

July 29, 2008

Name

Address

City, State, Zip

RE: Holbrook Annexation

Dear Property Owner:

On July 8, Lehi Mayor Howard H. Johnson and the Lehi City Council approved Ordinance # 07-08-08.31, an Ordinance Approving the Annexation of the Holbrook Annexation to Lehi City, authorizing the annexation of approximately 1831 acres of property, located on the community's western boundaries, into Lehi City. The purpose of this letter is to notify you that your property is within the noted annexation boundary.

Consistent with city ordinances, and unless otherwise requested, all property annexed into Lehi City is given the community's TH-5 zoning designation (transitional holding - 5 acres). The noted zoning allows you, as a property owner, to maintain whatever use you have had for your property in the past. In the event that you choose to rezone your property to a different use in the future, the city will require you to meet additional city zoning requirements, including the dedication of water shares to facilitate property development.

Given the unique size and nature of the Holbrook Annexation, several large property owners within the annexation area have negotiated with Lehi City an "Annexation Agreement" (AA) that allows the area to develop in ways that are a little different from the community's standard annexation and development process. Given that your property is within the annexation boundary, I wish to notify you of the agreement and provide you with an opportunity to sign the agreement if you so choose. Your participation in the AA is not a requirement for annexation; however, you may find provisions of the agreement favorable to future development and, as a result, you may wish to sign. A draft copy of the agreement is attached or you may download a copy of the agreement from www.lehi-ut.gov.

The Mayor and City Council will consider formal adoption and execution of the AA at the next City Council meeting on August 5, 2008 at Lehi City Hall, 153 North 100 East at 5 p.m.

I encourage you to review the attached agreement and consult with legal counsel to determine if the AA would be a benefit to you as you consider the future development of your property.

Specific provisions of the AA that differentiates it from the city's standard development practices include, but are not limited to, the following: