



Lehi City Council Meeting

**** AMENDED Agenda ****

January 11, 2011

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. Jamie Davidson- Administrative Report
2. Mayor/Council Round Table

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)*
3. Presentation by John Roberts
4. a. **Hold public hearing** on Matt Gneiting's request for approval of a Zone District and Zone District Map Amendment on approximately 3 acres of property located at 400 North 1200 East from a TH-5 (Transitional Holding) zone to an R-3 (High Density Residential) zone.
b. **Close public hearing**
c. **Consideration of Ordinance #01-2011** approving a Zone District and Zone District Map Amendment on approximately 3 acres of property located at 400 North 1200 East from a TH-5 (Transitional Holding) zone to an R-3 (High Density Residential) zone.
Presenter: Matt Gneiting
5. Consideration of Ryan Bybee's request to allow an exception for the Spring Ranch Subdivision model home.
Presenter: Ryan Bybee, Cadence Capital
6. Consideration of awarding a contract to HADCO for the design and construction of a sewer extension from 1700 West 900 North to 2100 North and authorize the Mayor to sign the contract and the staff to administer the contract up to a maximum of \$600,000.
Presenter: Lorin Powell, City Engineer
7. Consideration of authorizing the Mayor to sign letters to UDOT selecting Civil Science Inc. to provide engineering design and construction services for the next phase of 2300 West Roadway Project.
Presenter: Lorin Powell, City Engineer
8. Consideration of staff to pursue relocating the 1200 West/Bull River Road intersection and authorize the use of Impact Fees to facilitate the project.
Presenter: Lorin Powell, City Engineer

9. Consideration of Resolution #2011-03 adopting the 2010 Mountainland Association of Governments Pre-disaster Hazard Mitigation Plan.
Presenter: Ron Foggin, Assistant City Administrator
10. Consideration of Resolution #2011-01 requiring notice of claim of interest in cemetery parcel and providing for termination of interest for Henry and/or Roberts, Juliet and/or John Sr.
Presenter: Marilyn Banasky, City Recorder
11. Consideration of Resolution #2011-02 requiring notice of claim of interest in cemetery parcel and providing for termination of interest for Henry and/or Harry Seville.
Presenter: Marilyn Banasky, City Recorder
12. Consideration of report for the fiscal year 2010 comprehensive annual financial report.
Presenter: Dave Sanderson, Finance Director
13. Consideration of Resolution #2011-04 approving a Legal Representation Agreement with Smith Hartvigsen, PLLC.
Presenter: Dave Sanderson, Finance Director
14. Consideration of Resolution #2011-05 creating a policy regarding residency and response time requirements for Lehi City employees.
Presenter: Brenn Bybee, Assistant to the City Administrator
15. Consideration of Ordinance #02-2011 amending Lehi City Code Title 2, Administration and Personnel; Chapter .04, Mayor; Section .050(B) Officer and Employee Appointment Authority.
Presenter: Brenn Bybee, Assistant to the City Administrator
16. Approve meeting minutes from:
 - September 28, 2010 Regular City Council
 - October 26, 2010 Regular City Council
 - November 9, 2010 Closed Executive Session
 - December 7, 2010 Work Session
 - December 7, 2010 Closed Executive Session
 - December 14, 2010 Pre Council
 - December 14, 2010, Regular City Council
17. City Business
 - 17.1 Consideration of appointing an alternate to the Planning Commission and appointing the Planning Commission Secretary.
Presenter: Mark Johnson, City Council
18. 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.

LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 2

SUBJECT: 20 Minute Citizen Input

PETITIONER: Anyone Interested

ACTION REQUESTED BY PETITIONER: Open agenda item provided for any interested person to be able to speak about any topic.

INFORMATION: Per Governing Body desire, this item will be placed on the agenda s a permanent and regular item.

[BACK TO AGENDA](#)

LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 3

SUBJECT: Presentation by John Roberts

PETITIONER: John Roberts

ACTION REQUESTED BY PETITIONER: Discuss

INFORMATION: John Roberts requests input from Lehi City Council regarding future development, zoning, use etc. of property located at 11651 NE Frontage Rd. Lehi

[BACK TO AGENDA](#)

LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 4

- SUBJECT:**
- a. **Hold public hearing** on Matt Gneiting's request for approval of a Zone District and Zone District Map Amendment on a pproximately 3 a cres of property located at 400 North 1200 East from a TH-5 (Transitional Holding) zone to an R-3 (High Density Residential) zone.
 - b. **Close public hearing**
 - c. **Consideration of Ordinance #01-2011** approving a Zone District and Zone District Map Amendment on approximately 3 acres of property located at 400 North 1200 E east from a TH-5 (Transitional Holding) zone to an R-3 (High Density Residential) zone.

PETITIONER: Matt Gneiting

ACTION REQUESTED BY PETITIONER: Hold public hearing and Approve Ordinances

INFORMATION: [Executive Summary](#)
[Ordinance # 01-2011](#)

[BACK TO AGENDA](#)



Approved: _____
Date: _____

ISSUE

Matt Gneiting – Requests for approval of a Zone District and Zone District Map Amendment on approximately 3 acres of property located at 400 North 1200 East from a TH-5(Transitional Holding) zone to an R-3(High Density Residential) zone.

A. Ordinance Approving

BACKGROUND

Surrounding Zoning and Land Uses:

Surrounding Zoning and Land Use:	North	RA-1	Single family residential
	South	Commercial	Cascade Collision
	East	RA-1/R-2/ commercial	Single family residential/townhome development/office and retail
	West	R-2	Meadow Park Villas retirement community

The applicant’s request is consistent with the General Plan land use designation of HDR, which was recently approved to be changed by the City Council on November 9, 2010. The applicant is planning to submit for a conditional use and site plan approval for an assisted living facility on this property pending the zone change. Before the zone change can be recorded, a water dedication will be required.

RECOMMENDATION

The DRC reviewed this proposed Zone Change on December 1, 2010 and made the following comment:
GENERAL COMMENTS:

1. A water dedication will be required as a condition of the zone change, and the dedication will need to be met prior to the ordinance being recorded and the zone change taking effect.
2. As per the City Council’s motion on the General Plan amendment, the General Plan and Zone Change approvals are contingent on an assisted living center project at this location. The General Plan and Zone Change will not take effect until a reasonable assurance is provided that the project will be constructed.
3. Highlight the subject property on the survey plat.

The Planning Commission reviewed the proposed Zone Change December 9, 2010 and made the following recommendation:

Kordel Braley moved to recommend approval of Matt Gneiting’s request for a Zone District and Zone District Map Amendment on approximately 3 acres of property locate at 400 North 1200 East from a TH-5 to an R-3 zone and with that to include the DRC comments and also recognize that this Zone Change is an agreement going along with the General Land Use change assuming that this development does occur. Second by Ed James. Motion carried unanimous.

The suggested motion if approved would authorize the Mayor to sign the ordinance changing the Zoning District and Zoning District Map designation from TH-5(Transitional Holding) to a R-3 (High Density Residential) Zone with the water dedication requirement being completed.

Zoning Change for Lehi Assisted Living

EXECUTIVE SUMMARY

Property Location

3.0 acres of raw land at approximately 400 North 1200 East

Property Legal Description

Legal Description: COM N 207.4 FT & W 15.61 FT FR SE COR. SEC. 9, T5S, R1E, SLB&M.; S 89 DEG 46' 32" W 290.24 FT; N 0 DEG 27' 27" W 101.21 FT; N 0 DEG 22' 19" W 145.87 FT; N 0 DEG 8' 53" E 161.91 FT; N 89 DEG 46' 33" E 20.94 FT; N 0 DEG 14' 59" W 43.56 FT; N 89 DEG 46' 32" E 269.06 FT; S 0 DEG 13' 28" E 452.54 FT TO BEG. AREA 2.996 AC.

Proposed Zoning Change

Changing from a current TH-5 Transitional Holding to R-3 High Density Residential

Reason for Proposed Amendment

The current property zoning is not consistent with a retirement center/nursing home concept like an assisted living.

Consistency of Proposed Amendment with General Plan

The General Plan has recently been changed to an HDR or High Density Residential Zoning District. The R-3 Zoning is consistent with this zoning district.

Compatibility of Proposed Use with Nearby Properties

Given the nature of the location, an assisted living property will offer the neighboring seniors PUD a great benefit for further care needs close to home and friends. The assisted living concept we propose will compliment existing office and retail while providing a nice buffer to existing single family homes in close proximity.

Effect of Proposed Amendment on the Surrounding Area

We believe the proposed development will add value to the location and further define the types of development appropriate in close vicinity. Given that less than 25% of assisted living residents typically operate an automobile, the traffic impact will be negligible.

Proposed Gain to the Public Health, Safety, and Welfare & Overall Community

The city will gain a premier health care option for the aged, something largely missing from northern Utah County especially at the level of care and value provided in our assisted living property. The property additionally will bring dozens of job opportunities in a down economy as well as taxes to benefit local and state budgets.

Proposed Development

A 90-unit Assisted Living building (66 Assisted Living units and 24 Memory Care units) to provide daily assistance with basic daily living needs like eating, toileting, dressing, medicine management,

and a secure unit for wandering risk (Memory Care). Typically, the assisted living market is composed of those age 75 and older.

Facility Building Materials

Veneer brick, synthetic stone, stucco/EIFS, pre-cast concrete, architectural grade asphalt shingles, pre-finished aluminum fascia/soffit/rain gutters, vinyl windows, and decorative iron/metal work.

Property Amenities Proposed

Decorative pre-cast concrete fences along the perimeter, deciduous and conifer trees to create natural barriers from the freeway, and walking paths, gazebos, and park benches within property for resident use.

Service Amenities Proposed

- Three meals a day in a resident dining room plus snacks
- Weekly housekeeping and linen service
- Scheduled transportation to and from appointments
- Assistance with eating, bathing, dressing, toileting, and walking
- Access to health and medical services onsite
- 24 hour care staff-scheduled and unscheduled
- Emergency call systems
- Exercise and wellness programs
- Medication management assistance
- Personal laundry service
- In-house hair salon
- Library and activity area
- Social and recreational activities
- Religious services
- Outside landscaped walking path
- Specially designed area for residents diagnosed with Alzheimer's (Memory Care)
- Cable TV
- Private bathrooms

For more information:

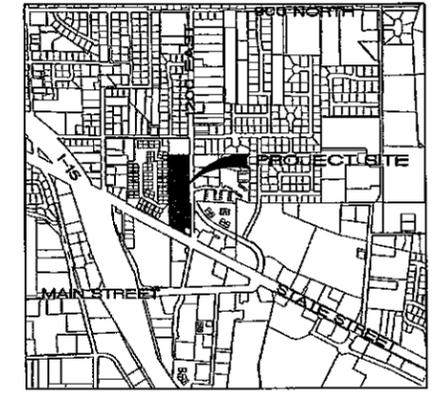
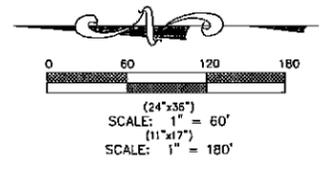
Matt Gneiting

direct: (801) 473-7900

email: matthew.gneiting@gmail.com

JOYCE ANN JONES PROPERTY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9
AND THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE
BASE AND MERIDIAN

- LEGEND**
- ⊕ SECTION CORNER
 - SECTION LINE
 - - - SURVEYED BOUNDARY
 - ○ ○ RAIL FENCE
 - CHAIN LINK FENCE
 - CONCRETE PANEL FENCE
 - ▨ RAILROAD TRACKS
 - CURB AND GUTTER
 - - - EDGE OF ASPHALT
 - - - UTAH COUNTY PARCELS



CERTIFICATE OF LAND SURVEYOR
I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152741 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON. I HEREBY STATE THAT THIS PROPERTY DESCRIPTION AND SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

TRAVIS TRANE _____ DATE _____

Narrative:
The purpose of this survey was to determine the boundary of three parcels owned by Joyce Ann Jones found in a Affidavit of Surviving Joint Tenant Entry No. 3602:1991 and Warranty Deed Entry No. 59663:2004. This survey also shows a three acre parcel and description as requested by the owner.

Procedure: The deeds and Plats of record were obtained by the Utah County Recorders Office and plotted according to the instructions contained therein. The record document information was related along section lines as per NAD 83 bearings found at the County Surveyors office. A field survey was performed to locate existing fences, roadway improvements, and other evidence of occupation for subject property.

Results: Along the East line Joyce conveyed a strip of land 14.80 feet wide in Warranty Deed Entry No. 108547:2004 to Lehi City for the reconstruction of 1200 East Street. This line runs parallel to section line and 14.80 feet West of the section line. The South line was determined by extending the South line of Meadow Park Villas Plat "A" to the section line. The existing fence was removed along this line when a storm drain line was constructed. The South line of the Easement for a storm drain line Entry # 70101:2004 granted to Lehi City follows along this line and calls it the North Boundary Line of the UDOT Right-of-Way. The West line follows the East line of Meadow Park Villas Plat "A". The concrete panel fence that was placed along this line follows along the middle of the wall, but varies away from property line as shown on survey. The Parcels in Affidavit of Surviving Joint Tenant Entry No. 3602:1991 were rotated to match the NAD 83 section lines. Parcel North of section corner rotated 00°13'28" counter clockwise and the South parcel was rotated 00°22'34" clockwise. For this survey no research was done to locate existing easements or other encroachances of record.

OVERALL AS SURVEYED DESCRIPTION
Commencing at the Northeast Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base & Meridian; thence South 00°22'34" West 465.33 feet along the section line; thence North 62°49'07" West 339.04 feet Southeast corner of Meadow Park Villas Plat "A"; thence along the East line of Meadow Park Villas Plat "A" the following four courses North 00°13'12" East 247.56 feet; thence North 00°27'26" West 370.36 feet; thence North 00°22'19" West 145.87 feet; thence North 00°08'53" East 161.91 feet; thence North 89°46'32" East 18.53 feet; thence North 00°28'28" West 43.56 feet; thence North 89°46'32" East 271.64 feet; thence South 00°13'28" East 860.00 feet; thence North 89°46'32" East 14.80 feet to the point of beginning.
Parcel contains: 302,623 sq.ft. 6.95 acres more or less.

Less Warranty deed to Mountain Fuel Supply Company Entry No. 10449:1962 and 10448:1962.

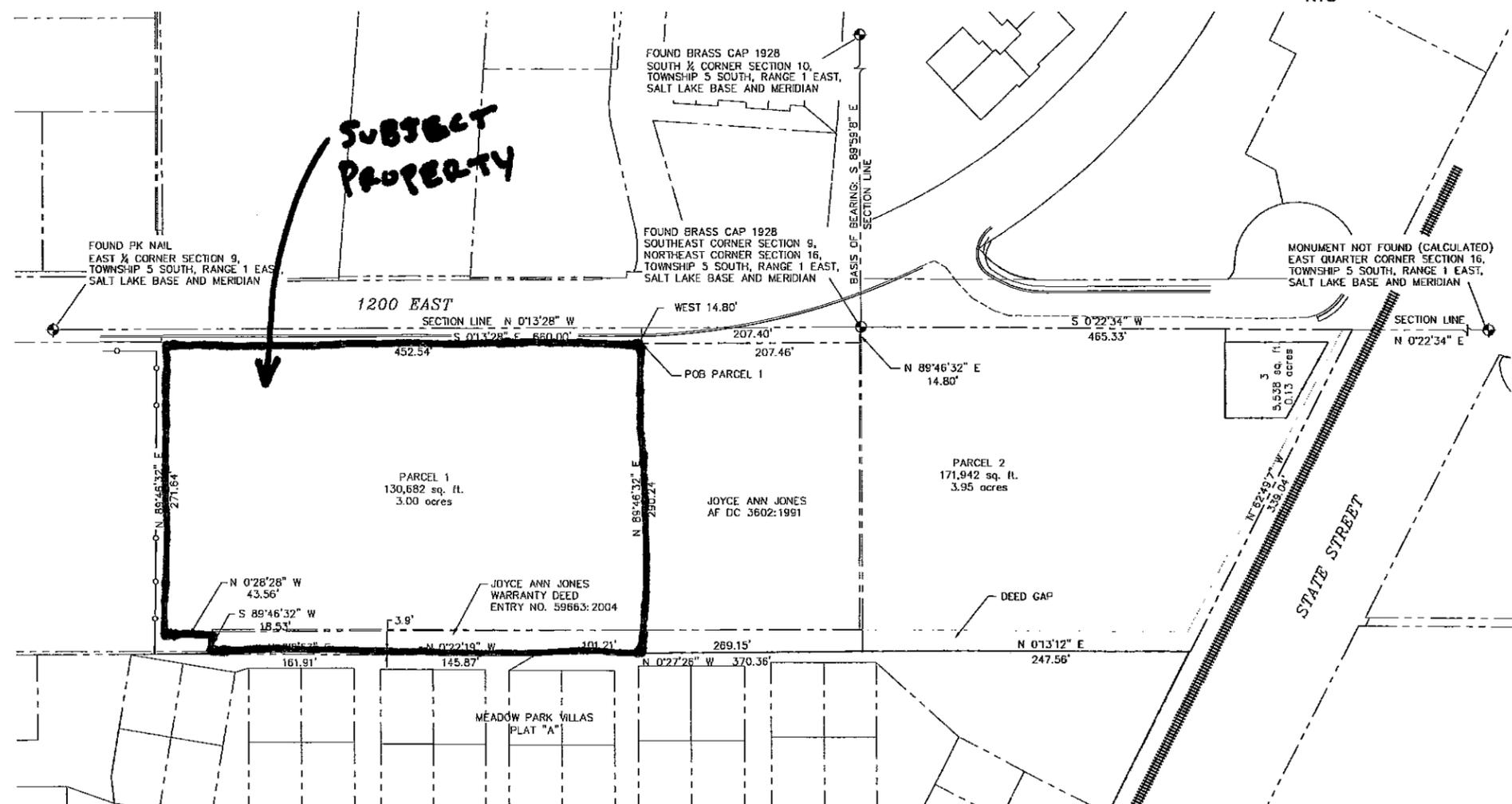
PARCEL 1
Commencing at a point on the West line of Warranty Deed Entry No. 108547:2004 which is North 00°13'28" West 207.40 feet along the section line and West 14.80 feet from the Southeast Corner of Section 9, Township 5 South, Range 1 East, Salt Lake Base & Meridian; thence South 89°46'32" West 290.24 feet to the East line of Meadow Park Villas Plat "A"; thence following Meadow Park Villas Plat "A" the following three courses North 00°27'26" West 101.21 feet; thence North 00°22'19" West 145.87 feet; thence North 00°08'53" East 161.91 feet; thence North 89°46'32" East 18.53 feet; thence North 00°28'28" West 43.56 feet; thence North 89°46'32" East 271.64 feet; thence South 00°13'28" East 452.54 feet to the point of beginning.
Parcel contains: 130,682 sq.ft. 3.00 acres more or less.

PARCEL 2
Commencing at the Northeast Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base & Meridian; thence South 00°22'34" West 465.33 feet along the section line; thence North 62°49'07" West 339.04 feet to the Southeast corner of Meadow Park Villas Plat "A"; thence along the East line of Meadow Park Villas Plat "A" the following two courses North 00°13'12" East 247.56 feet; thence North 00°27'26" West 269.15 feet; thence North 89°46'32" East 290.24 feet; thence South 00°13'28" East 207.46 feet; thence North 89°46'32" East 14.80 feet to the point of beginning.
Parcel contains: 171,942 sq.ft. 3.95 acres more or less.

Less Warranty deed to Mountain Fuel Supply Company Entry No. 10449:1962 and 10448:1962.

BASIS OF BEARING: (NAD 83 BEARINGS) THE LINE BETWEEN THE MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 9 SET IN 1928, AND THE MONUMENT MARKING THE SOUTH QUARTER CORNER OF SECTION 10 SET IN 1928 WHICH BEARS SOUTH 88°59'08" EAST

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN STREET LEHI, UTAH 84043 (801) 768-4544



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			TT
2			TGT
3			TT
4			TT

LEHI, UTAH

JOYCE ANN JONES
BOUNDARY SURVEY

JOB NO. JONES
SHEET NO. 1 OF 1



LEHI CITY

ORDINANCE NO 01-2011

AN ORDINANCE APPROVING ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR MATT GNEITING

WHEREAS, MATT GNEITING, owner of approximately 3 acres located at about 400 North 1200 East and further described by the legal description attached as Exhibit “A”, has applied for an amendment to the Zone District Designation and Zoning District Map; and

WHEREAS, the current zone designation of the property is TH(Transitional Holding) and said applicants seek to have said parcel designated as R-3 (High Density Residential); and

WHEREAS, the request for a Zone District Map Amendment is in compliance with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on September 25, 2001 and with all subsequent amendments; and

WHEREAS, the Lehi City Planning Commission has received input through a Public Hearing before the Planning Commission on December 9, 2010, after appropriate notice as required by State Law; and

WHEREAS, the Lehi City Council has received the Planning Commission’s recommendation as well as input through a Public Hearing before the City Council on January 11, 2011, after appropriate notice as required by State Law.

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

Section 1. The Zone District Designation of the property owned by MATT GNEITING is hereby amended from TH-5 to R-3 and the Zoning District Map is amended to designate said property, in its entirety, as R-3(High Density Residential).

Section 2. This ordinance shall take effect immediately after passage by the City Council and subsequent publication as required by law. However, this ordinance shall not be published and take effect until the water dedication requirement has been met as required in Sec. 27.070 of the Lehi City Development Code.

PASSED AND ADOPTED by the Lehi City Council this ____ day of _____, 2011.

