department Head

 Council Approval

The Water Optimization Study project is being bid as a sole-source Professional & Technical Services Contract. Hansen, Allen & Luce (HAL) are experts in water system optimization. They have developed this unique service and refined its techniques through extensive professional practice. As a result, their clients have achieved significant energy cost savings as well as improvements in water quality and level of service. No other firm can claim the same level of expertise or success in this specialty.

For this reason, HAL is frequently selected through sole-source procurement. The following is a selected list of organizations that have chosen HAL sole-source specifically for optimization and hydraulic modeling:

- Blanding
- Bluffdale
- Cascade Energy
- Eagle Mountain
- Idaho Power
- Jordan Valley Water Conservancy District
- Kearns Improvement District
- Magna
- Riverton
- Rocky Mountain Power
- Sandy
- Spanish Fork
- Springville
- Utah Division of Drinking Water
- Washington Terrace

In addition, because of their expertise in this area, HAL was invited to contribute to the Division of Drinking Water's recent "Energy Savings Handbook."

In 2015, HAL won three awards directly related to optimization, including "Energy Innovator of the Year" from Gov. Herbert.



SALT LAKE AREA OFFICE
6771 SOUTH 900 EAST
MIDVALE, UTAH 84047
PHONE: (801) 566-5599
FAX: (801) 566-5581
www.hansenallenluce.com

David Norman, P.E.
Lehi City
2538 N. 300 W.
Lehi, UT 84043

January 5, 2016

Subject: Water System Optimization Study

Dear Dave:

Hansen, Allen & Luce (HAL) appreciates this opportunity to complete a Water System Optimization Study for Lehi City (the City). We propose to analyze your culinary and secondary water systems for energy efficiency, hydraulic performance, and water quality, and to recommend operational and capital improvements to optimize them.

We propose an optimization study with the following scope and budget. Our estimated fee is \$79,500. You may wish to add, remove, or modify tasks to better meet your needs.

SCOPE OF WORK

Task A—Data Collection and Review

Objective:

- Gather and review data needed for the study.

Statement of Work:

- Work with City personnel to obtain data, including:
 - GIS data (already received)
 - Current water master plan or similar document(s)
 - Water use (past 3 years)
 - Energy use or expense (past 3 years)
 - Pump data (curves, power, flows)
 - Well data (water levels, pump depths, power, size, controls, rates or volumes)
 - Water source data (wells, springs, wholesale, etc.)
 - SCADA data and controls
 - Chlorine and fluoride dosing rates and locations
 - Peak-day operating procedures
- Organize and review data.

Task B—Hydraulic Model Preparation

Objective:

- Prepare calibrated extended-period hydraulic models of the culinary and secondary water systems.

Statement of Work:

- Prepare network models from current GIS data.
- Allocate demands spatially (geocoding).
- Allocate demands temporally (diurnal curve).
- Meet with City to discuss and understand system operations and controls.
- Add water quality data to the models.
- Add energy and water cost data to the models.
- Calibrate models to observed SCADA data.
- Review models with City.

Task C—Water Use Analysis

Objective:

- Understand City's water use in terms of who, where, when, and how much.

Statement of Work:

- Analyze spatial distribution of water use
- Analyze monthly distribution of water use
- Analyze daily distribution of water use
- Analyze historic water use trends
- Analyze water use by type (residential, industrial, commercial, etc.)

Task D—Hydraulic Performance Analysis

Objective:

- Analyze current system operation and recommend improvements.

Statement of Work:

- Complete a mass balance to understand flows among sources, pressure zones, tanks, and water users.
- Address City questions about level of service.
- Analyze current operations and determine potential improvements. This may include identifying transmission bottlenecks, extreme pressures, redundant pumping, and inefficient storage use.

Task E—Water Quality Analysis

Objective:

- Use the model to analyze current water quality under various conditions. Develop recommendations to optimize water quality.

Statement of Work:

- Use the model to simulate current water quality under various conditions.

- Use the model to address City personnel's water quality questions and issues. This may include modeling chlorine residual, water age, disinfection byproducts, arsenic, and sampling locations.
- Analyze system facilities to determine recommendations for improving water quality and water treatment.

Task F—Energy Analysis

Objective:

- Use the model to analyze current energy (electricity) use in the system under various conditions. Develop recommendations to improve energy efficiency and/or reduce energy costs.

Statement of Work:

- Use the model to understand and simulate current energy use in the system under various conditions.
- Determine the energy intensity of each water source or facility (energy map).
- Use the model to address City personnel's energy questions and issues. This may include pump design, SCADA controls, operations, and start/stop procedures.
- Analyze system facilities and energy map to determine recommendations for improving energy efficiency.

Task G—Alternatives Selection

Objective:

- Prepare a list of recommendations identified during previous tasks, identify and analyze alternatives, and select the preferred recommendations.

Statement of Work:

- Prepare a list of all recommendations developed during the study.
- Meet with City personnel to review recommendations and to discuss alternatives. Screen alternatives based on feasibility, potential benefit, public acceptance, etc., and select alternatives for further analysis.
- Compare alternative plans based on conceptual costs, maintenance requirements, operational costs, public acceptability, and other criteria the City chooses.
- Meet with City staff to review the comparison data for alternatives and select the preferred recommendations
- Prepare cost estimates for preferred alternatives.
- Assess funding opportunities.

Task H—Documentation

Objective:

- Document the study effort.

Statement of Work:

- Prepare draft reports that document the methodologies, data, results, recommendations and information of the previous tasks.
- Review the draft reports with the City.
- Receive comments and revise the draft reports.
- Prepare and deliver final reports.

Task I—Public Involvement

Objective:

- Support the City in public involvement for the project as needed.

Statement of Work:

- As needed, prepare for, attend, or otherwise support the City in up to three public meetings or tasks related to public involvement in the project.

Task J—Hydraulic Model Training

Objective:

- Ensure that the City is prepared for long-term ownership of the hydraulic models.

Statement of Work:

- Deliver hydraulic models and provide up to 16 hours of training.

COST ESTIMATE AND SCHEDULE

We propose to complete the work on a time-and-materials basis with a not-to-exceed contract amount. We anticipate completing the proposed work within six months of authorization. The following table summarizes our cost estimate.

| Task | Task Name | Fee Estimate |
|--------------|--------------------------------|---------------------|
| A | Data collection and review | \$2,100 |
| B | Hydraulic model preparation | \$15,400 |
| C | Water use analysis | \$1,300 |
| D | Hydraulic performance analysis | \$15,900 |
| E | Water quality analysis | \$6,800 |
| F | Energy efficiency analysis | \$10,500 |
| G | Alternatives selection | \$8,000 |
| H | Documentation | \$13,200 |
| I | Public involvement | \$3,800 |
| J | Hydraulic model training | \$2,600 |
| Total | | \$79,500 |

We appreciate this opportunity and are prepared to begin work when the City is ready. We invite you to contact us if you have any questions about our proposal.

Sincerely,

HANSEN, ALLEN & LUCE, INC.

A handwritten signature in black ink, appearing to read "Steven C. Jones", written over a horizontal line.

Steven C. Jones, M.S., P.E.
Principal

HAL PROPOSAL SPREADSHEET

| | | \$172.30 | \$147.50 | \$116.90 | \$128.30 | \$116.70 | \$99.20 | \$89.60 | UNIT COST | | \$6.00 | \$6.65 | \$1.00 |
|--|--------|--|----------------|-------------------|---------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | CONTRACTOR | | | | | | | | | | | |
| | | CLIENT: Lehi City | | | | | | | | | | | |
| | | PROJECT: Water System Optimization | | | | | | | | | | | |
| Phase | Task # | Task Activity | Billing Period | Principal RUM/MEA | Managing Prof | Sub Prof 1 | Sub Prof 2 | Sub Prof 3 | Sub Prof 4 | Sub Prof 5 | Sub Prof 6 | Sub Prof 7 | Sub Prof 8 |
| | | COSTS | | | | | | | | | | | |
| | | Hours | Lab | Comm | Mat | Trav | Net | Exp | Total Hal | Other | COMMENT | | |
| | | Cost | Cost | Cost | Cost | Cost | Cost | Cost | Cost | Cost | Cost | Cost | |
| A. DATA COLLECTION AND REVIEW | | | | | | | | | | | | | |
| 100 | 100 | Work with City to gather needed data | 1 | | | 2.2 | | | | 8.8 | 2.2 | | |
| 101 | 101 | Organize and review data | 1 | | | | | | | 4.4 | 2.2 | | |
| 102 | 102 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | | | | | | | | |
| 103 | 103 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | | | | | | | | |
| SUBTOTAL HOUR/SK/LS | | | 1 | 0 | 0 | 2.2 | 0 | 0 | 0 | 13.2 | 4.4 | | |
| SUBTOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$30.71 | \$0.00 | \$0.00 | \$0.00 | \$1,429.44 | \$394.24 | | |
| B. HYDRAULIC MODEL PREPARATION | | | | | | | | | | | | | |
| 200 | 200 | Prepare network models from current GIS data | 1 | | | 2.2 | | | | 44.0 | 2.2 | | |
| 201 | 201 | Allocate demands spatially (preloading) | 1 | | | | | | | 17.6 | | | |
| 202 | 202 | Allocate demands temporal (diurnal curve) | 1 | | | | | | | 8.8 | 2.2 | | |
| 203 | 203 | Meet with City to discuss and understand system operations and controls | 1 | | | 4.4 | | | | 4.4 | | | |
| 204 | 204 | Add water quality data to the model | 1 | | | | | | | 2.2 | | | |
| 205 | 205 | Add energy and water cost data to the model | 1 | | | | | | | 4.4 | | | |
| 206 | 206 | Calibrate models to observed SCAADA data | 1 | | | 2.2 | | | | 33.0 | 4.4 | | |
| 207 | 207 | Review models with City | 1 | | | | | | | 4.4 | | | |
| 208 | 208 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | | | | | | | | |
| 209 | 209 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | 2.2 | | | | | | | |
| SUBTOTAL HOUR/SK/LS | | | 1 | 0 | 0 | 2.2 | 0 | 0 | 0 | 11.3 | 6.8 | | |
| SUBTOTAL | | | \$378.40 | \$0.00 | \$1,507.28 | \$0.00 | \$0.00 | \$0.00 | \$1,784.96 | \$591.16 | | | |
| C. WATER USE ANALYSIS | | | | | | | | | | | | | |
| 300 | 300 | Analyze meter distribution | 1 | | | | | | | 2.2 | | | |
| 301 | 301 | Analyze metering distribution | 1 | | | | | | | 2.2 | | | |
| 302 | 302 | Analyze daily distribution | 1 | | | | | | | 2.2 | | | |
| 303 | 303 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | | | | | | | | |
| 304 | 304 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | 2.2 | | | | | | | |
| SUBTOTAL HOUR/SK/LS | | | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 11.3 | 6.8 | | |
| SUBTOTAL | | | \$378.40 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,251.16 | \$66.00 | | |
| D. HYDRAULIC PERFORMANCE ANALYSIS | | | | | | | | | | | | | |
| 400 | 400 | Prepare mass balances | 1 | | | 4.4 | | | | 26.4 | 6.6 | | |
| 401 | 401 | Address City questions and issues re level of service | 1 | | | | | | | 17.6 | 6.6 | | |
| 402 | 402 | Analyze models and mass balances for performance improvements | 1 | | | 22.0 | | | | 44.0 | 6.6 | | |
| 403 | 403 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | | | | | | | | |
| 404 | 404 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | 2.2 | | | | | | | |
| SUBTOTAL HOUR/SK/LS | | | 1 | 0 | 0 | 4.4 | 0 | 0 | 0 | 33 | 13.2 | | |
| SUBTOTAL | | | \$378.40 | \$0.00 | \$4,818.88 | \$0.00 | \$0.00 | \$0.00 | \$1,129.60 | \$1,182.72 | | | |
| E. WATER QUALITY ANALYSIS | | | | | | | | | | | | | |
| 500 | 500 | Simulate water quality with models (chlorine age, THM's) | 1 | | | 4.4 | | | | 8.8 | 4.4 | | |
| 501 | 501 | Address City questions and issues re water quality | 1 | | | | | | | 6.6 | | | |
| 502 | 502 | Analyze models for water quality improvements | 1 | | | | | | | 17.6 | | | |
| 503 | 503 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | | | | | | | | |
| 504 | 504 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | 2.2 | | | | | | | |
| SUBTOTAL HOUR/SK/LS | | | 1 | 0 | 0 | 4.4 | 0 | 0 | 0 | 33 | 4.4 | | |
| SUBTOTAL | | | \$378.40 | \$0.00 | \$2,409.44 | \$0.00 | \$0.00 | \$0.00 | \$1,071.44 | \$394.24 | | | |
| F. ENERGY EFFICIENCY ANALYSIS | | | | | | | | | | | | | |
| 600 | 600 | Simulate/analyze current energy use | 1 | | | 2.2 | | | | 8.8 | 2.2 | | |
| 601 | 601 | Prepare energy model | 1 | | | | | | | 13.2 | | | |
| 602 | 602 | Address City questions and issues re energy | 1 | | | | | | | 6.6 | | | |
| 603 | 603 | Analyze energy model and models for performance improvements | 1 | | | 11.0 | | | | 33.0 | 4.4 | | |
| 604 | 604 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | | | | | | | | |
| 605 | 605 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | 2.2 | | | | | | | |
| SUBTOTAL HOUR/SK/LS | | | 1 | 0 | 0 | 2.2 | 0 | 0 | 0 | 81.8 | 2.2 | | |
| SUBTOTAL | | | \$378.40 | \$0.00 | \$3,211.80 | \$0.00 | \$0.00 | \$0.00 | \$8,123.88 | \$197.12 | | | |
| G. ALTERNATIVES SELECTION | | | | | | | | | | | | | |
| 700 | 700 | Prepare list of recommendations from previous tasks | 1 | | | 2.2 | | | | 6.6 | 2.2 | | |
| 701 | 701 | Meet with City to review/confirm recommendations | 1 | | | | | | | 4.4 | | | |
| 702 | 702 | Compare alternatives on cost, O&M, life, and City criteria | 1 | | | | | | | 8.8 | 2.2 | | |
| 703 | 703 | Meet with City to review comparison and select preferred alternatives and schedules | 1 | | | 4.4 | | | | 4.4 | | | |
| 704 | 704 | Develop cost estimates for preferred alternatives | 1 | | | | | | | 8.8 | | | |
| 705 | 705 | Assess funding opportunities | 1 | | | 2.2 | | | | 6.6 | | | |
| 706 | 706 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | | | | | | | | |
| 707 | 707 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | 2.2 | | | | | | | |
| SUBTOTAL HOUR/SK/LS | | | 1 | 0 | 0 | 2.2 | 0 | 0 | 0 | 37.4 | 4.4 | | |
| SUBTOTAL | | | \$378.40 | \$0.00 | \$3,211.80 | \$0.00 | \$0.00 | \$0.00 | \$1,710.28 | \$394.24 | | | |
| H. DOCUMENTATION | | | | | | | | | | | | | |
| 800 | 800 | Prepare draft reports | 1 | | | 4.4 | | | | 77.0 | 4.4 | | |
| 801 | 801 | Review drafts with City | 1 | | | | | | | 4.4 | | | |
| 802 | 802 | Receive comments and revise drafts | 1 | | | | | | | 6.6 | | | |
| 803 | 803 | Prepare and deliver final reports | 1 | | | | | | | 6.6 | | | |
| 804 | 804 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | | | | | | | | |
| 805 | 805 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | 4.4 | | | | | | | |
| SUBTOTAL HOUR/SK/LS | | | 1 | 0 | 0 | 4.4 | 0 | 0 | 0 | 97.0 | 0 | | |
| SUBTOTAL | | | \$156.50 | \$0.00 | \$1,121.26 | \$0.00 | \$0.00 | \$0.00 | \$9,622.16 | \$0.00 | | | |
| I. PUBLIC INVOLVEMENT | | | | | | | | | | | | | |
| 900 | 900 | Support the City in hearings, council meetings, presentations etc related to the project | 1 | | | 13.2 | | | | 13.2 | | | |
| 901 | 901 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | | | | | | | | |
| 902 | 902 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | | | | | | | | |
| SUBTOTAL HOUR/SK/LS | | | 1 | 0 | 0 | 13.2 | 0 | 0 | 0 | 13.2 | 0 | | |
| SUBTOTAL | | | \$378.40 | \$0.00 | \$1,307.38 | \$0.00 | \$0.00 | \$0.00 | \$1,229.44 | \$0.00 | | | |
| J. HYDRAULIC MODEL TRAINING | | | | | | | | | | | | | |
| 1000 | 1000 | Provide hydraulic model training | 1 | | | 17.6 | | | | 17.6 | | | |
| 1001 | 1001 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | | | | | | | | |
| 1002 | 1002 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | | | | | | | | |
| 1003 | 1003 | Quality Control (QC) / Quality Assurance (QA) | 1 | | | | | | | | | | |
| SUBTOTAL HOUR/SK/LS | | | 0 | 0 | 0 | 17.6 | 0 | 0 | 0 | 17.6 | 0 | | |
| SUBTOTAL | | | \$0.00 | \$0.00 | \$2,409.44 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,409.44 | \$135.80 | | |
| K. SUBTASK TITLE 11 | | | | | | | | | | | | | |
| SUBTOTAL HOUR/SK/LS | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| SUBTOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| TOTAL HOURS BY EMPLOYEE | | | 19.5 | 0 | 12.4 | 0 | 0 | 0 | 47.3 | 16.2 | | | |

| PHASE | TASK | Lab | Dir | Sub | Sub | Sub | Sub | Sub | Sub | Sub | Sub | Sub |
|-------|--------------------------------|-------------|------------|-------------|--------|-------------|------|------|------|------|------|------|
| | | Cost | Cost | Cost | Cost | Cost | Cost | Cost | Cost | Cost | Cost | Cost |
| A | DATA COLLECTION AND REVIEW | \$0,004.96 | \$118.80 | \$1,723.66 | \$1.56 | \$2,734.98 | | | | | | |
| B | HYDRAULIC MODEL PREPARATION | \$1,816.10 | \$380.00 | \$1,444.10 | \$3.20 | \$3,640.40 | | | | | | |
| C | WATER USE ANALYSIS | \$1,251.16 | \$66.00 | \$1,317.16 | \$0.00 | \$1,317.16 | | | | | | |
| D | HYDRAULIC PERFORMANCE ANALYSIS | \$11,299.80 | \$631.00 | \$12,930.80 | \$1.00 | \$13,961.80 | | | | | | |
| E | WATER QUALITY ANALYSIS | \$2,409.44 | \$143.00 | \$2,552.44 | \$0.00 | \$2,552.44 | | | | | | |
| F | ENERGY EFFICIENCY ANALYSIS | \$9,916.78 | \$541.20 | \$10,457.98 | \$2.00 | \$10,457.98 | | | | | | |
| G | ALTERNATIVES SELECTION | \$1,710.28 | \$394.24 | \$2,104.52 | \$0.00 | \$2,104.52 | | | | | | |
| H | DOCUMENTATION | \$1,121.26 | \$0.00 | \$1,121.26 | \$0.00 | \$1,121.26 | | | | | | |
| I | PUBLIC INVOLVEMENT | \$1,307.38 | \$0.00 | \$1,307.38 | \$0.00 | \$1,307.38 | | | | | | |
| J | HYDRAULIC MODEL TRAINING | \$2,409.44 | \$135.80 | \$2,545.24 | \$0.00 | \$2,545.24 | | | | | | |
| K | SUBTASK TITLE 11 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | | | | | |
| TOTAL | | \$37,740.08 | \$4,668.80 | \$42,408.88 | \$3.56 | \$42,408.88 | | | | | | |

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER
NUMBER
MUST APPEAR
ON YOUR
INVOICE

4515



ISSUED TO: 589468
S & L INC.
935 W CENTER STREET

LINDON UT 84042

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

DEPARTMENT:

PURCHASE ORDER DATE: 02/03/2016

| <u>REQ #</u> | <u>QUANTITY</u> | <u>DESCRIPTION</u> | <u>UNIT PRICE</u> | <u>TOTAL</u> | <u>GL ACCOUNT</u> |
|--------------|-----------------|----------------------------------|-------------------|--------------|-------------------|
| 0 | 1.00 | CONSTRUCTION OF IVORY RIDGE PARK | 2,391,400.00 | 2,391,400.00 | 47-70-70-103 |

TOTAL 2,391,400.00

Department Head

Council Approval

Lehi City Purchase Requisition Request

| | | | |
|-----------------|-----------------------------------|-----------------|--------------|
| Supplier | Name S&L Inc. | Vender # | |
| | Street 935 West Center St. | Date | 2/2/2016 |
| | City Lindon State | | UT |
| | Zip 84042 Phone | | 801.785.8458 |

Parks and Buldings

47-70-70-103



Requesting Department

Dept. Account No.

Department Head Signature

| Quantity | Unit | Materials and Description | Price | Total |
|----------|------|---|--------------|-----------------------|
| | | Construction of Ivory Ridge Park | | |
| | | General Construction, Insurance & Bonding | \$125,000.00 | \$125,000.00 |
| | | Site Work | \$225,000.00 | \$225,000.00 |
| | | Site Utilities | \$154,000.00 | \$154,000.00 |
| | | Restroom | \$195,000.00 | \$195,000.00 |
| | | Splash Pad | \$455,000.00 | \$455,000.00 |
| | | Site Amenities | \$220,000.00 | \$220,000.00 |
| | | Electrical | \$70,000.00 | \$70,000.00 |
| | | Concrete | \$130,000.00 | \$130,000.00 |
| | | Asphalt | \$200,000.00 | \$200,000.00 |
| | | Landscaping | \$390,000.00 | \$390,000.00 |
| | | SWPPP | \$10,000.00 | \$10,000.00 |
| | | 10% contingency | | \$217,400.00 |
| | | Total | | \$2,391,400.00 |

| | | |
|---------------------------|----------------------------|---|
| Justification: | Price Determination | |
| Budgeted Item | Verbal Quote | |
| \$5.72 Dollars a Sq foot. | Informal Bid | |
| | Written Bid | X |
| | State Bid | |
| | Other | |

Bid Tab Ivory Ridge Park

| | |
|------------------------|----------------|
| Allstate Construction | \$2,498,459.00 |
| Condie Construction | \$2,981,597.00 |
| CraCar | \$2,593,787.45 |
| Gel Inc | \$3,075,910.00 |
| Hadco | \$2,694,556.40 |
| Hughes | \$3,376,800.00 |
| J. Lyne Roberts & Sons | \$2,599,787.00 |
| S&L | \$2,165,000.00 |
| Stratton and Bratt | \$2,134,854.40 |
| VANCON | \$2,320,000.00 |
| Valley Design | \$2,310,996.00 |

Finalists Were asked to submit a bid with sod substitute

| | |
|--------------------|----------------|
| S&L | \$2,165,000.00 |
| Stratton and Bratt | \$2,206,138.10 |



PURCHASE ORDER
LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER
NUMBER
MUST APPEAR
ON YOUR
INVOICE
4516

ISSUED TO: 590006
SAGE GOVERNMENT SOLUTIONS
1229 ROUND MOUNTAIN CIRCLE
ALPINE UT 84004

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

DEPARTMENT:

PURCHASE ORDER DATE: 02/04/2016

| <u>REQ #</u> | <u>QUANTITY</u> | <u>DESCRIPTION</u> | <u>UNIT PRICE</u> | <u>TOTAL</u> | <u>GL ACCOUNT</u> |
|--------------|-----------------|------------------------------------|-------------------|--------------|-------------------|
| 0 | 1.00 | ADDDION TO EXISTING LOBBY CONTRACT | 25,000.00 | 25,000.00 | 10-80-60-019 |

TOTAL 25,000.00

Department Head

Council Approval



February 4, 2016

Sage Government Solutions
c/o Jeff Hartley
1229 Round Mountain Circle
Alpine, Utah 84003

RE: Amendment of Consulting Agreement

Dear Mr. Hartley:

This letter will amend the Consulting Agreement executed between Lehi City and Sage Government Solutions on December 14, 2016, by increasing the amount of compensation under Section 3 from \$36,000 to \$61,000. The additional \$25,000 will be paid to you by the City once you have retained the services of Greg Curtis to assist with the lobbying effort on behalf of Lehi City for state transportation funding.

Once this letter agreement has been executed by you and Mayor Wilson, and you have provided a written agreement between Sage Government Solutions and Mr. Curtis, Lehi City will remit the additional funds to you.

Respectfully yours,

Ryan V. Wood
Lehi City Attorney

Mayor Bert Wilson

Jeff Hartley

**City Council Report
February 9, 2016**

ISSUE

Glacier Investments – Requests Site Plan approval for Holiday Inn Express to be located at 3851 Thanksgiving Way in an existing Commercial zone.

BACKGROUND

| | | | |
|---|-------------------------|------------------|---------------------------|
| Location: | 3851 N Thanksgiving Way | | |
| Existing zoning: | Commercial | | |
| General Plan Designation: | Commercial | | |
| Existing Land Use: | Lone Peak Trailer Sales | | |
| Surrounding Zoning and Land Use: | <i>North:</i> | I-15 | I-15 |
| | <i>East:</i> | Commercial | Retail/restaurant |
| | <i>South:</i> | Resort Community | Office |
| | <i>West:</i> | R-2/R-3 | Single family residential |
| Date of Last DRC Review: | December 2, 2015 | | |

HISTORY

July 30, 1999 – Alan Gillman 2 Annexation – This annexation included the subject property.

