

DEVELOPMENT SCHEDULE FOR TRAILS AND OPEN SPACE

BUFFERS

The Micron project will be buffered by the use of open space, roadways, and fencing.

The existing IMFT site will be surrounded by this project and will be buffered by open space to the north and similar and consistent uses to the east and the west. Fencing will also provide a buffer for this existing use.

The property to the north, west and east, are anticipated to be developed with residential housing. This use will be consistent with the projects use along the boundaries of the project.

OPEN SPACE

A series of “Greenways” follow existing site features such as natural drainage corridors, existing scrub oak and existing detention ponds. Greenways will be dedicated to the City of Lehi and reserved as Environmentally Sensitive Lands. They will include expanded drainage corridors, new detention ponds and new areas planted with scrub oak and will be public accessible open spaces that include recreation areas, trails and zones for native habitat. Landscaping and planting will be focused on native plantings and water-wise conservation practices. Greenways will connect to the existing Bonneville Shoreline Trail and will include new trailheads.

Approximately one hundred fifty seven acres will remain as open space, and approximately one hundred twenty six acres will remain as restricted open space (note – “restricted open space” is defined as open space where the only structures or improvements that will exist will be for the purpose of providing utilities for the Micron Project or IMFT operation. The general public will not have access to this area for recreational purposes).

TRAILS

The proposed Open Space Trail Plan shows how the trail system will help integrate the project into the surrounding areas as well as provide connectivity throughout the project.

DEPLOYMENT SCHEDULE FOR TRAILS AND PARK TRAILS

For reference purposes, trails are referred to as Trail 1 through Trail 4, from West to East, and Trail 5 on the Southern Boundary including connection to the Murdock Trail.

Trails Construction Timeline Schedule	
Trail #	Trail Construction Timeline
1	Construction of trail and associated property dedication of trail and contiguous open space will occur when 35% of residential units west of center street have received final subdivision approval or 40% of office, retail or mixed use area is platted and approved west of Center Street.
2	Construction of trail and associated property dedication of trail and contiguous open space will occur when 40% of the office/mixed use development area between the Technical/Manufacturing connector road and Center Street have received final subdivision approval.
3	Construction of trail and associated property dedication of trail and contiguous open space will occur when 40% of the office space east of IMFT has received final subdivision approval.
4	Construction of trail and associated property dedication of trail and contiguous open space will occur when 35% of single family homes east of IMFT have received final subdivision approval.
5	Construction of trail and associated property dedication of trail and contiguous open space will occur when 40% of the office and/or retail/mixed use buildings on the parcels adjacent to SR 92 west of IMFT have received final subdivision approval.

Parks Construction Timeline Schedule	
Park	Construction Timeline
Western	The park on the western border of the property will be constructed and dedicated when 40% of residential units west of Center Street have received final subdivision approval, or upon the construction and operation of the proposed Middle School
Northeastern	The park on the northeast corner of the property will be constructed and dedicated when 40% of the Single-Family homes east of IMFT have received final subdivision approval, or upon construction and operation of the proposed Primary School.