ATTEST:

BERT WILSON, Mayor

MARILYN BANASKY, City Recorder

Exhibit A - Legal Description

PARCEL 1

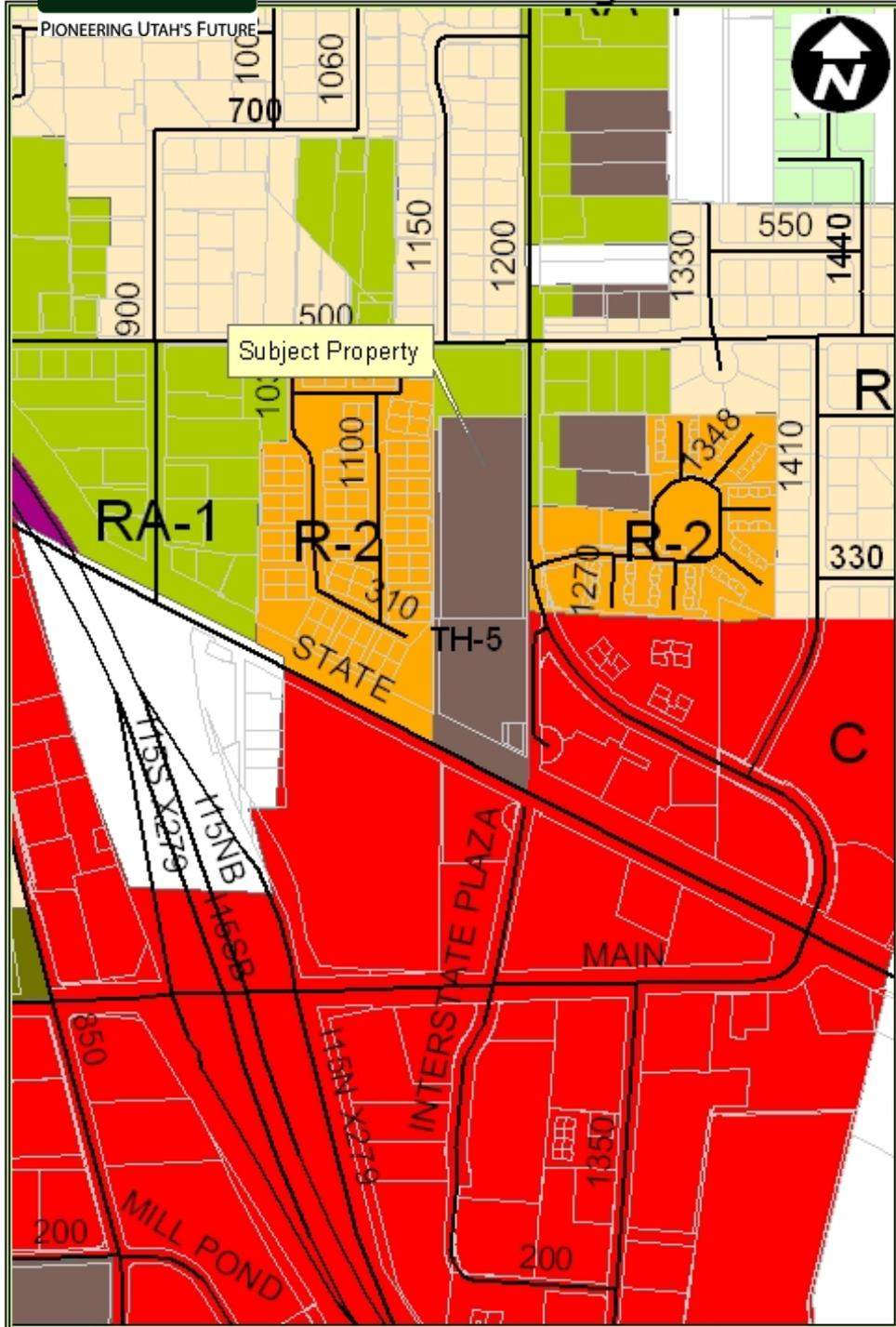
Commencing at a point on the West line of Warranty Deed Entry No. 108547:2004 which is North 00°13'28" West 207.40 feet along the section line and West 14.80 feet from the Southeast Corner of Section 9, Township 5 South, Range 1 East, Salt Lake Base & Meridian; thence South 89°46'32" West 290.24 feet to the East line of Meadow Park Villas Plat "A"; thence following Meadow Park Villas Plat "A" the following three courses North 00°27'26" West 101.21 feet; thence North 00°22'19" West 145.87 feet; thence North 00°08'53" East 161.91 feet; thence North 89°46'32" East 18.53 feet; thence North 00°28'28" West 43.56 feet; thence North 89°46'32" East 271.64 feet; thence South 00°13'28" East 452.54 feet to the point of beginning.

Parcel contains: 130,682 sq.ft 3.00 acres more or less.

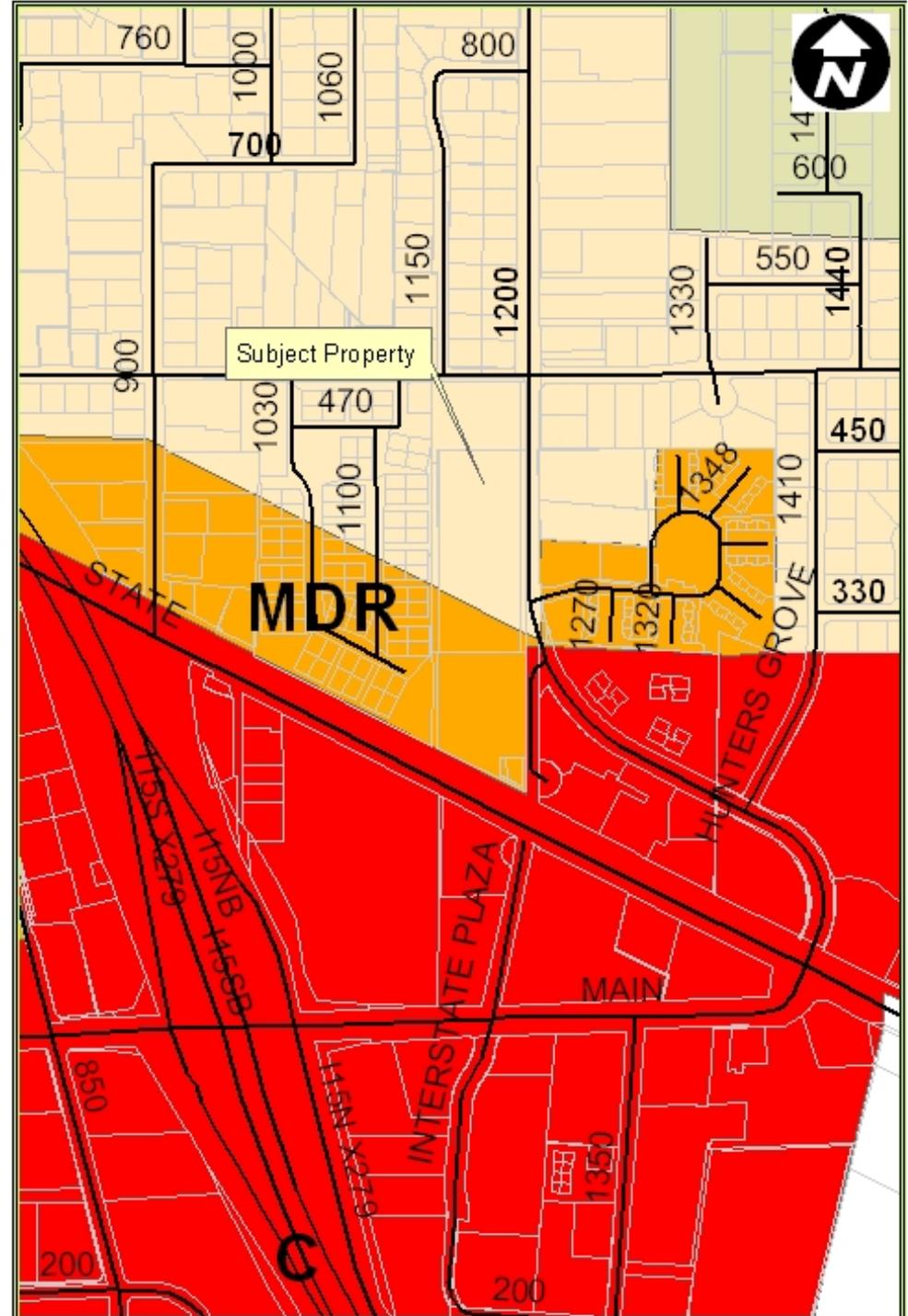


Matt Gneiting Zone Change TH-5 to R-3

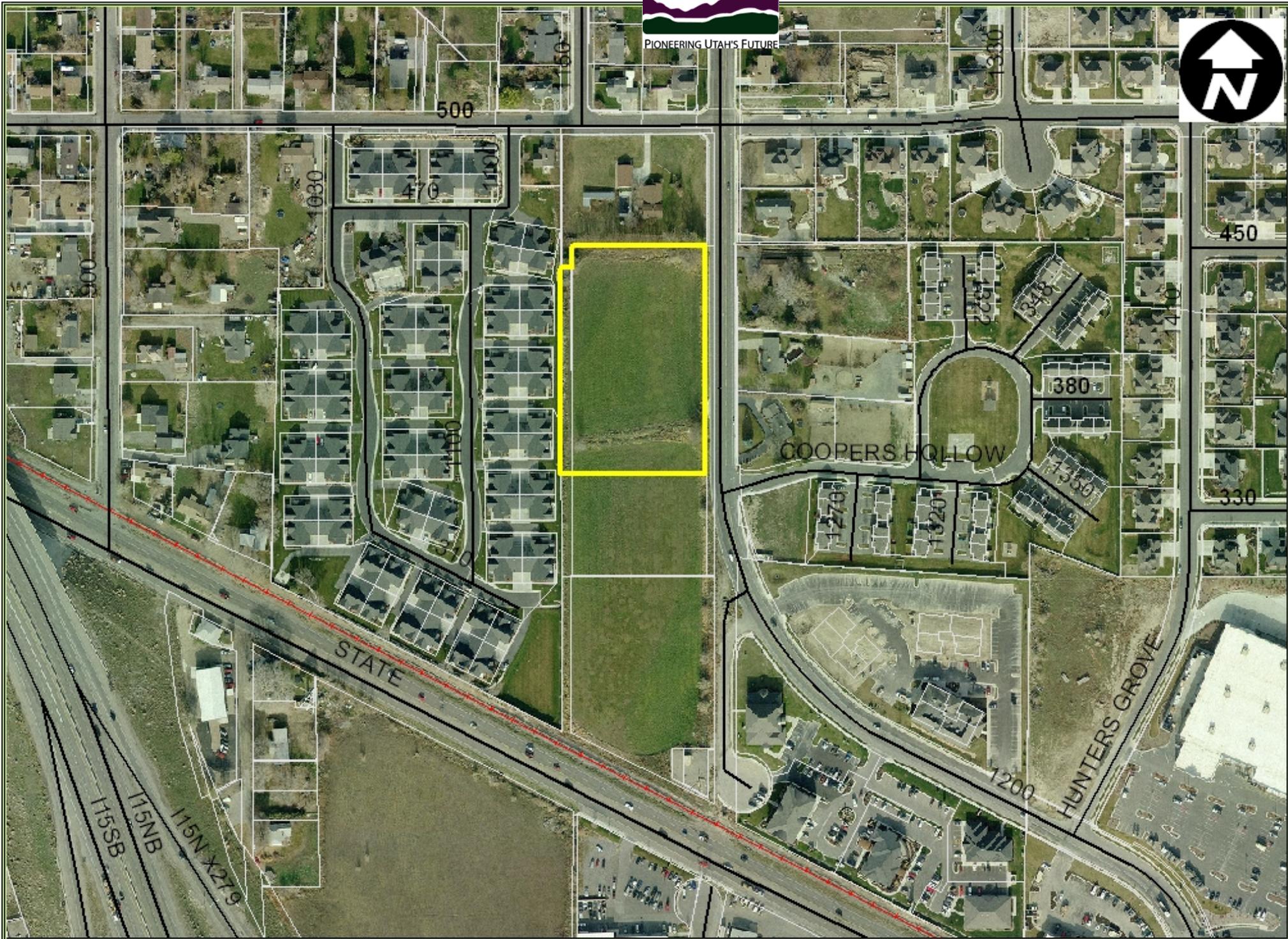
Current Zoning



Current General Plan



Matt Gneiting Zone Change - TH-5 to R-3 LEHI



LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 5

SUBJECT: Consideration of Ryan Bybee's request to allow an exception for the Spring Ranch Subdivision model home.

PETITIONER: Ryan Bybee – Cadence Capital

ACTION REQUESTED BY PETITIONER: Approve exception

INFORMATION: [Information from Ryan Bybee/Kim Struthers](#)
[Development Review Committee January 5, 2011 minutes](#)

[BACK TO AGENDA](#)

Marilyn Banasky



From: Kim Struthers
Sent: Thursday, January 06, 2011 7:49 AM
To: Marilyn Banasky
Cc: Ryan Bybee
Subject: RE: City Council Tuesday
Attachments: Spring Ranch Subdivision.pdf; Ryan Bybee Design Standards Exception Request.pdf

Marilyn,

Here is some additional info. This is a bit of an unusual request in that there is no defined process or application for what Mr. Bybee is requesting. If anything, this is more of a Building Department issue.

Basically Mr. Bybee is requesting an exception from our *Design Standards and Public Improvements Specifications Manual* requirements which state that before a building permit can be issued in a subdivision, all of the physical improvements, less the asphalt paving, must be installed. There is an "exceptions" clause in the Design Standards manual that says the City Council can grant an exception on any of the requirements in the Manual if they find due cause. I have attached a copy of the previously approved (but yet to be recorded) Spring Ranch subdivision, where Mr. Bybee wants to build his Parade of Homes home, along with a copy of the applicable sections (highlighted) from the Design Standards Manual.

Hope this helps. Let me know if you have any other questions.

Thanks,

Kim Struthers, AICP
Planning Director
Lehi City Planning Department
99 W. Main St.
Lehi, UT 84043
801-768-7120 ext. 2
kstruthers@lehi-ut.gov

From: Marilyn Banasky
Sent: Wednesday, January 05, 2011 5:47 PM
To: Kim Struthers
Subject: FW: City Council Tuesday

Kim,

Can you give me anything more for this for the City Council packet?

Marilyn

From: Ryan Bybee [mailto:ryan@cadencecapital.net]
Sent: Wednesday, January 05, 2011 5:22 PM
To: Marilyn Banasky
Cc: Kim Struthers
Subject: City Council Tuesday

Marilyn,

Attached are the minutes from DRC today. My request is for CC to grant approval to allow a building permit to be issued prior to final completion of all of the subdivision improvements. The purpose of early granting of a building permit is to allow us to build a Parade of Home home in time to meet the May 31st deadline. It seemed that most of DRC was amenable to this idea but felt that CC needed to be the approving body.

Normal procedure in this case is to get all subdivision improvements in prior to issuing any building permits. Because of the timing on this project if we wait to start the home before we put in all of the improvements we would miss the deadline to complete the home. We plan to start the subdivision improvements within the next 2 weeks and would be significantly along, but not complete by the time we would need to pull a building permit (March 1st). ALL subdivision improvements would be completed prior to the issuance of a certificate of occupancy, we simple would like to start the home a month or so prior to completing the subdivision improvements.

Benefits to the City- Right now there are no homes in this years Parade of Homes in Lehi. Typical traffic during the parade is around 10,000 people, all of whom have to pass Lehi businesses etc. to get to our proeject. This is a great way to showcase Lehi and bring business to the area. We would be investing significant dollars into this project and want to kick it off by attracting a lot of potential residents to this great Lehi project all we are asking the City is to allow us to pull a building permit prior to completing all of the subdivision improvements so that we can get the home done by the deadline, all subdivision improvements would be done prior to the Parade of Homes.

Thanks,
Ryan

Ryan Bybee



3400 North Ashton Blvd. Suite 180
Lehi, Utah 84043
801-616-2300 (c)
801-768-0503 (o)
801-410-1565 (f)

5. All sewer and storm drain grades for mains need to be shown.
 6. Provide actual vertical Rim and flowline elevations for each manhole/box.
 7. Measurements between manholes need to be shown.
- E. All files shall be constructed in a format that is geometrically correct; meaning that all lines that intersect are snapped together at a common point (no overlapping lines or short shots). Street centerlines shall be segmented to be a continuous polyline.
- F. Storm and sanitary sewer pipes shall be drawn in the direction of flow and shall be continuous polyline from structure to structure and snapped together at the centerline of the structure. Water lines shall be segmented to be a continuous polyline from pipe intersection or at changes in pipe size. The edge of pavement or curb and gutter, sidewalks, and street centerlines shall be as shown on the design drawing unless field adjustments are made, which will require resurveying for the as-builts. Culinary waterline, storm drain lines, and power conduit lines shall be polylines representing their actual horizontal location. Where text is being placed for a polygon feature, the text justification point shall be placed within the boundary of the polygon. It is acceptable to have the text overwrite one another. **FREE HAND DRAWINGS WILL NOT BE ACCEPTED!**
- G. Detention Basin Acceptance. Prior to acceptance of detention basin construction, a Registered Professional Engineer shall provide a stamped letter and exhibit verifying that the constructed volume, side slopes, high water/spillway elevations, box/orifice plate elevations, pipe sizes and slopes, etc. have met the requirements set forth within the storm drainage report and the construction plans.

SECTION 3.05 CONSTRUCTION COMPLETION INSPECTION

- A. An inspection shall be made by the Lehi City Public Works Department after all construction work is completed. Any faulty or defective work shall be corrected by the persons responsible for the work within a period of thirty (30) days of the date of Public Works Department Inspection Report defining the faulty or defective work. Three complete sets of As-built (record) drawings shall be provided to the City.

SECTION 3.06 GUARANTEE OF WORK

- A. The improvements outlined in this document shall be guaranteed through Escrow bonds and/or Letters of Credit.

SECTION 3.07 BUILDING PERMITS

- A. The untreated gravel base must be placed and graded, sewer, drains and drain facilities, water lines and power lines completed and tested before any building permits will be issued.

- G. Trails are to be located with a minimum offset from any road surface of twelve (12) feet. Lesser distances may be allowed when approaching intersections of streets to provide a safe alignment for crossing at the intersection or where the trail must be routed along a roadway.
- H. Trails will generally follow the longitudinal slope of the existing ground, with adjustments in grade provided for intersecting streets or drives.
- I. A minimum vertical clearance of eight (8) feet shall be maintained from the trail surface.
- J. Limits of disturbance shall be implemented to minimize construction impacts. Construction limits shall be as small as practical to construct the trail. Significant vegetation and its root zone shall be considered when locating the trail and establishing construction limits.
- K. Methods shall be employed to protect areas adjacent to the trail from impacts both during and after construction, including the construction of any necessary swales or culverts to prevent erosion. Swales or culverts shall be installed at all locations where the normal cross slope will not allow for adequate drainage.
- L. Retaining walls shall be installed where necessary for safety, to prevent erosion of cut or fill slopes, to reduce cut and fill slopes, or to minimize disturbance on environmentally or aesthetically sensitive sites. Depending on height of retaining walls, a physical barrier, such as dense shrubbery, railing or an approved safety fence may need to be provided to protect trail users.
- M. Existing significant vegetation should be preserved wherever possible and indigenous materials used for retaining walls, bridges, and barriers.
- N. Removable bollards and barriers shall be installed at trailheads to control access of motor vehicle traffic and to direct and/or protect trail uses from steep or hazardous areas along the trail.
- O. The placement of any necessary bridges will be required as needed.
- P. Signs shall be installed at all trail entrances/trailheads and at all intersections with roadways according to the standards for bicycle and shared use paths contained in the latest edition of the Manual of Uniform Traffic Control Devices or as otherwise required by the Planning Commission and City Council.

SECTION 2.18 EXCEPTIONS

Exceptions may be made to avoid hardship. Whenever the tract to be subdivided is, in the opinion of the City Council, of such unusual shape or size or is surrounded by such development or unusual conditions, that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the City Council may vary such requirements so

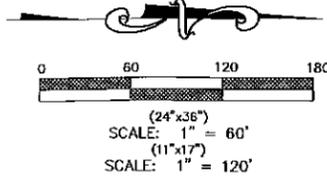
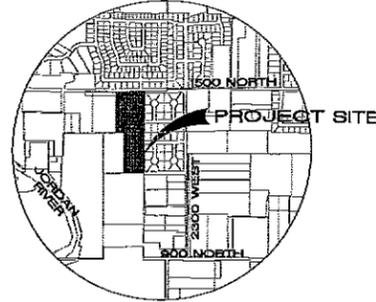
that the subdivider is allowed to develop his property in a reasonable manner, but so, at the time, the public welfare and interest of the City and surrounding areas are protected and the general intent and spirit of these standards is preserved.

SECTION 2.19 SHARING COST OF IMPROVEMENTS

A. Cost of improvements, which are required under the provisions of these regulations, as well as the cost of other improvements, which the developer may install, shall be shared between the developer and the City, according to the following schedule:

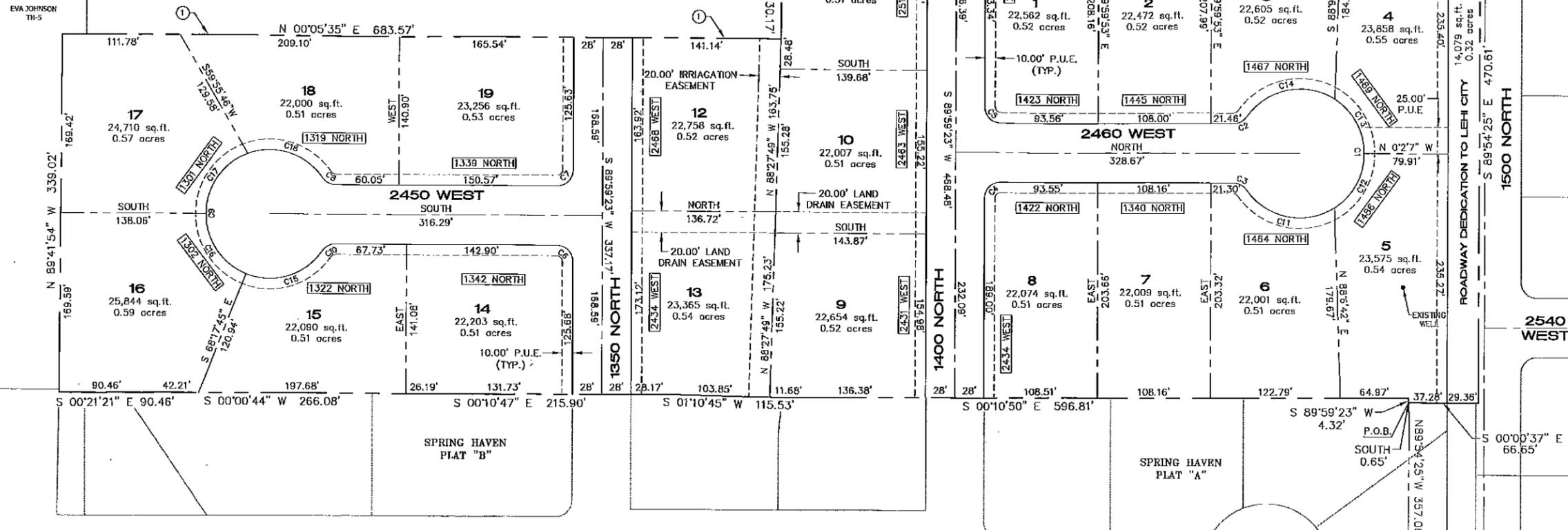
<u>Facility</u>	<u>Developer</u>	<u>City</u>
1. Road right-of-way "on-site" and "off-site"	100% up to 56 feet in width (unless Development's specific traffic requirements mandate additional.)	Balance of right of way (raw value price, prior to development).
2. Grading and drainage of streets and "on-site"	100%	0%
3. Grading and drainage of streets "off-site"	100%	0%
4. Bridges and Culverts	100% for all local and collector streets	Special negotiations with City on work performed on arterial streets.
5. Street paving	100% for all streets up to 34 feet of pavement width (unless the Development's specific traffic requirements mandate additional.)	Balance of pavement installed.
6. Curb and gutter	100%	0%
7. Sidewalk	100%	0%
8. Street Signs	100%	0%
9. Traffic Signs	100%	0%

SPRING RANCH PLAT "A"
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 12 AND THE
 SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH,
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

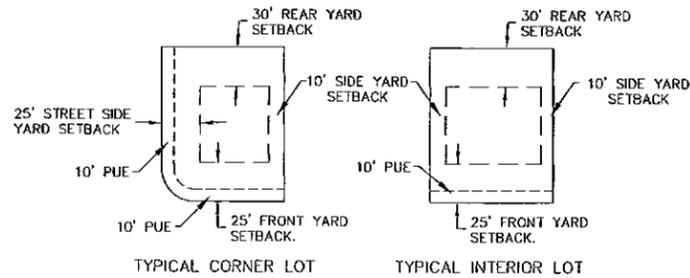


FOUND BRASS CAP 1915
 NORTH QUARTER CORNER SECTION 12,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN

VICINITY MAP
 NOT TO SCALE



CURVE TABLE					
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD BEARING
C1	309.90	41.86	61.00	291°5'9"	69.03 WEST
C2	14.54	7.90	15.00	55°32'34"	13.98 N 27°46'17" W
C3	14.54	7.90	15.00	55°32'34"	13.98 S 27°46'17" W
C4	23.56	15.00	15.00	90°0'37"	21.22 S 45°0'19" E
C5	23.56	15.00	15.00	89°59'23"	21.21 N 44°59'41" E
C6	23.56	15.00	15.00	89°58'23"	21.21 S 44°59'41" W
C7	23.56	15.00	15.00	90°0'37"	21.22 N 45°0'19" W
C8	14.54	7.90	15.00	55°32'34"	13.98 N 27°46'17" E
C9	309.90	41.86	61.00	291°5'9"	69.03 WEST
C10	14.54	7.90	15.00	55°32'34"	13.98 S 27°46'17" E
C11	93.89	59.10	61.00	88°11'14"	84.89 N 11°26'58" E
C12	61.24	33.48	61.00	57°31'13"	58.70 N 61°24'16" W
C13	60.90	33.28	61.00	57°12'18"	58.41 S 61°13'58" W
C14	93.87	59.09	61.00	88°10'23"	84.88 S 11°27'23" E
C15	82.24	48.74	61.00	77°14'50"	76.15 N 16°55'10" W
C16	72.71	41.37	61.00	68°17'45"	68.48 N 55°51'8" E
C17	73.89	42.24	61.00	69°24'00"	69.45 S 55°18'00" E
C18	81.07	47.78	61.00	76°08'34"	75.23 S 17°28'17" W



LAND USE	12.47 ACRES
PROJECT AREA	R-1-22
ZONING	19 LOTS
TOTAL LOTS	1.52 LOTS PER ACRE
OVERALL DENSITY	

FOUND BRASS CAP 1955
 EAST QUARTER CORNER SECTION 12,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN

NO MONUMENT FOUND CALCULATED
 NORTHEAST CORNER SECTION 12,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN

NOTES:

- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE 2009 LEHI CITY STANDARDS AND SPECIFICATIONS
- PAYMENT IN LIEU OF DETENTION FOR NORTHERN DRAINAGE AREA TO BE DETERMINED THRU COORDINATION WITH LEHI CITY.
- BERM MUST REMAIN ALONG FENCE TO PREVENT ABOVE GROUND IRRIGATION FROM FLOWING ONTO LOTS AND IS THE RESPONSIBILITY OF THE HOMEOWNER TO MAINTAIN IT. (MARKED BY KEY NOTE ①)
- STORM WATER DETENTION IS TO BE PRIVATELY OWNED AND MAINTAINED BY OWNER OF LOT 19 AND CANNOT BE ALTERED OR REMOVED WITHOUT WRITTEN PERMISSION FROM LEHI CITY COUNCIL AND LEHI CITY ENGINEER.
- LOTS 4 AND 5 HAVE NO ACCESS TO 1500 NORTH.
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECT ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FURTHER RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
- EXISTING WELL TO BE ABANDONED BY A CERTIFIED WELL DRILLER WITH DOCUMENTATION PROVIDED TO LEHI WATER DEPARTMENT.
- NO FLOOR SLABS ARE PERMITTED BELOW EXISTING GRADE IF THERE IS NO FOUNDATION DRAIN.
- 24" REBAR AND CAP MARKED TRANE ENG. TO BE PLACED ON LOT CORNERS
- COPPER RIVET TO BE PLACED IN CURB AT THE EXTENSION OF PROPERTY LINE ON ROADS.

SURVEYOR'S CERTIFICATE

I, TRAVIS IRANE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152741 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Commencing at a point which is North 89°54'25" West 357.06 feet along the section line and South 0.65 feet from the Northeast Corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along Spring Haven Plat "A" the following two courses South 89°59'23" West 4.32 feet; thence South 00°10'50" East 596.81 feet; thence along the West line of Spring Haven Plat "B" the following four courses South 01°10'45" West 115.53 feet; thence South 00°10'47" East 215.90 feet; thence South 00°00'44" West 266.08 feet; thence South 00°21'21" East 90.46 feet; thence North 89°41'54" West 339.02 feet; thence North 00°05'35" East 683.57 feet; thence North 89°54'25" West 130.17 feet; thence North 00°05'35" East 666.60 feet; thence South 89°54'25" East 470.61 feet; thence South 00°00'37" East 66.65 feet to the point of beginning.
 Parcel contains: 12.47 acres

DATE _____ SURVEYOR
 (See Seal Below)

OWNER'S DEDICATION

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

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

ACKNOWLEDGEMENT

STATE OF UTAH)
) S.S.
 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 _____ NOTARY PUBLIC
 (See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE 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 _____ ENGINEER
 (See Seal Below) ATTEST _____ CLERK-RECORDER
 (See Seal Below)

PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

PLAT "A"

SPRING RANCH

A RESIDENTIAL SUBDIVISION

LEHI UTAH COUNTY, UTAH
 SCALE: 1" = 60 FEET

RECORDING INFORMATION

SURVEYOR SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDED SEAL

**Spring Ranch Model Home Discussion
DRC Comments**



Ryan Bybee – Discussion of Spring Ranch Subdivision Model Home.

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson,
Kim Struthers, Steve Marchbanks

Representatives for the Applicant Present: Ryan Bybee

Began: 1:00

Ended: 1:30

The DRC discussed this issue. The DRC recommended that if an exception is granted, the Developer provide a written hold harmless agreement with the City to allow the permit to be issued before the utilities are installed for the subdivision.

THIS ITEM MUST BE APPROVED BY CITY COUNCIL TO ALLOW THE EXCEPTION

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.

LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 6

SUBJECT: Consideration of awarding a contract to HADCO for the design and construction of a sewer extension from 1700 West 900 North to 2100 North and authorize the Mayor to sign the contract and the staff to administer the contract up to a maximum of \$600,000.

PETITIONER: City Engineer

ACTION REQUESTED BY PETITIONER: Award contract

INFORMATION: [Executive Summary](#)

[BACK TO AGENDA](#)

ISSUE

Award of a Contract to HADCO for the design and construction of a sewer extension from 1700W 900N to 2100N

BACKGROUND

Currently a privately owned and operated sewer pump station serves several properties south of 2100N along 1630W. The Owners have proposed a sewer extending north from the facilities to 2100N. This however, is just opposite to the sewer flow direction in the City Sewer Master Plan. This segment according to the Plan should be a 24" line flowing south to meet the future needs of the northwest area of Lehi City (part of the additional Traverse Mountain, MICRON and The Point sewer connections). Once 2100N is built, it will be more difficult and costly to cross with a sewer line. It would appear that now would be the best time to build this sewer segment. Also, the Westfield Development would be extending the 24" another 1200'+/- north from 2100N later this year.

Since HADCO is doing the construction on 2100N it does not seem prudent to involve another contractor that may interfere with the 2100N roadway construction schedule. Their current 2100N roadway construction schedule would not allow us sufficient time to do it as a normal city bid project. Also, HADCO has indicated that if we pursue this option, they would provide the easements at no cost to the city. We have checked their costs and believe they are competitive.

RECOMMENDATION

Award a contract to HADCO for the design and construction of the project, authorize the Mayor to sign the contract and the staff to administer the contract up to a maximum of \$600,000.

LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 7

SUBJECT: Consideration of authorizing the Mayor to sign letters to UDOT selecting Civil Science Inc. to provide engineering design and construction services for the next phase of 2300 West Roadway Project.

PETITIONER: City Engineer

ACTION REQUESTED BY PETITIONER: authorize the Mayor to sign the letters selecting Civil Science, Inc.

INFORMATION: [Executive Summary](#)

[BACK TO AGENDA](#)

**For City Council Consideration
At January 11, 2011 Council Meeting
From Engineering**



ISSUE

Select Civil Science Inc. from the UDOT Local Government General Engineering Pool to provide design and construction services for the next phase of the 2300W Roadway Project.

BACKGROUND

Civil Science recently completed the 2300W Roadway Environmental Study and helped the city obtain a FONSI for the project. This now allows the city to use federal funds on the project for Right-of-way, design and construction of the project. The city does have some federal funds to complete a portion of the project. The next phase would be to complete the design and obtain the Right-of-way between 300N to 900N and from 2100N to Thanksgiving Point. Then construct the section from 2100N to Thanksgiving Point and build as much of the segment between 300N to 900N as funds allow.

Since Civil Science has all of the information relative to the next phase, it is only logical that the city use them to do the design of this Phase. We have been pleased with their work on the project to date and recommend them to do the design and construction engineering on the next phase.

RECOMMENDATION

Authorize the Mayor to sign letters to UDOT selecting Civil Science Inc. to provide engineering design and construction services for the next phase of the 2300W Roadway Project.

LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 8

SUBJECT: Consideration of staff to pursue relocating the 1200 West/Bull River Road intersection and authorize the use of Impact Fees to facilitate the project.

PETITIONER: City Engineer

ACTION REQUESTED BY PETITIONER: Authorize staff to pursue relocating the 1200 West/Bull River Road intersection and authorize the use of Impact Fees to facilitate the project

INFORMATION: [Executive Summary](#)

[BACK TO AGENDA](#)

ISSUE

1200W connection to SR92 - Intersection Relocation

BACKGROUND

Several years ago Lehi City obtained funding to connect 1200W to SR92. The City through its' consultants completed an environmental analysis, designed the roadway and built the Murdock Canal Crossing. About that time UDOT started working on the SR92 Project and it seemed prudent to wait until that process was further along before the city completed the connection.

After the SR92 Plan was finalized the City felt it was better for the SR92 Project to build the connection since it involved so many issues. Consequently Lehi City allowed the federal funds allocated to 1200W to be used by the SR92 project to make the connection to 1200W.

The SR92 teams have designed their project including the 1200W connection to SR92. In their design of the connection, due to some slope conditions at the Bull River road intersection, they felt it would be wise to evaluate relocating the Bull River road intersection to allow better slope conditions. The City Staff has been in contact with the property owners to determine if a relocated intersection would work. The attached map shows one possible way to make the intersection relocation work. As noted, it would involve a zone change on the west and east side of 1200W.

RECOMMENDATION

Authorize the staff to pursue relocating the 1200W/Bull River Road Intersection and authorize the use of Impact Fees to facilitate the project.

LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 9

SUBJECT: Consideration of Resolution #2011-03 adopting the 2010 Mountainland Association of Governments Pre-disaster Hazard Mitigation Plan.

PETITIONER: Assistant City Administrator

ACTION REQUESTED BY PETITIONER: Approve Resolution #2011-03

INFORMATION: [Resolution #2011-03](#)

[BACK TO AGENDA](#)



RESOLUTION NO. 2011-03

A RESOLUTION ADOPTING THE 2010 MOUNTAINLAND ASSOCIATION OF GOVERNMENTS PRE-DISASTER HAZARD MITIGATION PLAN AS REQUIRED BY THE FEDERAL DISASTER MITIGATION AND COST REDUCTION ACT OF 2000.

WHEREAS, President William J. Clinton signed H.R. 707, the *Disaster Mitigation and Cost Reduction Act of 2000*, into law on October 30, 2000.

WHEREAS, the Disaster Mitigation Act of 2000 requires all jurisdictions to be covered by a Pre-Disaster Hazard Mitigation Plan to be eligible for Federal Emergency Management Agency pre-disaster funds,

WHEREAS, Mountainland Association of Governments (MAG) has been contracted by the State of Utah to prepare a Pre-Disaster Mitigation Plan covering all of the jurisdictions in the MAG Area, and

WHEREAS, the MAG Executive Council approved MAG Staff to write the plan, and

WHEREAS, Lehi City is within the MAG Area, and

WHEREAS, the Lehi City Council is concerned about mitigating potential losses from natural disasters before they occur, and

WHEREAS, the plan identifies potential hazards, potential losses and potential mitigation measures to limit losses, and

WHEREAS, the Lehi City Council has determined that it would be in the best interest of the community as a whole to adopt the Pre-Disaster Hazard Mitigation Plan as it pertains to the City, therefore

BE IT RESOLVED BY THE LEHI CITY COUNCIL THAT the attached "Mountainland Association of Governments Pre-Disaster Mitigation Plan" be adopted to meet the requirements of the Disaster Mitigation and Cost Reduction Act of 2000.

This Resolution shall be effective on the date it is adopted.

DATED this 11th day of January, 2011.

ATTEST:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder

Mountainland Pre-Disaster Hazard Mitigation Plan 2010



Prepared by



MOUNTAINLAND
ASSOCIATION OF GOVERNMENTS

Serving Summit, Utah and Wasatch Cities & Counties

Executive Summary

Purpose

To fulfill federal, state, and local hazard mitigation planning responsibilities; to promote pre and post disaster mitigation measures, short/long range strategies that minimize suffering, loss of life, and damage to property resulting from hazardous or potentially hazardous conditions to which citizens and institutions within the state are exposed; and to eliminate or minimize conditions which would have an undesirable impact on our citizens, the economy, environment, and the well-being of the state of Utah. This plan is an aid in enhancing city and state officials, agencies, and public awareness to the threat that hazards have on property and life and what can be done to help prevent or reduce the vulnerability and risk of each Utah jurisdiction.

Scope

Utah PDM Planning phase is statewide. The State of Utah will work with all local jurisdictions by means of the seven regional Association of Governments. The Mountainland Association of Governments area, which covers the counties of Summit, Utah and Wasatch, will have a plan completed by March 1, 2010 to give to the Utah Division of Emergency Services. Future monitoring, evaluating, updating and implementing will take place as new incidents occur and or every three to five years and will be included in the local mitigation plans as well.

Natural hazards addressed are: Flooding; Wildland Fire; Landslide; Earthquake; Drought; Severe Weather; and Infestation.

The Counties, Cities and Towns of the three-county Mountainland area are:

Summit County

Coalville, Francis, Henefer, Kamas, Oakley, and Park City.

Utah County

Alpine, American Fork, Cedar Fort, Cedar Hills, Eagle Mountain, Elk Ridge, Genola, Goshen, Highland, Lehi, Lindon, Mapelton, Orem, Payson, Pleasant Grove, Provo, Salem, Santaquin, Saratoga Springs, Spanish Fork, Springville, Vineyard, and Woodland Hills.

Wasatch County

Charleston, Daniel, Heber, Midway, and Wallsburg.

Contents

Executive Summary	3
Purpose	3
Scope	3
Part I	11
Introduction	11
General Regional Data	11
Introduction	13
What is Hazard Mitigation	13
Purpose	14
Scope	14
Authority	14
Introduction to Region	16
Geography	16
Population	16
Economy	18
Part II	19
Plan Pre-Requisites	19
Prerequisite–Resolution by each Jurisdiction	21
Part III	24
Planning Process	24
Introduction	26
Regional Mitigation Goals	29
Local Goals	29
Long Term Goals	29
Objectives	30
Updating the 2004 Plan	30
Part IV	32
Risk Assessment	32
Hazard Identification	33
Profiling Hazard Events	34
Hazard Definitions and Analysis Methodologies	34
Vulnerability Methodology	34
Regional Inventory	34
Earthquakes	37
The Intermountain Seismic Belt	37
Secondary Earthquake Threats	37
Ground Shaking	37
Surface Fault Rupture	37
Various Flooding Issues Related to Earthquakes	38
Seiches	38
Analysis - HAZUS	38
Accuracy	39
Flooding	41
Conditions which may exacerbate floods:	41
Explanation of Common Flood Terms	41
Method of Analysis	42

Dam Failure	44	
Introduction and Purpose	44	
Previous Studies	45	
Description of Jordanelle Dam	45	
Description of Deer Creek Dam	46	
Method of Analysis	46	
Study Details	47	
Sunny Day Failure of Deer Creek Dam due to piping	48	48
Deer Creek Dam Maximum Operational Release	49	
Downstream routing and description	49	
Study Results	49	
Inundation Maps	52	
General Methodology	52	
Wildland Fire	53	
Identifying Hazards	53	
Occluded	53	
Intermixed	53	
Classic	53	
Methodology	53	
Landslides	56	
Three Common Types of Landslides in Utah	56	
Conditions That Make Slopes More Susceptible to Landslides	57	57
Methodology	57	
Part V	60	
Regional Hazards	60	
Introduction	61	
Severe Weather	61	
Downbursts	61	
Lightening	61	
Heavy Snowstorms	61	61
Blizzards	61	
Avalanches	62	
Hail Storms	62	
Tornados	62	
Waterspout	63	
Scale	63	
Methodology	64	
Assessing Vulnerability	65	
Development Trends	65	
Drought	66	
Assessing Vulnerability	67	
Development Trends	67	
Infestation	69	
Economic Damage	69	
Life Cycle and Characteristics	69	69
Control Methods	70	
Cropland	70	
Lawns, Gardens, and Landscaping	71	
WEST NILE VIRUS	71	
Assessing Vulnerability	72	
Mitigation Strategies	74	

Part VI	76	
Summit County	76	
Profiles and Mitigation	76	
Background	77	
Population	79	
Economy	79	
Flooding/Dam Failure	83	
Overview	83	
Development Trends	83	
Assessing Vulnerability: Addressing Repetitive Loss Properties	83	83
Wildland Fire	87	
Overview	87	
Development Trends	87	
Landslide/Problem Soils	91	
Overview	91	
Development Trends	91	
Earthquake	94	
Overview	94	
Development Trends	94	
Earthquake (county wide)	98	
Coalville	99	
Francis	100	
Henefer	101	
Kamas	102	
Oakley	103	
Park City	104	
Snyderville	106	
Summit County (unincorporated)	107	
Part VII	110	
Utah County	110	
Profiles and Mitigation	110	
Background	111	
Population	114	
Economy	114	
Flooding/Dam Failure	117	
Overview	117	
Development Trends	117	
Assessing Vulnerability: Addressing Repetitive Loss Properties	118	118
Wildfire	123	
Overview	123	
Development Trends	123	
Earthquake	127	
Overview	127	
Development Trends	127	
Landslide	130	
Overview	130	
Development Trends	130	
History	130	
Thistle Slide	131	
Santaquin Mollie Fire Debris Flow	132	
Buckley Draw—Springville Fire	134	

Damage Assessment and Mitigation	138
Overview	140
Earthquake -county wide	140
Alpine	141
American Fork	142
Cedar Fort	143
Cedar Hills	144
Draper	145
Eagle Mountain	146
Elk Ridge	147
Fairfield	148
Genola	149
Goshen	150
Highland	151
Lehi	152
Lindon	153
Mapleton	155
Orem	156
Payson	157
Pleasant Grove	158
Provo	159
Salem	161
Santaquin	162
Saratoga Springs	163
Spanish Fork	164
Springville	165
Utah County (unincorporated)	166
Vineyard	168
Woodland Hills	168
Part VIII	170
Wasatch County	170
Profiles and Mitigation	170
Background	171
Population	174
Flooding/Dam Failure	177
Overview	177
Development Trends	177
Assessing Vulnerability: Addressing Repetitive Loss Properties	177
Wildland Fire	181
Overview	181
Development Trends	181
Timberlakes Project Report	182
Landslide/Problem Soils	185
Overview	185
Development Trends	185
Earthquake	188
Overview	188
Development Trends	188
Damage Assessment and Mitigation	190
Overview	190
Earthquake (county wide)	191

Charleston	191
Daniel	192
Heber	194
Independence	195
Midway	196
Wallsburg	197
Wasatch County (unincorporated)	198
Part IX	200
Plan Maintenance	200
Plan Update	201
Monitoring, Evaluating and Updating the Plan	201
Annual Reporting Procedures	201
Revisions and Updates	201
Five (5) Year Plan Review	202
Plan Amendments	202
Implementation through Existing Programs	203
Process	203
Prioritization	Error! Bookmark not defined.
Administrative	203
Funding Sources	204
Federal	204
STATE PROGRAMS	206
LOCAL	206
NON-GOVERNMENTAL	207
Continued Public Involvement	207
Part X	210
Capability Assessment	210
INTRODUCTION	211
LOCAL ORGANIZATIONAL AND TECHNICAL CAPABILITY	211
POLICY AND PROGRAM CAPABILITY	213
Authority	213
Utah Division of Emergency Services and Homeland Security	214
Utah Department of Agriculture	215
Department of Community and Economic Development	216
Utah Division of State History	217
Utah Geological Survey (UGS)	217
Utah Division of Forestry, Fire, and State Lands	219
Utah Division of State Parks and Recreation	220
Utah Division of Water Rights	220
Utah Division of Wildlife Resources	221
The Utah Division of Drinking Water	222
Utah Division of Solid and Hazardous Waste	223
Annex Support Data	224
Severe Weather History	225
State Fire Marshal Data	246
HAZUS Event Reports	247

Part I

Introduction

General Regional Data

Introduction

The State of Utah is vulnerable to natural, technological, and man-made hazards that have the possibility of causing serious threat to the health, welfare, and security of our citizens. The cost of response to and recovery from potential disasters can be lessened when attention is turned to mitigating their impacts and effects before they occur or re-occur.

What is Hazard Mitigation

Hazard mitigation is defined as any cost-effective action(s) that have the effect of reducing, limiting, or preventing vulnerability of people, property, and the environment to potentially damaging, harmful, or costly hazards. Hazard mitigation measures, which can be used to eliminate or minimize the risk to life and property, fall into three categories. First; those that keep the hazard away from people, property, and structures. Second; those that keep people, property, and structures away from the hazard. Third; those that do not address the hazard at all but rather reduce the impact of the hazard on the victims such as insurance or grants. This mitigation plan has strategies that fall into all three categories.

Hazard mitigation measures must be practical, cost effective, and environmentally and politically acceptable. Actions taken to limit the vulnerability of society to hazards must not in themselves be more costly than the value of anticipated damages.

The primary focus of hazard mitigation actions must be at the point at which capital investment decisions are made and based on vulnerability. Capital investments, whether for homes, roads public utilities, pipelines, power plants, chemical plants or warehouses, or public works, determine to a large extent the nature and degree of hazard vulnerability of a community. Once a capital facility is in place, very few opportunities will present themselves over the useful life of the facility to correct any errors in location or construction with respect to hazard vulnerability. It is for these reasons that zoning ordinances, which restrict development in high vulnerability areas, and building codes, which insure that new buildings are built to withstand the damaging forces of hazards, are the most useful mitigation approaches a city can implement.

Previously, mitigation measures have been the most neglected programs within emergency management. Since the priority to implement mitigation activities is generally low in comparison to the perceived threat, some important mitigation measures take time to implement. Mitigation success can be achieved, however, if accurate information is portrayed through complete hazard identification and impact studies, followed by effective mitigation management. Hazard mitigation is the key to eliminating long-term risk to people and property living in Utah from hazards and their effects. Preparedness for all hazards includes response and recovery plans, training, development, management of resources, and the need to mitigate each jurisdictional hazard.

The State Division of Emergency Services and Homeland Security (DESHS) have identified the following hazards to be analyzed by each county. These hazards include avalanche, dam failure, debris flow, drought, earthquake, flood, flash flooding, infestation, landslide, problem soils, summer storm, tornado, urban and rural fires, and winter storm.

This regional/multi-jurisdictional plan evaluates the impacts, risks and vulnerabilities of natural hazards in a jurisdictional area affected by a disaster. The plan supports, provides assistance, identifies and describes mitigation projects for each annex. The suggestive actions and plan implementation for local

and tribal governments could reduce the impact of future disasters. Only through the coordinated partnership with emergency managers, political entities, public works officials, community planners and other dedicated individuals working to implement this program was it accomplished.

Purpose

To fulfill federal, state, and local hazard mitigation planning responsibilities; to promote pre and post disaster mitigation measures, short/long range strategies that minimize suffering, loss of life, and damage to property resulting from hazardous or potentially hazardous conditions to which citizens and institutions within the state are exposed; and to eliminate or minimize conditions which would have an undesirable impact on our citizens, the economy, environment, and the well-being of the state of Utah. This plan is an aid in enhancing city and state officials, agencies, and public awareness to the threat that hazards have on property and life and what can be done to help prevent or reduce the vulnerability and risk of each Utah jurisdiction.

Scope

Mountainland Association of Governments, which covers the counties of Summit, Utah and Wasatch, will have a updated plan completed by August 1, 2010 to give to the Utah Division of Emergency Services. Future monitoring, evaluating, updating and implementing will take place as new incidents occur and or every three to five years and will be included in the local mitigation plans as well. Natural hazards addressed are: Flooding; Wildland Fire; Landslide; Earthquake; Drought; Severe Weather; and Infestation.

The Counties, Cities and Towns of the three county Mountainland area are:

Summit County

Coalville, Francis, Henefer, Kamas, Oakley, and Park City.

Utah County

Alpine, American Fork, Cedar Fort, Cedar Hills, Eagle Mountain, Elk Ridge, Genola, Goshen, Highland, Lehi, Lindon, Mapelton, Orem, Payson, Pleasant Grove, Provo, Salem, Santaquin, Saratoga Springs, Spanish Fork, Springville, Vineyard, and Woodland Hills.

Wasatch County

Charleston, Daniel, Heber, Midway, and Wallsburg.

Authority

Federal: Public Law 93-288 as amended, established the basis for federal hazard mitigation activity in 1974. A section of this Act requires the identification, evaluation, and mitigation of hazards as a prerequisite for state receipt of future disaster assistance outlays. Since 1974, many additional programs, regulations, and laws have expanded on the original legislation to establish hazard mitigation as a priority at all levels of government. When PL 93-288 was amended by the Stafford Act, several additional provisions were also added that provide for the availability of significant mitigation measures in the aftermath of Presidential declared disasters. Civil Preparedness Guide 1-3, Chapter 6- Hazard Mitigation

Assistance Programs places emphasis on hazard mitigation planning directed toward hazards with a high impact and threat potential.

President Clinton signed the Disaster Mitigation Act of 2000 into Law on October 30, 2000. Section 322, defines mitigation planning requirements for state, local, and tribal governments. Under Section 322 States are eligible for an increase in the Federal share of hazard mitigation (HMGP), if they submit for approval a mitigation plan, which is a summary of local and/or regional mitigation plans, that identifies natural hazards, risks, vulnerabilities, and describes actions to mitigate the hazards risks and vulnerabilities in that plan.

State: The Governor's Emergency Operation Directive, The Robert T. Stafford Disaster Relief and Emergency Assistance Act, amendments to Public Law 93-288, as amended, Title 44, CFR, Federal Emergency Management Agency Regulations, as amended, State Emergency Management Act of 1981, Utah Code 53-2, 63-5, Disaster Response Recovery Act, 63-5A, Executive Order of the Governor, Executive Order 11, Emergency Interim Succession Act, 63-5B.

Local: Local governments play an essential role in implementing effective mitigation, both before and after disaster events. Each local government will review all damages, losses and related impacts to determine the need or requirement for mitigation action and planning whenever seriously effected by a disaster, or when applying for state or federal recovery assistance. In the counties and cities making up the MAG Region, the local executive responsible for carrying out plans and policies are the County Commissioners/Council Members and City Mayors. Local Governments must be prepared to participate in the post disaster Hazard Mitigation Team process and the pre-mitigation planning as outlined in this document.

Association of Governments: The Association of Governments have been duly constituted under the authority of Title XI, Chapter13, Utah Code Annotated, 1953, as amended (The Inter-local Cooperation Act) and pursuant to Section 3 of the Executive Order of the Governor of the State of Utah, dated May 27, 1970, with the authority to conduct planning studies and to provide services to its constituent jurisdictions.

Introduction to Region

Geography

The area's geography is quite varied with desert to the far west and high mountains in the east. The bulk of the population is found in the fertile valleys lying between mountains. Agricultural land supports mainly fruit orchards, some cattle and sheep ranches, grain farms, dairies, hogs, chickens and smaller individual farms. Pine clad slopes and oak brush foothills characterize much of the undeveloped mountain landscape that exists in the area. Development encroaching on hillsides is of real concern to environmentalists, planners, wildlife managers and fire marshals. Only a small percentage of the area's unincorporated land has been developed; however, the potential for new growth is evident. The preservation of open space within urban settings is very crucial to quality of life and community well being.

Population

The Mountainland area is comprised of three counties located in north central Utah having an estimated combined population of 588,003 residents. Over the past few years each of these counties have experienced widespread growth equaling a 30% growth since the 2000 census. While most growth is infill development within urbanized areas, population is continuing to into areas with increase hazard potential.

According to the 2000 Census, the Mountainland area encompasses 5,050 square miles of geography but, as discussed earlier, the population is mostly confined to incorporated areas.

Mountainland Region Population 2000-2060

	Census		Short Range Projection			Long Range Projection		
	2000	2008	2010	2020	2030	2040	2050	2060
MOUNTAINLAND REGION	413,487	588,003	627,571	828,311	1,038,686	1,261,701	1,479,640	1,717,239
SUMMIT COUNTY	29,736	36,100	42,320	64,738	83,252	104,620	131,594	165,029
UTAH COUNTY	368,536	530,837	560,511	727,718	907,210	1,092,450	1,261,653	1,438,300
WASATCH COUNTY	15,215	21,066	24,740	35,855	48,224	64,631	86,393	113,910

Sources: <http://www.governor.state.ut.us/projections/EDPT3.pdf>;

U.S. Bureau of the Census; Utah Population Estimates Committee;

2002 Baseline Projections, Governor's Office of Planning and Budget, UPED Model System.

Notes: AARC is average annual rate of change. 1980 and 1990 populations are April 1 U.S. Census modified age, race and sex (MARS) populations; 2000 populations are April 1 U.S. Census summary file 1 (SF1) populations; all others are July 1 populations.

Population Origin

Population by Race and Hispanic Origin Mountainland Counties, 2000 (most recent available)						
	White	Black	Amer. Indian Aleut, Eskimo	Asian or Pac. Isle	Hispanic	% Minority Pop
Summit	27,299	72	91	298	2,406	10.5
Utah	340,388	1,096	2,206	6,039	25,791	10.3
Wasatch	14,549	33	65	60	775	6.4
Region	382,236	1,201	2,362	6,397	28,972	10.2

Source: US Census Bureau, Census 2000

The resident population of the Mountainland Area has increased steadily since the last census was taken. The region, in 2000, showed an overall population of 413,487 residents, nearly 90% of which live within the boundaries of Utah County. With an annual growth rate of over 2.5% projected through the year 2020 for the region, the area ranks high in population growth compared to almost anywhere else in the United States. An interesting statistic generated by the State of Utah suggests that annual employment growth for the region hovers right at 3% for the same time period, suggesting a possible decrease in the already low unemployment rate, or a significant increase of in-migrating workers to fill the jobs becoming available. A third scenario could be a change in the mix of those in the workforce to include a number from the ranks of those not currently seeking employment, like the elderly, or possibly spouses not now working. Chances are good that the actual reason for the change will be a combination of all three possibilities.

Economy

The economy of the area could be characterized as moderate in some sectors, but with several real concerns and challenges to be addressed. The first is the fact that the region has a very low per capita income level. Large families and low pay scales make for a somewhat unique situation which forces skilled labor out of the area, or in many cases, a second wage earner (usually the spouse) takes a low paying, low skill job to help make ends meet. There is a sense that underemployment is a related problem, although trying to measure underemployment is difficult and the usual data providers do not disseminate the numbers if they are tracked. The sense of home and community is strong in Utah and many seem willing to find alternate, less fulfilling employment rather than moving out of state for better positions.

Another challenge to the economy is the uneven distribution of businesses within the district. Utah County mostly drives the region's labor statistics, especially within the Provo-Orem geographical area; however, other parts of the district don't share much in this business boom. Smaller outlying communities in Summit and Wasatch County, and even southern Utah County, may be struggling to find new business growth and don't share in the prosperity of the sales activity and tax distribution of their neighbors. In other words, the district may experience a 4.9% unemployment rate, but a small rural town might struggle with a 10% or higher rate, taking little comfort in knowing the region is doing so well! With 57% of all labor force non-agricultural jobs showing up in the service and retail trade sectors, there is plenty of cause for concern in the future when the demand for such services could wane because personal spending is curtailed. The regional economy has moved forward in many important ways since district designation twenty-two years ago, but further diversification and balance in the types of jobs available within the region would certainly better stabilize the economy to some extent so that in a downturn, large layoffs and reductions in lower paying jobs would not affect so many workers.

The University of Utah's Bureau of Economic and Business Research publishes a report summarizing the economies of each of Utah's twenty-nine (29) counties. Excerpts of that study are shown in each county's section of the Plan to direct some focus on the economic growth that each Mountainland county has experienced in recent years. It shows a fairly substantial rise in income and sales in each case although there may be some signs of slowing, especially in Utah County, where new residential construction seems to be tapering off compared to preceding years. Some slowing of the region economy is likely to occur during the following decade, especially with the events of 9/11, the tech stock bust, corporate corruption and war with Iraq.

Part II

Plan Pre-Requisites

Prerequisite-Resolution by each Jurisdiction

The following table denotes the plan adoption status for all jurisdictions within the MAG Region. Following the table is an example of the adoption resolution. The Appendix contains copies of all adopted resolutions.

MOUNTAINLAND AOG

STATUS OF INDIVIDUAL COMMUNITY

PRE-DISASTER HAZARD MITIGATION ADOPTION RESOLUTION

Community	No Action	In Process	Completed / Not yet adopted	Completed and adopted
Alpine				
American Fork				
Cedar Fort				
Cedar Hills				
Charleston				
Coalville				
Daniels				
Eagle Mountain				
Elk Ridge				
Francis				
Genola				
Goshen				
Heber				
Henefer				
Hideout				
Highland				
Independence				
Kamas				
Lehi				
Lindon				
Mapleton				
Midway				
Oakley				
Orem				
Park City				
Payson				
Pleasant Grove				
Provo				
Salem				
Santaquin				
Saratoga Springs				
Spanish Fork				
Springville				
Summit County				
Utah County				
Vineyard				
Wallsburg				
Wasatch County				

Woodland Hills				
----------------	--	--	--	--

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE MOUNTAINLAND ASSOCIATION OF GOVERNMENTS PRE-DISASTER HAZARD MITIGATION PLAN AS REQUIRED BY THE FEDERAL DISASTER MITIGATION AND COST REDUCTION ACT OF 2000.

WHEREAS, President William J. Clinton signed H.R. 707, the *Disaster Mitigation and Cost Reduction Act of 2000*, into law on October 30, 2000.

WHEREAS, the Disaster Mitigation Act of 2000 requires all jurisdictions to be covered by a Pre-Disaster Hazard Mitigation Plan to be eligible for Federal Emergency Management Agency pre-disaster funds,

WHEREAS, Mountainland Association of Governments (MAG) has been contracted by the State of Utah to prepare a Pre-Disaster Mitigation Plan covering all of the jurisdictions in the MAG Area, and

WHEREAS, the MAG Executive Council approved MAG Staff to write the plan on February 21st 2002, and

WHEREAS, _____ City is within the MAG Area, and

WHEREAS, the _____ City Council is concerned about mitigating potential losses from natural disasters before they occur, and

WHEREAS, the plan identifies potential hazards, potential losses and potential mitigation measures to limit losses, and

WHEREAS, the _____ City Council has determined that it would be in the best interest of the community as a whole to adopt the Pre-Disaster Hazard Mitigation Plan as it pertains to the City, therefore

BE IT RESOLVED BY THE _____ CITY COUNCIL THAT:

The attached "Mountainland Association of Governments Pre-Disaster Mitigation Plan" be adopted to meet the requirements of the Disaster Mitigation and Cost Reduction Act of 2000.

This Resolution shall be effective on the date it is adopted.

DATED this _____ day of _____, 2010.

Part III

Planning Process

Introduction

The Pre-Disaster Mitigation Plan process was presented to the MAG Executive Council (with elected officials for every jurisdiction) in early 2002. The Executive Council unanimously approved the process, which designated MAG staff (Andrew K. Jackson, Andrew Wooley, Jill Stark) to prepare a multi-jurisdictional plan for adoption by each community. In 2008 the Executive Council was informed that MAG staff (Robert Allen, Andrew Wooley, Kori Iman) would be updating the current plan. A written invitation was sent to the Mayor of every community requesting participation in the planning process.

An Ad-Hoc Disaster Mitigation Plan Committee (Steering Committee) was created to review the current plan and make additions, corrections and updates, including hazard history, updated maps and projections, review and update mitigation strategies. The committee met several times over the course of the plan update. Letters were sent out to the mayors of each community requesting that they have someone attend the meetings. Officials from resource agencies, land managers and special service districts were also invited to attend and participate in the planning process.

Overall, each of the jurisdictions in the Mountainland Region participated in the creation of this plan. Additionally, individuals from multiple agencies and service districts were also involved in the creation of this plan such as: Utah Department of Transportation, Utah Transit Authority, Central Utah Water Conservancy District, BLM, USFS, Red Cross, BYU, UVU, University of Utah, Utah FFSL, and multiple service districts and emergency services agencies.

Plans and Reports Used

Throughout the plan update process the planning team consulted and coordinated with additional plans and reports that contain hazard information. Below is a list of the primary documents used.

- General Plans for each jurisdiction
- Capital Improvement Plans for each jurisdiction (if available)
- CUWCD Hazard Mitigation Plan
- Utah FFSL WUI Plan
- Utah Dept of Agriculture Insect Reports
- National Drought Policy Commission Reports
- FEMA Mitigation Guidelines
- Utah State Hazard Mitigation Plan
- Corps of Engineers FHIS
- Utah Mitigation Handbook
- A Plan to Reduce Losses from Geologic Hazards (Utah Geological Survey)

Ad-Hoc Disaster Mitigation Plan Participation

Jurisdiction	Date of a Meeting Attended <i>(many attended multiple meetings even though only one date is listed)</i>
Alpine	August 11,2008
American Fork	August 11,2008
Cedar Fort	Individual Participation
Cedar Hills	April 8, 2009
Charleston	August 11,2008
Coalville	January 29, 2010
Daniel	August 11,2008
Draper	August 11,2008
Eagle Mountain	April 8, 2009
Elk Ridge	January 29, 2010
Francis	August 11,2008
Genola	Individual Participation
Goshen	January 29, 2010
Heber	August 11,2008
Henefer	January 29, 2010
Hideout	January 29, 2010
Highland	August 11,2008
Independence	January 29, 2010
Kamas	August 11,2008
Lehi	April 8, 2009
Lindon	August 11,2008
Mapleton	January 29, 2010
Midway	January 29, 2010
Oakley	August 11,2008
Orem	October 19,2009
Park City	August 11,2008
Payson	August 11,2008
Pleasant Grove	August 11,2008
Provo	January 29, 2010
Salem	Individual Participation
Santaquin	October 19,2009
Saratoga Springs	August 11,2008
Spanish Fork	April 8, 2009
Springville	August 11,2008
Summit County	April 9, 2009
Utah County	August 11,2008
Vineyard	January 29, 2010
Wallsburg	January 29, 2010
Wasatch County	August 11,2008
Woodland Hills	August 11,2008

Notice given to smaller communities—Some smaller communities did not have staff available to attend the ad-hoc meetings. These communities were given opportunities to participate by reviewing the draft

plan on the web and making comments either in writing, e-mail or over the phone and in individual meetings with the planning staff. These communities are listed above as Individual Participation. Other small communities contract with either the Sheriff's Office or other larger communities for Emergency Services. Since these communities would not be responding to events themselves, they were represented by the agency that actually knows the hazard needs of the community the best.

Public Participation

Public participation is essential to the planning process. Through each step, information on the plan has been posted on the web, and been presented at annual open houses. Additionally, several presentations on this plan have been given to various school and political groups. Public comment was accepted at each of these functions.

Web Site—Information on the plan and the planning process was also available on MAG's web site including an interactive hazard mapping application. Interested parties could e-mail comments on the draft plan from the web site.



A concerned citizen identifies the location of her home as she reviews Dam Failure Map at Open House.