July 9, 2015 – The Planning Commission approved a concept plan for Holiday Inn and made the following motion:

Scott Dean moved to approve Robert Gray’s request for Concept Plan approval for Holiday Inn Express & Suites located at 3851 Thanksgiving Way in an existing Commercial zone to include the DRC comments also the architectural renderings that were presented on July 9th on this subject and to include representation by the applicant that the landscaping along the western boundary will include the Austrian Pines of a minimum of installation a height of 8-10 feet and that the maintenance on the western boundary will be a continuous effort on the part of the owner to keep vegetation growing and properly screening to the best it’s capable of; that there will be no dumpsters located along the western property line and that the other expressions given by the applicant relative to the architectural quality and representations that they meet prior concerns issued by the DRC and Planning Commission from the July 9th meeting be adhered to and that this application is being moved forward and approved with the express understanding that the current code requirement gives the applicant certain inherent rights for development in accordance with their plan that has met, in all substantial ways, the requirements of the code; add that the spacing of the trees to be 20 feet on center; and that they need to be very careful with how they control the lighting to direct lighting away from the residential area. Second by Jared Peterson. Motion carried 6-1 with Janys Hutchings opposed.

ANALYSIS

The applicant is requesting site plan approval for Holiday Inn Express to be located at 3851 North Thanksgiving Way in an existing Commercial zone. The Development Code classifies hotels as a permitted use in the Commercial zone but this item requires approval by the Planning Commission since the valuation is less than \$500,000. This project received concept plan approval which required several items to be included on the site plan. The Planning Commission included several items in their motion to approve the concept plan (see motion above) that should be addressed with the site plan. One item not addressed in the motion but was shown on the approved concept is that 50% of the frontage along public roads must have building frontage in order to allow the exception of setting the hotel back away from the road with parking in front. The approval of this site plan locks in the 50% frontage

requirement for the future buildings.

Included with this submittal are two potential options for the realignment of Thanksgiving Way that UDOT has proposed that may move the road closer to the proposed hotel in the future. Each option would work with the proposed layout and not affect the placement as proposed.

The proposed hotel will have 96 rooms and approximately 60,000 square feet of total floor area. Landscape is shown at 25% which meets the 10% landscape requirement of the Commercial zone. There are 99 parking stalls shown on site which meets the parking requirement of 1 stall per guest room and 1 stall per employee. Bike parking must be addressed and is required at 5% of the required number of parking stalls.

The proposed building elevations show the use of stone, fiber cement, and EIFS for exterior materials. EIFS may only be allowed up to 49% of the total wall area excluding the windows and doors. The plan shows a total of 40.9% use of EIFS for the entire building but each elevation must meet the 51% hard surface materials requirement and the applicant must show that this is met for each façade. The proposed architectural variations include pop-outs, pop-ups on the roofline, awnings, and some cantilevering roofs placed above the pop-outs. The updated building elevations seem to meet the architectural variations requirement and address some of the DRC concerns including the architectural variations to be provided every 30'-50' and that the roof line elements tie into the Lone Peak Retail buildings.

The DRC made the following comments: Only 0.2 footcandle spillover is allowed across the property line which will require the plan to be adjusted to meet this requirement. Consider LED lighting to help control the light spill over. The maximum height of the light poles is 20 feet to the top of the light which will require the poles to be slightly lowered. Suggest looking at window treatments on the west façade windows to help increase the privacy of the adjacent homes. Provide a calculation showing that the amount of landscaping and the width of the buffer meets the requirements of Section 12.080 of the Development Code. Please consider other DRC comments as part of the motion.

RECOMMENDATIONS

Planning Commission reviewed this request on January 14, 2016 and made the following recommendation:

Commissioner Hemmert moved to grant final approve of the site plan for the Holiday Inn Express to be located at 3851 Thanksgiving Way in an existing Commercial zone; including all DRC comments; based on the finding of fact that this conforms with the code; and apply section 11.25.0 of the code in that the Commission would like the City Council to review this item for final approval; also, included in the packet to the Council would be the letters from residents and Commissioner Dean's suggestions. Commissioner Dean seconded the motion.

Motion passed, with 2 opposing from Commissioner Peterson and Commissioner Barnes.

Minutes from the Planning Commission meeting are as follows:

Mr. West stated that this is a proposed hotel where Lone Peak Trailers was located. He said that a concept plan was approved by the Planning Commission on July 9th of last year, and that it is a permitted use in the development code. He said that UDOT submitted a potential realignment of Thanksgiving Way.

Mr. West stated that the Planning Commission needs to determine if the landscaping buffer meets the requirements of the code. He said that a six foot fence is required, but that there is already one on site.

Chair Roll asked staff if the applicant has met the requirements of the code. Mr. West stated that they needed to make sure that the landscaping buffer is in compliance.

Commissioner Barnes asked if the applicant is required to plant mature trees. Mr. West stated that the pines must be at least 6 feet high and the deciduous must have a 2 inch caliber. Mr. Struthers stated that larger trees that are planted have a lower survival rate and they may grow slower.

Commissioner Dean inquired about the buffer requirement. Mr. West stated that the applicant appears to meet the required landscaping height, but that the spacing may need to be addressed. Commissioner Dean inquired if there is some subjective nature to the requirements that could still be discussed.

Commissioner Peterson inquired about when UDOT would determine the exact adjustment to Thanksgiving Way. Mr. Dinsdale stated that it depends on the funding, but maybe within a year they will know more. He said it's likely that the road will be realigned and that it is helpful for the building to be set further back from the current road, so that it doesn't interfere with UDOT's potential realignment.

Commissioner Barnes stated that it may help alleviate some of the home owners concerns by bringing the building closer to the road.

Bruce Beard, representing the applicant, addressed the Commission and stated that a revised site plan was submitted that shows that the gaps in the trees were corrected. He stated that the landscaping sizing requirements in the code are optimal and standard.

Mr. Beard explained that if specific standards are met, then the other language in the code is not a sufficient basis for denial. He said this complies in every way with the city's code, and even exceeds the requirements in many cases.

Commissioner Dean inquired about the remaining outparcels if the road is realigned. Mr. Beard replied that he is not sure what those would be used for at this point.

Mr. Beard stated that they investigated several options to change the orientation of the building, and it was not possible.

Chair Roll stated that if this item meets the code, then it needs to be approved. He said that they can't speculate on things that do not pertain to the issue.

Commissioner Dean presented some options that he believes would help alleviate some of the privacy issues, one of which included a possible retaining wall.

Mr. Beard expressed concerns with the retaining wall. He stated that the applicant will do everything they can within reason to alleviate concerns.

Chair Roll believes that the Commission is constrained by the code to approve this item. He said that according to code, with an approval of a site plan, the Commission may forward an item to the Council if the Commission believes that it may have a significant impact on the community. He said that because of this, he believes it is best to send this item to the City Council for a public hearing and for their final say on the issue. He feels that this is the best way to balance the concerns of the public with the rights of the applicant.

The suggested motion would include the DRC comments and Planning Commission recommendations.

**Holiday Inn Express Site Plan
DRC Redline Comments**

Glacier Investments – Requests Site Plan review for Holiday Inn Express to be located at 3851 Thanksgiving Way in an existing Commercial zone.

DRC Members Present: Brent Thomas, Kerry Evans, Greg Allred, Todd Munger, Kim Struthers, Gary Smith, Mike Howell, Ross Dinsdale, Steve Marchbanks

Representatives of the Applicant Present: Todd Gardner and John Gray

Date of Plans Reviewed: 11/25/15

Time Start: 3:00 PM

Time End: 3:30 PM

DRC REDLINE COMMENTS:

Brent – Power:

1. From the junction box, show a 6” conduit stub to the south property line.

Kerry – Fire: No comments

Greg – Water/Sewer:

2. Keyed note K, E and R - label as hot tap tees.
3. On all 4 fire hydrants show a valve at the tee. Pull the fire hydrants away from the curb line.
4. Label the sewer lateral as “private”. Change the note on the profile to indicate it as an 8”. Recommend UDOT spec flow fill over the sewer lateral instead of concrete encasing.

Todd – Public Works: No comments

Kim – Planning:

5. Provide a calculation showing that the amount of landscaping and the width of the buffer meets the requirements from Chapter 12. Additional intermediate shrubs should be shown to meet the buffer requirement.
6. Suggest looking at the windows on the west side of the building to see if there are any window treatments that can be done to increase privacy to the adjacent residential properties
7. On the lighting plan, maximum height of the light poles is 20 feet to the top of light – lower poles to meet standard.
8. Only 0.2 foot candle spillover is allowed at the property line – adjust to meet standard. Consider LED lighting to help control light spillover.
9. On the building elevations, a maximum of 49% of the building materials can be EIFS (not counting windows, doors, and other entrances). This standard must be met independently on all 4 sides of the building. Also assure that wall variations spaced at 30-50 feet are met. Recommend earth tone paint colors that tie into the existing development instead of the bright orange. Must tie in the roof line elements of the existing Lone Peak retail buildings into the design of this building in order to meet the Commercial Design Standards.

Gary – Building/Inspections: No comments

Mike – Public Works: No comments

Ross – Engineering:

10. On the 8” PI line - provide a 20’ easement.

Steve – Parks: No problems

PRIOR TO PRECONSTRUCTION MEETING:

1. Provide an engineer’s cost estimate for the cost of all improvements.
2. Escrow or Letter of Credit Bond Agreement and Public/Private Improvement Agreement for all public and private improvements must be in place.
3. Provide a title report to be reviewed by Lehi City Attorney.
4. Need surveyor’s and engineer’s stamps on construction drawings.
5. New project startup form for Lehi City Storm Water
6. Written and recorded easement over the 8” PI/hydrant line
7. Written and recorded 10-foot PUE on the frontage of the property if there isn’t one already recorded
8. Comments from Planning Commission approval

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.

DRC GENERAL COMMENTS:

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. 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.
7. Signage will be approved through a separate application and review/approval process. Lot size is not large enough to allow for a pylon sign.
8. UDOT has plans to realign Thanksgiving Way and widen I-15 which could impact the proposed site plan.
9. Suggest providing architectural cross section view that includes the existing homes, fence, trees, building and grade differences.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION JANUARY 14, 2016

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.



***Legal Services
Department***

Office 385.201.2327
Fax 385.201.1327

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

ATTORNEY-CLIENT MEMORANDUM

To: Lehi City Planning Department, Lehi City Planning Commission
From: Morgan L. Cummings, Assistant City Attorney
Re: Vested Approval Rights vs. Compelling, Countervailing Public Interests
Date: July 27, 2015

There has been some correspondence and question recently regarding an applicant's right to have a land use application approved, as well as the ability to deny an application in light of a jeopardized "compelling, countervailing public interest." Not all of the correspondence that I have seen has been legally accurate, so I thought I would provide this legal analysis to help clarify some issues.

Vested Rights:

Under our State law, a land use applicant has a vested right to have its application approved if it complies with applicable City land use ordinances (i.e., the Lehi City Development Code). Specifically:

"an applicant is entitled to approval of a land use application if the application conforms to the requirements of the municipality's land use maps, zoning map, a municipal specification for public improvements applicable to a subdivision or development, and an applicable land use ordinance in effect when a complete application is submitted and all application fees have been paid."¹

This statutory language came about after the Utah Supreme Court addressed the issue, and held that "an applicant for subdivision approval or a building permit is entitled to favorable action if the application conforms to the zoning ordinance in effect at the time of the application."² This ruling, as well as the aforementioned statutory language, removes the Planning Commission's discretionary authority in situations where an applicant's proposed land use complies with the City's Development Code.

¹ Utah Code Ann. § 10-9a-509(1)(a)(ii).

² *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388, 391 (Utah 1980).



Exceptions:

The Utah Supreme Court noted that there would be rare and unique circumstances where the need to deny an applicant’s land use application would outweigh that applicant’s vested rights in having the application approved.³ Based upon the Court’s holding, there are only two narrow exceptions which have been codified in State law.

First, the Planning Commission may deny an application if changes to the Development Code are pending which would prohibit the land use applied for.⁴

Second, and more relevant to the correspondence that I have seen recently, the Planning Commission may deny an application if it finds on the record “that a compelling, countervailing public interest would be jeopardized by approving the application.”⁵

Defining a “Compelling, Countervailing Public Interest”:

While the term “compelling, countervailing public interest” is not defined by statute, the Utah Supreme Court provided some guidance as to what should be considered a “compelling, countervailing public interest” strong enough to override a land use applicant’s vested right to have its application approved.⁶

First, the Utah Supreme Court suggested that the proposed land use must “*seriously* threaten[] public health, safety, or welfare”⁷ before an applicant’s vested approval rights can be disregarded. Consequently, if the problem raised by the vested land use application is not a “serious” problem, the application must be approved.

Second, the land use application must present the aforementioned serious problem for the first time.⁸ Therefore, if this serious problem existed prior to the Planning Commission’s consideration of the land use application, the “compelling, countervailing public interest” exception cannot deprive the applicant of its vested approval rights.

Third, if any other permitted use of the subject property would also cause the same serious problem as the one raised in a vested land use application, the “compelling, countervailing public interest” exception is inapplicable.⁹

³ *See, Id.*

⁴ *See, Utah Code Ann. § 10-9a-509(1)(a)(ii)(B). See also, Western Land Equities, supra.*

⁵ *Utah Code Ann. § 10-9a-509(1)(a)(ii)(A). See also, Western Land Equities, supra.*

⁶ **As a side note, I have found only one instance where a public interest has been compelling enough to override a land use applicant’s vested rights to have its application approved. *See, Mouty v. The Sandy City Recorder, 122 P.3d 521, 2005 UT 41.***

⁷ *Western Land Equities* at 395 (emphasis added).

⁸ *Id.* at 396. (“There may be instances when an application would *for the first time* draw attention to a serious problem that calls for an immediate amendment to a zoning ordinance...”) (emphasis added).

⁹ *Id.* (...“it does not appear the problem would be any less serious if the unarguably-permitted manufacturing facilities were erected instead of single-family houses.”).



Fourth, a land use applicant’s vested approval rights may only be disregarded if the serious problem can’t be resolved or mitigated through the City’s current land use ordinances, such as traffic studies, infrastructure improvements, etc.¹⁰ Consequently, if any provision within the City’s Development Code would help to mitigate the serious problem, the application must be approved.

Based upon the foregoing, the Planning Commission may have reasonable, legitimate, and justifiable concerns about a specific land use application. However, this is not enough to deny an applicant’s land use application. Rather, denial is appropriate only when the Planning Commission can find on the record – according to the foregoing guidelines – that there is a compelling, countervailing public interest that outweighs an applicant’s vested approval rights.

Hopefully the foregoing is helpful as you continue to consider various land use applications in your roles as Planning Commission members.

Respectfully,

Morgan L. Cummings
Assistant City Attorney

¹⁰ *Id.*

Holiday Inn Express Hotel Dispute

Let me introduce myself. My name is Chris Whitchurch, I reside with my wife and two boys adjacent to the commercial lot at 3764 N Meadow Springs Lane, Lehi, where there was a recent proposal to build a Holiday Inn Express.

I wanted to take a moment and thank you for understanding our concerns.

In reviewing the municipal codes for Lehi City, I noticed the following candidates for concern in lieu of the Holiday Inn Express being built adjacent to our homes and family, and don't believe these items were considered.

http://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=41648#s378663

Chapter 8.20.030 A:

- 3) a. Annoys, injures, or *endangers the comfort, repose, health, or safety of three (3) or more persons*;

The Holiday Inn and its patrons post considerable concern for the health and safety for our families, both parents and children.

- **Hours of operation:** concerns of patrons coming and going during non-waking hours; encourage the disruption of safety, both emotional and physical.

- **Hotel Elevation:** Family homes adjacent to the commercial lot, where Holiday Inn anticipates building, will deliver a loss in privacy and safety.

An increase of patrons coming and going during all hours increases the likelihood that patrons will see outside of their hotel windows and into our homes and yards, posing *concerns and questions around the safety of our children*.

I.e. can our children play in our back yards without considerable risk, and will we need to keep our blinds closed all of the time in concern for onlookers?

http://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=41650#s378685

Chapter 8.28.010 C:

1. Improperly muffled vehicle engines, when the same are rapidly accelerated or decelerated, *and especially during such hours that they are likely to interfere with the sleep or peaceful calm of residential neighborhoods*.

It is anticipated that the Holiday Inn will operate outside of traditional waking hours, those traveling to and from their place of business are likely to cause consistent disruption to sleep for parents and children in our community.

Please let me know what stipulations occur after assessing these apparent violations to Lehi City regulations, or who I can talk to directly assess the concerns listed above.

Sincerely, Chris Whitchurch

Lehi Planning Commission
In regards to the Holiday Inn Express Hotel Dispute
Opposition Letter

My name is Hayley Dye. I live at 3716 Meadow Springs Lane in Lehi with my husband and three children. Our house is right behind where they have proposed to build the Holiday Inn Express Hotel. I want to thank you for taking your time to read my letter.

I have so many thoughts and feelings about this hotel and it breaks my heart that they even have thought that it is an option to place a 4 story hotel behind residents. I have never seen a hotel that backs up to homes. My concerns are endless.

First concern is the SAFETY of my children. Will they be able to play outside? Who is going to be watching them? There is no way that the hotel can monitor who is staying at their hotel. They cannot keep out predators and criminals looking for easy access to my children or my home. Who is watching when I leave my house and my schedule to know how long I will be gone. It would be so easy for them to hop over the 6' fence and break into my home. At any given time people looking out the hotel windows will be able to see right into my home. I cannot stress the safety issue enough!!!

I have concerns for the noise that will be coming from the hotel all hours of the day and night. You will have car alarms, doors shutting and people talking all the time especially at night when that is when most people check into hotels. The Hotel will not be able to control the noise.

The extra traffic that will be coming from that development will add to the already busting roads. It took me a half an hour to get from my house to the freeway tonight at 5:15. It should only take me 2 minutes tops.

The fence that is currently built to separate us from the hotel is 6'. My 8 year old can climb over the fence and get back over it. It will not stop people from hopping over into our yards if they really want to.

The hotel has done nothing with our concerns as residents to build an addition to the 6' fence or to put privacy barriers on the windows. Their solution is to add trees that will take years to mature and to move the hotel a few extra feet away from the fence, but that only puts the hotel higher so that people staying at the hotel can see more into my house and backyard!

I hope that you will take into consideration the people that are going to have to live with this hotel in their backyard if this proposal goes forward. It is a huge safety issue for these children as well as adults that will be subject to having this hotel built behind them.

Thank you
Hayley Dye
hhedye@gmail.com
801.722.9469

Planning Commission
 In Reference to the Holiday Inn Express Hotel Dispute
 Opposition Letter

Thank you for taking the time to read my letter. My name is Melanie Platt. I live at 3732 N Meadow Springs Lane in Lehi, just adjacent to the commercial lot where there is proposal to build a Holiday Inn Express.

Thank you for taking the time to hear my concerns. I hope it will help you better understand where we as residents are coming from.

I was truly saddened at the last meeting in September when the concept plan was approved. I have spent a lot of time reading over the minutes from the meeting in July and the meeting in September. I feel that the safety of our families is not being taken into account with much priority.

At the meeting on July 9th, safety was a huge concern. In fact, it was the reason that the item was tabled for 30 days. Several quotes from the meeting in July are included below:

“Donna Barnes said even though this is a permitted use she is aware that they stopped another hotel from being built by the elementary school.”

“Kim Struthers said there is some subjectivity in the code – there are other ways it can work. They’ve had arguments against it.”- in reference to the city frontage requirements and the location of the building.

“Donna Barnes moved to deny Robert Gray’s request for Concept Plan for Holiday Inn Express & Suites located at 3851 Thanksgiving Way in an existing Commercial zone because of the finding that it is injurious to the health, safety and welfare of the citizens of the community. Second by Paige Albrecht.”

Motion:

“Scott Dean moved to table Robert Gray’s request for Concept Plan for Holiday Inn Express & Suites located at 3851 Thanksgiving Way in an existing Commercial zone for approximately 30 days for some suggested events that the site plan can be rethought and oriented east-west rather than north-south or located away from the residential area to help mitigate some of the impact to the residential and with the findings that THE CURRENT PLAN DOES NOT meet the standard for safe guarding the health, safety and welfare of the City. Second by Paige Albrecht. Motion carried unanimous.”

One can imagine my surprise when, at the September 24th meeting, the concept plan was approved unanimously. The same concept plan that was denied because of being injurious to the safety of the citizens in the community, at the July Meeting. No mention of safety was given in the motion in September:

“Kim Struthers said that they had met four other times and they have looked at multiple arrangements. As far as the applicant is concerned this is what they would want approved. He said there is buffering between the residential area and the hotel. The buffer does allow for

some of that to be parking and access isles. The taller the building the more space needs to be between the residential and this.”

“Scott Dean said that he appreciates that they are back with this and asked staff if we are in a situation that we will have to do something we don’t want to do because of the code.”

Motion

“Scott Dean moved to approve Robert Gray’s request for Concept Plan approval for Holiday Inn Express & Suites located at 3851 Thanksgiving Way in an existing Commercial zone to include the DRC comments also the architectural renderings that were presented on July 9th on this subject and to include representation by the applicant that the landscaping along the western boundary will include the Austrian Pines of a minimum of installation a height of 8-10 feet and that the maintenance on the western boundary will be a continuous effort on the part of the owner to keep vegetation growing and properly screening to the best it’s capable of; that there will be no dumpsters located along the western property line and that the other expressions given by the applicant relative to the architectural quality and representations that they meet prior concerns issued by the DRC and Planning Commission from the July 9th meeting be adhered to and that this application is being moved forward and approved with the express understanding that the current code requirement gives the applicant certain inherent rights for development in accordance with their plan that has met, in all substantial ways, the requirements of the code; add that the spacing of the trees to be 20 feet on center; and that they need to be very careful with how they control the lighting to direct lighting away from the residential area. Second by Jared Peterson. Motion carried 6-1 with Janys Hutchings opposed.”

It seems that because the applicants lawyer was present, that there was a fear of a lawsuit if the application for concept plan was not approved.

I understand that they meet code. I understand that everything they are doing is legal. But its not safe. It’s an inappropriate use even if it is a permitted use, because it is not safe for our children. I lose sleep thinking about this every night.

We just moved into our home in May of 2015, we love our home. We moved to Lehi because we are excited about the development in our area. I’m not opposed to development in my backyard, not at all! I’m opposed to a hotel where it’s inhabitants are not monitored in any way and can look right into my backyard at any hour of the day or night. I’m truly truly concerned about this.

I beg you to ask yourselves if this is truly a safe use of the commercial zone, not a permitted use, but a safe one. Safety of my children is of utmost importance to me.

In 2007, a hotel tried to build next to Fox Hollow Elementary. They were within their rights and it was a conditional use of the zoning. Therefore the city had some say in what they needed to do to provide safety for the children in the nearby school. Because this is permitted use, they don’t have to do anything they don’t want to do (outside of the code) to provide safety for our children. And they have shown no interest in working with us to try to provide more safety if this goes forward.

We have tried to meet with the hotel applicants. Dan Schmidt arranged a meeting for us all to meet and discuss our concerns and the hotel applicants made no effort to have anyone there.

We shared our concerns and request for further safety measures with Dan Schmidt and he said they would pass the concerns on to the hotel applicants but that they didn't have to do anything beyond what was required because it was permitted use.

I beg of you to reconsider a hotel as a permitted use in a commercial zone, perhaps consider changing it for the future to be conditional when it backs residences. Save some other families the hurt that we are facing right now.

I feel desperate to oppose the hotel in every way possible. But I also feel defeated. Because I don't have 10k to 20k for lawyer fees, we don't have the ability to fight this legally. Because I don't have as much money as I need, I can't keep my children safe. I think that's the job of the planning commission. Yes its permitted use, yes its all within code, but it is not a appropriate, safe use of the land because there is safety of children at risk.

I know that this will probably go forward despite the major safety concerns. I would request that you strongly encourage the hotel applicants to work with us in providing additional safety. In the form of:

An extension on the concrete wall that will separate us from the hotel (its currently 6 feet tall and we do not feel that is adequate in keeping people from getting into our backyards.) We would ask that it be extended to 10 feet.

The hotel applicants are planning to put Austrian pines in the landscape buffer. These will start out at 8-10 feet. In order to create privacy from every level of the 4 story hotel, they would need to be at least 50 feet high. They only grow 1 1/2 feet a year. So my backyard won't be shielded from view for about 26 years. My children will be grown and gone by then. What is providing my children with privacy now???? Only these 8 foot tall trees. Which considering the elevation of the building, own't do anything at all.

We would request that mature trees be brought in, that have a much denser top than bottom. Pines are great, but they kind of peak at the top, where we need coverage the most. We request different trees that provide more coverage at the top.

We request privacy windows in the room facing the adjacent homes. Frosted glass or alternate ways of creating privacy would be so helpful in providing safety for our homes and children.

We request security cameras being installed in the parking lot between our homes and the hotel. So that if we do have crimes committed, we can know who and when.

We were told by Paige Albrecht at the previous meeting that we would have a public hearing on this matter and recently found out that is incorrect since it is permitted use. We would greatly appreciate if the Planning Commission would grant us a few minutes at the meeting on January 14th to share our concerns and be heard.