Open Houses—Open Houses were held on the following dates in conjunction with a Transportation Open House. Over 1000 people attended the Open Houses.
October 15th, 16th, and 22nd 2008
October 14th, 21st, and 28th 2009

Continued Participation

Most of the public participation elements listed above will continue throughout the lifespan of this plan. Open houses and presentations are annual events. Most importantly the plan will be readily available on the web along with much of the background information used to create it.

Identifying Hazards—Mountainland Association of Governments identified several hazards that are addressed in the Hazard Mitigation Plan. The hazards were identified through a process that included input from the Plan Steering Committee, public input, researching past disasters and Geographic Information System (GIS) data.

The original hazard mitigation plan identified several potential hazards for the region. The list was reviewed by the Plan Steering Committee to ensure no additional hazards should be included. Mountainland AOG also has a very sophisticated GIS that was used to overlay current and future development with hazard data. This data was used to identify which hazards had the greatest risk within the MAG area. These hazards were then presented in greater detail in the following county portions of this plan.

Regional Mitigation Goals

To coordinate with each participating local government to develop a regional planning process meeting each plan component identified in the FEMA Region VIII Crosswalk document and any additional State planning expectation, both regionally and specifically, as needed, by gathering local input. And to also meet the need of reducing risk from natural hazards in Utah, through the implementation of and updating of regional plans.

These goals form the basis for the development of the PDM Plan and are shown from highest priority, at the top of the list, to those of lesser importance nearer the bottom. The goals were approved early in the planning process by the Planning Committee.

Local Goals

- Protection of life before, during, and after the occurrence of a disaster.
- Preventing loss of life and reducing the impact of damage where problems cannot be eliminated.
- Protection of emergency response capabilities (critical infrastructure)
 - Communication and warning systems
 - Emergency medical services and medical facilities
 - Mobile resources
 - Critical facilities
 - Government continuity
- Protection of developed property, homes and businesses, industry, education opportunities and the cultural fabric of a community, by combining hazard loss reduction with the community's environmental, social and economic needs.
- Protection of natural resources and the environment, when considering mitigation measures.
- Promoting public awareness through education of community hazards and mitigation measures.
- Preserving and/or restoring natural features that provide mitigation such as floodplains.

Long Term Goals

- Eliminate or reduce the long-term risk to human life and property from identified natural and technologic hazards.
- Aid both the private and public sectors in understanding the risks they may be exposed to and finding mitigation strategies to reduce those risks.
- Avoid risk of exposure to identified hazards.
- Minimize the impacts of those risks when they cannot be avoided
- Mitigate the impacts of damage as a result of identified hazards.
- Accomplish mitigation strategies in such a way that negative environmental impacts are minimized.
- Provide a basis for funding of projects outlined as hazard mitigation strategies.
- Establish a regional platform to enable the community to take advantage of shared goals, resources, and the availability of outside resources. If an earthquake occurs outside of Utah County it will still affect Utah County Communities this is similar to many natural hazards.

Objectives

The following objectives are meant to serve as a measure upon which individual hazard mitigation projects can be evaluated. These criteria become especially important when two or more projects are competing for limited resources.

- Identification of persons, agencies or organizations responsible for implementation of the goals.
- Projecting a time frame for implementation.
- Explanation of how the project will be financed including the conditions for financing and implementing as information is available.
- Identifying alternative measures, should financing not be available.
- Be consistent with, support, and help implement the goals and objectives or hazard mitigation plans already in place for surrounding counties.
- Be based on the Utah Vulnerability Analysis.
- Have significant potential to reduce damages to public and/or private property and/or reduce the cost of, state, and federal recovery for future disasters.
- Be the most practical, cost-effective, and environmentally sound alternative after consideration of the options.
- Address a repetitive problem, or one that has the potential to have a major impact on an area, reducing the potential for loss of life, loss of essential services and personal property, damage to critical facilities, economic loss, and hardship or human suffering.
- Meet applicable permit requirements.
- Not encourage development in hazardous areas.
- Contribute to both the short and long term solutions to the hazard vulnerability risk problem.
- Assuring the benefits of a mitigation measure is equal to or exceeds the cost of implementation.
- Have manageable maintenance and modification costs.
- When possible, be designed to accomplish multiple objectives including improvement of life-safety risk, damage reduction, restoration of essential services, protection or critical facilities, security or economic development, recovery, and environmental enhancement.
- Whenever possible, use existing resources, agencies and programs to implement the project

Updating the 2004 Plan

The primary task for the planning committee was to update the existing Mountainlands Pre-Disaster Hazard Mitigation Plan. These updates are scattered throughout this plan and are focused in several key areas.

Background Information- The Mountainlands Region has grown and changed since the last plan and regional information has been updated to reflect it.

Hazard Data- All mapping, profiling data for each hazard was updated using the latest and best available sources.

Population and Housing Stock- Great effort was expended in compiling the most recent demographic and assessors data. A new aspect of the plan was to include future populations, buildings and growth into the plan. This is further discussed in the next chapter.

Mitigation Strategies- An increased emphasis was put on each community to increase their mitigation strategies included in the plan. Specifically, each jurisdiction has incorporated multiple strategies per hazard as required.

Plan Maintenance- A weakness of the previous plan was monitoring the progress of mitigation actions taken by individual jurisdictions. A significant change for this plan was to hold at minimum a yearly Plan Steering Committee meeting to review progress and address needed updates to this plan.

While many portions of the plan may seem to look similar to the 2004 plan, each portion has been reviewed and updated to reflect the most current information possible.

Part IV

Risk Assessment

Hazard Identification

Identifying Hazards—Mountainland Association of Governments identified several hazards that are addressed in the Hazard Mitigation Plan. The hazards were identified through an extensive process that included input from the Plan Steering Committee, public input, researching past disasters and Geographic Information System (GIS) data.

Identified Hazards

Hazard	How Identified	Why Identified
Flood	<ul style="list-style-type: none"> • Review of Past Disasters • Review of FIRMs • Analysis of NSFHA by Army Corps of Engineers • Steering Committee Input • State database • GIS • Public Input 	<ul style="list-style-type: none"> • Most Frequent Hazard • Historically Highest Cost • Readily available data • Successful Mitigation
Wildland Fire	<ul style="list-style-type: none"> • Review of Past Disasters • Steering Committee Input • State database • GIS • Public Input 	<ul style="list-style-type: none"> • Ever-present Danger • Current Development Patterns Increase likelihood • Historic Data • Potential Loss of Life • 90% Human Caused
Landslide	<ul style="list-style-type: none"> • Review of Past Disasters • Steering Committee Input • State database • GIS • Public Input 	<ul style="list-style-type: none"> • Ever-present Danger • Current Development Patterns Increase likelihood • Historic Data • Recent Losses
Earthquake	<ul style="list-style-type: none"> • Review of Past Disasters • Steering Committee Input • State database • GIS • Public Input 	<ul style="list-style-type: none"> • High Potential • Public Awareness • Need for Preparation • Possible High Cost • Potential Increases with Time
Drought	<ul style="list-style-type: none"> • Review of Past Disasters • Steering Committee Input • State database • GIS • Public Input 	<ul style="list-style-type: none"> • High Potential • Public Awareness • Historic Data • Recent Losses
Severe Weather	<ul style="list-style-type: none"> • Review of Past Disasters • Steering Committee Input • State database • GIS • Public Input 	<ul style="list-style-type: none"> • High Frequency • Public Awareness • Successful Mitigation • Historic Data • Recent Losses

Infestation	<ul style="list-style-type: none"> • Review of Past Disasters • Steering Committee Input • State database • GIS • Public Input 	<ul style="list-style-type: none"> • Historic Data • Public Awareness • Recent Events with crickets and West Nile Virus
-------------	---	--

Profiling Hazard Events

To provide more specific detailed information, the plan has been broken down into separate sections by county. These separate sections deal with *Profiling Hazard Events*, and *Assessing Vulnerability* in greater detail.

Hazard Definitions and Analysis Methodologies

MAG collected data and compiled research on nine hazards: dam failure, earthquake, infestation, flooding, landslide, severe weather, drought, and wildfire. Research materials came from a variety of agencies including DES, AGRC, USGS, USACE, UGS, UFFSL, county GIS, city GIS, County Assessors, and County Emergency Managers. Historical data used to define historic disasters was researched through local newspapers, interviewing residents, local knowledge derived through committee meetings, historic state publications, Utah Museum of Natural History, and recent and historic scientific documents and studies.

Vulnerability Methodology

Geographic Information Systems (GIS) were used as the basic analysis tool to complete the hazard analysis for this plan. The goal of the vulnerability study is to estimate the number of structures and infrastructure vulnerable to each hazard and assign a dollar value to this built environment. For most hazards a comparison was made between digital hazard data and the Regional Inventory.

Regional Inventory

In order to determine the possible extent of damage caused by potential events, a regional inventory was developed. This regional inventory is a compilation of residential, commercial, and critical facilities, their locations and their values. In addition, future development was identified and included in the analysis using general plans and demographic projections.

Residential-Residential data provided with HAZUS (2000 census) was used as a basis for residential inventory. Parcel, assessor, and building permit data from each of the three counties were analyzed and added to determine current numbers, locations, and values of housing units.

Commercial – As with residential, HAZUS (2000 census) data was used as a basis for commercial inventory. Parcel, assessor, and building permit data from each of the three counties were analyzed and added to determine current numbers, locations, and values.

Critical Facilities* – GIS data, local knowledge and parcel data were used to identify Critical Facilities within the region. Critical Facilities for the purpose of this plan are defined as Schools, Fire, Police, and Ambulance stations, Hospitals, and Emergency Operation Centers.

Roads and Bridges – Local GIS Data was provided by the Utah Department of Transportation, counties, local communities and HAZUS to determine locations and replacement costs.

Costs

Item	Cost per Mile
Local Roads	2,000,000
State Highways	2,413,500
US Highways	2,413,500
US Interstates	3,600,000
Power Lines	48,280
Gas Lines	241,390

Future Development – An important aspect of this plan is the addition of future development into the risk analysis. For each of the above categories, general plans, development agreements and community master plans were used to identify the location, number and value (in 2007 dollars). Future jobs affected were determined using Department of Workforce Services Data in combination with plans cited above.

*It was determined by the planning committee that critical infrastructure facilities such as water sewer and power structures be left out of this plan in order to minimize their vulnerability to outside threats (terrorism). Most of the jurisdictions have been advised by security experts to limit the public exposure of these facilities. However, each jurisdiction has been given the option, if they so choose, to have a separate vulnerability assessment of these structures done. The results would not be made available for public consumption or included in this plan for security reasons. At the publication date of this document, no jurisdiction or entity has requested such an assessment.

All the analysis takes place within the spatial context of a GIS. With the information available in spatial form, it is a simple task to overlay the natural hazards with the regional inventory to extract the desired information. However some of the hazards identified are not isolated to specific locations within the region or spatial data is unavailable and are therefore discussed at a regional level. Each hazard and its' specific analysis methodology is defined below.

In terms of hazard mapping presentation in this document, simple, letter size maps were created to provide a graphical illustration of location. Larger maps can be plotted out upon request. A web based data manipulation and maps application was also created as a planning tool, to allow interested persons within Utah, Wasatch and Summit Counties in Utah select a certain jurisdiction and view the various hazards on maps as well as the assessment data. The application has been available on the Mountainland Website since the creation of the data.

This information should not take the place of accurate field verified mapping from which ordinances need to be based off of. Owners of critical facilities should, and in most cases do, have detailed pre-hazard mitigation plans for their specific facilities.

The following table identifies the recurrence and frequency of hazards in Utah. Hazard profiles for each of the counties are in each specific county annex.

Probability

Hazard	Number of Events	Years in Record	Recurrence Interval (years)	Hazard Frequency and Probability/Year
Droughts	17	103	6.06	0.17
Earthquakes	30	133	4.43	0.23
Landslides	1	26	26.00	0.04
Floods	275	53	0.19	5.19
Tornadoes (all)	529	120	0.23	4.41
High wind	50	30	0.60	1.67
Windstorms	839	53	0.06	15.83
Severe Winter Storms	40	41	1.03	0.98
Wildfires	1,102	10	0.01	110.20
Urban Interface Fires	Unknown	Unknown	Unknown	Unknown
Volcanoes	700	5,000,000	7142.86	0.00
Thunderstorms and Lightning (fatalities)	53	19	0.36	2.79

Earthquakes

An earthquake is the abrupt shaking of the earth caused by the sudden breaking of rocks when they can no longer withstand the stresses, which build up deep beneath the earth's surface. The rocks tend to rupture along weak zones referred to as faults. When rocks break they produce seismic waves that are transmitted through the rock outward producing ground shaking. Earthquakes are unique multi-hazard events, with the potential to cause huge amounts of damage and loss. Secondary effects of a sudden release of seismic energy (earthquake) include: ground shaking, surface fault rupture, liquefaction, tectonic subsidence, slope failure, and various types of flooding.

The Intermountain Seismic Belt

The Intermountain Seismic Belt (ISB), which Mountainland is part of, is a zone of pronounced earthquake activity up to 120 miles wide extending in a north south direction 800 miles from Montana to northern Arizona. The Utah portion of the ISB trends from the Tremonton Cache Valley area south through the center of the state, along the Wasatch Front, and the southwest through Richfield and Cedar City concluding in St. George. "The zone generally coincides with the boundary between the Basin and Range physiographic province to the west and the Middle Rocky Mountains and Colorado Plateau physiographic provinces to the east" (Eldredge 6).

Secondary Earthquake Threats

The major secondary effects of earthquakes include: ground shaking, surface fault rupture, liquefaction, tectonic subsidence, avalanches, rock fall, slope failure, and various types of flooding. Other sections discuss landslides, and flooding therefore they will not be discussed under secondary effects of earthquakes yet importance needs to be given to the fact that earthquakes can increase the likelihood of flooding and landslides.

Ground Shaking

Ground shaking causes the most impact during an earthquake because it affects large areas and is the origin of many secondary effects associated with earthquakes. Ground shaking, which generally lasts 10 to 30 seconds in large earthquakes, is caused by the passage of seismic waves generated by earthquakes. Earthquake waves vary in both frequency and amplitude. High frequency low amplitude waves cause more damage to short stiff structures, were as low frequency high amplitude waves have a greater effect on tall (high-rise) structures. Ground shaking is measured using Peak Ground Acceleration (PGA). The PGA measures the rate in change of motion relative to the established rate of acceleration due to gravity.

Local geologic conditions such as depth of sediment and sediment make up, affect earthquake waves. Deep valley sediments increase the frequency of seismic waves relative to bedrock. In general, ground shaking increases with increased thickness of sediments" (Eldredge 8). Findings in recent geologic research done by Ivan Wong indicate and earthquake in Salt Lake County would produce higher PGA values than previously expected near faults and areas of near surface bedrock.

Surface Fault Rupture

During a large earthquake fault movement may propagate along a fault plain to the surface, resulting in surface rupture along the fault plain. The Wasatch fault is a normal (mountain building) fault with regards to movement, meaning the footwall of the fault moves upward and the hanging wall moves in a down direction. Thus faulting is on a vertical plain, which results in the formation of large fault scarps. Surface fault rupture along the Wasatch fault is expected for earthquakes with magnitudes of 6.5 or larger.

The largest probable earthquake that could strike the Mountainland region is an earthquake with an estimated magnitude between 7.0 and 7.5; an earthquake of this magnitude, based on current research, would create "surface fault rupture with a displacement of between 16 to 20 feet in height with break segments 12 to 44 miles long" (Eldredge 10). In historic time surface fault rupture has only occurred once in Utah; the 1934 Hansel Valley earthquake with a magnitude 6.6 produced 1.6 feet of vertical offset.

Surface fault rupture presents several hazards, anything built on top of the fault or crossing the fault has a high potential to be destroyed in the event of displacement. Foundations will be cracked, building torn apart, damage to roads, utility lines, pipelines, or any other utility line crossing the fault. It is almost impossible to design anything within reasonable cost parameters to withstand an estimated displacement of 16 to 20 feet.



Picture 4.1 Displacement in excavation near Downtown Salt Lake.

Various Flooding Issues Related to Earthquakes

Earthquakes could cause flooding due to the tilting of the valley floor, dam failure and seiches in lakes and reservoirs. Flooding can also result from the disruption of rivers and streams. Water tanks, pipelines, and aqueducts may be ruptured, or canals and streams altered by ground shaking, surface faulting, ground tilting, and landsliding.

Seiches

Standing bodies of water are susceptible to earthquake ground motion. Water in lakes and reservoirs may be set in motion and slosh from one end to the other, much like in a bathtub. This motion is called a seiche (pronounced "saysh"). A seiche may lead to dam failure or damage along shorelines.

Analysis - HAZUS

HAZUS MH shorthand for Hazards United States Multi-Hazard was used to determine vulnerability as it relates to seismic hazards for the study area. The HAZUS-MH Earthquake Model is designed to produce loss estimates for use by federal, state, regional and local governments in planning for earthquake risk mitigation, emergency preparedness, response and recovery. The methodology deals with nearly all aspects of the built environment, and a wide range of different types of losses. Extensive national databases are embedded within HAZUS-MH, containing information such as demographic aspects of the population in a study region, square footage for different occupancies of buildings, and numbers and locations of bridges. Embedded parameters have been included as needed. Using this information, users

can carry out general loss estimates for a region. The HAZUS-MH methodology and software are flexible enough so that locally developed inventories and other data that more accurately reflect the local environment can be substituted, resulting in increased accuracy.

For this plan, the software flexibility was extensively utilized to augment the analysis results. As discussed in the regional inventory section above, local, up to date data was added to the embedded inventory data including residential, commercial and critical facilities data. Future development data was also added to reflect potential growth and development patterns within the analysis. For earthquakes, seismologists from the University of Utah Seismology Department provided a shake map and expert advice on probable locations and magnitudes for each of the three counties. The HAZUS model was then run for each individual county to simulate a likely seismic event. This analysis was used to formulate loss estimates.

As a function of the HAZUS model, all of the damaging effects of a potential earthquake are analyzed and incorporated into the loss estimates. This is especially important to the Mountainland Region considering the large areas of potential liquefaction in the valley floors. The addition of local liquefaction potential areas to the model is another example augmenting the existing data in the model to increase the accuracy of the results.

Accuracy

Uncertainties are inherent in any loss estimation methodology. They arise in part from incomplete scientific knowledge concerning earthquakes and their effects upon buildings and facilities. They also result from the approximations and simplifications that are necessary for comprehensive analyses. Incomplete or inaccurate inventories of the built environment, demographics and economic parameters add to the uncertainty. These factors can result in a range of uncertainty in loss estimates produced by the HAZUS-MH Earthquake Model, possibly *at best* a factor of two or more.

The methodology has been tested against the judgment of experts and, to the extent possible, against records from several past earthquakes. However, limited and incomplete data about actual earthquake damage precludes complete calibration of the methodology. Nevertheless, when used with embedded inventories, and parameters and augmented data, the HAZUS-MH Earthquake Model has provided a credible estimate of such aggregated losses as the total cost of damage and numbers of casualties. The Earthquake Model has done less well in estimating more detailed results - such as the number of buildings or bridges experiencing different degrees of damage.

The Earthquake Model assumes the same soil condition for all locations, and this has proved satisfactory for estimating regional losses. Of course, the geographic distribution of damage may be influenced markedly by local soil conditions. In the few instances where the Earthquake Model has been partially tested using actual inventories of structures plus correct soils maps, it has performed reasonably well.

Limited availability of digital data represented a problem in completing the vulnerability assessment. Additional limitations to the above described analysis method includes:

- Limited data sets.

- Lack of digital parcels data from the Wasatch County Assessor's offices.

- HASUZ MH is not designed for small population counties.

- Data was not field checked, resulting in an analysis wholly dependent on accuracy of data.

- Meta data was lacking on some of the used data sets.

Potential Mitigation Strategies

The following mitigation strategies are provided so that communities may be aware of measures that could be used to limit the exposure to earthquake related damage.

Prevention

- Planning and Zoning
- Building construction regulation
- Regulation of other facilities (critical)

Property Protection

- Non-structural methods
- Retrofit upgrades
- Earthquake Insurance

Natural Resource Protection

- Identify Fault Rupture zones
- Identify secondary impact

Emergency Services

- Earthquake threat recognition
- Emergency Planning for Secondary Impact
- Emergency response (Mutual Aid, CERT)
- Critical Facilities Protection
- Health and safety maintenance
- Post-Disaster recovery and mitigation

Structural Projects

- Rebuild or retrofit critical facilities to higher seismic code
- Rebuild or retrofit infrastructure to higher seismic code

Public information

- Seismic maps; liquefaction, fault zones
- Map Information
- Outreach projects
- Real estate disclosures
- Library
- Technical Assistance
- Education

Flooding

Flooding is a temporary overflow of water onto lands not normally inundated by water producing measurable property damage or forcing evacuation of people and vital resources. Floods frequently cause loss of life; property damage and destruction; damage and disruption of communications, transportation, electric service, and community services; crop and livestock damage and loss, and interruption of business. Floods also increase the likelihood of hazard such as transportation accidents, contamination of water supplies, and health risk increase after a flooding event.

Several factors determine the severity of floods including rainfall intensity, duration and rapid snow melt. A large amount of rainfall over a short time span can result in flash flood conditions. Small amounts of rain can also result in flooding at locations where the soil has been previously saturated or if rain concentrates in an area having impermeable surfaces such as large parking lots, paved roadways, or post burned areas with hydrophobic soils. Topography and ground cover are also contributing factors for floods. Water runoff is greater in areas with steep slopes and little or no vegetative ground cover.

Frequency of inundation depends on the climate, soil, and channel slope. In regions where substantial precipitation occurs during a particular season or in regions where annual flooding is due to spring melting of winter snow pack, areas at risk may be inundated nearly every year.