Thank you for your time.
Melanie Platt

From: Melanie Platt [<mailto:mlay07@gmail.com>]
Sent: Wednesday, January 6, 2016 10:39 PM
To: Kim Struthers <kstruthers@lehi-ut.gov>
Subject: Fwd: Hotel opposition letter

Oops, one more just came in.

Begin forwarded message:

From: erin rossel <erinkayb@hotmail.com>
Subject: Hotel opposition letter
Date: January 6, 2016 at 10:35:42 PM MST
To: <mlay07@gmail.com>

To Whom it may Concern: Lehi planning commission,

I am a seriously concerned resident in the Lehi Thanksgiving Meadows subdivision who lives near a plot of land that has been approved for a Hotel. Namely a Holiday Inn Express. As a mother of four young daughters this concerns me greatly. To have people from all different backgrounds and walks of life from around the world be able to view my daughters at play from their windows concerns me greatly and frankly scares me. With the demographic of dozens of business's around this area it is pretty much a guarantee that most of the occupants of this hotel will be single people (not family vacationers) and probably be single males. Not much else needs to be said why this is frightening to most of us parents in our neighborhood. Many statistics could also be said about the amount of young girls that are victimized but you get my point.

In addition to the safety implications of our children I am greatly concerned about the traffic and the hazards of adding MORE large businesses and buildings to the area. You can imagine the change we've seen as we've lived here the last three years. SOMETHING has to be done! It is crazy town over here!

Please help us out and be on the side of citizens and less on the side of "the bottom line"

Sincerely a very concerned resident,

Erin Rossel
3351 Desert Merigold Way
lehi, ut

Lehi City Planning Commission
99 W Main St #100
Lehi, UT 84043

OBJECTION to HOLIDAY INN EXPRESS

Dear Lehi City Planning Commission (LCPC),

I live in the community adjacent to the proposed development site and am writing to ask that LCPC refuse this planning application from Holiday Inn Express.

Herein are our comments and objections relating to this planning application:

Placing a large-scale hotel at the proposed site will have an extensive negative impact on traffic congestion in an already struggling section of the city. Simply stated the roadways in the area *cannot* accommodate a development project of this scale. This not only impacts my community but several other offices and businesses in the area.

The Holiday Inn Express will overlook neighboring single family residences; this will lead to a loss of privacy and will certainly impact the peaceful enjoyment of the East end of our community.

The Holiday Inn Express will bring unwanted and unnecessary noise and activity to the area at all times of the day and night.

Therefore, we ask that LCPC refuse this planning application and encourage Holiday Inn Express to resubmit a building design at a different location; one which is less intrusive and more sensitive to the character of the community.

Should you require any additional information, clarification of any comments made, do not hesitate to contact me at (801) 979-8586.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremy Heintz', with a stylized, cursive script.

Jeremy Heintz

Todd Gardner

From: Greg Turner <greg@kcarchitecture.com>
Sent: Tuesday, November 24, 2015 8:56 AM
To: Todd Gardner
Subject: DRC Comments

13. We have provided a landscape buffer consisting of large coniferous trees, shrubs and bushes additional we have gone above and beyond Lehi city ordinance regarding building height and distance from adjacent residential property line. To block the views from half of the hotel guestrooms would put the business at a significant economic disadvantage. We also have safety concerns regarding emergency rescue in the event of a fire, occupants need to be able to see out of guestroom room windows for rescue. We feel this is a bad idea and is an unfair burden put on the property owner.

Regarding slanted roofs on hotel towers:

We feel this idea is inconsistent with style of the building and the franchise identity, it also represents an unnecessary cost to the owner. Unless Lehi city has an ordinance requiring us to do so we will not be including these elements in the design.

Greg Turner

Campbell & Associates Architects
46 N 200 E St. George Utah 84770
(435) 628-5969 ph
(435) 628-5975 fax

RECEIVED
NOV 25 2015
LEHI CITY

RECEIVED
LEHI CITY



November 3, 2015

Design Review Committee and Staff
Planning & Development Services
Lehi City

Re: Lehi Holiday Inn Express
Campbell & Associates Project Number 14041

SUB: Concept Review Application

Dear Members of the Design Review Committee and Staff:

Campbell & Associates Architects is pleased to submit the accompanying applications on behalf of Robert Gray of Glacier Investments Lehi, LLC. We propose a new Holiday Inn Express hotel at the address of 3851 Thanksgiving Way, Lehi, Utah 84043. The subject property is 2.16 acres in size and is located near the Thanksgiving Point. The property is currently zoned for commercial. The parcel is vacant and has minor improvements.

The proposed development consists of a four-story, hotel structure approximately 60,000 square feet. The ground floor level includes a lobby, management and reception area. We are providing 99 parking stalls. The hotel encompasses 96 guest rooms as well as an indoor pool.

The building exterior will include a variety of planes and materials in the façade, which serve to divide the large façade areas into smaller sections. The exterior materials, including a mixture of decorative stucco in varying colors and stone.

Thank you for your consideration of this proposed hotel. We look forward to working with you on this project.

Sincerely,

Greg Turner, A.I.T.
Designer



CONSTRUCTION PLANS FOR THE HOLIDAY INN EXPRESS

RECEIVED
NOV 25 2015
LEHI CITY

RECEIVED
NOV 17 2015
LEHI CITY

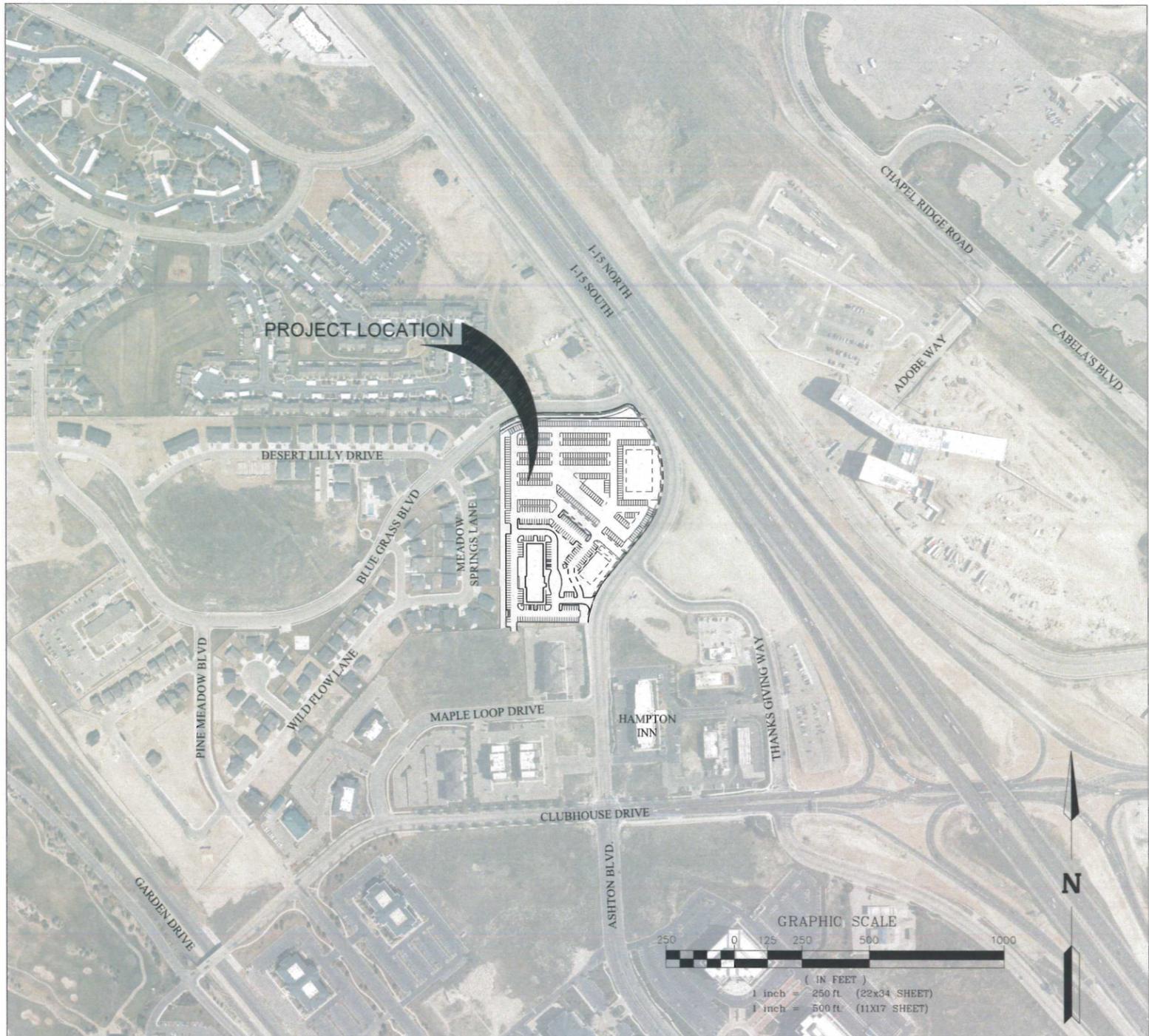
GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS; THE CITY OF LEHI "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION"; ANY OTHER APPLICABLE STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL GOVERNMENT CODES AND ORDINANCES APPLICABLE.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THE PLANS. ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCE'S WHICH MAY AFFECT HIS OPERATIONS DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
- AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. AN AIR QUALITY PERMIT IS ALSO REQUIRED IN ORDER TO PERFORM CONSTRUCTION. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION. CONTACT 1-385-201-1035.
- THE CONTRACTOR SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT & GRADING PERMIT NUMBER. SIGN REQUIREMENTS ARE AS FOLLOWS:
 - THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES AND INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
 - THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT-TRIANGLE CLEARANCES.
 - THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
 - THE SIGN SHALL BE A MINIMUM SIZE OF 4'X4' AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

| | |
|------------------------------------|---------------------------|
| ## | 4" UPPERCASE BOLD LETTERS |
| ## | 4" UPPERCASE BOLD LETTERS |
| FOR PROJECT SITE CONCERNS CONTACT: | 6" UPPERCASE BOLD LETTERS |
| OFFICE PHONE CONTACT ###-###-#### | 4" BOLD NUMBERS |
| CELL PHONE CONTACT ###-###-#### | 4" BOLD NUMBERS |
- THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
- THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON TRAILER IF IT MEETS THESE REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS BY A PROFESSIONAL LAND SURVEYOR AT CONTRACTORS EXPENSE.

LEHI CITY GENERAL NOTES

- ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS IN ACCORDANCE WITH SECTION 3 OF THE 2009 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.
- ALL CONSTRUCTION IS TO BE DONE PER THE 2009 EDITION OF THE LEHI CITY STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
- ALL ADA ACCESSIBLE SIDEWALK RAMP WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2009 EDITION OF THE LEHI CITY DESIGN STANDARDS.
- PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
- PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.



SITE NOTES

OWNER/DEVELOPER/APPLICANT
GLACIER INVESTMENTS LEHI, LLC
ROBERT GRAY
881 N NORTHSHORE DRIVE
WASILLA, ALASKA 99654

PLAN PREPARER
ALPHA ENGINEERING COMPANY
43 SOUTH 100 EAST, SUITE 100
ST. GEORGE, UTAH 84770
PH (435) 628-6500
FAX (435) 628-6553

PROJECT LOCATION
3851 THANKSGIVING WAY
LEHI, UTAH

SHEET INDEX

- SHEET C1 - COVER SHEET
- SHEET C2 - EXISTING CONDITIONS
- SHEET C3 - SITE PLAN
- SHEET C4 - UTILITY PLAN
- SHEET C5 - GRADING PLAN
- SHEET C6 - GRADING PLAN 2
- SHEET C7 - DRAINAGE PLAN
- SHEET C8 - EROSION CONTROL PLAN
- SHEET C9 - DETAILS
- SHEET C10 - DETAILS
- SHEET C11 - DETAILS
- SHEET C12 - DETAILS
- SHEET C13 - DETAILS
- SHEET C14 - LEHI CITY BMP DRAWINGS
- SHEET A100 - ARCHITECTURAL ELEVATIONS
- SHEET A200 - ARCHITECTURAL ELEVATIONS
- SHEET A201 - ARCHITECTURAL ELEVATIONS
- SHEET E100-E103 - ELECTRICAL
- SHEET L1.1 - LANDSCAPE PLAN
- SHEET L1.2 - IRRIGATION PLAN



NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.



Know what's below.
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| NO. | DATE | DESCRIPTION |
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COVER SHEET

HOLIDAY INN EXPRESS
LEHI, UTAH

| | |
|-----------|------------------|
| PROJECT # | 081-46 |
| NAME | JRH |
| DATE | NOVEMBER 4, 2015 |
| SCALE | AS NOTED |
| SHEET | C1 |
| FILE | 081-46 -MST.dwg |

#4

95-

PARCEL # 534070203
DUNKLEY, DAVID & TORI

PARCEL # 534070204
WHITCHURCH,
CHRISTOPHER R & ALANA Y

Parcel # 534070205
LEWIS, MARTHA K & REED
D

PARCEL # 534070206
ROBERTS, JEREMY B &
JENIFER

PARCEL # 534070207
DYE, HARRISON B &
HAYLEY

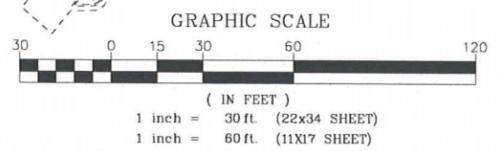
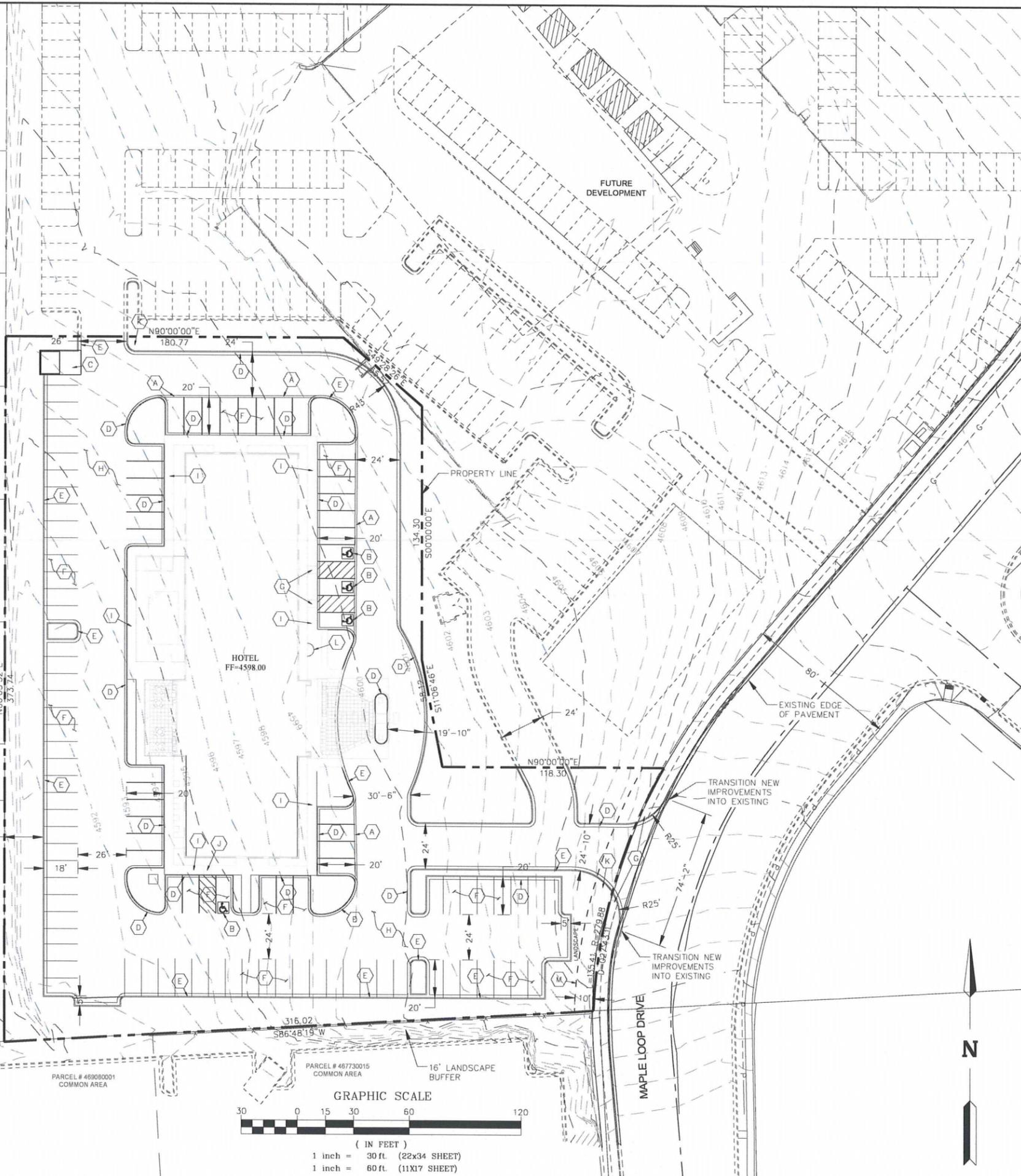
20.5' LANDSCAPE BUFFER

PARCEL # 534070208
MUEHLESTEIN, BRENT
& AMI

PARCEL # 534070209
CHECKETT(S), NATE &
DAYNE

PARCEL # 469080001
COMMON AREA

PARCEL # 467730015
COMMON AREA



NOTES

- (A) INSTALL 4' DRAIN GUTTER (A/C9)
- (B) ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER LEHI CITY STANDARDS AND SPECIFICATIONS
- (C) INSTALL TRASH DUMPSTER (B/C9)
- (D) INSTALL REVERSE CURB & GUTTER (A/C9)
- (E) INSTALL CURB AND GUTTER (A/C9)
- (F) INSTALL PARKING AREA ASPHALT (C/C9)
- (G) INSTALL ADA RAMP (J/C10)
- (H) INSTALL DRIVEWAY AREA ASPHALT (D/C9)
- (I) INSTALL SIDEWALK (A/C9)
- (J) INSTALL ADA RAMP (J/C10)
- (K) INSTALL STOP SIGN (K/C10)
- (L) INSTALL BIKE RACK
- (M) 10' PUBLIC UTILITY EASEMENT

SITE DATA & NOTES

LOT AREA: 93,259 SF (2.14 ACRES)
BUILDING AREA: 13,582 SF ± 14%
PAVEMENT AREA: 66,749 SF ± 61%
LANDSCAPE AREA: 23,687 SF ± 25%

ZONING: C (COMMERCIAL)
PARCEL #: 58.006.0187

IBC CONSTRUCTION TYPE: V-B (GROUP E OCCUPANCY)
INTERNATIONAL FIRE CODE CONSTRUCTION TYPE: V-B

HEIGHT OF BUILDING = 45'
REQ'D BUFFER = MINIMUM BUFFER WIDTH (12') + HEIGHT OF BUILDING
OVER 20' (25') = 37'
PROVIDED BUFFER = 37' (20.5' LANDSCAPE WITH 17' HARD SURFACE)

AN EXCEPTION HAS BEEN MADE FOR THIS BUILDING TO BE SET BACK FROM THE STREET, TO ITS PROPOSED LOCATION. THE REMAINING BUILDINGS CONSTRUCTED ON THIS PARCEL MUST MEET COMMERCIAL DESIGN STANDARDS, WHICH REQUIRES THAT 50% OF BUILDINGS BE ALONG THE FRONTAGE OF THE PARCEL.

PARKING REQUIREMENTS

- HOTEL
1. ONE STALL PER EACH SLEEPING UNIT
 2. ONE STALL PER EACH EMPLOYEE DURING REGULAR WORKING HOURS
- TOTAL REQUIRED STALLS=99
PROVIDED STALLS=99
- TOTAL REQUIRED ADA STALLS = 4
PROVIDED ADA STALLS = 4

NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

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Call before you dig.

| NO. | DATE | BY | DESCRIPTION |
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REVISIONS

ALPHA ENGINEERING

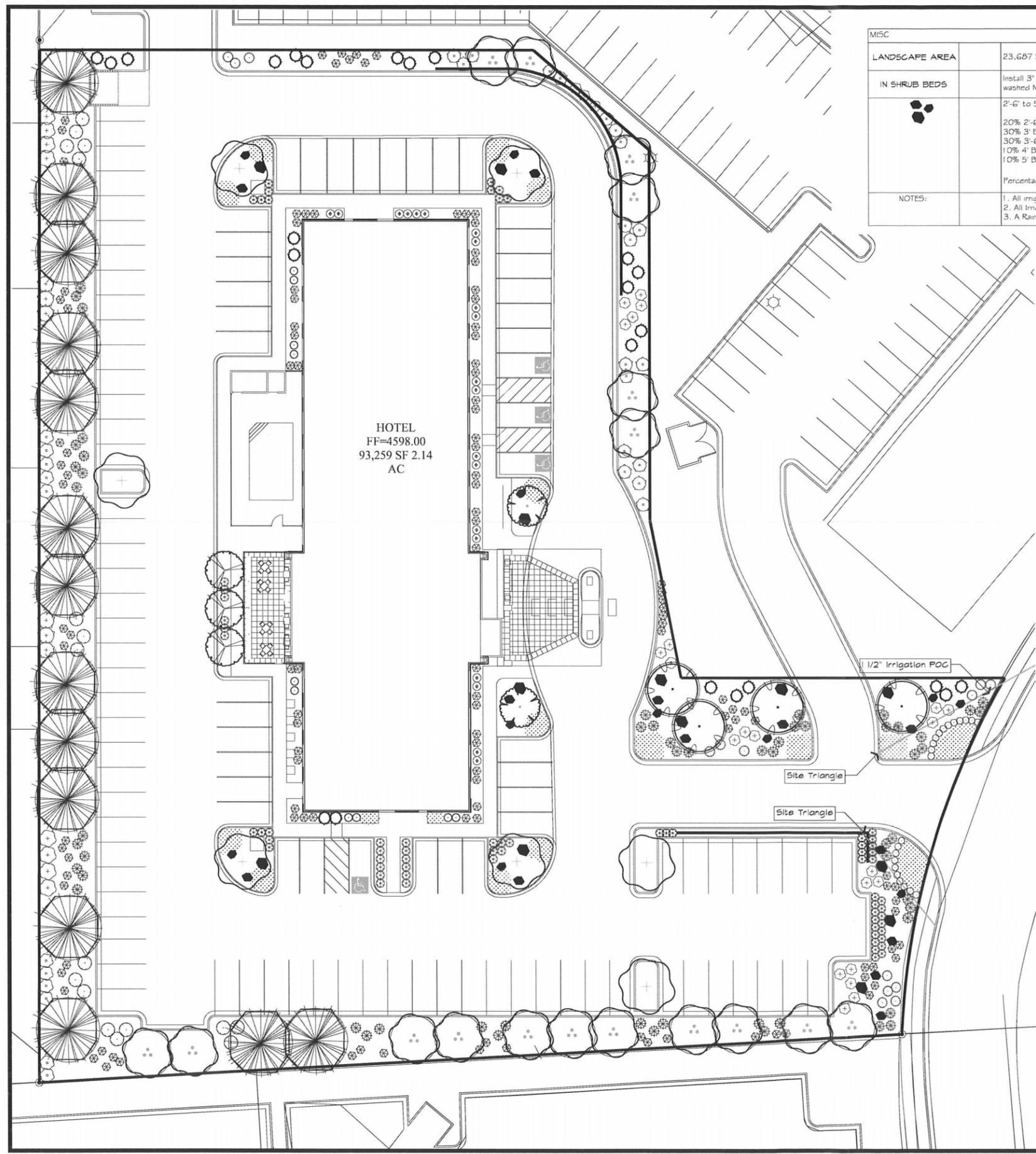
REGISTERED PROFESSIONAL ENGINEER
NO. 8215989
TODD BRENT GARDNER
11/4/15
STATE OF UTAH

43 South 100 East, Suite 100 • St. George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

SITE PLAN

HOLIDAY INN EXPRESS
LEHI, UTAH

| | |
|-----------|------------------|
| PROJECT # | 081-46 |
| NAME | JRH |
| DATE | NOVEMBER 4, 2015 |
| SCALE | AS NOTED |
| SHEET | C3 #4 |
| FILE | 081-46 -MST.dwg |



| | |
|----------------|--|
| MISC | |
| LANDSCAPE AREA | 23,687 S.F. |
| IN SHRUB BEDS | Install 3" depth 3/4" - 1 1/4" washed Southtown Cobble (Utah Landscape Product) OR 3" depth 3/4" - 1 1/4" washed Nebo Cobble (Staker Parson). Install over: DeWitt Pro-5 Weed Barrier. |
| | 2'-6" to 5' boulders from Brown's Canyon Quarry. Submit Sample To Landscape Architect For Approval. 20% 2'-6" Boulders 30% 3' Boulders 30% 3'-6" Boulders 10% 4' Boulders 10% 5' Boulders Percentages are by quant by not weight |
| NOTES: | 1. All irrigation will be point source to shrubs, in-line drip tubing to perennials and tree rings. 2. All Irrigation will be automated using a controller. 3. A Rain Sensor will be installed. |



E. A. Lyman
 Landscape Architecture
 Land Planning
 Urban Design
 8188 South Highland Dr. - Suite D7
 Sandy, Utah 84093
 Telephone: 801.943.6564
 Fax: 801.943.6526
 E-mail: eric@ealyman.com



DATE: 11-3-2015
 JOB: 14041
 BY: GT
 REVISIONS:
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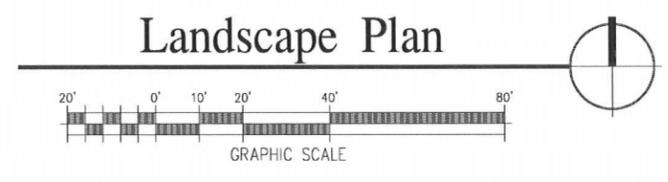


HOLIDAY INN EXPRESS
 LEHI, UTAH



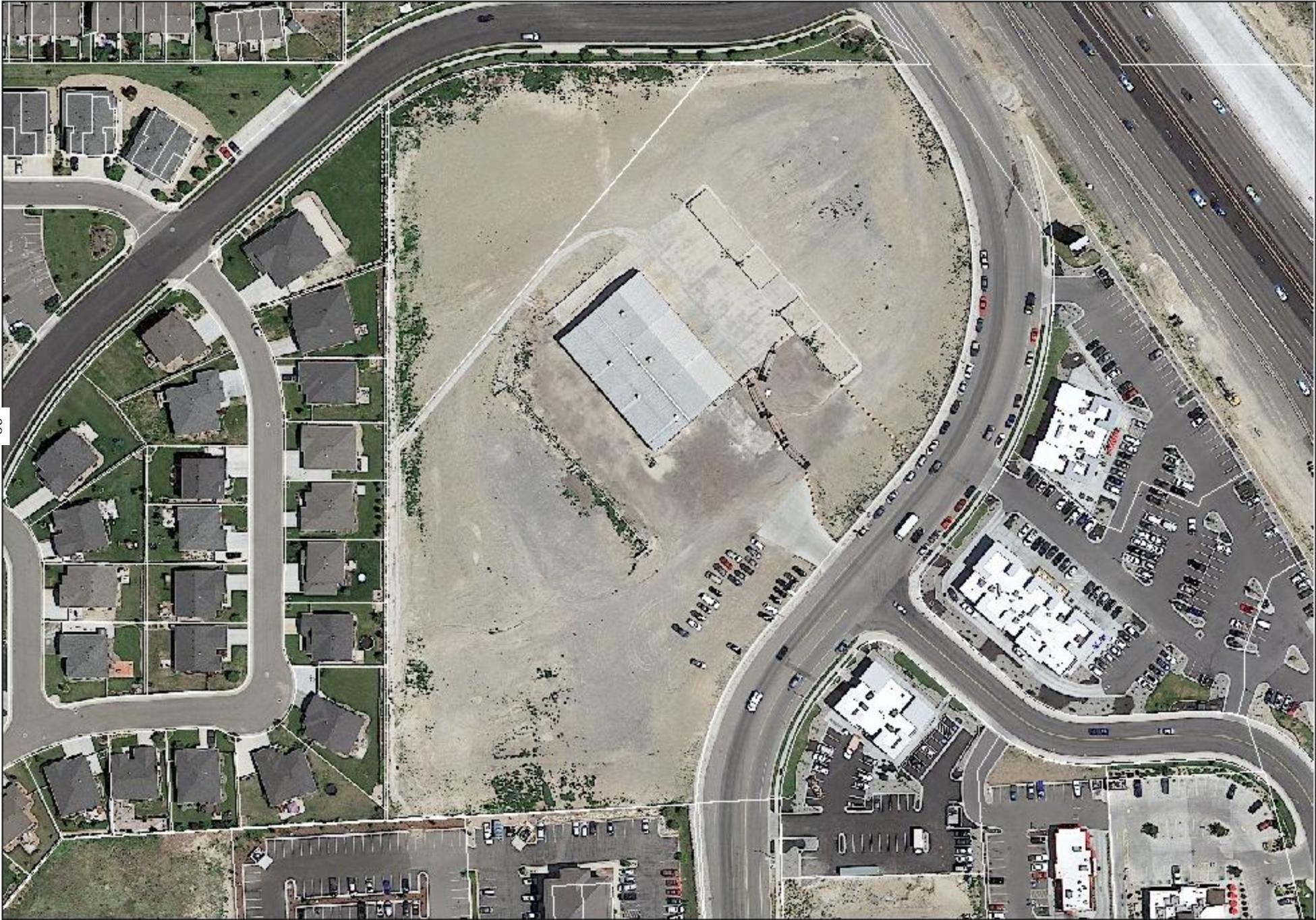
L1.1

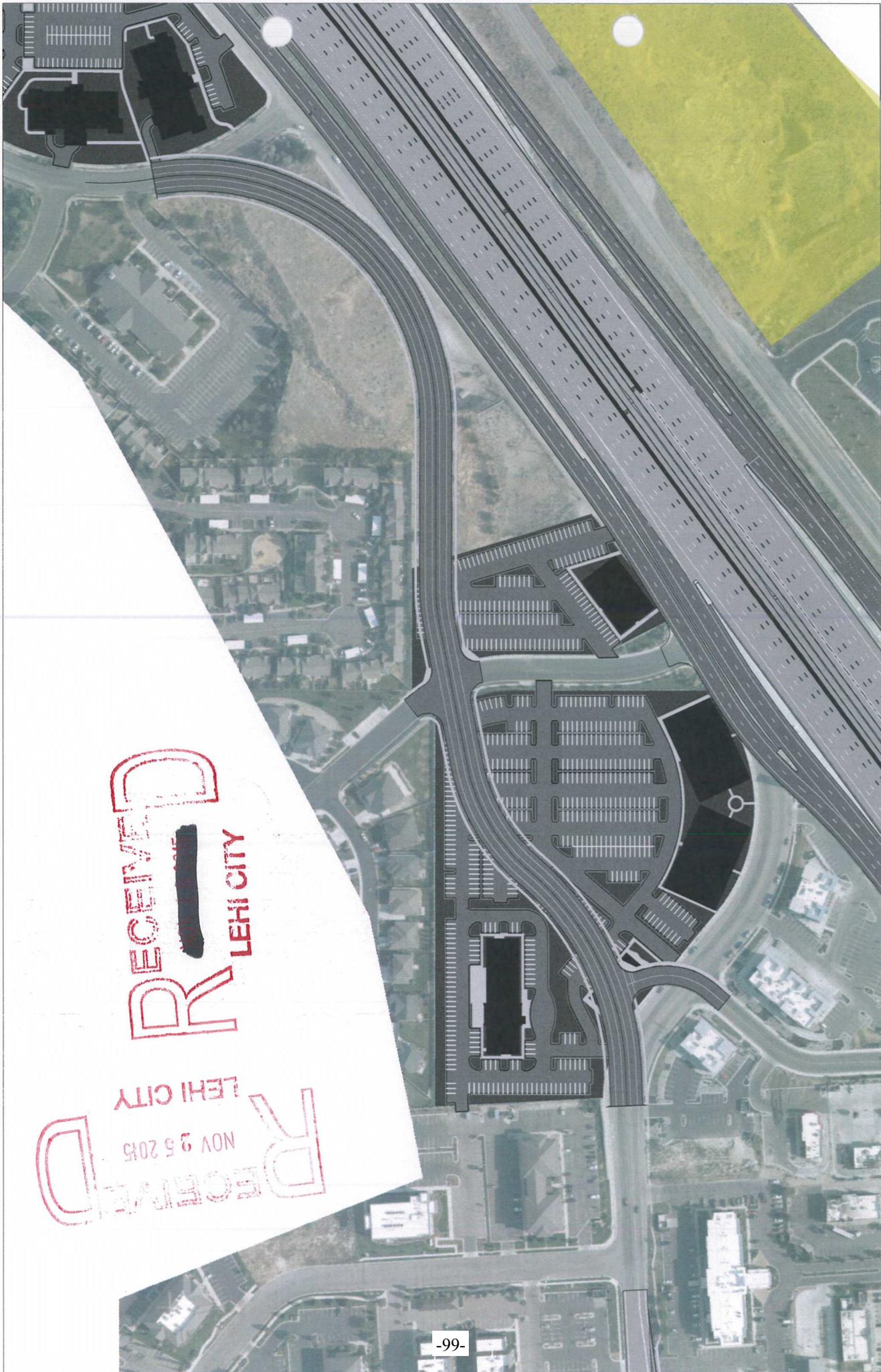
| TREES | QTY | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | |
|-----------------|----------|--|---------------------------------|-----------|----------|---------|
| | 5 | Acer rubrum 'October Glory' TM | October Glory Maple | B & B | 2" Cal | |
| | 2 | Malus x 'Royal Raindrops' | Royal Raindrops Crab Apple | B & B | 2" Cal | |
| | 4 | Malus x 'Spring Snow' | Spring Snow Crab Apple | 5 gal | 5 gal | |
| | 7 | Prunus virginiana 'Canada Red' | Canada Red Chokeberry | 5 gal | 5 gal | |
| | 3 | Pyrus calleryana 'Chanticleer' | Chanticleer Pear | 5 gal | 5 gal | |
| EVERGREEN TREES | QTY | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | |
| | 21 | Juniperus scopulorum 'Gray Gleam' | Gray Gleam Juniper | 5 gal | 5 gal | |
| | 14 | Pinus nigra | Austrian Black Pine | B & B | 5'-6" HT | |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | |
| | 22 | Berberis thunbergii 'Crimson Pygmy' | Crimson Pygmy Barberry | Container | 5 gal | |
| | 19 | Chamaebataria millefolium 'Ferrisun' | Ferrisun | Container | 2 gal | |
| | 11 | Cornus alba 'Elegantissima' | Silveredge Dogwood | Container | 5 gal | |
| | 20 | Cornus sericea 'Kelsey' | Kelsey Dogwood | Container | 5 gal | |
| | 6 | Forsythia x 'Northern Gold' | Northern Gold Forsythia | Container | 5 gal | |
| | 9 | Juniperus chinensis 'Old Gold' | Old Gold Juniper | 5 gal | | |
| | 8 | Lonicera latianca 'Arnold's Red' | Tatarian Honeysuckle | Container | 5 gal | |
| | 17 | Physocarpus opulifolius 'Little Devil' TM | Dwarf Vnebark | Container | 5 gal | |
| | 17 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | Container | 5 gal | |
| | 10 | Viburnum opulus 'Nanum' | Dwarf European Viburnum | Container | 5 gal | |
| GRASSES | QTY | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | |
| | 85 | Calamagrostis x acutiflora 'Karl Foerster' | Festner Reed Grass | Container | 5 gal | |
| | 117 | Panicum virgatum 'Rotstrahlbusch' | Rotstrahlbusch Red Switch Grass | Container | 5 gal | |
| ROSES | QTY | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | |
| | 57 | Rosa x 'Carefree Wonder' | Rose | 5 gal | | |
| GROUND COVERS | QTY | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | SPACING |
| | 1,374 sf | Hemerocallis x 'Stella de Oro' | Stella de Oro Daylily | Container | 5 gal | 18" OC |



Holiday Inn Express

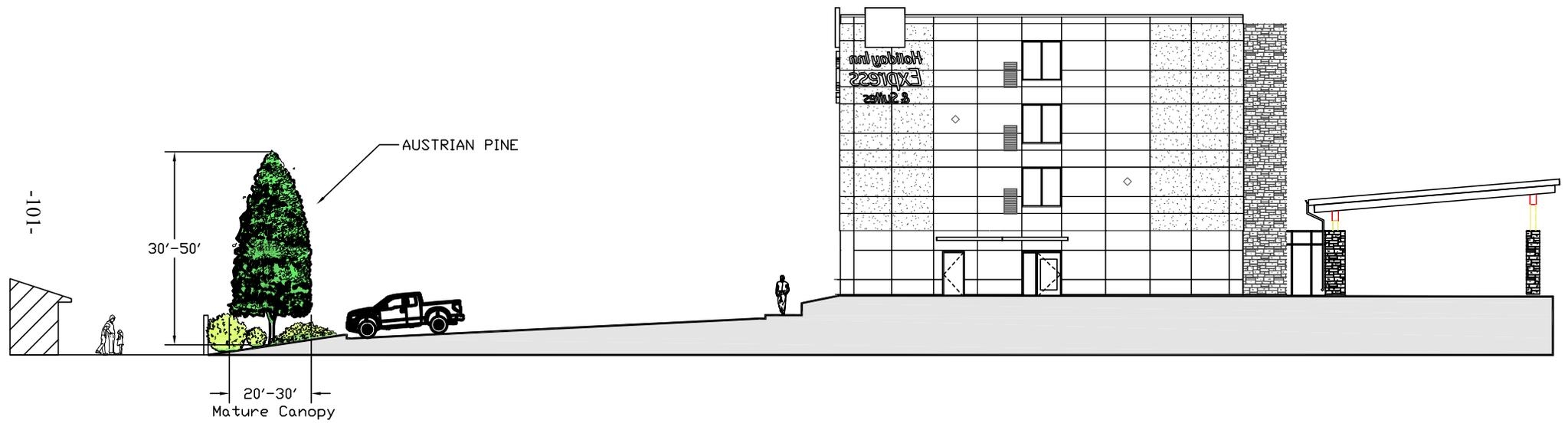
Aerial







RECEIVED
NOV 28 2016
LEHI CITY



-101-

AUSTRIAN PINE

30'-50'

20'-30'

Mature Canopy

Holiday Inn
Express
& Suites



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 ARCHITECTS L.L.C.
 ST. GEORGE, UTAH

DATE: _____
 JOB: _____
 BY: _____
 REVISIONS:
 △ _____
 △ _____

STATE OF UTAH
 KIM B.
 CAMPBELL
 0112002016
 REGISTERED ARCHITECT

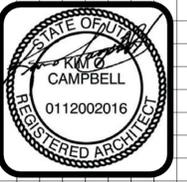
PROJECT:
 Holiday Inn
 Express
 & Suites
 LEHI, UTAH

CAMPBELL & ASSOCIATES
 ARCHITECTS
 45 WEST 100 SOUTH 100 WEST, ST. GEORGE, UTAH 84770
 PHONE: (435) 633-1111 FAX: (435) 633-1112 WWW.CAMPBELLARCHITECTS.COM

SHEET NUMBER
G 1 0 0

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DATE: _____
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CAMPBELL & ASSOCIATES
ARCHITECTS
45 WEST 2ND SOUTH
ST. GEORGE, UT 84770
PHONE: (435) 633-2222 FAX: (435) 633-2223
WWW.CAMPBELLANDASSOCIATES.COM

SHEET NUMBER
A200



WEST ELEVATION MATERIALS
E.I.F.S. = 56%
FIBER CEMENT PANELS = 38%
STONE VENEER = 06%

TOTAL MATERIALS
E.I.F.S. = 38%
FIBER CEMENT PANELS = 52%
STONE VENEER = 10%

2 EXTERIOR ELEVATION, REARWEST
1/8" = 1'-0"

-103-



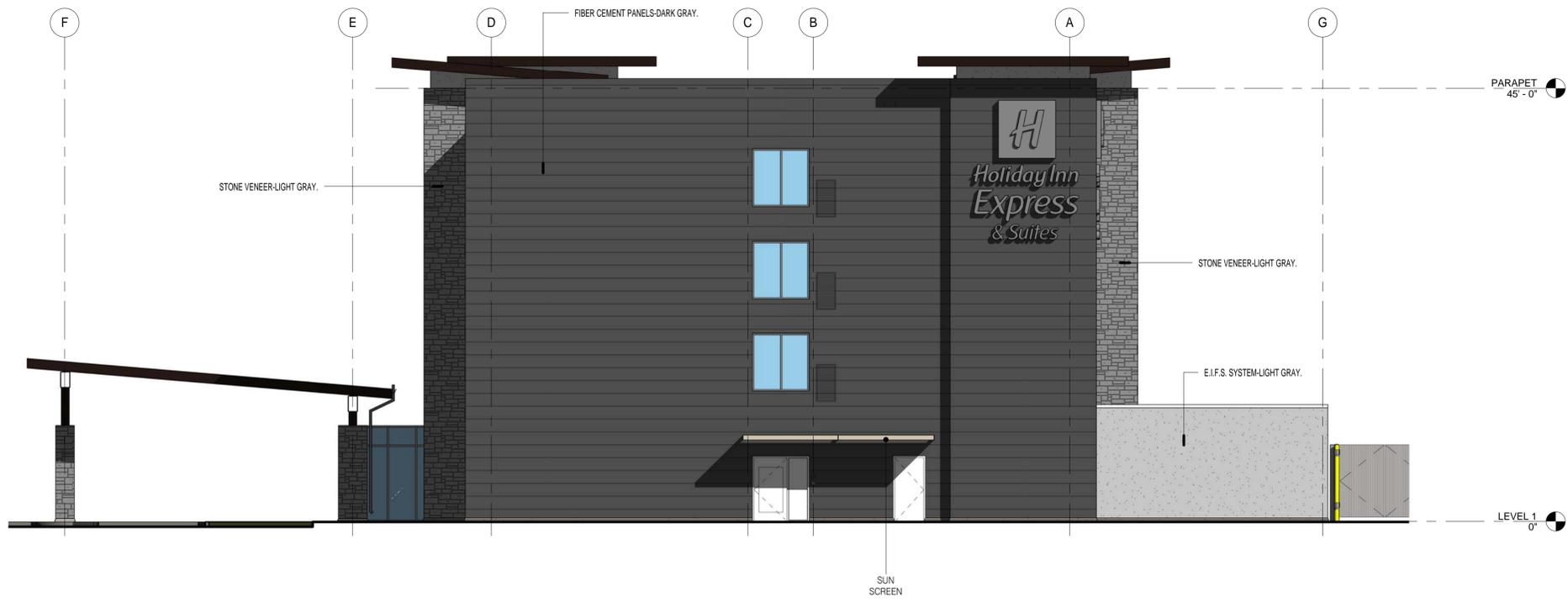
EAST ELEVATION MATERIALS
E.I.F.S. = 46%
FIBER CEMENT PANELS = 47%
STONE VENEER = 07%

1 EXTERIOR ELEVATION, FRONT/EAST
1/8" = 1'-0"



SOUTH ELEVATION MATERIALS
 E.I.F.S. = 22%
 FIBER CEMENT PANELS = 60%
 STONE VENEER = 18%

2 EXTERIOR ELEVATION, SOUTH
 1/8" = 1'-0"

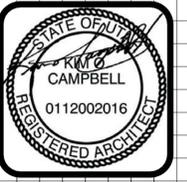


NORTH ELEVATION MATERIALS
 E.I.F.S. = 08%
 FIBER CEMENT PANELS = 82%
 STONE VENEER = 10%

1 EXTERIOR ELEVATION, NORTH
 1/8" = 1'-0"

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 ST. GEORGE, UTAH

DATE: _____
 JOB: _____
 BY: _____
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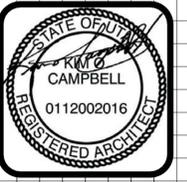
CAMPBELL & ASSOCIATES
 ARCHITECTS
 45 WEST 2ND SOUTH, SUITE 200, ST. GEORGE, UTAH 84770
 PHONE: (435) 633-1111 FAX: (435) 633-1112 EMAIL: info@campbellandassociates.com

SHEET NUMBER
 A201



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 WWW.CAMPBELLARCHITECTS.COM

SHEET NUMBER
G 1 0 0



2 EXTERIOR ELEVATION, REARWEST
1/8" = 1'-0"

MATERIALS
E.I.F.S. = 40.9%
FIBER CEMENT PANELS = 39.2%
STONE VENEER = 19.9%

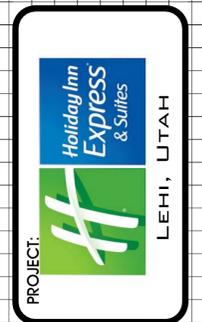
-106-



1 EXTERIOR ELEVATION, FRONT/EAST
1/8" = 1'-0"



DATE: _____
JOB: _____
BY: _____
REVISIONS:
△ _____
△ _____

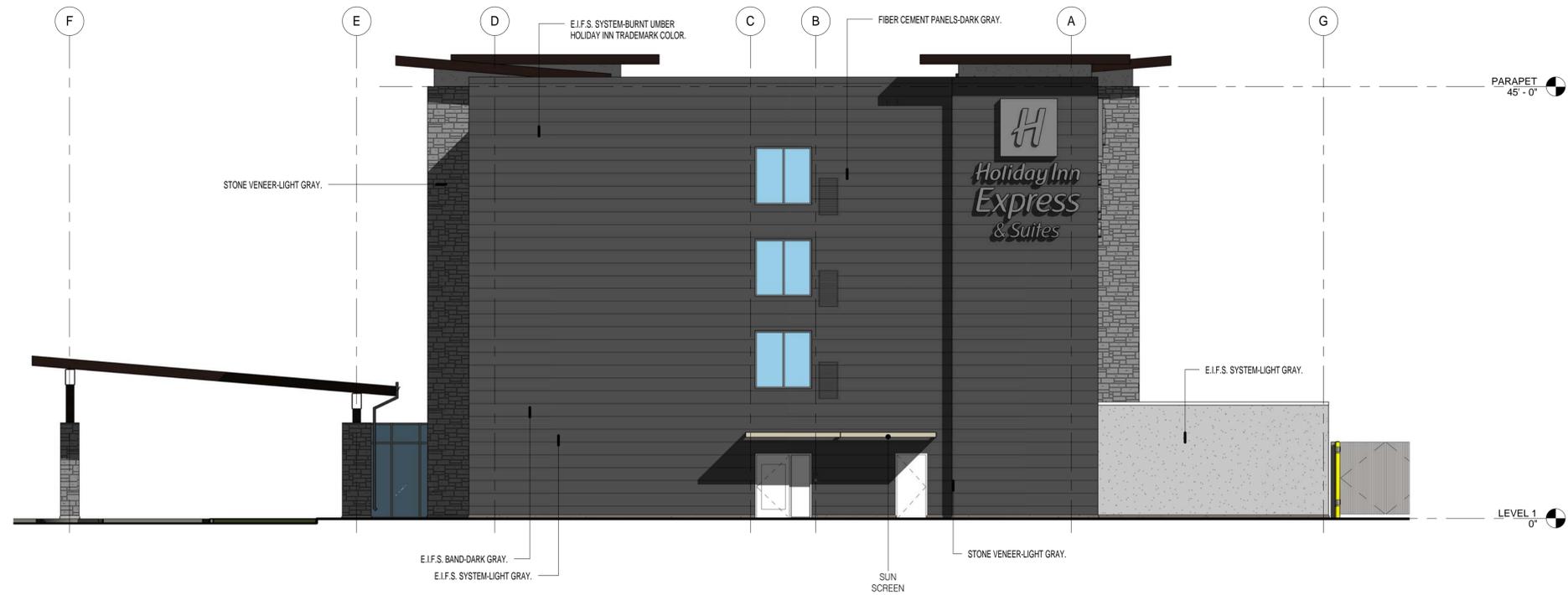


SHEET NUMBER
A200



2 EXTERIOR ELEVATION, SOUTH
1/8" = 1'-0"

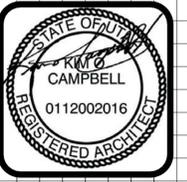
MATERIALS
E.I.F.S. = 40.9%
FIBER CEMENT PANELS = 39.2%
STONE VENEER = 19.9%



1 EXTERIOR ELEVATION, NORTH
1/8" = 1'-0"

#4.
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ARCHITECTS L.L.C.
ST. GEORGE, UTAH

DATE: _____
JOB: _____
BY: _____
REVISIONS:
△ _____
△ _____



CAMPBELL & ASSOCIATES
ARCHITECTS
45 NORTH 200 WEST, SUITE 200, ST. GEORGE, UTAH 84770
PHONE: (435) 633-1111 FAX: (435) 633-1112 EMAIL: info@campbellarch.com

SHEET NUMBER
A201



-108-

#4.



-109-



-110-

#4.

ISSUE

Paul Willie – Requests Final Subdivision approval for Seasons Towns, a 1-lot development located at Morning Vista Drive & Seasons View Drive in an existing Planned Community zone.

BACKGROUND

| | | | |
|---|--|--------------|--------------------------------|
| Existing General Plan Designation: | Planned Community – High Density Residential | | |
| Existing Zoning: | Planned Community | | |
| Existing Land Use: | Undeveloped | | |
| Number of Lots/Units | 1 | | |
| Adjacent Zoning and Land Use: | North: | PC – ESA/MDR | Undeveloped – Approved concept |
| | South: | PC – HDR | Morning Vista Road |
| | East: | PC – HDR | Seasons at Traverse Apartments |
| | West: | PC – ESA/MDR | Undeveloped – Approved concept |
| Date of Last DRC Review: | January 27, 2016 | | |

HISTORY

October 13, 2015 – The City Council approved the Seasons Phases 4 and 5 concept which included townhomes on the subject property and single family lots on the property adjacent to the north.

ANALYSIS

The applicant is requesting approval of a 1-lot subdivision located within the Traverse Mountain Area Plan. The purpose of this subdivision is to create a parcel for a proposed townhome project. In this case all of the townhome units will be for rent which does not require individual parcels for each unit. A separate site plan application has been submitted for the townhomes which will require Planning Commission approval. Access to the subject property is from Morning Vista Road. Please consider all DRC comments as a part of the motion.

RECOMMENDATIONS

If approved, the suggested motion would include approval with DRC Redline, Prior to Recording and General Comments.