Conditions which may exacerbate floods:

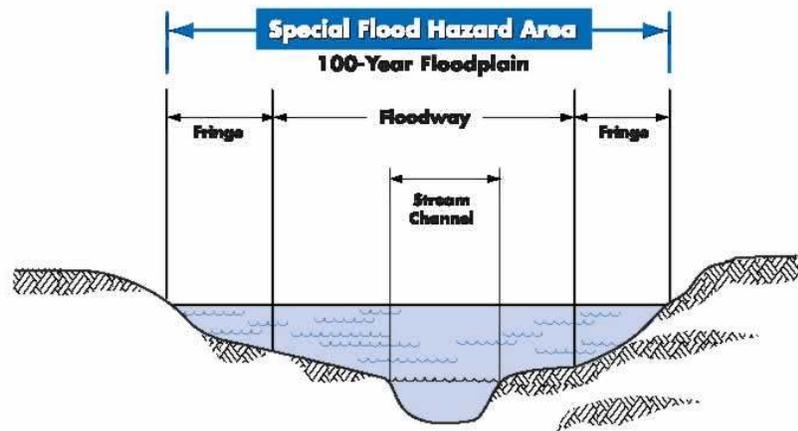
- Impermeable surfaces
- Steeply sloped watersheds
- Constrictions
- Obstructions

- Debris
- Contamination
- Soil saturation
- Velocity

Explanation of Common Flood Terms

FIRM: Flood Insurance Rate Map

100-year flood: Applies to an area that has a 1 percent chance, on average, of flooding in any given year. However, a 100-year flood could occur two years in a row, or once every 10 years. The 100 year-flood is also referred to as the base flood.



Base Flood: Is the standard that has been adopted for the NFIP. It is a national standard that represents a compromise between minor floods and the greatest flood likely to occur in a given area and provides a useful benchmark.

Base Flood Elevation (BFE): As shown on the FIRM, is the elevation of the water surface resulting from a flood that has a 1% chance of occurring in any given year. The BFE is the height of the base flood, usually in feet, in relation to the National Geodetic Vertical Datum (NGVD) or 1929, the North American Vertical Datum (NAVD) of 1988, or other datum referenced in the FIS report.

National Flood Insurance Program (NFIP): The NFIP is a Federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and community floodplain management regulations that reduce future flood damages. Participation in the NFIP is based on an agreement between communities and the Federal Government. If a community adopts and enforces a floodplain management ordinance to reduce future flood risk to new construction in floodplains, the Federal Government will make flood insurance available within the community as a financial protection against flood losses. This insurance is designed to provide an insurance alternative to disaster assistance to reduce the escalating costs of repairing damage to buildings and their contents caused by floods.

Special Flood Hazard Area (SFHA): Is the shaded area on a FIRM that identifies an area that has a 1% chance of being flooded in any given year (100-year floodplain).

Floodway: Is the stream channel and that portion of the adjacent floodplain that must remain open to permit passage of the base flood without raising that water surface elevation by more than one foot.

Method of Analysis

The flooding analysis methodology is a hybrid of both HAZUS and spatial forms. HAZUS software has the capability of creating its own potential flood areas separate from the local flood plain data. These new flood areas were combined with the most accurate and current flood plain data to form the hazard spatial data which was overlaid with the regional inventory data to produce loss estimates.

Potential Mitigation Strategies

The following mitigation strategies are provided so that communities may be aware of measures that could be used to limit the exposure to flood related damage.

Prevention

- Planning and Zoning
- Floodplain open space preservation
- Building construction regulation
- Regulation of other facilities (critical)
- Stormwater management

Property Protection

- Relocation
- Acquisition
- Building elevation
- Flood proofing
- Lifeline protection
- Flood Insurance

Natural Resource Protection

- Wetlands protection
- Erosion and sediment control

Emergency Services

- Flood threat recognition
- Warning dissemination
- Flood response
- Critical Facilities Protection
- Health and safety maintenance
- Post-Disaster recovery and mitigation

Structural Projects

- Reservoirs/impounds
- Levees
- Diversions
- Channel and drainage modifications
- Channel and basin maintenance

Public information

- Flood Hazard maps
- Map Information
- Outreach projects
- Real estate disclosures
- Library
- Technical Assistance
- Environmental education

Dam Failure

Dam failures result from the failure of a man made water impoundment structure, which often results in catastrophic down grade flooding. Dam failures are caused by one or a combination of the following: “breach from flooding or overtopping, ground shaking from earthquakes, settlement from liquefaction, slope failure, internal erosion from piping, failure of foundations and abutments, outlet leaks or failures, vegetation and rodents, poor construction, lack of maintenance and repair, misuse, improper operation, terrorism, or a combination of any of these” (Eldredge 46). The Utah State Engineer has been charged with regulating non-federal dams in the State since 1919. “In the late 1970's Utah started its own Dam Safety Section within the State of Utah Engineers Office to administer all non-federal dams in response to the Federal Dam Safety Act (PL-92-367)” (Eldredge 46).

The State Dam Safety Section has developed a hazard rating system for all non-federal dams in Utah. Downstream uses, the size, height, volume, and incremental risk/damage assessments of dams are all variables used to assign dam hazard ratings in the Dam Safety classification system. Using the hazard ratings systems developed by the Dam Safety Section, dams are placed into one of three classifications high, moderate, and low. Dams receiving a low rating would have insignificant property loss do to dam failure. Moderate hazard dams would cause significant property loss in the event of a breach. High hazard dams would cause a possible loss of life in the event of a rupture. The frequency of dam inspection is designated based on hazard rating with the Division of Water Rights inspecting high-hazard dams annually, moderate hazard dams biannually and low-hazard dams every five years. There are 151 dams within the Mountainland Region of those 43 have received a high hazard rating by Dam Safety.

The following information regarding a failure of both Jordanelle and Deer Creek Dams and resulting loss was prepared by the United States Department of the Interior Bureau of Reclamation entitled “Dam Failure and Maximum Operational Release, Inundation Study: Deer Creek Dam” completed, February 2002.

Introduction and Purpose

On February 27, 1995, the Commissioner of the Bureau of Reclamation (Reclamation) issued a policy statement regarding establishing an Emergency Management Program at Reclamation dams. This policy stated that Reclamation would offer technical support and assistance to communities and jurisdictions downstream of Reclamation dams to ensure that adequate dam-specific emergency operation plans are in place. Directives for the emergency management program state that Emergency Actions Plans (EAP) shall be developed and are to contain descriptions of potentially affected areas in the flood plain with inundation maps wherever appropriate. This dam failure study was prepared to meet the goals and objectives of the Commissioner’s directives.

The purpose of this study is to identify potential flood hazard areas resulting from the unlikely events of “sunny day” failure of Deer Creek Dam, the maximum operational release of Deer Creek Dam and the “sunny day” failure of Jordanelle Dam resulting in the failure of Deer Creek Dam due to overtopping.

These studies are standard practice within Reclamation and therefore do not reflect in any way upon the integrity of either Jordanelle or Deer Creek Dams.

Previous Studies

The Denver Office completed a previous Flood Inundation Study in June of 1990. It addressed two conditions, 1) a PMF (Probable Maximum Flood) causing the failure of Deer Creek Dam; and 2) a PMF (Probable Maximum Flood) causing the failure of Jordanelle Dam, which then results in the failure of Deer Creek Dam. Both scenarios were accomplished using the National Weather Service (NWS) DAMBRK model. Cross sections and some dam breach parameters were obtained from these studies for use in this report.

Description of Jordanelle Dam

Jordanelle Dam and reservoir is located on the Provo River in Wasatch County in north central Utah about 5 miles north of Heber City, Utah. Jordanelle Dam is a rolled earthfill structure with a fuse plug emergency spillway and outlet works. The reservoir has a storage capacity of 311,000 acre-feet at active conservation, which is elevation 6,166.4 feet. The total reservoir storage capacity is 361,500 acre-feet at elevation 6,182.0.

The rolled earth embankment section of Jordanelle Dam has a structural height of 300 feet and a crest length of 3820 feet at elevation 6185.0 feet.

The emergency fuse plug spillway is located near the left abutment and consists of an unlined inlet channel, a concrete lined trapezoidal channel, an earthen plug section, a concrete chute, and a 9.5-foot by 10-foot concrete double box conduit. The design flow of the spillway is 5,510 cfs at elevation 6182.0 feet.

The outlet works is located within the left abutment and consists of two primary outlet works intake structures one (LLOW) Low level outlet works and one (SLOW) selective level outlet works merging into a common outlet pipe and a bypass system. The capacities for the outlet works are 3,269 cfs and 2,153 cfs respectively at elevation 6,086.7. The bypass system taps into both the SLOW and LLOW upstream of the emergency gates with a capacity of 300 cfs at elevation 6,166.0 feet.

The primary purpose of the reservoir is to provide M&I water for use in Salt Lake City and northern Utah County. Additional project purposes include flood control, recreation, Heber Valley irrigation water, and fish and wildlife enhancement.

Description of Deer Creek Dam

Deer Creek Dam and reservoir are located on the Provo River about 16 miles northeast of Provo, Utah and about 10 miles southwest of Heber City, Utah. Deer Creek Dam consists of a zoned earthfill structure, spillway and outlet works. The reservoir has a storage capacity of 152,570 acre-feet at the top of the gates, which is elevation 5,417 feet.

Deer Creek Dam has a structural height of 235 feet and a crest length of 1,304 feet at elevation 5,425 feet. There is a parapet wall, which extends 3.5 feet above the crest to elevation 5,428.5 feet.

The concrete chute spillway, located on the right abutment of the dam, is controlled by two 21- by 20-foot high radial gates. The spillway crest elevation is 5,397.0 feet and has a capacity of 12,000 cfs at elevation 5,420.1 feet.

The outlet works, located in the left abutment of the dam consists of: a drop type trashrack structure, a 12-foot-diameter circular tunnel, a gate chamber with two 5-foot by 6-foot high-pressure emergency gates side by side, an 11-foot 6-inch by 17-foot access tunnel which holds two 72-inch-diameter steel penstocks that carry water into the power plant. The capacity of the outlet works is 1,500 cfs at elevation 5,420 feet.

Deer Creek Reservoir is part of a collection system, which stores and releases water from the Duchesne River, Weber River, and also the Provo River drainage. The primary recipients of the water are cities and farms along the Wasatch Front. It also provides year-round power generation and is used heavily for recreational purposes.

Method of Analysis

The primary purpose of the inundation maps is for warning and evacuation in the event of a dam failure or a large reservoir release. Values chosen to approximate physical characteristics such as dam failure breach parameters, channel roughness coefficients, etc., are based on assumptions and are used to produce best estimates of the downstream inundation. Thus, actual inundation were it to occur, could be greater or less than that indicated on the inundation maps.

For this study, the results of the one dimensional National Weather Service (NWS) DAMBRK model performed by the Denver Office was used to obtain the dam break flows from both Jordanelle Dam to Deer Creek Dam and from Deer Creek Dam to the mouth of Provo Canyon. However, the terrain beyond the mouth of Provo canyon is an alluvial fan, which unlike the narrow confined canyon, is a broad, flat plain. A two dimensional model is more appropriate for this type of terrain. It provides a more accurate depiction of the topography and allows for the water to spread and follow multiple drainage paths. The modeling tools used for the Orem/Provo areas utilized the Danish Hydraulic Institute's MIKE 21 two-dimensional hydrodynamic flow model. MIKE 21 is a 2-D finite difference model that simulates unsteady 2-D flows in (vertically homogeneous) fluids using the Saint Venant equations. ARCINFO GIS software is used as both a pre and post processor for the MIKE 21 model. Data used for the Deer Creek Dam models came from 7.5 minute, 10-meter resolution, digital elevation models (DEM) prepared by Land Info Inc., of Aurora, Colorado. The 10-meter data was then resampled at 30-meter cell size for use in the MIKE 21 models. The 10-meter elevation data appeared to be satisfactory for this study however for a more detailed study of the metropolitan area a better resolution of elevation data is recommended.

Study Details

Sunny Day Failure of Jordanelle Dam resulting in the failure of Deer Creek Dam due to overtopping.

The model using the National Weather Service DAMBRK program, with BOSS Corporation software enhancements, was used in the routing from Jordanelle Dam thru Deer Creek Reservoir and then to the mouth of the Provo canyon. The MIKE 21 two-dimensional (2-D) computer model was used in routing the releases from the mouth Provo canyon to Utah Lake.

Cross sections of the downstream areas of both Jordanelle and Deer Creek Dams that were used in the DAMBRK model were obtained from the 1990 study performed by the Denver Office.

The storage capacity for Jordanelle Reservoir was taken from the 1993 area capacity tables. Jordanelle reservoir water surface is assumed to be at active conservation, elevation 6166.4 feet, at the beginning of the piping failure simulation. The failure of Jordanelle Dam was assumed to develop in 2.0 hours, with piping beginning at elevation 6,000 feet. A bottom breach width of 500 feet was assumed, with side slopes of 1: 0.50, which resulted in a peak flow of 3,542,000 cfs.

Table 4.5 indicates the sensitivity of breach parameters by varying the time of dam breach formation and leaving the other parameters the same. The 2-hour breach time was assumed conservative considering the design and construction criteria of the dam.

Breach Parameters of Jordanelle Dam

Time of Breach Formation (hours)	Bottom Breach Width (feet)	Breach Side Slopes	Maximum Flow at Jordanelle Dam (CFS)
1.0	500	1: 0.50	5,020,000
*2.0	500	1: 0.50	3,542,000
3.0	500	1: 0.50	2,806,000

The storage capacity for Deer Creek Reservoir was taken from the 1962 area capacity tables. Deer Creek reservoir water surface is assumed to be at top of conservation, elevation 5417 feet at the beginning of Jordanelle Dam Failure. Deer Creek Dam is assumed to fail when the water surface reaches 1 foot over the top of the parapet wall at elevation 5428.5 feet. The breach develops in 1 hour and achieves a bottom breach width of 300 feet. A DAMBRK hydrograph, was taken at the mouth of Provo Canyon at river mile 10.0, and used as input data for the MIKE 21 model. The MIKE 21 input parameters used in this routing are listed in Table 4.6.

MIKE 21 input parameters

Flooding parameter*	0.15 meters
Drying parameter*	0.1 meters
Time step interval	1 second
Mannings “n” value	0.04

* The flooding parameter sets the minimum water depth required in a given cell in order for water to begin flowing into adjacent model cells. Conversely, the drying parameter sets a depth requirement below which the cell begins to dry out.

Sunny Day Failure of Deer Creek Dam due to piping

The model using the National Weather Service DAMBRK program, with BOSS Corporation software enhancements were used in the routing to the mouth of Provo canyon. The MIKE 21 two-dimensional (2-D) computer model was used in routing the releases from the mouth Provo canyon to Utah Lake. Cross sections of the downstream areas of both Jordanelle and Deer Creek Dams used in the DAMBRK model were obtained from the 1990 study performed by the Denver Office.

Deer Creek reservoir water surface is assumed to be at top of conservation, elevation 5417 feet at the beginning of the piping failure. The breach is assumed to develop in 1 hour and achieve a bottom breach width of 500 feet, which resulted in a peak flow of 1,550,000 cfs. Table 4.7 indicates the sensitivity of breach parameters by varying the time of dam breach formation and leaving the other parameters the same. The 1-hour breach time was assumed conservative considering the design and construction criteria of the dam.

Breach Parameters of Deer Creek Dam

Time of Breach Formation (hours)	Bottom Breach Width (feet)	Breach Side Slopes	Maximum Flow at Deer Creek Dam (CFS)
0.5	500	1: 0.50	1,826,000
1.0	500	1: 0.50	1,550,000
2.0	500	1: 0.50	1,275,000

A DAMBRK hydrograph, was taken at the mouth of Provo Canyon at river mile 10.0, and used as input data for the MIKE 21 model. The MIKE 21 input parameters used in this routing are listed in Table 4.8.

MIKE 21 input parameters

Flooding parameter*	0.3 meters
Drying parameter*	0.2 meters
Time step interval	1 second
Mannings “n” value	0.04

* The flooding parameter sets the minimum water depth required in a given cell in order for water to begin flowing into adjacent model cells. Conversely, the drying parameter sets a depth requirement below which the cell begins to dry out.

Deer Creek Dam Maximum Operational Release

The maximum operational release from Deer Creek Dam was modeled using a constant outflow of 13,500 cfs. The 13,500 cfs release was based on the maximum release from the dam and was used to indicate maximum water depths at each cross section using a constant flow. This was considered a conservative estimate based on the assumption that the flow would not generally maintain this volume at each cross section, but instead would decrease in depth as the reservoir emptied. The same constant flow of 13,500 cfs was used as input data for the MIKE 21 model, which begins at the mouth of Provo Canyon. MIKE 21 input parameters are listed in Table 4.9.

MIKE 21 input parameters

Flooding parameter*	0.3 meters
Drying parameter*	0.2 meters
Time step interval	1 second
Mannings “n” value	0.04

* The flooding parameter sets the minimum water depth required in a given cell in order for water to begin flowing into adjacent model cells. Conversely, the drying parameter sets a depth requirement below which the cell begins to dry out.

Downstream routing and description

The study begins at Jordanelle Dam located on the Provo River about 5 miles north of Heber City, Utah, and extends through Deer Creek Reservoir and Dam to Utah Lake near Provo, Utah. Seven cross sections from the study performed in 1991 were used to identify the area below Jordanelle Dam. The cross sections extended along the Provo River approximately 9.0 river miles to Deer Creek Reservoir. Six cross sections from the study performed in 1991 were used to identify the area below Deer Creek Dam. The cross sections extended along the Provo River approximately 10 river miles to the mouth of Provo Canyon. The cross sections were obtained using U.S. Geological Survey Quadrangle maps (Scale 1:24000) consisting of 40-foot contours. The Manning's n value used to represent the roughness coefficient of the downstream channel to the mouth of the canyon was 0.04. Some minor adjustments were made to some of the cross sections in order to obtain numerical stability in the DAMBRK model. Beyond the mouth of the canyon, it flows through some of Orem and Provo, Utah and then into Utah Lake.

Study Results

The results indicate that flooding resulting from the sunny day failures of either Jordanelle or Deer Creek Dams will inundate the residential areas along the Provo Canyon corridor and in Orem and Provo, which could result in the loss of life. In addition, parts of Springville located within the flood plain south of Provo, Utah as well as major highways and road crossings would be heavily impacted by the floodwaters.

The routings of the floods were terminated at approximately 10 hours for the sunny day failure of Jordanelle and Deer Creek Dams. About 10 hours after flooding begins, most of the floodwaters are safely contained by Utah Lake. The results of the flood routing are listed in the attached tables.

Sunny day failure of Jordanelle Dam resulting in the failure of Deer Creek Dam due to overtopping, identifies results obtained from the sunny day failure of Jordanelle Dam modeled as a piping failure. The table includes the maximum water surface, peak flows, and flood arrival times from the beginning of the failure of Jordanelle Dam to the flood arrival at the mouth of Provo Canyon.

Sunny day failure of Jordanelle Dam

River Miles Downstream of Deer Creek Dam	Maximum Water Surface Elev (Feet)	Depth Above Streambed (Feet)	Arrival Time of Leading Edge (Hrs)	Arrival Time of Peak Flow (Hrs)	Maximum Flow (CFS)	Location
0.0	5439	165	River Miles Downstream of Deer Creek Dam	2.5	3,573,000	Deer Creek Dam
10.0	4926	104	2.0	2.9	3,124,000	Mouth of Provo Canyon

*Arrival times are from the beginning of Jordanelle Dam failure
 *Mile 0.0 is at the downstream toe of Deer Creek Dam

Sunny day failure of Jordanelle Dam resulting in the failure of Deer Creek Dam identifies results obtained from the sunny day failure of Jordanelle Dam. The table covers the area from the mouth of Provo Canyon to Utah Lake. Maximum discharge and times, at Provo City, were extracted from the MIKE21 model output file for use in the table.

Sunny day failure of Jordanelle Dam

River Miles Downstream of Deer Creek Dam	Estimated Time to Leading Edge (Hrs)	Time to Maximum Discharge (Hrs)	Calculated Maximum Discharge (CFS)	Location
14.5	2.5	3.0	3,085,000	Provo City

*Times to discharges are from the beginning of Jordanelle Dam failure

Sunny day failure of failure of Deer Creek Dam identifies results obtained from the sunny day failure of Deer Creek Dam modeled as a piping failure. The table includes the maximum water surface, peak flows, and flood arrival times from the beginning of the failure of Deer Creek Dam to the flood arrival at the mouth of Provo Canyon.

Sunny day failure of Deer Creek Dam

River Miles Downstream of Deer Creek Dam	Maximum Water Surface Elev (Feet)	Depth Above Streambed (Feet)	Arrival Time of Leading Edge (Hrs)	Arrival Time of Peak Flow (Hrs)	Maximum Flow (CFS)	Location
0.0	5381	107	0.1	0.7	1,550,000	Deer Creek Dam
10.0	4915	93	0.8	1.1	1,397,000	Mouth of Provo Canyon

*Arrival times are from the beginning of Deer Creek Dam failure

*Mile 0.0 is at the downstream toe of Deer Creek Dam

Sunny day failure of Deer Creek Dam, identifies results obtained from the sunny day failure of Deer Creek Dam. The table covers the area from the mouth of Provo Canyon to Utah Lake. Maximum discharge and times, at Provo City, were extracted from the MIKE21 model output file for use in the table.

Sunny day failure of Deer Creek Dam

River Miles Downstream of Deer Creek Dam	Estimated Time to Leading Edge (Hrs)	Time to Maximum Discharge (Hrs)	Calculated Maximum Discharge (CFS)	Location
14.5	0.9	1.2	1,386,000	Provo City

*Times to Maximum discharge are from the beginning of Deer Creek Dam failure

Maximum operational release of Deer Creek Dam identifies the results of the maximum operational release from Deer Creek Dam to the mouth of Provo Canyon, based on the maximum release of 13,500 cfs. The table includes the maximum water surface, depth above streambed, and peak flows obtained at the cross sections modeled.