**Seasons Towns Final Subdivision
DRC Redline Comments**

Paul Willie – Requests Final Subdivision review for Seasons Towns, a 1-lot development located at Morning Vista Drive & Seasons View Drive in an existing Planned Community zone.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Todd Munger, Kim Struthers, Gary Smith, Mike Howell, Ross Dinsdale, Steve Marchbanks

Representatives of the Applicant Present: Tom Romney, Taylor Morgan, Sean Olybrando, Scott Overman, and Paul Willie

Date of Plans Reviewed: 1/21/16

Time Start: 1:55 PM

Time End: 2:00 PM

DRC REDLINE COMMENTS:

Brent (Glade) – Power: No comments

Kerry – Fire: No comments

Greg – Water/Sewer: No comments

Todd – Public Works: No comments

Kim – Planning:

1. Remove right to farm note (note #1)

Gary – Building/Inspections: No comments

Mike – Public Works: No comments

Ross – Engineering: No comments

Craig (Steve) – Parks: No comments

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 and construction drawings.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Show lot addresses on the final plat.
5. Provide a disc with the final plat and design drawings in dxf format.
6. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
7. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
8. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
9. Provide a signed development agreement (prepared by Lehi City Planning Department).
10. 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 Keystone Title 801-610-1670
11. Address any comments or conditions from City Council approval.

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.

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

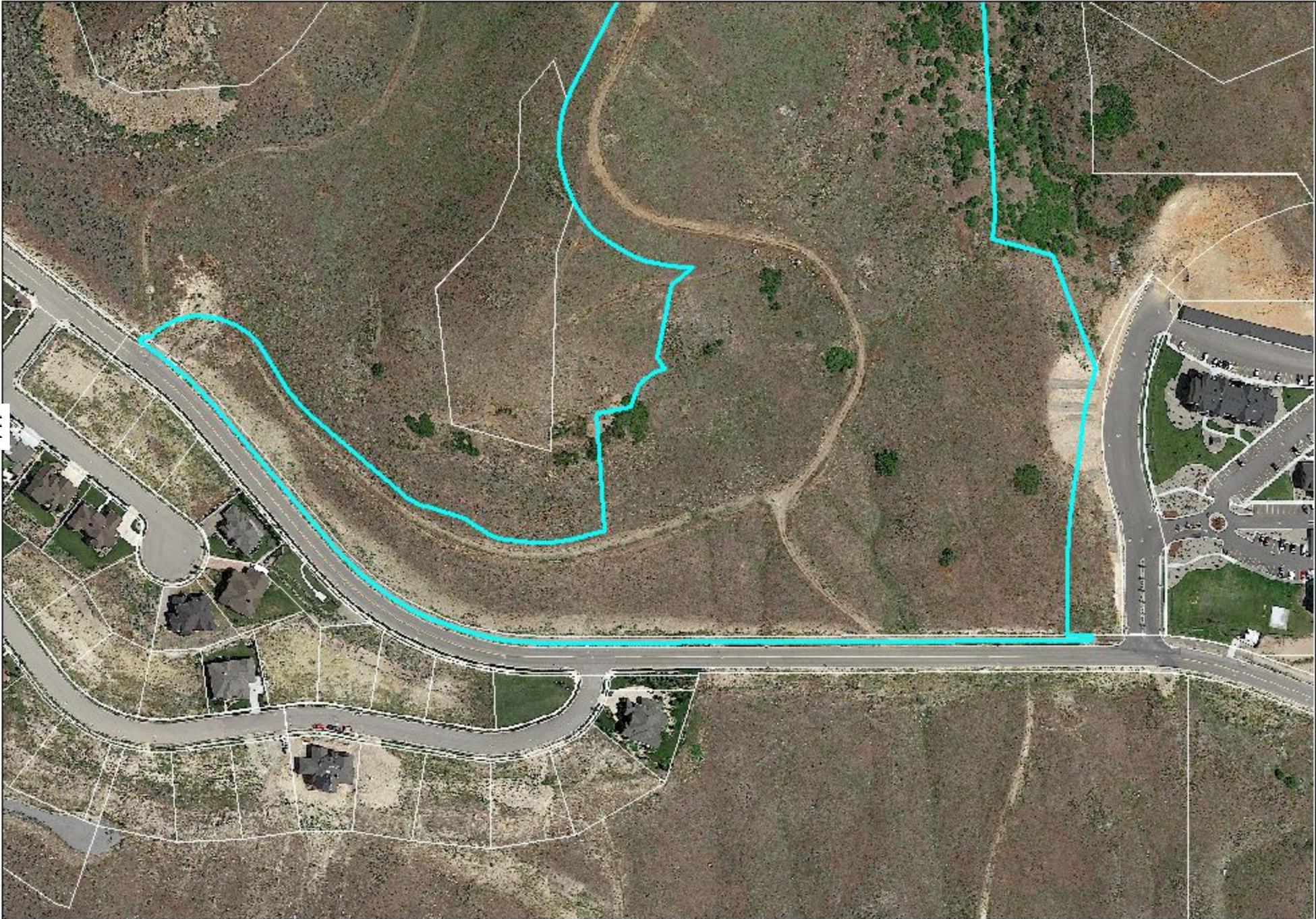
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL FEBRUARY 9, 2016

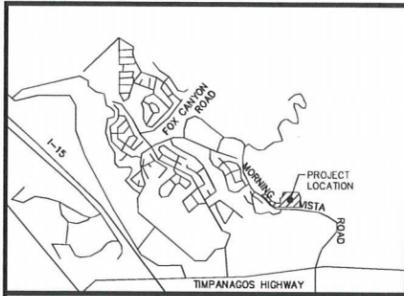
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

Seasons Towns

Aerial



-114-



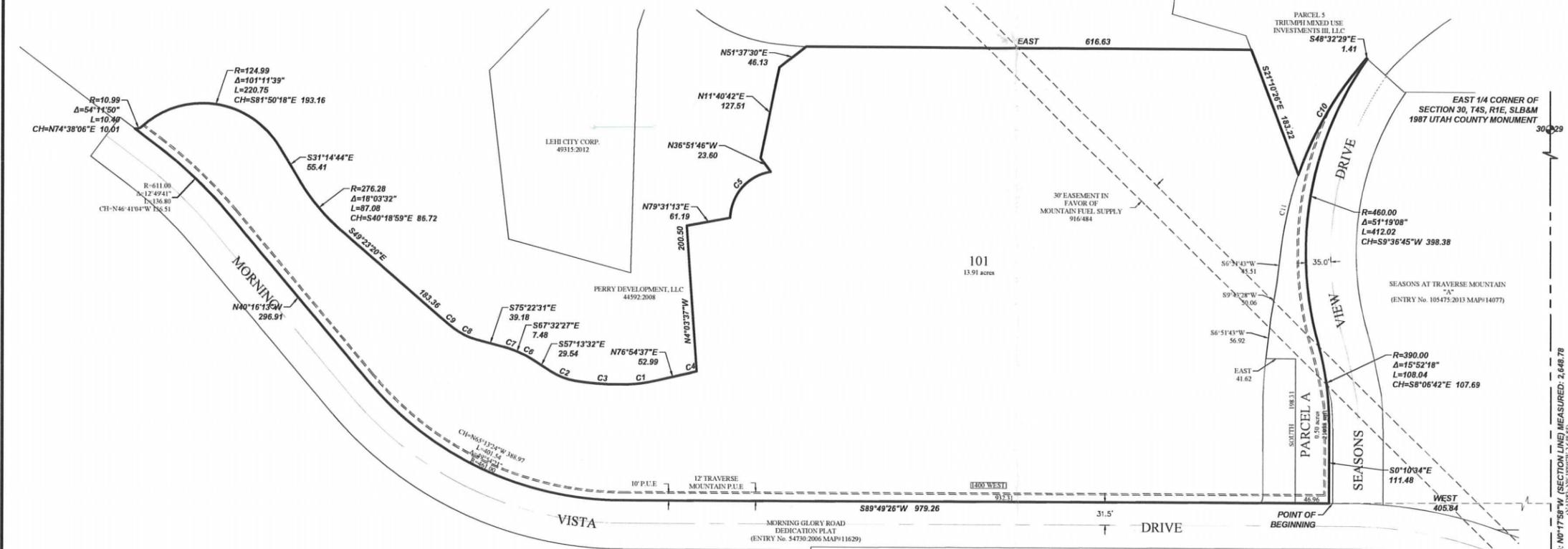
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
|-------|--------|-----------|--------|-----------------|--------------|
| C1 | 188.49 | 10°37'15" | 34.94 | N82°15'52"E | 34.89 |
| C2 | 90.04 | 23°51'00" | 37.48 | S69°09'16"E | 37.21 |
| C3 | 374.63 | 11°18'36" | 73.95 | S85°44'03"E | 73.83 |
| C4 | 187.00 | 2°22'40" | 7.76 | N75°43'16"E | 7.76 |
| C5 | 66.98 | 78°48'06" | 92.12 | N41°34'44"E | 85.03 |
| C6 | 105.30 | 10°52'37" | 19.99 | S62°23'06"E | 19.96 |
| C7 | 120.89 | 7°12'28" | 15.17 | S71°27'33"E | 15.16 |
| C8 | 89.18 | 22°40'46" | 35.30 | S64°08'25"E | 35.07 |
| C9 | 375.00 | 3°31'04" | 23.02 | S51°08'51"E | 23.02 |
| C10 | 484.00 | 22°09'32" | 187.18 | N30°22'29"E | 186.02 |
| C11 | 492.58 | 12°28'29" | 105.07 | S13°05'25"W | 104.86 |

VICINITY MAP N.T.S.



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.



SURVEYOR'S CERTIFICATE
 I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Dennis P. Carlisle Professional Land Surveyor Certificate No. 172675 Date _____

BOUNDARY DESCRIPTION
 A portion of the SE1/4 of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:
 Beginning at the southeast corner of Parcel A, Plat "A", SEASONS AT TRAVERSE MOUNTAIN Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder located N0°17'58"W along the Section line 1,312.07 feet and West 405.84 feet from the Southeast Corner of Section 30, T4S, R1E, S1, B&M.; thence along the northerly line of Morning Glory Road the following 5 (five) courses and distances: S89°49'26"W 979.26 feet; thence along the northerly line of radius curve to the right 401.54 feet through a central angle of 49°54'21" (chord: N65°13'24"W 388.97 feet); thence N40°16'13"W 296.91 feet; thence along the arc of a 611.00 foot radius curve to the left 136.80 feet through a central angle of 12°49'41" (chord: N46°41'04"W 136.51 feet); thence N53°05'54"W 39.77 feet; thence Northeasterly along the arc of a 10.99 foot radius non-tangent curve (radius bears: N11°44'02"E 10.40 feet through a central angle of 54°11'50" (chord: N74°38'06"E 10.01 feet); thence along the arc of a 124.99 foot radius curve to the right 220.75 feet through a central angle of 101°11'39" (chord: S81°50'18"E 193.16 feet); thence S31°14'44"E 55.41 feet; thence Southeasterly along the arc of a 276.28 foot non-tangent curve (radius bears: N58°42'47"E 87.08 feet through a central angle of 18°03'32" (chord: S40°18'59"E 86.72 feet); thence S49°23'20"E 183.36 feet; thence along the arc of a 375.00 foot radius curve to the left 23.02 feet through a central angle of 3°31'04" (chord: S51°08'51"E 23.02 feet); thence Southeasterly along the arc of an 89.18 foot radius non-tangent curve (radius bears: N37°11'58"E 35.30 feet through a central angle of 22°40'46" (chord: S64°08'25"E 35.07 feet); thence S75°22'31"E 39.18 feet; thence Southeasterly along the arc of a 120.89 foot radius non-tangent curve (radius bears: S14°56'13"W 15.17 feet through a central angle of 7°12'28" (chord: S71°27'33"E 15.16 feet); thence S67°32'27"E 7.48 feet; thence Southeasterly along the arc of a 105.30 foot radius non-tangent curve (radius bears: S22°10'35"W 19.99 feet through a central angle of 10°52'37" (chord: S62°23'06"E 19.96 feet); thence S57°13'32"E 29.54 feet; thence along the arc of a 90.04 foot radius curve to the left 37.48 feet through a central angle of 23°51'00" (chord: S69°09'16"E 37.21 feet) to a point of compound curvature; thence along the arc of a 374.63 foot radius curve to the left 73.95 feet through a central angle of 11°18'36" (chord: S86°44'03"E 73.83 feet); thence Northeasterly along the arc of a 188.49 foot radius non-tangent curve (radius bears: N2°25'31"W 34.94 feet through a central angle of 10°37'15" (chord: N82°15'52"E 34.89 feet); thence N76°54'37"E 52.99 feet; thence along the arc of a 187.00 foot radius curve to the left 7.76 feet through a central angle of 2°22'40" (chord: N75°43'16"E 7.76 feet); thence N4°03'37"W 200.50 feet; thence N79°31'13"E 61.19 feet; thence Northeasterly along the arc of a 66.98 foot radius non-tangent curve (radius bears: S87°49'19"E 92.12 feet through a central angle of 78°48'06" (chord: N41°34'44"E 85.03 feet); thence N36°51'46"W 23.60 feet; thence N11°40'42"E 127.51 feet; thence N51°37'30"E 46.13 feet; thence East 616.63 feet; thence S48°32'29"E 1.41 feet; thence S48°32'29"E 1.41 feet to the northeast corner of Parcel A of said plat on the westerly right-of-way line of Seasons View Drive; thence along said Parcel and street line the following 3 (three) courses and distances: Southwesterly along the arc of a 460.00 foot radius non-tangent curve (radius bears: S54°43'40"E 412.02 feet through a central angle of 51°19'11" (chord: 9°36'45"W 398.38 feet) to a point of reverse curvature; thence along the arc of a 390.00 foot radius curve to the right 108.03 feet through a central angle of 15°52'16" (chord: S8°06'42"E 107.69 feet); thence S0°10'34"E 111.48 feet to the point of beginning.

Contains: 14.41 +/- acres

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

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

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20__

APPROVED BY MAYOR _____
 APPROVED BY ENGINEER _____
 ATTEST _____
 CLERK-RECORDER

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20__, BY THE LEHI CITY PLANNING COMMISSION.
 DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

"A"
SEASONS TOWNS
 (INCLUDES THE VACATION OF PARCEL A, PLAT "A" SEASONS AT TRAVERSE MOUNTAIN SUBDIVISION)
 A RESIDENTIAL SUBDIVISION
 LEHI, UTAH COUNTY, UTAH

| | | | |
|-----------------|--------------------|-------------------------|-------------------------|
| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | LEHI CITY ENGINEER SEAL | LEHI CITY RECORDER SEAL |
|-----------------|--------------------|-------------------------|-------------------------|

- NOTES:**
- THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODOORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
 - 10' PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
 - #5 REBAR AND CAP TO BE SET AT ALL LOT CORNERS.



SOUTHEAST CORNER OF SECTION 30, T4S, R1E, SLB&M P/K NAIL FOUND

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
 MY COMMISSION No. _____

NOTARY PUBLIC
 RESIDING IN _____ COUNTY
 PRINTED FULL NAME OF NOTARY _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
 MY COMMISSION No. _____

NOTARY PUBLIC
 RESIDING IN _____ COUNTY
 PRINTED FULL NAME OF NOTARY _____



ISSUE

Glen Lent – Requests Final Subdivision approval for Newman Ranch, a 52-lot residential development located at 1100 West Main Street in R-2 and R-1-22 zones.

BACKGROUND

| | | | |
|---|------------------|-------------------|---------------------------|
| Existing General Plan Designation: | MDR and VLDRA | | |
| Existing Zoning: | R-2 and R-1-22 | | |
| Existing Land Use: | Residential | | |
| Number of Lots/Units | 52 | | |
| Adjacent Zoning and Land Use: | North: | A-1, County | Residential/Agricultural |
| | South: | R-1-8, NC, County | Single-family residential |
| | East: | A-1, R-2, C | Single-family residential |
| | West: | Utah County | Agricultural, Mink Farm |
| Date of Last DRC Review: | January 27, 2016 | | |

HISTORY

May 13, 1992 – The Kerry Parker Addition Annexation included the 3.5 acres of property fronting 300 North and was zoned TH-5.

Nov 16, 2000 – The Newman Annexation included the 10 acres of property fronting Main Street and was split zoned – RA-1 for the home and the remainder as TH-5.

Dec 9, 2014 – The Newman Ranch zone change was approved by City Council for R-2 zoning on the southern half of the property along Main Street and R-1-22 zoning on the northern portion of the property along 300 North.

Feb 10, 2015 – The City Council approved the Lindquist annexation with an R-2 zone which is a 3 acre parcel that is included with the proposed subdivision.

March 24, 2015 – The proposed Newman Ranch concept plan included 2 options – a base layout and a PUD layout. The City Council denied the PUD layout which had 64 lots and approved the base layout with 42 lots including the denial of any potential PUD or PRD. The approval was made with the following motion:

Motion: Councilor Johnson moved to approve the Concept Plan for Newman Ranch, a proposed 42-lot subdivision located at approximately 1200 West Main Street in proposed R-2 and R-1-22 zones with denial of a potential PRD or PUD. That the developer comes back with a configuration for standard lots that may be approved in an R-2, which could be duplexes or single family lots. He would encourage the applicant to look at single family lots. That the R-1-22 remains in ½ acre lots. The configuration of the road can be discussed and evaluated during the preliminary design process. Part of the motion includes that the right to farm ordinance is clearly understood by the applicant and any mink farm regulations as applied in the past. Councilor Condie seconded the motion.

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

December 8, 2015 – The City Council approved the Newman Ranch preliminary subdivision of 53 lots with the following motion:

Motion: Councilor Condie moved to grant Preliminary Subdivision approval for Newman Ranch, a 51-lot residential development located at 1100 West Main Street in R-2 and R-1-22 zones; subject to the completion of all Development Review Committee and Planning Commission comments; and to grant flexibility with the road placement to the east or west on the Preliminary Subdivision as the petitioner works with the adjacent property owners and staff. Councilor Southwick seconded the motion.

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

ANALYSIS

The applicant is requesting approval of a 52-lot single-family subdivision for Newman Ranch. This is a standard subdivision with no PUD or PRD overlay. The applicant has requested a 1 lot density bonus, some reduced setbacks, and reduced lot frontages in lieu of payment from the City for asphalt and right-of-way for Main Street, 1100 West, and 300 North. Also as a part of the density in lieu of payment consideration, an additional 5 feet of right-of-way is proposed along Main Street and 1100 West to allow for additional landscaping to soften the look of the streets. The proposed density bonus is based on the Engineering Department’s evaluation on the value of the improvements and right-of-way.

The lot sizes of the proposed subdivision range from 7,000 to 20,000 square feet in size. There is a mixture of lot sizes within the subdivision, and lot sizes within the R-1-22 zoned area are larger with most of them at 20,000 square feet. In the R-2 zoned area there are some lot sizes over 10,000 square feet that could potentially allow for some duplexes or accessory apartments to be approved; however, the City has agreed to accept water shares on the R-2 zoned portion of the property at the rate of an R-1-8 zone which would exclude any of the lots from being allowed to have a duplex. It is possible for a property owner of one of the 10,000+ square foot lots in the R-2 zone to come back later and dedicate additional water shares and get a duplex or accessory apartment approved. The overall density of the project is shown at 3.12 units per acre.

The DRC recommended that the developer should dedicate 5 feet of additional right-of-way (not an easement) on 1100 West and Main Street for the proposed design considerations. The DRC also commented that a landscape and irrigation plan must be provided and that there is a 20% minimum xeriscaping requirement. Please consider other DRC comments as part of the motion.

RECOMMENDATIONS

If approved, the suggested motion would include approval with DRC Redline, Prior to Recording and General Comments.

**Newman Ranch Final Subdivision
DRC Redline Comments**

Glen Lent – Requests Final Subdivision review for Newman Ranch, a 52-lot residential development located at 1100 West Main Street in R-2 and R-1-22 zones.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Mike Howell, Ross Dinsdale, Steve Marchbanks

Representatives of the Applicant Present: Jason Barker, Rob McNeil, Poley Peters, and Korky Johnson

Date of Plans Reviewed: 1/21/16

Time Start: 2:50 PM

Time End: 3:30 PM

DRC REDLINE COMMENTS:

Brent (Glade) – Power: No comments

Kerry – Fire: No comments

Greg – Water/Sewer:

1. Show the sewer easement as 20' on the plat.
2. C3 - Provide a temporary 4" blow-off on the end of the culinary line to the west.
3. C3 - Show valve symbols on the hot taps in 1100 West

Todd – Public Works: No comments

Kim – Planning:

4. On the Main Street cross section, show the same planter and sidewalk layout as what is shown on 1100 West. The layout should match what was built along 2300 West between Main Street and 300 North. The rear yard setback can be reduced in order to take into account the park strip area.

Gary – Building/Inspections:

5. Provide a note on the plat that floor slabs are not allowed deeper than 1 foot below existing grade.
6. Update the 20,000 square foot plus setback detail and indicate only the lots it applies to.

Mike – Public Works:

7. Ensure that all cross slopes along Main Street meet the 1.5%-4% requirement.

Ross – Engineering:

8. End of 150 North - the width on the half road must be 41'.

Craig (Steve) – Parks:

9. Show arterial road fence type including a mow strip for 1100 West and Main Street.
10. L1 - Use Lehi standard details.

PRIOR TO RECORDING OF PLAT:

1. Provide an engineer's cost estimate for the cost of all improvements.
2. Escrow or Letter of Credit Bond Agreement and Public/Private Improvement Agreement for all public and private improvements must be in place.
3. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
4. Include surveyor's and engineer's stamps and signatures on the plat and construction drawings.
5. Submit a title report to be reviewed by Lehi City Attorney.
6. Provide evidence that all property taxes (including rollback taxes) are paid. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the greenbelt taxes have been paid.
7. Show lot addresses on the final plat.
8. Provide a disc with the final plat and design drawings in dxf format.
9. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
10. New property line adjacent to existing roads must be staked and reviewed by the City.
11. Provide written and recorded easements for drainage and temporary turnarounds
12. Provide irrigation company approval letter.
13. New project startup form for Lehi City Storm Water
14. 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.

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.

15. Address any comments or conditions from City Council approval.

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. 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.
8. The developer will need to acquire slope easements on the adjacent properties or the developer must build a wall.
9. C5 - Recommend moving the construction entrance to the 1100 West access.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL FEBRUARY 9, 2016

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.

NEWMAN RANCH

A RESIDENTIAL SUBDIVISION
 PREPARED FOR:
ALPINE DEVELOPMENT, LLC
 LOCATED IN:
LEHI CITY, UT



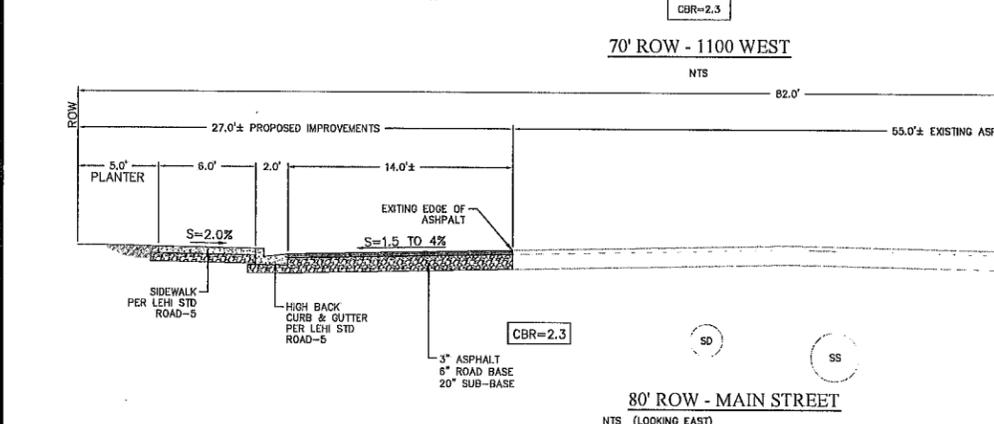
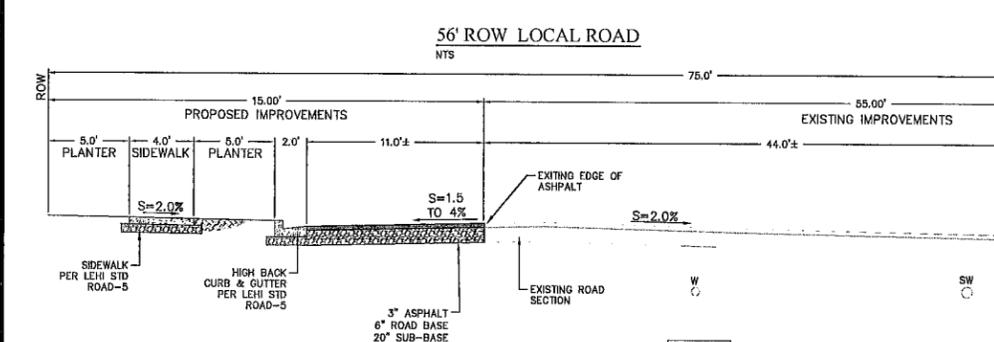
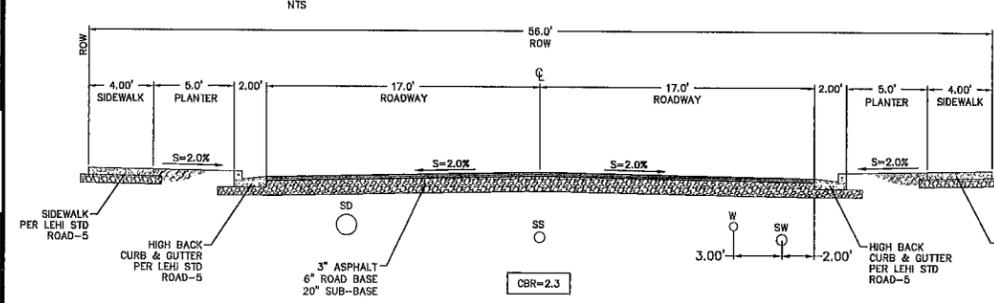
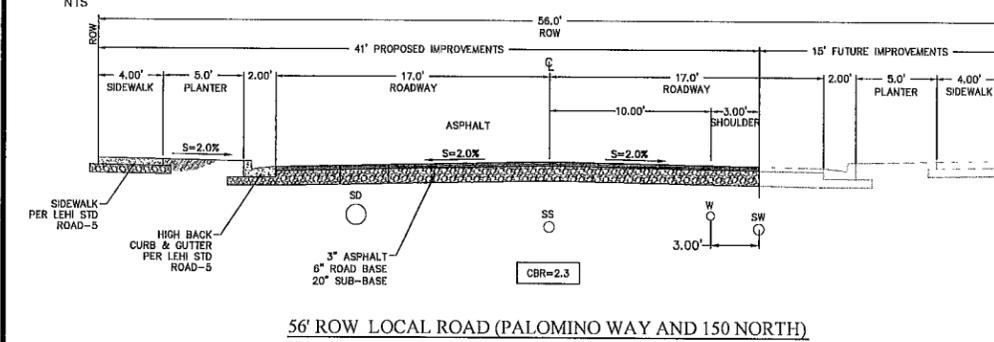
LEGEND

| | |
|-----|-----------------------------------|
| --- | BOUNDARY |
| --- | ROW |
| --- | CENTERLINE |
| --- | LOT LINE |
| --- | EASEMENT |
| --- | 15" SD |
| --- | 8" SS |
| --- | 8" SANITARY SEWER (SDR-35) |
| --- | 8" CULINARY WATER (SDR-21 C200) |
| --- | 8" W |
| --- | 8" SECONDARY WATER (DR-18 C200 P) |
| --- | CONTOUR MAJOR |
| --- | CONTOUR MINOR |
| --- | EXIST. STORM DRAIN |
| --- | EXIST. SANITARY SEWER |
| --- | EXIST. CULINARY WATER |
| --- | EXIST. FENCE |
| --- | EXIST. CONTOUR MAJOR |
| --- | EXIST. CONTOUR MINOR |
| --- | SD |
| --- | STREET LIGHT |
| --- | SD MILL INLET, AND COMBO |
| --- | SEWER MANHOLE |
| --- | VALVE, TEE & BEND |
| --- | WATER BLOW-OFF |
| --- | FIRE HYDRANT |
| --- | STREET MONUMENT (TO BE SET) |
| --- | EXIST. STREET MONUMENT |
| --- | EXIST. SD INLET & MI |
| --- | EXIST. SEWER MI |
| --- | EXIST. VALVE, TEE, & BEND |
| --- | EXIST. FIRE HYDRANT |
| --- | SPOT ELEVATION |

GENERAL NOTES

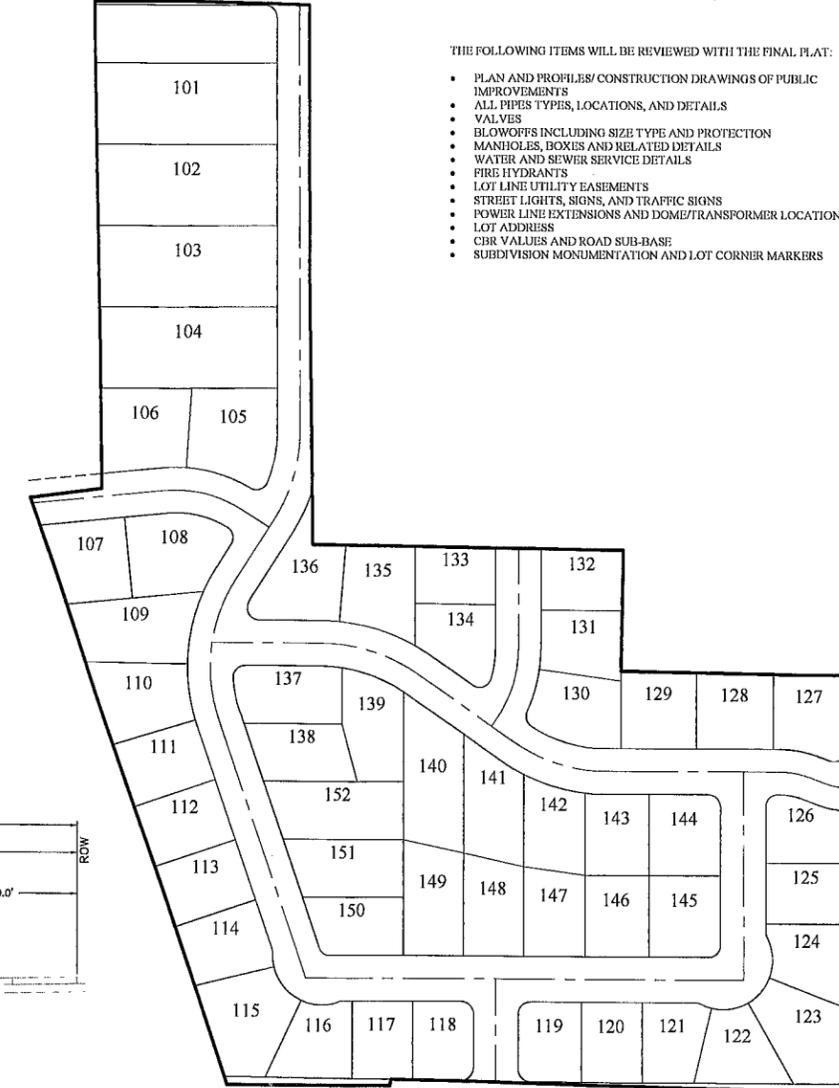
- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO APWA STANDARD PLANS, THE 2009 EDITION OF THE LEHI CITY STANDARDS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

VICINITY MAP



THE FOLLOWING ITEMS WILL BE REVIEWED WITH THE FINAL PLAT:

- PLAN AND PROFILES/ CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS
- ALL PIPES TYPES, LOCATIONS, AND DETAILS
- VALVES
- BLOWOFFS INCLUDING SIZE TYPE AND PROTECTION
- MANHOLES, BOXES AND RELATED DETAILS
- WATER AND SEWER SERVICE DETAILS
- FIRE HYDRANTS
- LOT LINE UTILITY EASEMENTS
- STREET LIGHTS, SIGNS, AND TRAFFIC SIGNS
- POWER LINE EXTENSIONS AND DOME/TRANSFORMER LOCATIONS
- LOT ADDRESS
- CHR VALUES AND ROAD SUB-BASE
- SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS



Sheet List Table

| Sheet Number | Sheet Title |
|--------------|---------------------------------|
| C1 | COVER |
| C2.0 | FINAL PLAT |
| C2.1 | FINAL PLAT |
| C3 | UTILITY PLAN |
| C4 | GRADING PLAN |
| C5 | EROSION CONTROL PLAN |
| C6 | EROSION CONTROL DETAILS |
| PP1 | P&P - 300 NORTH TBC & 150 NORTH |
| PP2 | P&P - 1190 WEST & 1200 WEST |
| PP3 | P&P - PALOMINO WAY |
| PP4 | P&P - PALOMINO WAY |
| PP5 | P&P - APPALOOSA LANE |
| PP6 | P&P - 30 NORTH |
| PP7 | P&P - 1140 WEST |
| PP8 | P&P - 1100 WEST TBC |
| PP9 | P&P - MAIN STREET TBC |
| PP10 | P&P - OFFSITE SEWER |
| PP11 | P&P - DETENTION POND |
| PP12 | P&P - 300 NORTH IRRIGATION |
| PP13 | P&P - 300 NORTH IRRIGATION |
| L1 | PLANTING PLAN |
| L2 | IRRIGATION PLAN |
| L3 | IRRIGATION DETAILS |

SITE MAP

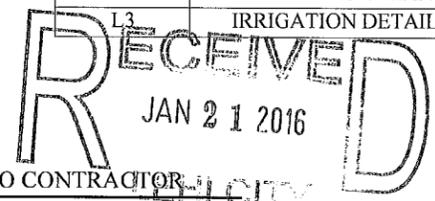
ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL 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 CITY, AND THE 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 THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CONTACTS

ENGINEER & SURVEYOR
 FOCUS ENGINEERING & SURVEYING
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070
 (801) 352-0075
 CONTACT: JASON BARKER

OWNER/DEVELOPER
 ALPINE DEVELOPMENT, LLC
 2825 EAST COTTONWOOD PARKWAY #500
 SALT LAKE CITY, UTAH 84121
 (801) 403-9660
 CONTACT: GLEN LENT



NEWMAN RANCH
 LEHI CITY, UT
COVER

REVISION BLOCK

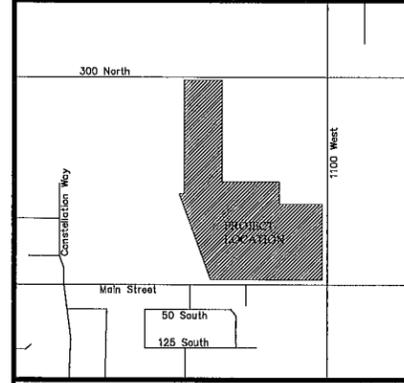
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COVER

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| Scale: N/A | Drawn: JSB |
| Date: 12/30/2015 | Job #: 14-198 |
| Sheet: C1 | |

-120-

#6.



TABULATIONS

| | |
|-----------------------|-----------------|
| OVERALL PROPERTY AREA | 16.66 ACRES |
| ROAD AREA | 3.90 ACRES |
| TOTAL OPEN SPACE | 0.37 ACRES |
| SINGLE FAMILY LOTS | 52 LOTS |
| DENSITY | 3.12 UNITS/ACRE |
| EXISTING ZONE | R-2, R-1-22 |

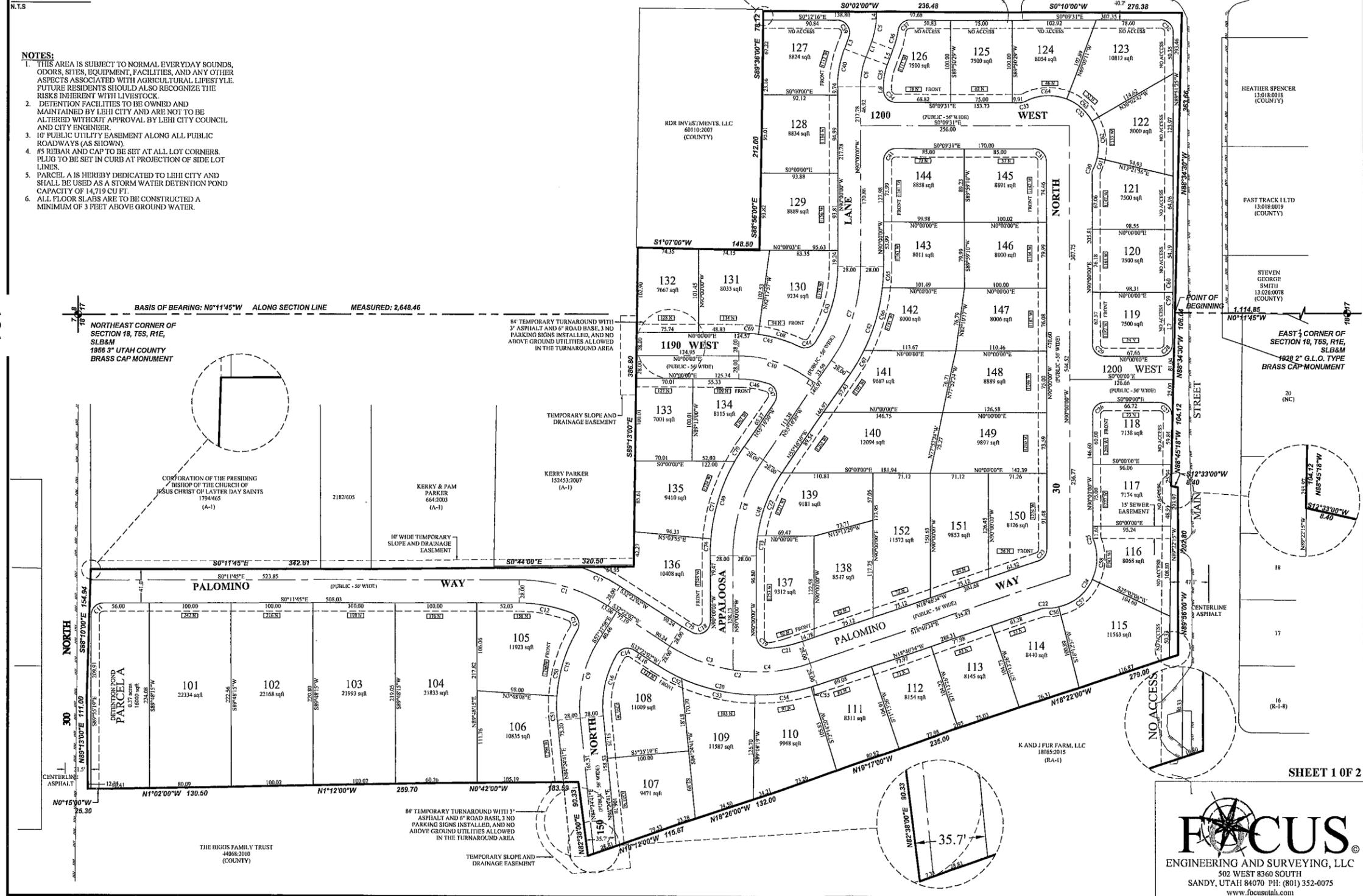
1 LOT, REDUCED FRONTAGE, REDUCED LOT AREA AND MODIFIED SETBACKS HAVE BEEN GIVEN IN LIEU OF PAYMENT FROM CITY FOR RIGHT-OF-WAY DEDICATION AND ASPHALT IMPROVEMENTS ON MAIN STREET, 1100 WEST AND 300 NORTH.

VICINITY MAP
N.T.S.

- NOTES:**
- THIS AREA IS SUBJECT TO NORMAL, EVERYDAY SOUNDS, ODOURS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
 - DETENTION FACILITIES TO BE OWNED AND MAINTAINED BY LEHI CITY AND ARE NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.
 - 10' PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
 - #5 REBAR AND CAP TO BE SET AT ALL LOT CORNERS. PEGS TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
 - PARCEL A IS HEREBY DEDICATED TO LEHI CITY AND SHALL BE USED AS A STORM WATER DETENTION POND CAPACITY OF 14,719 CU FT.
 - ALL FLOOR SLABS ARE TO BE CONSTRUCTED A MINIMUM OF 3 FEET ABOVE GROUND WATER.



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SURVEYOR'S CERTIFICATE

"I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675

Date _____

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 18 and the NW1/4 of Section 17, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:
Beginning at a point in a fence line on the northerly line of Main Street (State Route 73) located N0°11'45"W along the Section line 1,114.85 feet from the East 1/4 Corner of Section 18, T5S, R1E, S.L.B.& M., thence along a fence line the following 13 (thirteen) courses and distances: N88°34'30"W 106.04 feet; thence N88°45'18"W 104.12 feet; thence S12°33'00"W 8.40 feet; thence N89°56'00"W 202.80 feet; thence N18°22'00"W 279.00 feet; thence N19°17'00"W 235.00 feet; thence N18°20'00"W 132.00 feet; thence N19°12'00"W 115.67 feet; thence N82°38'00"E 90.33 feet; thence N0°42'00"W 183.59 feet; thence N1°20'00"W 259.70 feet; thence N1°02'00"W 130.50 feet; thence N0°15'00"W 25.30 feet to the southerly line of 300 North Street; thence N8°13'00"E 111.00 feet; thence S88°10'00"E 154.04 feet; thence S0°11'45"E 342.61 feet along the extension of, and along the westerly line of that Real Property described in Deed Book 1794 Page 465 and Deed Book 2182 Page 605; thence along a fence line the following 8 (eight) courses and distances: S0°44'00"E 320.50 feet; thence S89°13'00"E 386.80 feet; thence S1°07'00"W 148.50 feet; thence S88°56'00"E 212.00 feet; thence S89°36'00"E 78.12 feet; thence S0°02'00"W 236.48 feet; thence S0°10'00"W 276.38 feet to the northerly line of Main Street; thence N88°34'30"W 363.66 feet to the point of beginning.

Contains: 16.65+- acres

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR _____

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

PLAT "A"
NEWMAN RANCH
A RESIDENTIAL SUBDIVISION IN A PORTION OF THE SW1/4 OF SECTION 29 & THE NW1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
LEHI, UTAH COUNTY, UTAH

| | | | |
|-----------------|--------------------|-------------------------|-------------------------|
| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | LEHI CITY ENGINEER SEAL | LEHI CITY RECORDER SEAL |
|-----------------|--------------------|-------------------------|-------------------------|

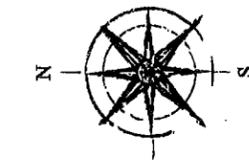
FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

SHEET 1 OF 2

Z:\2014\14-198 Gen. Lemt. Lehi Property\design 14-198\dwg\shhets2.0 - Final Plat.dwg

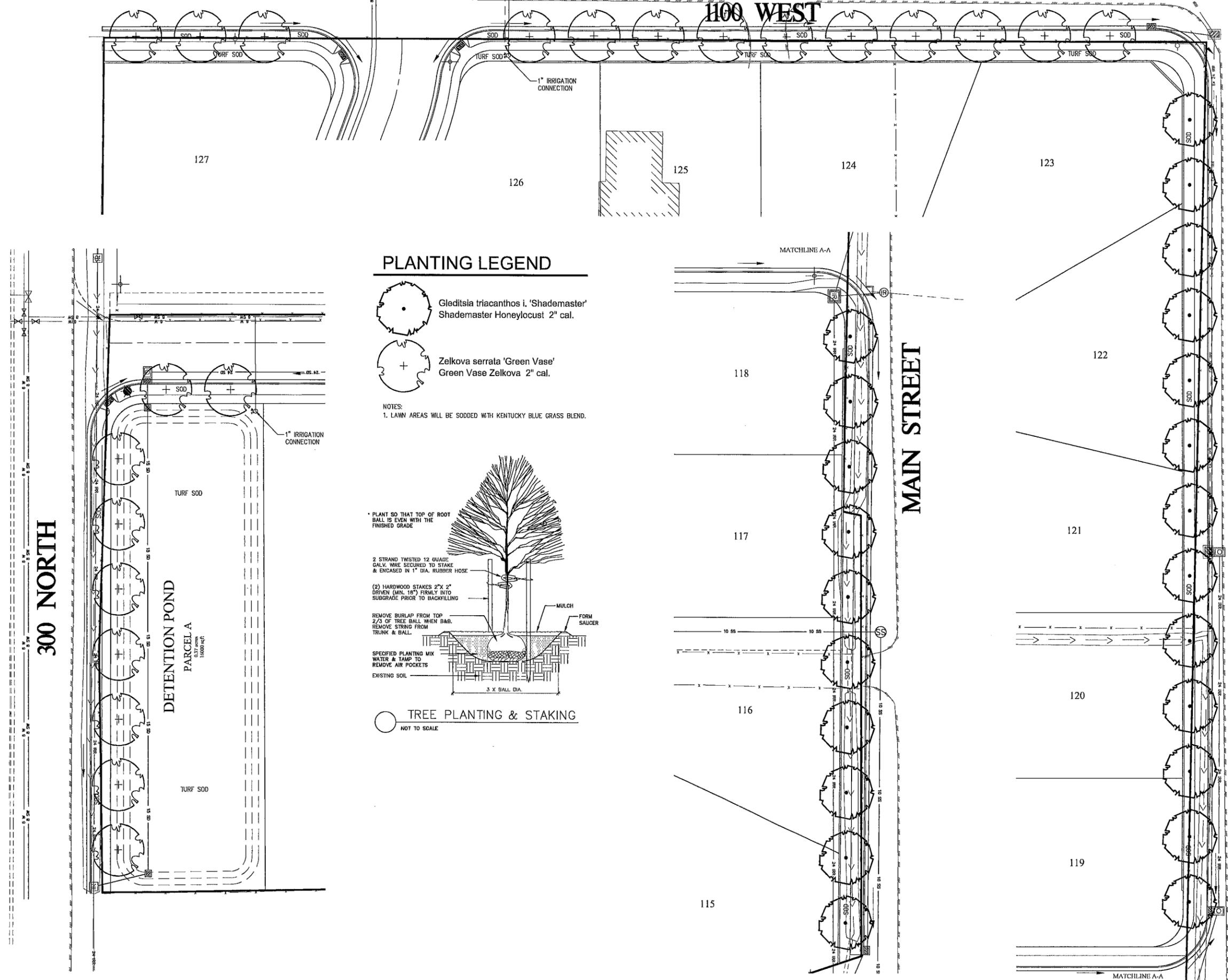
300 NORTH

1100 WEST



MAIN STREET

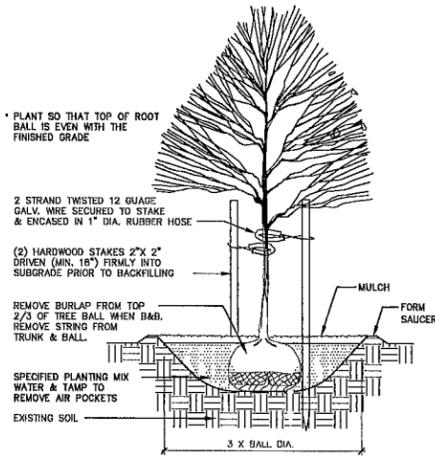
MAIN STREET



PLANTING LEGEND

-  *Gleditsia triacanthos* i. 'Shademaster'
Shademaster Honeylocust 2" cal.
-  *Zelkova serrata* 'Green Vase'
Green Vase Zelkova 2" cal.

NOTES:
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUE GRASS BLEND.



TREE PLANTING & STAKING
NOT TO SCALE

FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusub.com



NEWMAN RANCH
LEHI CITY, UT
PLANTING PLAN

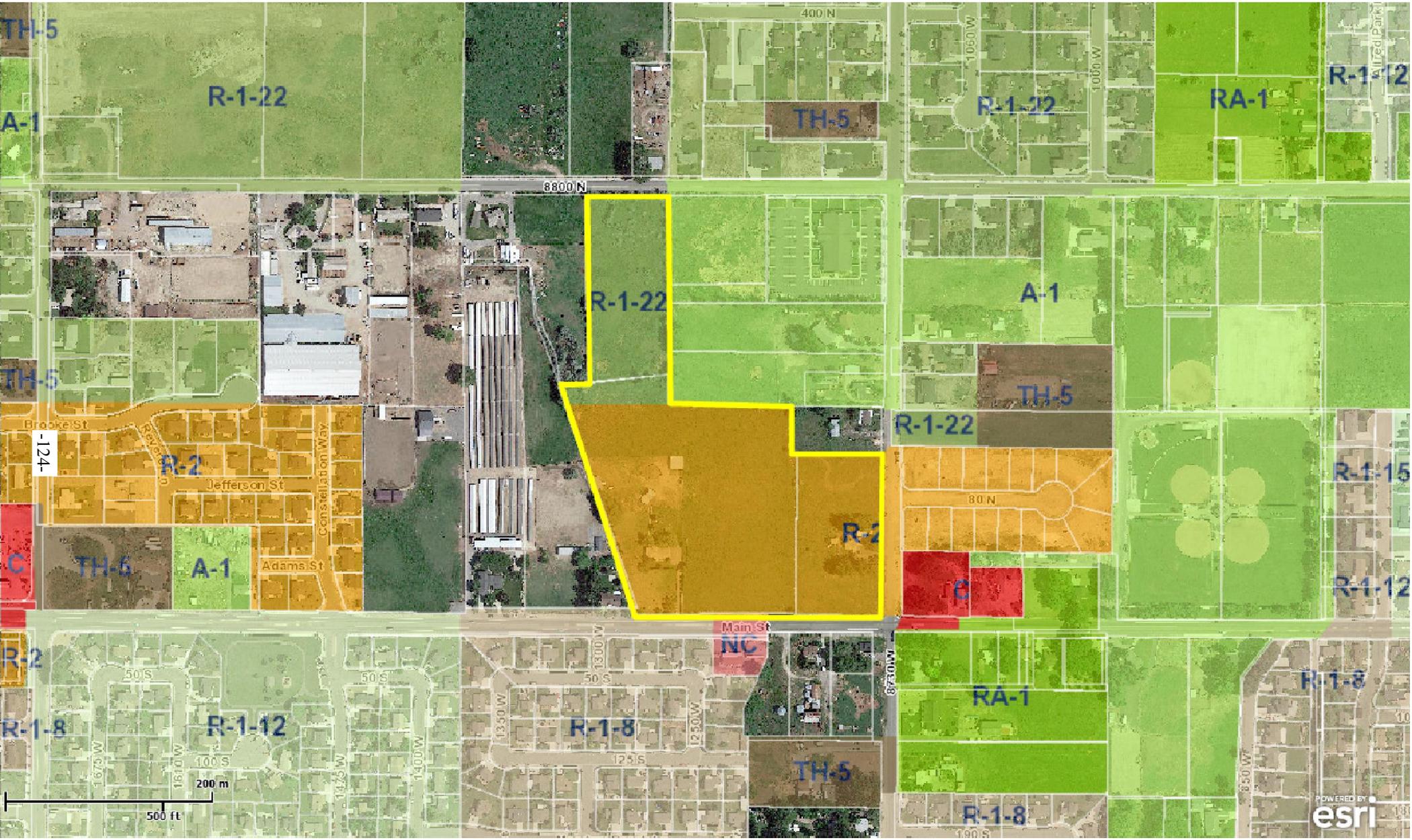
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PLANTING PLAN
Scale: 1"=20'
Date: 12/30/2015
Sheet: L1



Newman Ranch

Zoning



Wed Feb 3 2016 09:25:08 AM.