Maximum operational releases of Deer Creek Dam (Releases are based on continuous flow of 13,500 cfs)

River Miles Downstream of Deer Creek Dam	Maximum Water Surface (Elev)	Depth Above Streambed (Feet)	Maximum Flow (CFS)
0.0	5289	15	13,500
10.0	4836	14	13,500

*Mile 0.0 is at the downstream toe of Deer Creek Dam

Inundation Maps

Inundation maps produced from this study are shown on U.S. Geological Survey Quadrangle maps (Scale 1:24,000). They combine flood inundation boundaries from both the National Weather Service's (NWS) DAMBRK one dimensional model, which was used to route flows between Deer Creek Dam and the mouth of Provo Canyon, and MIKE 21, the two dimensional model which terminates at Utah Lake. The flood inundation boundaries shown on the maps for each scenario were taken from the 1993 study and are depicted in red from the dam to the mouth of Provo Canyon. The flood boundaries from the mouth of Provo Canyon to Utah Lake are color coded according to water depth. The water depths shown on the map represent an estimate of the maximum water depth that could occur at various locations within the inundated area. Also shown are colored lines that indicate the progression of the leading edge of the flooding at various time intervals. These time-sequenced flood-progression lines do not correlate directly to the water depths of the maximum inundation boundary. The inundation boundary for the 1-D operational release from Deer Creek Dam to the mouth of Provo canyon was not included on the maps due to the coarse topography indicated on the 1:24000 scale quadrangles.

The maps are located in the county annexes.

General Methodology

In addition to the above study and inundation maps, the Utah Dam Safety Section provided inundation maps for other dams in the Mountainland Region. This spatial data was again overlaid with the regional inventory to create loss estimates.

Wildland Fire

Identifying Hazards

A wildfire is an uncontrolled fire spreading through vegetative fuel often exposing or consuming structures. Wildfires often begin unnoticed and spread quickly and are usually sighted by dense smoke. Wildfires are placed into two classifications Wildland and Urban-Wildland Interface. Wildland fires are those occurring in an area where development is essentially nonexistent, except for roads, railroads, or power lines. Urban-Wildland Interface fire is a wildfire in a geographical area where structures and other human development meet or intermingle with wildland or vegetative fuels. URWIN areas are divided into three subclasses, each evident in counties within Mountainland:

Occluded

Occluded interface, are areas of wildlands within an urban area for example a park bordered by urban development such as homes.

Intermixed

Mixed or intermixed interface areas contain structures scattered throughout rural areas covered predominately by native flammable vegetation.

Classic

Classic interface areas are those areas where homes press against wildland vegetation along a broad front.

When discussing wildfires it is important to remember that fires are part of a natural process and are needed to maintain a healthy ecosystem. Three basic elements are needed for a fire to occur (1) a heat source (2) oxygen and (3) fuel. Two of the three sources are readily available in the counties making up the Mountainland region. Major ignition sources for wildfire are lightning and human causes such as arson, prescribed burns, recreational activities, burning debris, and carelessness with fireworks. On average, 65 percent of all wild fires started in Utah can be attributed to human activities. Once a wildfire has started, vegetation, topography and weather are all conditions having an affect wildfire behavior.

Methodology

Spatial data for potential wildfire areas were obtained from the Utah Department of Forestry, Fires and State Lands and the National Forest Service. As with other hazards, the simple and effective spatial methodology was to overlay these data sets with the regional inventory within GIS to produce loss estimates.

Potential Mitigation Strategies

The following mitigation strategies have been provided so that communities may be aware of measures that could be used to limit the exposure to Wildland Fire related damage.

Prevention

- Zoning ordinances to reflect fire risk zones

- Regulate development areas near fire protection and water resources
- Planning to include: spacing of buildings, firebreaks, on-site water storage, wide roads, multiple access
- Code standards for roof materials and fire protection systems
- Maintenance programs to clear dead and dry brush
- Regulations on open fires
- Open space around structures

Property Protection

- Retrofitting roofs, add spark arrestors
- Create and maintain defensible space
- Insurance
- Eliminate ladder fuels
- Install sprinkler systems
- Develop fire resistant plans
- Have home addresses clearly displayed
- Clean out rain gutters

Natural Resource Protection

- Require mitigation of development in high-risk areas
- Understand impact of non-native vegetation
- Promote tread soft ATV use
- Develop watershed management plans
- Maintain watersheds
- Establish and promote fuel reduction

Emergency Services

- Mutual aid agreement for fire fighting
- Participate in State Wildfire Suppression Fund
- Develop and exercise local wildfire response plan and evacuation plans

Structural Projects

- Construct wildfire fuel breaks
- Install Heliport water stations
- Tree and underbrush thinning in critical areas
- Increase the number of fire hydrants
- Install water tanks

Public information

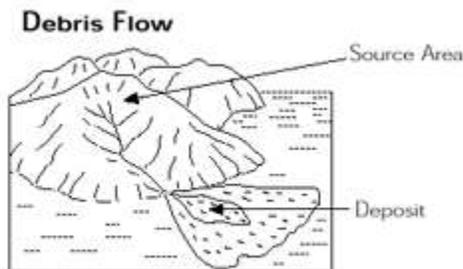
- Develop maps for wildfire hazard areas
- Mail wildfire information to owners high-risk structures
- Develop urban wildfire “How to protect your home from Wildfires” book
- Publish newspaper articles on wildfires

- Presentations on wildfires at community meetings
- Develop displays for public buildings and events
- Real estate disclosure of high hazard wildland fire area

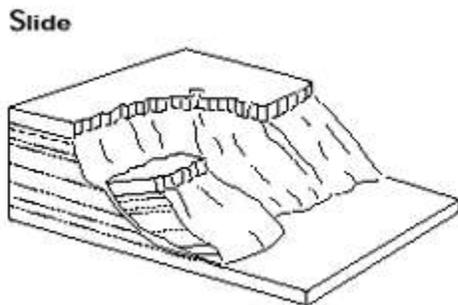
Landslides

Landslides are a “down slope movement of a mass of rock, earth, or debris”. Landslides, often referred to as mass wasting or slope failures, are one of the most common natural disasters (Cruden 36). Slope failures can vary considerably in shape, rate of movement, extent, and effect on surrounding areas. Slope failures are classified by their type of movement, and type of material. The types of movement are classified as falls, slides, topples, and flows. “The types of material include rock, debris (coarse grained soil) and earth (fine grained soil)” (Eldredge 17). “Types of slope failures then are identified as rock falls, rock slides, debris flows, debris slides, and so on” (Eldredge 17). Slope failures occur because of either an increases in the driving forces (weight of slope and slope gradient) or a decrease in the resisting forces (friction, or the strength of the material making up a slope). “Geology (rock type and structure), topography (slope gradient), water content, vegetative cover, and slope aspect are important factors of slope stability” (Eldredge 18).

Three Common Types of Landslides in Utah



Debris flows consist of sediment-water mixtures that flow down a streambed or hillside, commonly depositing sediment at canyon mouths in fan like deposits know as alluvial fans.



Slides are down slope movements of soil or rock on slopes.



Rock falls consist of rock(s) falling from a cliff or cut slope and are very common in the canyon country of southern Utah.

Conditions That Make Slopes More Susceptible to Landslides

- Discontinuities: faults, joints, bedding surfaces.
- Massive Materials over soft materials.
- Orientations of dip slope: bedding plans that dip out of slope.
- Loose structure and roundness.
- Adding weight to the head of a slide area: rain, snow, landslides, mine waste piles, buildings, leaks from pipes, sewers, and canals, construction materials fill materials.
- Ground shaking: earthquakes or vibrations.
- Increase in lateral spread caused by mechanical weathering.
- Removal of lateral support.
- Human activities: cut and fill practices, quarries, mine pits, road cuts, lowering of reservoirs.
- Removing underlying support: under cutting of banks in a river.
- Increase in pore water pressure: snow melt, rain, and irrigation.
- Loss of cohesion.

Methodology

Spatial data for potential landslide areas were obtained from the Utah Geological Survey. Unfortunately, such data does not exist for Summit County. Therefore topographical data was analyzed within GIS software to create areas of potential landslides. While this may be a simple method of producing such data, ignoring the potential within this study is ineffective. As with all hazard data and analyses within this plan, additional study by experienced professionals should be done to determine definitive information on the location of hazards and the extent of potential damages. As with other hazard methodologies, the simple and effective spatial methodology was to overlay these data sets with the regional inventory within GIS to produce loss estimates.

Potential Mitigation Strategies

The following mitigation strategies are provided so that communities may be aware of methods that could be used to limit the exposure to landslide/Problem Soils related damage.

Prevention

- Planning and zoning restrictions and regulations
- Open Space
- Building Codes
- Drainage system maintenance
- Monitor and evaluate areas after wildfire
- Install ground monitoring instruments on landslide-prone areas
- Establish codes (grading, construction, excavation) in landslide prone areas

Property Protection

- Insurance
- Remove soil
- Ensure rain gutters and sprinklers are directed away from structures
- Control and monitor surface and ground water drainage
- Control building in areas of landslides
- Evaluate property maintenance in areas of landslides (over watering)
- Plan proper valving of waterlines to ensure quick turn off in the event of a waterline break

Natural Resource Protection

- Leave area as open space
- Identify structures impacted by problem soils
- Complete a watershed management plan
- Limit use of ATVs in areas off landslides to manage erosion
- Evaluate impact of wildfire in areas of landslides
- Mitigate development in landslide-prone areas
- Maintain natural vegetation

Emergency Services

- Identify structures impacted by problem soils
- Monitor and warning systems
- Evacuation plans and exercises
- Critical Facilities Protection
- Equip emergency crews with water valve shut-off keys

Structural Projects

- Pre-soak and/or compact soils
- Install drain fields
- Bring in structural fill
- Build buttress, retaining walls and other engineered structures
- Install subsurface drainage materials
- Remove potential landslide debris

Public information

- Develop information on problem soils
- Outreach information on problem soil mitigation
- Map soils and landslide areas
- Real estate disclosure
- Notice to homeowners in landslide areas detailing hazard
- Library
- Technical Assistance
- Education

Part V

Regional Hazards

Introduction

Hazards such as severe weather, infestations, and drought have been recognized as regional hazards for this plan. Mountainlands is such a small area that identifying one portion of the region being more prone to these hazards than another is impossible due to the lack of data and their widespread nature. Each individual jurisdiction has the opportunity to address these hazards on an individual mitigation level however limited data dictates that the risk assessment and profile data be at a regional level.

Severe Weather

For the purpose of this mitigation plan the term “severe weather” is used to represent downbursts, lightning, heavy snowstorms, blizzards, avalanches, hail, and tornados.

Downbursts

A downburst is a severe localized wind, blasting from a thunderstorm. Depending on the size and location of these events, the destruction to property may be devastating. Downbursts fall into two categories by size: microbursts, which cover an area less than 2.5 miles in diameter, and macrobursts, which cover an area with a diameter larger 2.5 miles.

Lightening

During the development of a thunderstorm, the rapidly rising air within the cloud, combined with the movement of the precipitation within the cloud, causes electrical charges to build. Generally, positive charges build up near the top of the cloud, while negative charges build up near the bottom. Normally, the earth’s surface has a slight negative charge. However, as the negative charges build up near the base of the cloud, the ground beneath the cloud and the area surrounding the cloud becomes positively charged. As the cloud moves, these induced positive charges on the ground follow the cloud like a shadow. Lightening is a giant spark of electricity that occurs between the positive and negative charges within the atmosphere or between the atmosphere and the ground. In the initial stages of development, air acts as an insulator between the positive and negative charges. When the potential between the positive and negative charges becomes to great, there is a discharge of electricity that we know as lightning.

Heavy Snowstorms

A severe winter storm deposits four or more inches of snow during a 12-hour period or six inches of snow during a 24-hour period. According to the official definition given by the U.S. Weather Service, the winds must exceed 35 miles per hour and the temperature must drop to twenty degrees Fahrenheit 20° F or lower. All winter storms make driving extremely dangerous.

Blizzards

A blizzard is a snowstorm with sustained winds of 40 miles per hour (mph) or more or gusting winds up to at least 50 mph with heavy falling or blowing snow, persisting for one hour or more, temperatures of ten degrees Fahrenheit (10° F) or colder and potentially life-threatening travel conditions. The definition includes the conditions under which dry snow, which has previously fallen, is whipped into the air and creates a diminution of visual range.

Avalanches

Avalanches are a rapid down-slope movement of snow, ice, and debris. Snow avalanches are a significant mountain hazard in Utah, and nationally account for more deaths each year than earthquakes. Avalanches are the result of snow accumulation on a steep slope and can be triggered by ground shaking, sound, or a person. Avalanches consist of a starting zone, a track, and a run-out zone. The starting zone is where the ice or snow breaks loose and starts to slide. The Track is the grade or channel down which an avalanche travels. The run-out zone is where an avalanche stops and deposits the snow.

The two main factors affecting avalanche activity include weather and terrain, large frequent storms combined with steep slopes result in avalanche danger. Additional factors that contributing to slope stability are amount of snow, rate of accumulation, moisture content, snow crystal types and the wind speed and direction. In Utah, the months of January through April have the highest avalanche risk.

Topography plays a vital role avalanche dynamics. Slope angles between 30 to 45 degrees are optimum for avalanches with 38 degrees being the bulls-eye. Slopes with an angle above 45 degrees continually slough eliminating large accumulation. The risk of avalanches decreases on slope angles below 30 degrees.

Types of Avalanches Common in Utah:

Dry or slab avalanches: occur when a cohesive slab of snow fractures as a unit and slides on top of weaker snow, breaking apart as it slides. Slab avalanches occur when additional weight is added quickly to the snow pack, overloading a buried weaker layer. Dry snow avalanches usually travel between 60-80 miles per hour, reaching this speed within 5 seconds of the fracture, resulting in the deadliest form of snow avalanche.

Wet avalanches: occur when percolating water dissolves the bonds between the snow grains in a pre-existing snow pack, this decrease the strength of the buried weak layer. Strong sun or warm temperatures can melt the snow and create wet avalanches. Wet avalanches usually travel about 20 miles per hour.

Hail Storms

Hailstones are large pieces of ice that fall from powerful thunderstorms. Hail forms when strong updrafts within the convection cell of a cumulonimbus cloud carry water droplets upward causing them to freeze. Once the droplet freezes, it collides with other liquid droplets that freeze on contact. These rise and fall cycles continue until the hailstone becomes too heavy and falls from the cloud.

Tornados

A tornado is a violently rotating column of air extending from a thunderstorm to the ground. Tornados often occur at the edge of an updraft or within the air coming down from a thunderstorm. Tornados can have wind speeds of 250 miles per hour or more, causing a damage zone of 50 miles in length and 1 mile wide. Most tornados have winds less than 112 miles per hour and zones of damage less than 100 feet wide.

Waterspout

Waterspouts are simply tornadoes that form over warm water. This typically occurs in Utah during a cold fall or late winter storm.

Scale

Tornadoes are classified by wind damage using the Fujita Scale. The National Weather Service has used the Fujita Scale since 1973. This scale uses numbers from 0 through 5 with higher numbers assigned based on the amount and type of wind damage.

Fujita Scale

Category F0	Gale tornado (40-72 mph)	Light damage. Some damage to chimneys; break branches off trees; push over shallow-rooted trees; damage to sign boards.
Category F1	Moderate tornado (73-112 mph)	Moderate damage. The lower limit is the beginning of hurricane wind speed; peel surface off roofs; mobile homes pushed off foundations or overturned; moving autos pushed off roads.
Category F2	Significant tornado (113-157 mph)	Considerable damage. Roofs torn off frame houses; mobile homes demolished; boxcars pushed over; large trees snapped or uprooted; light-object missiles generated.
Category F3	Severe tornado (158-206 mph)	Severe damage. Roofs and some walls torn off well constructed houses; trains overturned; most trees in forest uprooted; cars lifted off ground and thrown.
Category F4	Devastating tornado (207-260 mph)	Devastating damage. Well-constructed houses leveled; structure with weak foundation blown off some distance; cars thrown and large missiles generated.
Category F5	Incredible tornado (261-318 mph)	Incredible damage. Strong frame houses lifted off foundations and carried considerable distance to disintegrate; automobiles-size missiles fly through the air in excess of 100 yards; trees debarked; incredible phenomena will occur.

Methodology

Due to the random nature of severe weather events, designating areas that are more susceptible versus the rest of the region is nearly impossible. With the exception of avalanches, it is impossible to spatially designate areas of potential events without either covering the entire map. To that end only hazard profiles have been done and are discussed further in the county annexes portion of this plan. Great effort was made to obtain both historical and spatial data for avalanches. Unfortunately, none was made available for this plan and is therefore also dealt with on a regional level.

Potential Mitigation Strategies

The following mitigation strategies are provided so that communities may be aware of methods that could be used to limit the exposure to Severe Weather/Avalanche related damage.

Prevention

- Early warning and notification systems
- Building codes to address wind shear and snow load
- Properly ground structures for lightning
- Public education for severe weather conditions
- Restrict development in avalanche prone areas

Property Protection

- Structural tie downs of roofs in high wind areas
- Mitigate development in areas of avalanche potential
- Monitor NWS weather warnings and watches

Natural Resource Protection

- Evaluate the impacts of severe weather
- Mitigate development in areas of avalanche

Emergency Services

- Monitor NWS weather warnings and watches
- Develop plans and exercises for severe weather

Structural Projects

- Install sheds over roads below avalanche terrain
- Install drift fences along snow drift areas
- Install avalanche fencing along ridgelines for wind blown snow
- Promote Weatherization programs

Public information

- Develop outreach document on avalanche safety
- Become a NWS Storm Ready Community
- Promote Lightning Safety Week

- Develop cold weather safety materials
- Ensure that at risk groups, such as the elderly, are checked on during severe weather

Assessing Vulnerability

Severe weather can be a regular part of living in the Mountainland Region. Fortunately the intensity of severe weather in the region has been limited to moderate levels.

Development Trends

In some instances, growth in certain areas such as mountainsides and canyons can increase the possibility of microclimates and avalanche danger. Development higher on mountainsides in some instances can lead to greater susceptibility. Communities should develop education requirements as part of the development process.

Profile

Frequency	Frequent Multiple events happen each year.
Severity	Moderate
Location	Region wide with some locations more frequent due to geography.
Seasonal Pattern	All year depending upon the type of event.
Duration	Seconds to Days
Speed of Onset	Immediate
Probability of Future Occurrences	11 (average) events per year. There have been 507 recorded events since 1960.

History

Due to the large number of incidents that have been recorded the history table was omitted from this section of the plan and inserted into the annex section.

Drought

Drought is a normal recurrent feature of climate, although many people in Utah erroneously consider it a rare and random event. It occurs in virtually all-climatic zones, while its characteristics vary significantly from one region to another. Droughts, simply put, are cumulative hazards, which result from long periods of below normal precipitation. Drought is a temporary aberration and differs from aridity since the latter is restricted to low rainfall regions and is a permanent feature of climate.

The State of Utah, uses the Palmer Drought Severity Index or (PDSI) to quantify the existence of a drought. Using the PDSI, drought is expressed as a negative number. Much of the basis, used by the State, to determine drought years, or drought periods, comes from the PDSI. In addition, the State Climatologist, the National Geophysical Data Center of NOAA, and the National Drought Mitigation Center use the PDSI.

For the most part droughts no longer affect the availability of drinking water, thus they no longer place peoples' lives at risk, the same cannot be said for a person's livelihood. Numerous water projects throughout the state have placed enough water in storage to insure drinking water. Prolonged droughts have a significant effect on agricultural and agribusinesses, within the states dependent on irrigation water. Droughts also stress wildlife, and heighten the risk of wildfire.

Potential Mitigation Strategies

The following mitigation strategies are provided so that communities may be aware of measures that could be used to limit the exposure to drought related damage.

Prevention

- Establish economic incentives for water conservation
- Encourage water conservation
- Develop early warning system, monitoring programs
- Implement water metering and leak detection programs

Property Protection

- Identify potential for wildfire due to drought
- Identify secondary effects from drought
- Drought Insurance

Natural Resource Protection

- Legislation to protect stream flows
- Protect water aquifers
- Alert procedures for water quality issues
- Create inventory of pumps, filters and other equipment

Emergency Services

- Establish water hauling programs
- List livestock watering locations
- Establish hay hotline
- Fund water system improvements (wells, systems, reservoir)
- Lower well intakes
- Develop drought contingency plans
- Issue emergency permits for water use

Structural Projects

- Redesign or create new reservoir storage
- Provide pumps and piping for distribution

Public information

- Develop drought education material
- Water conservation outreach material
- Other outreach for awareness

Assessing Vulnerability

Drought is a condition that affects every corner of the Mountainland Region. As most of the agriculture in the region is irrigated, low water levels can have the greatest effect on rural communities where farming is still prominent. As growth occurs, water will continue to be converted to non agricultural uses and therefore increasing remaining farmer’s vulnerability to drought. Each of the three counties have rural communities that could be effected.

Development Trends

As the state and region continue to grow, drought will become a more pronounced threat. Existing water storage such as reservoirs has been able to minimize the effects of drought on people and agriculture to this point. Both future and current water users will need to develop more sustainable practices to ensure the will continue to have only moderate effects on the region.