-125-

Crestview Lane
New Homes
EDGEhomes

PUBLIC NOTICE

SUBDIVISION

NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held on **November 12, 2015 at 7:00 p.m.** in the Council Chambers, Municipal Building, 153 North 100 East, Lehi, Utah for the purpose of receiving comment on Glen Lent's request for subdivision review for Madison Meadow, a 51-lot residential development located at approximately 1100 West Main Street in existing R-2 and R-1-22 zoning districts.

All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-1030.



-126-

#6.





-128-

#6.

ISSUE

Lehi City – Requests approval of a Development Code amendment to Chapter 23 regarding electronic billboards.
A. Ordinance Approving

BACKGROUND

Lehi City requests approval of a proposed Development Code amendment to allow electronic conversions of off-premises signs. An amendment to allow electronic conversions was previously proposed by TopAd Media but was denied by the City Council on August 25, 2015. The City Council made the following motion at that meeting:

Councilor Johnson moved to deny Ordinance #42-2015 amending the Lehi City Development Code Chapter 23, signs, in order to allow the conversion of existing billboards along I-15 to electronic billboards, and direct staff to begin to formulate a potential ordinance change to allow for electronic media and one that would consider a broader section of public comment and additional data in making a more thoughtful decision.

Councilor Southwick inquired if Councilor Johnson wanted to include working with the Planning Commission in his motion.

Councilor Johnson would encourage that the Planning Commissioners are involved.

Ryan Wood inquired if there was anything else they wanted. Councilor Johnson stated that he doesn't want to put in suggestions or provisions. He feels that when they gather their own data that some of that criteria may change.

Councilor Condie seconded the motion.

Councilor Revill, Yes; Councilor Hancock, Yes; Councilor Southwick, Yes; Councilor Johnson, Yes; and Councilor Condie, No. The motion passed with four in favor and one opposed.

At the direction of City Council, staff has had two work sessions with the Planning Commission to discuss the requirements to be included in the ordinance and has drafted an updated ordinance. The updated ordinance has many requirements that are similar to what was previously proposed including illumination standards, size, timing, etc. but also includes some new requirements.

The proposed amendment includes the creation of the Off-Premise Electronic Display Overlay Zone that identifies the areas along the I-15 corridor that would allow for a conversion of an off-premise sign to include an electronic display. The conversion zone is located primarily in non-residential areas but may be located near some homes. To address any nearby homes, a curfew standard is proposed that requires electronic off-premise signs to shut off from 11 pm to 6 am if located within 400 feet of a home or residentially zoned property and within 180 degree view of the face of the sign. In the case an off-premise EDS has already been installed and property within 400 feet of the sign is rezoned to a residential use, the existing EDS will only be held to the requirements from when it was originally approved before the new

zoning was put in place.

Spacing requirements are proposed in the draft ordinance that require a minimum 1,000 foot spacing from an electronic off-premise sign to any other electronic sign over 48 square feet in size. An exception to the spacing requirement may be allowed and can reduce the minimum spacing to 750 feet if an off-premise sign owner trades two square feet of traditional off-premise signage not located in the Off-Premise EDS Overlay Zone for one square foot of electronic signage to be located within the Off-Premise EDS Overlay Zone. This exception allows the sign owners to relocate signs farther than what the State Code allows if they agree to the 2 to 1 trade. This would promote the relocation of off-premise signs to more appropriate areas and allows sign owner(s) new opportunities to convert signs into an electronic display. The minimum spacing requirements also help to limit the density of electronic signs within the Off-Premise EDS Overlay Zone.

The proposed ordinance requires a conditional use permit for any off-premise sign to convert to an electronic display. As part of the conditional use approval, the draft ordinance proposes that the converted sign have a decorative pole structure and encourages the sign to be registered to display emergency info such as AMBER alerts. Please review the Planning Commission motion for their recommendations when considering this item as well.

RECOMMENDATION

Planning commission reviewed this proposed amendment on January 14, 2016 at a public hearing. There was no public comment received at the meeting. The Commission made the following recommendation:

Commissioner Hemmert moved to recommend approval to the City Council of the Development Code amendment to Chapter 23 regarding electronic billboards; as drafted and written by Lehi City staff. Motion was seconded by Commissioner Peterson

Commissioner Peterson asked that the motion be amended to include the additional figures for single faced and double faced, as proposed by the industry, for clarification; and to add that the 45 degree angle be measured from the freeway and not from the interior angle.

Commissioner Hemmert amended the motion as suggested by Commissioner Peterson. Commissioner Peterson seconded the amendment.

Motion passed, with one opposed from Commissioner Dean.

Minutes from the Planning Commission meeting on December 10, 2015 are as follows:

5.9 Lehi City – Requests review and recommendation of a Development Code amendment to Chapter 23 regarding electronic billboards.

Mr.

West stated that this item was reviewed in the Planning Commission Work Session. He said that they made changes including reducing the spacing requirement from one quarter mile to 1000 feet, the 16 second transition time was changed to 8, and diagrams were added for clarification.

Nate Seacrest, representing Reagan Signs, believes that they are close to an ordinance that would be workable for their industry. He suggested adding in the ordinance that a sign may be taken down and then that company would have a credit with the city to re-erect a new sign in an appropriate location in the future. He said that this would help reduce the density of signs in some places, and that this concept is used in Salt Lake City and Ogden.

Mr. Cummings expressed concerns with allowing a credit system or banking system, and what may happen if those

credits cannot be used.

Commissioner Peterson inquired as to when a billboard would even need to be taken down. Mr. Seacrest replied that if the freeway is widened or the road changes, then that would be a taking by UDOT and they would need to find a new location.

Commissioner Dean inquired about how they would be able to rectify a sign if UDOT had to have it taken down for new construction. Mr. Seacrest replied that State law states that the sign has the rights to be re-erected in a new location within 1 mile.

Guy Larsen, with Regan Advertising, stated that the sign relocation works well when there is a circumstance where the sign would be a better fit somewhere else along the corridor. He stated that it allows signs to be moved for development.

Chair Roll liked the idea of some flexibility to move the signs.

Mr. West stated that if the council wanted to include the credit system as part of the ordinance then he would suggest adding that a sign can only be relocated along the I15 corridor.

Commissioner Peterson inquired as to when sign conversions will take place. Mr. Seacrest stated that it will take some time to convert the signs.

Wade Budge, with Top Ad Media, informed the Commission that he proposed 7 recommendations that could be added to the ordinance as it stand. He stated that in one of those suggestions, there was a figure inserted what shows a back to back sign with a radius around it. He suggested that they keep that, but show the double sided sign with b., so that they can get a sense of where an overlap would occur, and add a second figure, 1.b, a single sign so that they can see the full 180 degrees more clearly. Mr. Budge stated that he hopes the Commission will consider his proposal as part of the motion.

The public hearing on this item closed at 10:06 p.m.

Mr. Cummings expressed concern in regards to the credits given if a sign were taken down. His concern is that they could potentially reach a situation where credits are banked, signs are converted in the meantime, and then a certain sign owner may have credits, but is unable to use them. He is concerned that the city may be sued for a taking in that case.

Mr. Struthers believes that the City may end up with fewer signs overall if the commission chooses not to include the credits or banking policy in the ordinance.

Motion: Commissioner Hemmert moved to recommend approval to the City Council of the Development Code amendment to Chapter 23 regarding electronic billboards; as drafted and written by Lehi City staff. Motion was seconded by Commissioner Peterson

Commissioner Peterson asked that the motion be amended to include the additional figures for single faced and double faced, as proposed by the industry, for clarification; and to add that the 45 degree angle be measured from the freeway and not from the interior angle.

Amended Motion: Commissioner Hemmert amended the motion as suggested by Commissioner Peterson. Commissioner Peterson seconded the amendment.

Motion passed, with one opposed from Commissioner Dean.

If approved, the suggested motion would authorize the Mayor to sign the ordinance amending Chapter 23 of the Lehi City Development Code.

**City Business and Development Code Amendments
DRC Redline Comments**

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Ross Dinsdale, Craig Barratt

DRC COMMENTS:

Review of private land drains for Bellecour Estates:

Representatives of applicant present: Ryan Bybee and Tony Trane

- Each land drain needs to have a private easement on each lot.

Chapter 3, Administration, changing the Planning Commission from 7 to 5 regular members.

- DRC reviewed this item but did not make any comments.

Chapter 35, Community Forestry, replacing the Parks Trails and Trees Advisory Committee with the City Forester.

- DRC reviewed this item but did not make any comments.

Chapters 5, 12, 37, and 39 regarding Group Home regulations:

- The Planning Division

THIS ITEM HAS BEEN SCHEDULED FOR PLANNING COMMISSION JANUARY 14, 2016

Chapter 23 regarding electronic billboards:

- DRC recommends 12 second change interval between adds.

THIS ITEM HAS BEEN SCHEDULED FOR PLANNING COMMISSION JANUARY 14, 2016

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. 11-2016

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 23, ELECTRONIC BILLBOARD REQUIREMENTS

WHEREAS, it has become necessary to amend Chapter 23 of the Lehi City Development Code, amending the requirements for billboards, adding regulations for electronic billboards allowing for the conversion of existing signs; and

WHEREAS, this amendment allows the billboard owners to take advantage of up-to-date standards and technologies; and

WHEREAS, this amendment does not change any other requirements for billboards and their locations; and

WHEREAS, following a public hearing on January 14, 2016, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on February 11, 2016, 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 January 14, 2016, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 23 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 23 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance #11-2016 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 9th day of February, 2016.

ATTEST

Bert Wilson, Mayor

Marilyn Banasky, City Recorder

Section 23.150 Changes to an Existing Sign.

(New 12/09/08; Amended 12/10/13)

Any changes to an existing sign, including but not limited to change in color, copy, size, and graphics, must be approved by the Zoning Administrator or his designee. Changes to existing pylon signs that would increase their size and/or height or converting the sign face off premise sign to an electronic display sign pursuant to the provisions of Section 23.170 B of this Chapter, shall require review and approval by the Planning Commission as a Conditional Use.

23.170. Nonconforming Signs.

(New 9/24/02; Amended 1/10/06; 12/09/08; 12/10/13)

In order to minimize confusion and unfair competitive disadvantage to those businesses which are required to satisfy the current standards of this Chapter, the City intends to apply firm regulation of existing nonconforming signs with a view to their eventual elimination. In addition to the provisions contained in Chapter 24, Nonconforming Uses and Structures, of this Code, all nonconforming signs shall comply with the following regulations. In the case of a conflict between the regulations contained in Chapter 24 and these regulations, the more restrictive shall apply.

A. On Premise Signs.

All legally permitted signs existing prior to December 9, 2008 are hereby declared legal nonconforming signs. All on-premise or appurtenant signs which have been made nonconforming by the adoption of provisions contained within this Chapter shall be subject to the following regulations:

1. Alterations.

(a) A nonconforming on premise sign shall not be altered, reconstructed, raised, moved, extended, or enlarged unless said sign is changed so as to conform to all provisions of this Chapter.

(b) Alterations shall also mean the changing of the face of the sign, text or message that the sign is conveying from one (1) use of the premise to another use of the premise or the changing of the ownership of the sign when that ownership necessitates a change in the text or message of the sign. These types of alterations are prohibited unless the sign is changed so as to conform to all provisions of this chapter.

(c) Alterations shall not be interpreted to include changing the text or copy on advertising signs, theater signs, outdoor

bulletins or other similar signs that are designed to accommodate changeable copy.

(d) Normal maintenance and repair of a nonconforming on premise sign is allowed; however the cost of said maintenance and repair shall not exceed sixty percent (60%) of the replacement cost of the sign. The burden of proof is upon the applicant, and shall be based upon an estimate of the sign provided by a sign company. Re-painting or replacement of a damaged or deteriorated sign face are considered normal maintenance and repair as long as the use of the premises or ownership of the sign has not changed.

2. Restoration. Nonconforming on premise signs which have been allowed to deteriorate or which have been damaged by fire, explosion, act of God, or damaged by any other cause, to the extent of more than sixty percent (60%) of its assessed value shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this Chapter or shall be removed.

3. Deterioration and Abandonment. A nonconforming on-premise sign or sign structure that ceases to be used for sign purposes for a period of one year shall be deemed abandoned on the ground that the nonconforming use has been abandoned, the nonconforming use has substantially changed, and/or such other grounds as may be appropriate. Any sign or sign structure which is abandoned or in an unreasonable state of repair is unlawfully maintained and subject to immediate revocation of its permit and removal pursuant to the provisions of Section 23.160 Lehi City Development Code.

B. Off Premise Signs.

All billboards and off-premise signs which are made nonconforming uses by the provisions of this Chapter shall be subject to the following:

1. Unsafe Signs. Any sign or portion thereof found or declared unsafe in a manner provided by law, which may be repaired without violating subsection (B)(2) of this section, must be restored to a safe condition within thirty (30) days after the owner is given notice of the unsafe condition. Any sign not repaired as required and permitted by this subsection (A) (2) is unlawfully maintained and subject to the provisions of Section 23.160, Lehi City Development Code.

(a) Restoration and Alterations. Off premise signs legally existing as of September 24, 2002 may continue as a nonconforming use, and may be maintained, or repaired, or restored in the event the structure is damaged by casualty, act of God, or vandalism. A nonconforming off premise sign may be replaced at the same location with a new sign structure, or may be converted to include an electronic display sign (EDS) pursuant to the provisions of this Chapter, provided that the new sign, ~~or~~ sign structure, or EDS does not exceed the height or square footage of the sign face or sign structure being replaced. ~~However, if an existing off premise sign structure existing as of September 24, 2002 has only a single face of advertising, an additional face may be added to the structure provided that the off premise sign structure is located along the Interstate. Nothing in this Section 23.170(B) shall be interpreted to allow any new off-premise signs.~~

2. Off-Premise Sign Conversion to Electronic Display Sign (EDS). An existing off-premises sign may be converted to include an EDS without affecting the sign's nonconforming use or noncomplying structure status, provided that the converted sign complies with each of the following requirements:

(a) Purpose. The purpose of these standards include the following:

- (i) Allowing for appropriate off-premise electronic signage;
- (ii) Protecting street views and vistas of pedestrians and motorists;
- (iii) Protecting pedestrians and motorists from distractions of excessive motion, illumination and other safety hazards;
- (iv) Protecting residents from glare and excessive illumination;
- (v) Providing clear standards for the design, installation and use of off-premise EDSs;
- (vi) Creating the Off-Premise Electronic Display Sign Overlay Zone which locates off-premise EDSs in areas that are more appropriate;
- (vii) To allow off-premise sign owners the opportunity to take advantage of new technology and expand their business; and

(viii) Otherwise promoting and protecting the public health, safety, welfare and convenience by regulating off-premise EDSs allowed by this Section.

(b) Application. The applicant must submit a complete application in accordance with this Chapter, and must otherwise comply with any other applicable provision of the Lehi City Municipal Code and Lehi City Development Code.

(c) Establishment of Off-Premise Electronic Display Sign Overlay Zone. The sign must be located within the Off-Premises Electronic Display Sign Overlay Zone as defined on Maps 23.010-23.030 in order to allow an off-premise sign to convert to an EDS. All other areas in the City not identified in the Off-Premises Electronic Display Sign Overlay Zone shall be considered scenic areas which prohibit the conversion of off-premise signs to include an EDS.

(d) Sign Size. Any conversion of an off-premise sign to include an EDS may not increase the height or the size of the sign's original non-electronic display sign area. However, the EDS may occupy the entire display area of the sign. Furthermore, the off-premise EDS may use any method of illumination identified and allowed in this Chapter. In no case shall an off-premise EDS exceed six hundred seventy five (675) square feet in total signage area.

(e) Illumination Standards. All permitted off-premise EDSs must adhere to the following illumination standards:

- (i) In no event shall an off-premise EDS increase the nighttime ambient illumination more than 0.3 footcandles when converting from an existing traditional non-electronic display face. The illumination measurements shall be calculated pursuant to Table 23.190 of the Development Code.
- (ii) Off-premise EDSs must be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions to comply with the 0.3 footcandle requirement
- (iii) Off-premise EDSs must have a default mechanism to shut off the

- sign within twenty-four (24) hours of a reported malfunction or violation.
- (iv) The owner must submit written certification from the sign manufacturer that the proposed EDS light intensity is capable of not exceeding the 0.3 footcandles requirement.
- (f) Display Timing. An off premise EDS may change the displayed message from time to time. However, the interval between displayed message changes must not be more frequent than eight (8) seconds. The actual message rotation, or change, must be accomplished in one-quarter of a second, or less.
- (g) Static Display. The text, images, and graphics of an off-premise EDS must be static and complete within themselves.
- (h) Spacing Requirements. Off-premise EDSs shall not be located within one thousand (1,000) feet along I-15 (as measured along the same side of the right-of-way) of any other off-premise EDS or on-premise EDS over forty eight (48) square feet in size.
- (i) Photometric Plan. The applicant shall submit a photometric plan before the installation of the proposed EDS (showing the dispersal in footcandles) showing existing ambient light conditions. Once the installation of the EDS is complete, the sign owner must take a light reading to ensure compliance to the 0.3 candlefoot requirement.
- (j) Curfew. An off-premise EDS located within four hundred (400) feet and the face of the sign is located within one hundred eighty (180) degrees (see Figure 1) of an existing home or residentially zoned property must completely shut off from 11:00 p.m. until 6:00 a.m. This curfew shall not be applicable if the message displayed is an emergency public safety warning or alert, such as an AMBER Alert.

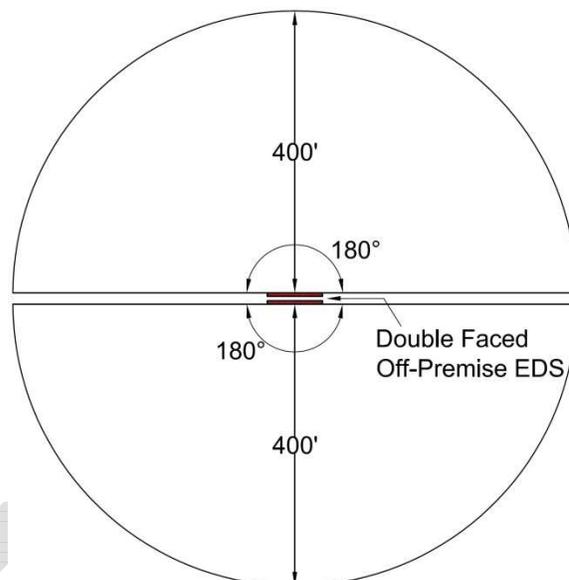


Figure 1. This diagram illustrates the curfew area that would determine if an off-premise EDS must adhere to the residential curfew.

- (k) Interior Sign Angle. Where an off-premise support structure has two EDSs, the interior angle between the sign faces cannot be greater than forty five (45) degrees (see Figure 2).

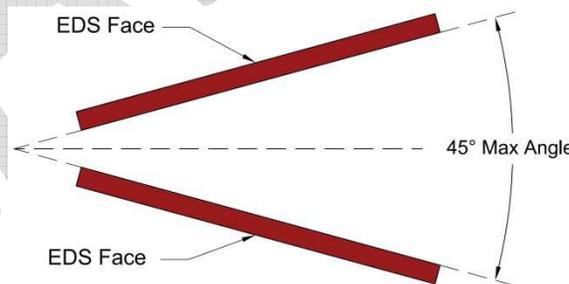


Figure 2. This diagram illustrates the maximum interior angle allowed between two sign faces located on the same support structure.

3. Conditional Use Permit Required. A sign with an EDS allowed by this Section 23.170(B) shall require a conditional use approval, and shall be subject to the provisions of Chapter 9 of this Code. The following requirements must be included as part of the Conditional Use approval:

- (a) Decorative Pole Structure. Any off-premise EDS must be designed with a decorative base that conceals the structural support pole(s) of the sign, as depicted in Figures 3 and 4 below.
- (b) Emergency services. EDSs are encouraged to be registered with a program

to participate in displaying AMBER Alert messages or other emergency messages.

(c) The sign owner must submit contact information for reporting of malfunctions or violations as part of the conditional use application. In the case of noncompliance with the conditional use permit, the conditional use will be subject to Section 09.070 of the Development Code.



Figure 3. An off-premise sign utilizes a pole cover to provide visual interest and increase aesthetics.

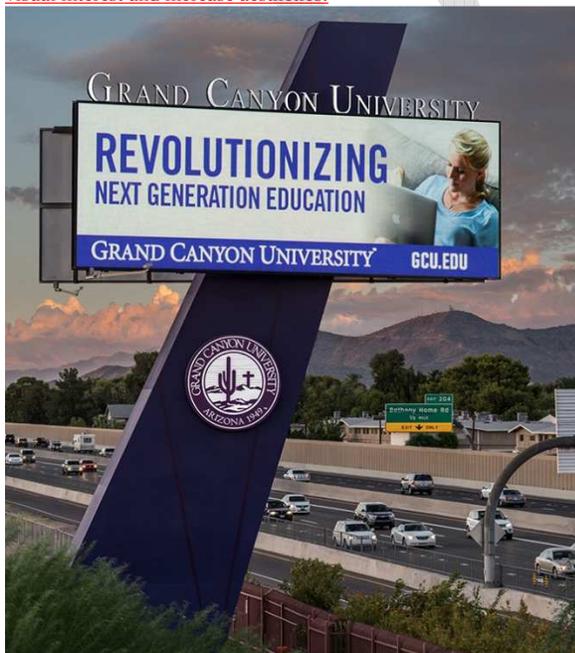


Figure 4. An off-premise sign utilizes a pole cover to provide visual interest and increase aesthetics.

4. Exceptions to Spacing Requirements for off-premise EDSs. An exception to the off-premise EDS spacing requirements of Section 23.170(B)(2)(j) may be allowed if an owner is willing to completely and permanently remove traditional off-premise signage at a rate of two (2) square feet for every one (1) square foot of converted electronic signage area to be located within the Off-Premise Electronic Sign Overlay Zone.

When a sign owner utilizes this option, a reduction in the minimum spacing from other on-premise EDSs and off-premise EDSs may be allowed to a minimum of seven hundred fifty (750) foot spacing.

Two scenarios may occur by utilizing this option which are as follows:

(a) Two traditional off-premise sign structures are removed and one new structure is erected within the Off-Premise Electronic Sign Overlay Zone (see Figure 5 below).

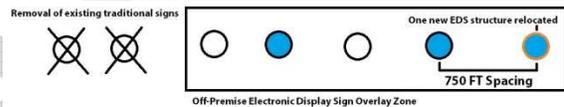


Figure 5. This diagram shows the scenario when two traditional signs are removed and one new EDS structure is located within the Off-Premise Electronic Display Sign Overlay Zone.

(b) One traditional off-premise sign is removed and one off-premise sign already located within the Off-Premise Electronic Display Overlay Zone may be converted to an electronic display with the reduced spacing (see Figure 6 below).

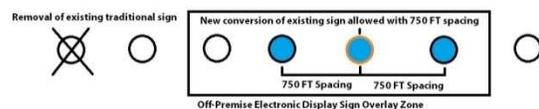


Figure 6. This diagram shows the scenario when a traditional off-premise sign is removed and allows an existing off-premise sign in the Off-Premise Electronic Display Sign Overlay Zone to have reduced spacing requirements.

5. Deterioration and Abandonment. A nonconforming off-premise sign or sign structure that ceases to be used for sign purposes for a period of one year shall be deemed abandoned on the ground that the nonconforming use has been abandoned, the nonconforming use has substantially changed, and/or such other grounds as may be appropriate. Any sign or sign structure which is abandoned or in an unreasonable state of repair is unlawfully maintained and subject to

immediate revocation of its permit and removal pursuant to the provisions of Section 23.160,

Lehi City Development Code.

DRAFT

Off-Premises Electronic Display Sign Overlay Zone - Central



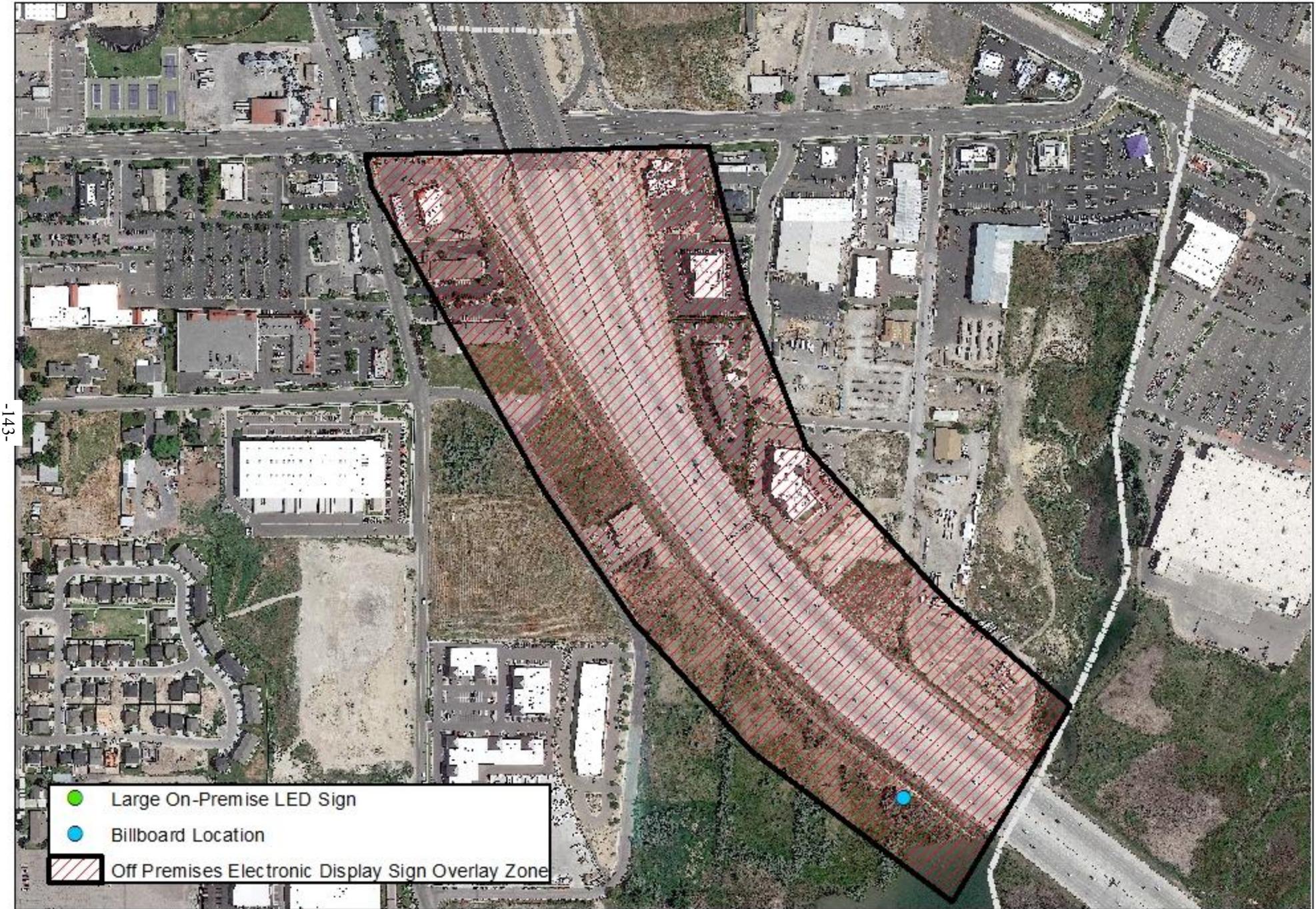
-141-

- Large On-Premise LED Sign
- Billboard Location
- ▨ Off Premises Electronic Display Sign Overlay Zone

Off-Premises Electronic Display Sign Overlay Zone - North



Off-Premises Electronic Display Sign Overlay Zone - South





ORDINANCE NO. 13-2016

**AN ORDINANCE ADOPTING AMENDMENTS
TO CHAPTER 8-7 – CITY CEMETERY**

WHEREAS, in order to enhance the efficient operation of the Lehi City Cemetery, and to allow for the burial of cremains in available single plots, city staff is proposing amendments to Chapter 8-7 – City Cemetery; and

WHEREAS, on February 9th, 2016, the Municipal Council held duly noticed public meetings to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) Lehi City Code Chapter 8-7 should be amended as shown on the attached Exhibit “A”; 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:

Current Chapter 8-7 is hereby amended as shown in Exhibit “A”.

PART II:

A. If a provision of this Ordinance 13-2016 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 Municipal 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 Lehi City Council this 9th day of February, 2016.

ATTEST:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder

CHAPTER 7

CITY CEMETERY SECTION:

- 8-7-1: Purpose
- 8-7-2: General Provisions
- 8-7-3: Definitions
- 8-7-4: Ownership And Certificates
- 8-7-5: Procedures
- 8-7-6: Funeral And Interment
- 8-7-7: Rules And Landscaping
- 8-7-8: Markers And Monuments
- 8-7-9: Decorating Gravesites And Other Regulations !2R!
- 8-7-10: Infant Cemetery
- 8-7-11: Cremain Interment

8-7-1: PURPOSE:

The purpose of the cemetery is to provide an affordable, peaceful and well maintained permanent resting place and memorial for the deceased. (Ord. 11-2012, 4-24-2012)

8-7-2: GENERAL PROVISIONS:

The cemetery is owned by the city, and shall be operated and maintained by the city parks department. Cemetery records shall be maintained by the city. (Ord. 11-2012, 4-24-2012)

8-7-3: DEFINITIONS:

!DEF! BODY: The remains of one human body (cremated or otherwise) or the remains of a mother and such mother's infant child.

CEMETERY: The real property owned by Lehi City, used and reserved for interment of the dead.

CERTIFICATE FEE: The fee charged by the city for issuing a duplicate certificate or by transferring certificate or transferring interment rights, adding names or documents to the certificate records, as set forth therein.

CITY: Lehi City Corporation.

DISINTERMENT: The opening or excavation of an existing space. FEE SCHEDULE: The current Lehi City fee schedule as adopted and amended by the Lehi City council.

INFANT: A fetus or a child up to two (2) years of age.

INTERMENT OR INTER: The burial of a body or cremains into a space.

LOT: An area containing (8) spaces.

NONRESIDENT: Any person who is not a resident of Lehi City. RESIDENT: Any person who is a legal resident of Lehi City.

SPACE: A legal and authorized gravesite generally measuring five feet by ten feet (5' x 10') and intended for interment.

TRANSFER: To sell, donate, exchange, trade or convey a space. (Ord. 11-2012 4-24-2012) !
DEFEND!

8-7-4: OWNERSHIP AND CERTIFICATES:

A. Rights Of Ownership: In accordance with Utah Code Annotated section 8-5-7, the city shall sell only the right to be interred in the city cemetery. The purchase of interment rights in any lot or space as evidenced by a certificate of interment rights shall provide only the right to be interred in the cemetery, and is not a deed to convey title to real property.

B. Purchase Of Spaces: Residents must provide evidence in a form acceptable to the city that they are a resident of Lehi City. Residents and nonresidents may purchase spaces in the cemetery for the current prices listed and as adopted by the Lehi City council on the fee schedule. The purchaser may purchase spaces of one to a maximum of eight (8). The purchase price for each space includes perpetual care with no maintenance fee to be assessed, and must be paid for in full at the time of purchase. There are no sale agreements or payment arrangements. All spaces purchased for the resident rate shall be clearly marked on the certificate to indicate that the owner paid the resident pricing for the space. Absolutely no cemetery space will be held or reserved. Spaces can be traded for other spaces, but the owner will be required to pay the difference between the original cemetery space and the current published cemetery space price. Purchaser is to list two (2) persons as beneficiary recipients of their said spaces in the event that the purchaser is deceased and has remaining spaces left.

C. Certificate Of Ownership: Owners of each space shall be issued a certificate of interment rights which describes the location of the space within the cemetery. The city shall retain a duplicate record of all certificates of interment rights issued. City records shall be the official record or ownership for all spaces. The certificate of interment rights shall include a statement that uses of the space are subject to these rules.

D. Transfer Of Space: A certificate of interment rights for an unoccupied space may be transferred by the owner of the space by: 1) presenting the original deed or certificate; 2) completing a space transfer form; 3) paying the certificate fee for each new certificate that is required by virtue of the transfer; and 4) either appearing in person and producing photo identification proving owner identity, or have the owner's signature on the space transfer form notarized by a licensed notary. The transfer of certificates of interment rights owned by deceased persons may be completed in accordance with the Utah uniform probate code. If a deed or certificate cannot be located by an individual or a family for presentation, the parks manager or his/her designee may, with the authorization of the city administrator, make such arrangements for transfer and/or burial as are equitable and appropriate considering all the circumstances. If spaces are purchased at the resident rate and are transferred to a nonresident who is not the space owner's spouse, parent, sibling, child, grandchild or great grandchild, prior to a new certificate being issued, the transferee must pay the difference between residential rate and nonresidential rate at the time of transfer, and pay the certificate fee charge. For every space transferred, a new certificate of interment rights shall be issued and the old certificate shall be null and void and remitted with the transfer forms and requests.

E. Duplicate Certificates Of Interment Rights: Duplicate certificates of interment rights may be

issued upon written request of owner and payment of the certificate fee. Duplicate certificates of interment rights shall be clearly marked with the words "duplicate certificate".

F. Abandonment And Forfeiture Of Space: The city council may terminate the rights of owners of spaces in accordance with Utah Code Annotated section 8-5-1 et seq. (Ord. 11-2012, 4-24-2012)

8-7-5: PROCEDURES:

A. Caskets Or Coffins: No more than one body may be buried in any one space, or two (2) infants, or a maximum of six (6) cremains in any one space, upon approval of the parks manager or his/her designee. Vertical stacking of caskets, vaults, coffins or urns is not allowed. All bodies, remains or other items buried with the body must be in a casket, coffin or urn. All caskets, coffins or urns must be enclosed in a city approved concrete vault. The casket, coffin or urn shall contain only the body or remains of the deceased, clothing and jewelry, and other small personal items that fit therein.

B. Excavating Spaces: Authorized city personnel shall be responsible for the excavation of gravesites. The parks manager or his/her designee may allow a third party to excavate a gravesite. Authorization must be provided in writing.

C. Application: The city shall not open a space for interment, provide interment services or disinterment services until the city has received a completed application form for interment or disinterment, signed by a relative of the deceased, ecclesiastical leader or licensed funeral director representing the deceased, together with the fee as provided herein.

D. Proof Of Ownership: If the deceased is the sole owner of the space, the city shall verify the identity of the deceased prior to interment. If the space is owned by someone other than the deceased, written permission in a form acceptable to the city from the owner of the certificate shall be required prior to any interment.

E. Payment Of Fees: The fee to open and close a gravesite, as set forth on the fee schedule, shall be paid prior to any interment or disinterment. Mortuaries that collect opening and closing gravesite fee will be billed on a monthly basis.

F. Additional Fees And Charges: Fees and costs in addition to those set forth in the fee schedule may be charged for special circumstances requiring additional city staff, equipment or resources. Such additional charges shall be paid in full prior to any interment or disinterment.

G. Closing Of Gravesites: City personnel shall close any open gravesite promptly after the casket or coffin is placed in the vault.

H. Disinterment Services: The city shall provide disinterment services only for persons buried in a nonbiodegradable vault and in accordance with applicable statutes, rules and regulations. (Ord. 11-2012, 4-24-2012)

8-7-6: FUNERAL AND INTERMENT:

A. Prohibited Days: The city will not provide interment or disinterment service on the following days: Sundays, New Year's Day, Independence Day, Pioneer Day, Labor Day, Memorial Day,

Thanksgiving Day or Christmas Day.

B. Hours Of Services: Graveside services or interments shall be conducted between the hours of eight o'clock (8:00) A.M. and three o'clock (3:00) P.M., unless otherwise approved by the parks manager or his/her designee.

C. Length Of Services: Graveside services and/or interments shall not exceed two (2) hours in length, unless authorization is provided by the parks manager or his/her designee.

D. Funeral Processions: Upon entering the cemetery, all funeral processions shall be under control and direction of the parks manager or his/her designee.

E. Gravesite Decorations: Any grave decoration, funeral design, flowers or other items left at a gravesite are subject to be removed for maintenance purposes. Removal of flowers, grave decoration, etc., will occur after seven (7) days, or as the weather will allow. (Ord. 11-2012, 4-24-2012)

8-7-7: RULES AND LANDSCAPING:

A. Recreational Activity: No recreational or athletic activities are permitted within the cemetery. Walking or jogging on designated roadways is allowed.

B. Noise: All visitors to the cemetery shall maintain reasonable levels of noise to avoid disturbing other visitors and/or neighbors at the cemetery. Loud music, shouting, yelling, barking dogs and all other loud noises are prohibited.

C. Damage Or Removal Of Headstones Or Markers: It is unlawful to damage or remove any headstone, tombstone or marker, or city property located in the Lehi City Cemetery, or to desecrate any gravesite within the cemetery. Violators will be prosecuted to the full extent of the law.

D. Placement Of Markers, Headstones, Etc.: No placement of grave markers, headstones, etc., shall occur without preauthorization by the parks manager or his/her designee.

E. Animals: Domestic and companion animals are not allowed on cemetery property unless properly restrained. Properly restrained animals shall not be allowed to urinate or defecate on a gravesite, headstone, grave marker, etc. The owner of a properly restrained animal is responsible to remove any fecal matter his/her animal deposits on cemetery property.

F. Individual Landscaping: No private mowing or digging will be allowed within the cemetery. Flowers may not be planted without permission of the parks manager or his/her designee. No private individual shall plant any plant, tree, shrub or bush. Any plant, tree, shrub or bush planted by a private individual without permission from the parks manager or his/her designee will be removed and disposed of.

G. Motor Vehicles: Motor vehicles shall remain on clearly designated roadways within the cemetery, unless provided express consent by city personnel.

H. Visitation Hours: Cemetery hours shall be from seven o'clock (7:00) A.M. to eleven o'clock (11:00) P.M. daily, unless otherwise noted.

I. Signs And Advertisements: No unauthorized signs or advertisements shall be displayed within the cemetery.

J. Traffic Ordinances: City traffic ordinances relative to the operation of vehicles and conduct of pedestrians shall be in effect within the cemetery. The speed limit within the cemetery shall be five (5) miles per hour.

K. Children: Children under the age of sixteen (16) years shall not be allowed within the cemetery unless accompanied by a parent or a chaperone whom is at least eighteen (18) years of age. Exceptions to this rule are allowed for persons attending an authorized funeral service, placing of flowers on a gravesite of a deceased relative or friend, or performing any other customary respect or respectful actions consistent with the environment maintained within the cemetery.

L. Surface Grade: No blocks, lots or spaces shall be raised above the established grade.

M. Alcohol Or Tobacco: Consumption of alcohol beverages and smoking is not allowed in the cemetery at any time. (Ord. 11-2012, 4-24-2012)

8-7-8: MARKERS AND MONUMENTS:

A. Fencing And Dividers: No space shall be defined by fences, railings, coping, hedges, trees, shrubs, embarking depression or any other markers to describe its corners or boundaries, unless approved by the parks manager or his/her designee.

B. Headstones, Markers And Monuments: Raised headstones, markers and monuments are allowed in the cemetery. The owners of the certificate of space or relatives of interred persons in the cemetery are required to erect and maintain in a manner satisfactory to the city, and at the expense of the space certificate holder or relatives of deceased, a headstone or marker or other suitable monument at the head of the gravesite with the name of the deceased person inscribed thereon. All headstones, markers and monuments must be in an orderly row and reasonably in line with all other such markers in that lot. On a cremation, or space with more than one remains, one headstone for the entire space is allowed, unless approval of the parks manager or his/her designee is given.

C. Headstone, Marker And Monument Bases: All headstones, markers and monuments shall have a stone or cement base, level with the ground, extending outward from the perimeter of the base of the headstone or marker and shall be six inches (6") on all sides, with a minimum thickness of four inches (4").

D. Specifications For Raised Headstone, Marker Or Monument:

1. For a single raised headstone, marker or monument, the width (side to side) shall not exceed forty eight inches (48"), not including the six inch (6") base. The height shall not exceed forty eight inches (48"), including the base of the headstone, marker or monument. The depth shall not exceed twenty four inches (24"), not including the base.

2. For a double raised headstone, marker or monument, the width (side to side) of a raised double headstone, marker or monument shall not exceed seventy six inches (76"), not including the six inch (6") base. The height and depth specifications are the same as a single raised headstone,

marker or monument.

E. Specifications For Flat Markers: Flat markers shall not be smaller in surface measurement than twelve inches by eighteen inches (12" x 18"), not including the base and not larger than twenty one inches by forty two inches (21" x 42"), not including the base.

F. Materials: All headstones, markers and monuments must be made of real bronze, glazed granite or other permanent materials acceptable to the city and designees. Headstones, markers and monuments shall not be made of wood, sandstone or any other material which is susceptible to decay and/or erosion.

G. Vases: All permanent vases placed in the cement or the stone base of a headstone, marker or monument shall be recessed to ground level when not in use. Receptacles in the monument itself are allowed, provided they do not project horizontally beyond the base of the monument, marker or headstone.

H. Permanent Gravesite Decorations: All permanent gravesite decorations must be approved by the park manager or his/her designee. Shepherd hooks, works of art and solar lights, if installed, must be placed in the cement or stone base of the headstone, marker or monument. There must be holes for these items to be placed and any damage to the base, headstone, marker or monument caused by adding holes, or due to the holes, is the owner's responsibility. Shepherd hooks, works of art and solar lights placed in bases, headstones, markers or monuments cannot project horizontally beyond the base in any horizontal direction. Shepherd hooks, works of art and solar lights placed in headstones, markers or monuments shall not exceed seven feet (7') in height from the ground.

I. Liability For Damage: The city is not liable for any damage to headstones, markers or monuments, unless the damage is due to the city's negligent, reckless or intentional conduct. (Ord. 11-2012, 4-24-2012)

8-7-9: DECORATING GRAVESITES AND OTHER REGULATIONS:

A. Removal Of Items: If the city removes grave decorations, funeral designs, flowers or other items, then such items shall be retained for the period of two (2) days before being discarded. The city shall not be liable for any items that are discarded, damaged or destroyed. Grave decorations will be removed weekly for normal maintenance, with the exception of the week of Memorial Day.

B. Theft Or Loss Of Personal Belongings: The city is not responsible for the theft or loss of personal belongings within the cemetery.

C. Prohibited Interment Outside Cemetery: It shall be unlawful for any person to inter human remains within the city limits, except in the Lehi City Cemetery. (Ord. 11-2012, 4-24-2012)

8-7-10: INFANT CEMETERY:

A. There is hereby created a section of the cemetery reserved for the burial of Infants.

- B. Unless modified by provisions of this section 8-7-10, all other provisions found in this Chapter 8-7 shall apply to the Infant Cemetery.
- C. Burial in the Infant Cemetery is only available to Infants as defined above.
- D. No permanent gravesite decorations are allowed in the Infant Cemetery. This includes, but is not limited to, shepherd hooks, works of art, and solar lights.
- E. No permanent vases are allowed in the apron, cement, or the stone base of a headstone.
- F. Purchase of burial spaces is on an as-needed basis for the burial of an infant only. Spaces are available to residents and nonresidents for the prices listed as adopted by the Lehi City Council on the most recent fiscal year fee schedule. Residents must provide an acceptable form of proof of residency to the City. The purchaser may purchase no more than one (1) space in a given transaction. The purchaser will not be permitted to select a burial space; instead, an authorized city representative will determine the order and placement of burial.
- G. Transfer of spaces within the Infant Cemetery is not permitted.
- H. Raised headstones are not allowed in the Infant Cemetery. All headstones must be flush with the ground.
- I. Flat markers shall be eight (8) inches by sixteen (16) inches, not including the apron.

8-7-11: CREMAIN INTERMENT:

- A. The city will identify single spaces in the cemetery to make available for the interment of cremains. Each space that is available will be split into half spaces. A maximum of two (2) cremains may be interred in each half space.
- B. Unless modified by provisions of this section 8-7-11, all other provisions found in this Chapter 8-7 shall apply to cremain spaces.
- C. No permanent gravesite decorations are allowed on cremain spaces. This includes, but is not limited to, shepherd hooks, works of art, and solar lights.
- E. No permanent vases are allowed in the apron, cement, or the stone base of a headstone for cremain spaces.
- F. Cremain spaces are available to residents and nonresidents for the prices listed as adopted by the Lehi City Council on the most recent fiscal year fee schedule. Residents must provide an acceptable form of proof of residency to the City. The purchaser may purchase no more than one (1) space in a given transaction. The purchaser will not be permitted to select a burial space; instead, an authorized city representative will determine the order and placement of burial.
- G. Raised headstones are not allowed for cremain spaces. All headstones must be flush with the ground and only one marker is allowed for each cremain space.

H. Flat markers shall be a minimum of eight (8) inches by sixteen (16) inches, not including the apron, and a maximum of twelve (12) by twenty-four (24) inches, not including the apron.



RESOLUTION NO. 2016-06

**A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING A BOARD MEMBER
TO THE TIMPANOGOS SPECIAL SERVICE DISTRICT**

WHEREAS, Chris Condie has been the Lehi representative to the Timpanogos Special Service District; and

WHEREAS, his term that he was appointed to as fulfilling the remainder of Mark Johnson's term has expired; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individual to the TSSD Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Reappoint Chris Condie to the Timpanogos Special Service District, whose term will begin January 1, 2016, and expire December 31, 2019; or until his term as a Councilmember ends.
2. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 9th day of February, 2016

Lehi City Corporation

Bert Wilson, Mayor

Marilyn Banasky, City Recorder



RESOLUTION NO. 2016-07

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING A MEMBER TO THE TRI-CITY GOLF COURSE GOVERNING BODY (FOX HOLLOW GOLF COURSE.)

WHEREAS, the Tri-City Golf Course Interlocal Cooperative Agreement (“Agreement”) between Lehi City, American Fork City, and Pleasant Grove City outlines that the governance of the Fox Hollow Golf Course; and

WHEREAS, the Agreement states that Lehi City Council shall appoint three individuals for a term of (4) years; and

WHEREAS, the three individuals on the Fox Hollow Board are currently, Dave Sanderson, Lehi Finance Director; Max Powell, Resident; and Paul Smith, Resident; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individual to the Tri City Golf Course Governing Body.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. The Mayor’s appointment of Johnny Revill as a member of the Tri City Golf Course Governing Body is hereby confirmed and his position as a member will begin January 1, 2016 and expire December 31, 2019; or until his term as a Councilmember ends.
2. That Johnny Revill will replace Paul Smith on the Tri-City Golf Governing Body.
3. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 9th day of February, 2016

Lehi City Corporation

Bert Wilson, Mayor

Marilyn Banasky, City Recorder



RESOLUTION NO. 2016-08

A RESOLUTION APPOINTING A NEW MEMBER REPRESENTATIVE TO THE NORTH POINTE SOLID WASTE SPECIAL SERVICES DISTRICT

WHEREAS, North Pointe Solid Waste Special Service District was created to provide essential solid waste services for Utah County communities; and

WHEREAS, Lehi City is represented by appointing a member to the North Pointe Solid Waste Special Services District Board for a four-year term; and

WHEREAS, the term of Mike Southwick has expired, vacating Lehi City's seat and a representative needs to be appointed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Appoint Johnny Reville as Lehi City's representative to the North Point Solid Waste Special Services District Board for a term of four years to begin January 1, 2016 and expiring December 31, 2019, or until his term as a Councilmember ends.
2. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 9th day of February, 2016

Lehi City Corporation

Bert Wilson, Mayor

Marilyn Banasky, City Recorder



RESOLUTION NO. 2016-09

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING PLANNING COMMISSIONERS TO THE LEHI PLANNING COMMISSION

WHEREAS, the Lehi Development Code Chapter 3, Section 3.03 outlines the qualification for membership, terms and vacancies for the Lehi Planning Commission; and

WHEREAS, Commissioner Paige Albrecht was elected to the Lehi City Council effective January 1, 2016 leaving a vacancy; and

WHEREAS, the term of Donna Barnes expired on December 31, 2015 leaving a vacancy; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individuals to the Lehi Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Appoint Alternate Commissioner Kelly Ash to fill the unexpired term of Commissioner Paige Albrecht on the Planning Commission which will expire on December 31, 2016.
2. Appoint Alternate Commissioner Mark Hampton to the Planning Commission. Mr. Hampton's term shall begin immediately and will expire December 31, 2018.
3. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 9th day of February, 2016

Lehi City Corporation

Bert Wilson, Mayor

Marilyn Banasky, City Recorder



RESOLUTION NO. 2016-10

**A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING BOARD MEMBERS
TO THE LEHI CITY PUBLIC LIBRARY BOARD OF DIRECTORS**

WHEREAS, the Lehi Municipal Code Chapter 2, Section 2.76.020 outlines the qualification for membership, terms and vacancies for the Lehi City Public Library Board of Directors; and

WHEREAS, in accordance with that section the terms of Kellie Mecham and Jeffrey Driggs expired on June 30, 2015, and these two positions need to be filled;

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individuals to the Lehi City Public Library Board of Directors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Reappoint Kellie Mecham and Jeffrey Driggs as Board Members which began July 1, 2015 and will expire June 30, 2018.
2. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 9th day of February, 2016

Lehi City Corporation

Bert Wilson, Mayor

Marilyn Banasky, City Recorder