Profile

Frequency	Frequent
Severity	Severe primarily to agriculture
Location	Region wide
Seasonal Pattern	Summer.
Duration	Up to 10 years.
Speed of Onset	Incremental with impact increasing.
Probability of Future Occurrences	Mild - .1 Moderate – .064 Severe - .027

History

Palmer Drought Index Periods of drought for Region 3 (Utah County)	Palmer Drought Index Periods of drought for Region 5 (Wasatch and Summit Counties)
2000 to 2003	2000 to 2002
1987 to 1990	1992 to 1994
1976 to 1977	1987 to 1990
1959 to 1961	1976 to 1979
1952 to 1954	1931 to 1935
1939 to 1940	1900 to 1905
1933 to 1935	
1900 to 1905	

Infestation

Infestation normally deals with insect infestations; however, infestations may also include rodent or other animal invasion. To infest means to spread or swarm over in a troublesome manner. The Mountainland Region has had two



recent infestations. The most devastating invasion, in relation to cost, has been the Mormon Cricket. In June of 2003, Utah Governor Mike Leavitt declared a State of Emergency in 18 of Utah's 29 counties, where crickets and grasshoppers had eaten 1.5 million acres. Problems associated with cricket infestations usually



deal with crop loss as well as loss of rangeland for cattle and sheep.

Consumption of residential landscaping is also a problem and more homes are built in western Utah County in which is in the path of crickets. The crickets usually travel from west to east, starting in Nevada. In some instances the cricket mass is so large and dense that cars and trucks lose traction on roads. Vehicles sliding off of roads can cause property damage and personal injury.

The Mormon cricket has reached legendary status in the State of Utah. This devastating insect plagued the early pioneers. Today, 150 years later, the Mormon cricket still economically devastates some parts of Utah.

Economic Damage

The Mormon cricket is not a true cricket. The insect resembles more a lifestyle of a grasshopper. Mormon crickets are of economic importance in the fact that they destroy plants on rangeland, cropland, and vegetable gardens. Male and female Mormon crickets are large insects and can reach lengths of two and



one-half inches during the adult stage. The female Mormon cricket is distinguished by the long ovipositor that also looks like a type of "stinger" located at the end of the abdomen. The male lacks this ovipositor. The Mormon cricket can be economically devastating. It has been calculated that a Mormon cricket at a density of one per square yard can consume 38 pounds of dry weight rangeland forage per acre. In Utah, the Mormon cricket destroys sagebrush, alfalfa, small grains, seeds, grasses, and vegetable crops.

Life Cycle and Characteristics

Mormon crickets hatch during the spring, and depending on elevation usually around the first few weeks of April. Young Mormon crickets are called nymphs. These nymphs develop during the spring months. They undergo seven stages of development called in-stars. It takes 60 to 90 days for the Mormon cricket to pass through these seven stages and obtain the adult stage. The female Mormon cricket lays its eggs during the summer months. The incubation of the eggs occurs during the fall and winter months. The eggs start hatching when soil temperatures reach 40 degrees Fahrenheit. The Mormon cricket cannot fly, but is still an extremely mobile insect. When the crickets are young, they do not migrate long distances. After about the fourth in-star and during the adult stage the Mormon crickets become ravenous and start banding together. Once the crickets have banded together, they begin migrating. During their migrations

they destroy everything in their path. Mormon crickets are usually found migrating when skies are clear and temperatures are around 60 to 90 degrees Fahrenheit. In Utah, the crickets migrate under favorable conditions around 10:00 a.m. until about 2:00 p.m. Mormon crickets in the adult stage can cover a mile a day and up to 50 miles in a single season. During the night and during cold, wet weather, Mormon crickets clump together and can be seen clinging together on grasses and brush. They will also burrow underneath grass and brush to keep warm. The Mormon cricket is a hearty insect. They have been seen feeding when temperatures were less than 35 degrees Fahrenheit.

Potential Mitigation Strategies

The most effective way to reduce Mormon cricket populations is to use carbaryl bait. The trade name is Sevin bait. This is usually oatmeal coated with the chemical insecticide carbaryl. The recommended application rate is 10 pounds to the acre. Using hand-held fertilizer spreaders can spread the bait or large machines that blow the poisoned grain a long distance. The idea is to apply a barrier of bait around or in front of a band of migrating crickets. Once the first wave consumes the bait they will die within a few minutes. The crickets coming from behind will eat the dead crickets causing a chain reaction of crickets being killed by the bait. Mormon crickets do not fly so they will almost always hit the barrier of poisoned bait. Many ranchers and farmers will apply the bait around the perimeter of their fields to reduce the number of crickets invading. Bait is also applied along roadsides to reduce the risk of car accidents from large numbers of crickets crossing highways. It is best to apply the bait when the crickets are still young or in the developing stages. Insecticide sprays such as Malathion could be effective against the Mormon cricket if they were sprayed during the nymphal stage. These insecticide sprays usually aren't recommended. Sevin bait is the preferred control method at this time in Utah.

Costs vary but usually average about \$5 an acre for a minimum of 5,000 acres being sprayed. Some years there are government cost share programs to help spray large acres of rangeland. Usually, the land needs to border Federal or State lands to qualify for government aid. The insecticide most commonly used on rangelands is Malathion ULV applied at 8 oz. to the acre. It is important that spraying takes place early in the grasshopper's life. The younger the grasshoppers are the better the kill rate. The best time to usually spray rangeland is the first three weeks in June. This is referred to as the "window of opportunity."

Cropland

The most profitable crops in Utah are alfalfa, corn, oats, wheat, rye, and barley. Grasshoppers concentrate in these croplands and destroy all vegetation present. This can be economically devastating for a farmer. Control on agricultural croplands is essential. As with rangelands you must determine whether there is an infestation of eight or more grasshoppers per square yard. If there is, then the two most effective control methods are ground spraying or aerial spraying. Ground spraying is usually more expensive per acre, but there is less chance of killing non-target insects (bees). Aerial spraying is quick, usually less expensive, and has a high kill rate. The disadvantage is the potential damage to non-target insects. Usually, aerial spray applications are used when there are a higher number of acres to be sprayed. Malathion ULV and Dursban are two common insecticides used for grasshopper control on agricultural croplands. Justification for control depends on the crop, the crop's stage of growth, additional migration, and the type of damages being done to the crop. Grasshoppers hatch and migrate off bordering lands, and at times this is extremely frustrating to an agriculture grower trying to control grasshopper infestation. This is where the importance of communities pulling together to do a countywide spray program comes into play. The importance of government spraying of public lands bordering cropland cannot be stressed enough.

Lawns, Gardens, and Landscaping

Homes are being built on lands that have produced grasshopper populations for many years. This causes problems for the homeowner. Grasshoppers are hatching and laying eggs in the lawns and gardens. This makes it possible for the grasshoppers to hatch on the same lawn year after year. Grasshoppers are migrating out of vacant fields and low hills into the green, lawns and gardens. This results in thousands of dollars in damage to newly planted landscapes. It is very important that communities work together in controlling grasshopper outbreaks. If one person is spraying, and neighbors are not, then the grasshoppers will just continue migrating from adjacent property. Vacant lots and fields need to be tilled in late fall to expose the eggs. Eggs are destroyed when they are exposed to the cold environment. Lawns need to be raked to also expose the eggs. Flower gardens usually have a population of eggs, so the soil should be turned over to expose the eggs. If there is an outbreak of grasshoppers on your landscape during the summer, start spraying early. Once you see that grasshoppers have invaded, even the little ones, start spraying with Dursban (chlorpyrifos) for use on turf and ornamentals, Malathion for use on turf, ornamentals and vegetables, or liquid Sevin (carbaryl) for use on turf, vegetables, and ornamentals.

Insecticide baits that use insecticide such as Sevin have not been an effective barrier against the grasshoppers in Utah. Grasshoppers fly and jump great distances and more than likely will miss the barrier of bait completely. This bait is very effective for the Mormon crickets, common to the southern end of the county. **READ AND FOLLOW THE INSTRUCTIONS ON PESTICIDE LABELS FOR REGISTERED USES, RATES, RESTRICTIONS, AND SAFETY PRECAUTIONS.**

Conclusions

Grasshoppers are a recognized problem for Utah. The extreme infestations do not occur every year, but there are grasshoppers to some extent each year. Extreme infestations seem to come in cycles of seven years and last approximately three years. Everyone needs to recognize there is a problem, and take the steps each year to combat the insects. Expose the eggs as often as possible, start spraying late spring and early summer to kill the immature grasshoppers, make your spraying programs a community effort, and keep informed on government spray programs for your area. If everyone does their part we can greatly reduce the grasshopper populations, and strive for a county free of these devastating insects.

WEST NILE VIRUS

A second type of insect infestation is mosquito borne diseases. Most recently there has been significant news coverage of the West Nile Virus, although mosquitoes also carry other diseases. Other diseases carried by mosquitoes include various forms of encephalitis and dengue fever. The West Nile Virus and various forms of encephalitis may affect humans and animals.

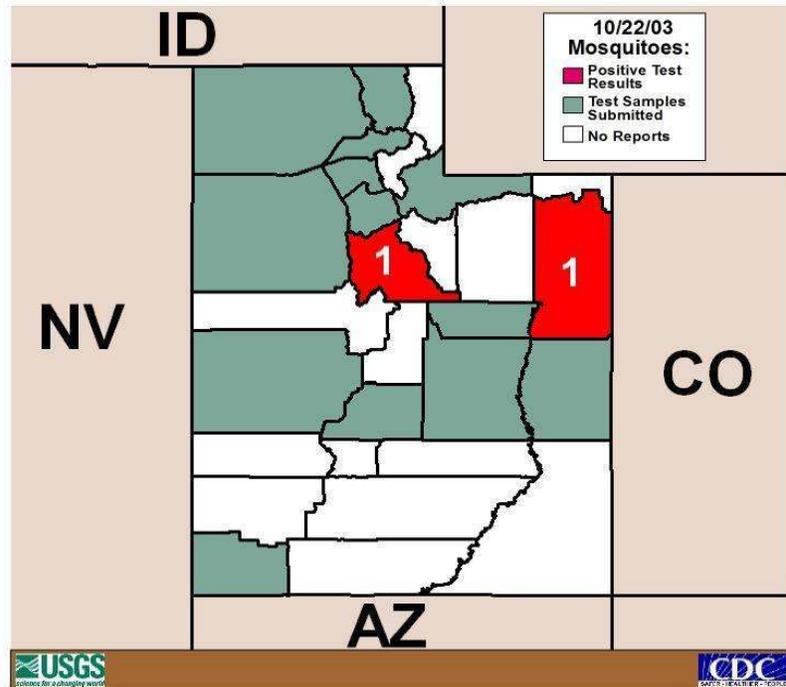


Since West Nile virus (WNV) was first isolated in 1937, it has been known to cause asymptomatic infection and fevers in humans in Africa, West Asia, and the Middle East. Human and animal infections were not documented in the Western Hemisphere until 1999. In 1999 and 2000, outbreaks of WNV encephalitis (inflammation of the brain) were reported in persons living in the New York City metropolitan area, New Jersey, and Connecticut. In these two years, 83 human cases of West Nile illness were reported; 9 died. In 2001, human infection with WNV occurred in 10 states with 66 cases and 9 deaths. In 2002, WNV activity spread to 44 states, with 4,156 human cases and 284 deaths.

WNV is transmitted to humans through mosquito bites. Mosquitoes become infected when they feed on infected birds that have high levels of WNV in their blood. Infected mosquitoes can then transmit WNV when they feed on humans or other animals.

WNV is not transmitted from person to person and there is no evidence that handling live or dead infected birds can infect a person. But, to add a further level of safety, if birds or other potentially infected animals must be handled, a protective barrier (e.g., gloves, inverted plastic bags) should be used.

Most WNV infected humans have no symptoms. A small proportion develops mild symptoms that include fever, headache, body aches, skin rash and swollen lymph glands. Less than 1% of infected people develop more severe illness that includes meningitis (inflammation of one of the membranes covering the brain and spinal cord) or encephalitis. The symptoms of these illnesses can include headache, high fever, neck stiffness, stupor, disorientation, coma, tremors, convulsions, muscle weakness, and paralysis. Of the few people that develop encephalitis, a small proportion die but, overall, this is estimated to occur in less than 1 out of 1000 infections.



There is no specific treatment for WNV infection or vaccine to prevent it. Treatment of severe illnesses includes hospitalization, use of intravenous fluids and nutrition, respiratory support, prevention of secondary infections, and good nursing care. Medical care should be sought as soon as possible for persons who have symptoms suggesting severe illness.

Individuals can reduce their contacts with mosquitoes by taking these actions:

When outdoors, wear clothing that covers the skin such as long sleeve shirts and pants, apply effective insect repellent to clothing and exposed skin, and curb outside activity during the hours that mosquitoes are feeding which often includes dawn and dusk. In addition, screens should be applied to doors and windows and regularly maintained to keep mosquitoes from entering the home.

Assessing Vulnerability

As with drought, rural areas of all three counties remain the most vulnerable to infestation. Additionally, new growth and the demand for landscaping can lead to the transference of invasive species such as the Japanese Beetle.

Profile

Frequency	Frequent
Severity	Severe primarily to agriculture.
Location	Region Wide - especially agricultural areas and around lakes and reservoirs.
Seasonal Pattern	Spring and Summer
Duration	Days to Years
Speed of Onset	Incremental.
Probability of Future Occurrences	Very High – Crop damage due to infestations is reported nearly every year. Multiple West Nile Virus cases are reported every year.

Hisory

Mormon Cricket Infested Acreage By Year							
County	2001	2002	2003	2004	2005	2006	2007
Utah	5,650	74,600	116,200	123,800	3,780	1,280	
Summit				2,530			

Utah Department of Agriculture 2007 Insect Report

Grasshopper Infested Acreage By Year							
County	2001	2002	2003	2004	2005	2006	2007
Utah	56,400	8,500	15,150	16,440		1,289	2,558
Summit	3,600	2,550	12,630	33,870		1,280	2,136
Wasatch	65,600	7,000	17,540	25,250			1,279

Utah Department of Agriculture 2007 Insect Report

Utah West Nile Virus Positives by Year						
	2008	2007	2006	2005	2004	2003
Human	27	70	158	52	11	1
Horse	8	18	59	68	5	35
Bird	3	19	76	22	8	2
Mosquito	140	225	466	80	181	3
Chicken	16	74	107	19	38	9

WEST NILE VIRUS SUMMARY REPORT 2008 SEASON
 UTAH DEPARTMENT OF HEALTH

Mitigation Strategies

The following table is a list of mitigation strategies that the planning committee determined to be appropriate for the regional hazards described above. The committee reviewed several possibilities for these hazards and determined these to be the highest priority. Each jurisdiction was also given the opportunity to identify additional strategies for these hazards within their own communities. They will be listed in the county sections of this plan with the individual mitigation strategies.

These strategies were assigned a priority of high, medium, or low by communities according to the following criteria:

- Number of people affected by the project
- Technical feasibility
- Political support
- Available funding and priorities
- Environmental impact

Regional Hazards Mitigation Strategies

Protecting Current Residents and Structures						
Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Drought	Promote water conservation programs "Slow the Flow".	Medium	Ongoing	Minimal	Local cash, Grants, UDWR, CUWCU	Local Government, UDWR
Severe Weather	Public preparedness campaign.	Medium	Ongoing	Minimal	Local Cash, Grants	Local Government, UDPS
Infestation	Public education on eradication programs.	Medium	Ongoing	Minimal	Local Cash, Grants, UDAF	Local Government, USDA

Protecting Future Residents and Structures						
Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Drought	Consider the enactment of water wise landscaping ordinances.	High	1 year	Minimal	Local Cash, Grants	City, County, DEQ, ULCT
Severe Weather	Increase the number of weather stations.	Medium	5 years	TBD	Grants, FEMA, NOAA, UDOT	Local Government, NOAA, UDOT
Infestation	Public education on eradication programs.	Medium	Ongoing	Minimal	Local Cash, Grants, UDAF	Local Government, USDA

Part VII

Utah County

Profiles and Mitigation

Background

Area: 2,014 square miles; *county seat*: Provo; *origin of county name*: after the Ute Indians; *economy*: technology industry, light manufacturing, agriculture; *points of interest*: Fairfield Stagecoach Inn, historic downtown Provo, Brigham Young University (Monte L. Bean Life Sciences Museum, Museum of People and Culture, Harris Fine Arts Center), Utah Lake, Timpanogos Cave National Monument, Springville Museum of Art, Hutchings Museum of Natural History in Lehi, McCurdy Historical Doll Museum in Provo, Bridal Veil Falls, Sundance ski resort.

The most striking geographical features of Utah County are the Wasatch Mountains along the eastern boundary, and Utah Lake, the state's largest fresh-water lake. The high mountains, rising over 11,000 feet, receive heavy snowfall which feeds the numerous rivers and creeks that flow into the lake. Though large in surface area, Utah Lake is very shallow--18 feet at its deepest point.

Before the valley was settled by Mormon pioneers in the 1840s and 1850s it was the home of the Ute Indians. They lived along the eastern shore of the lake and used fish from the lake as their main food source. The Spanish Catholic priests Dominguez and Escalante, who observed them in 1776, described these Indians as peaceful and kind. Dominguez and Escalante were trying to find a route between Santa Fe, New Mexico, and what is now southern California. When they came down Spanish Fork Canyon in the summer of 1776 they were the first non-Indians to enter Utah Valley.

Mormon pioneers began settling Utah Valley in 1849. Like the Indians before them, they chose to settle on the fertile, well-watered strip of land between the mountains and Utah Lake. More than a dozen towns were established between Lehi on the north and Santaquin on the south. Provo, named for the French fur trapper Etienne Provost, has always been the largest town and the county seat.

In March 1849 thirty-three families, composed of about 150 people, were called to go to Utah Valley under the leadership of John S. Higbee to fish, farm, and teach the Indians. During the next two years - 1850 and 1851 - communities were established at Lehi, Alpine, American Fork, Pleasant Grove, Springville, Spanish Fork, Salem, and Payson.

Farming was the most important early industry in the county, with fruit growing and the processing of sugar beets being especially important. The first large-scale sugar beet factory in Utah was built in Lehi in 1890. In recent years, the center of the fruit industry in the county has shifted from Orem to the south end of the valley, where orchards are not threatened by housing developments.

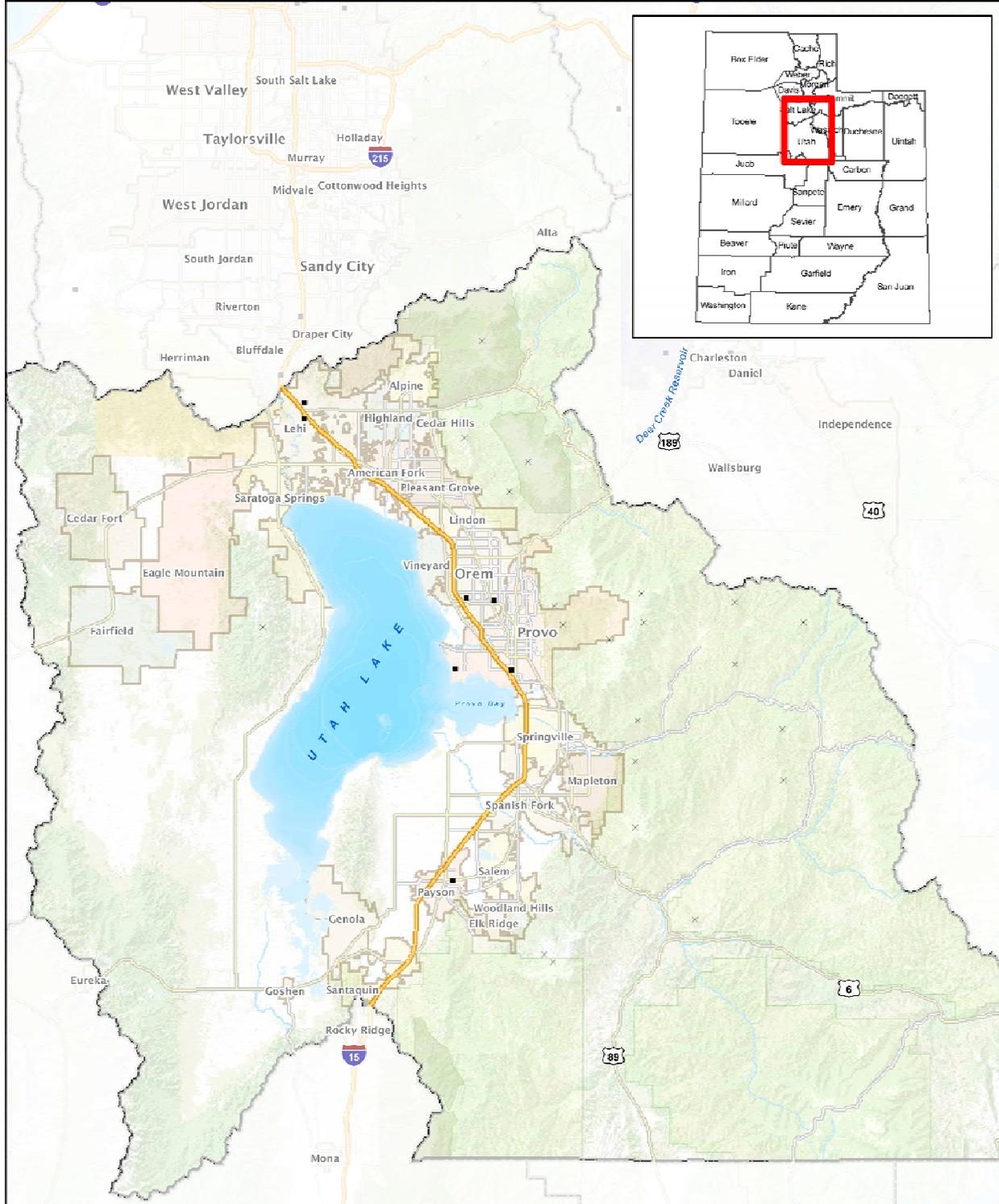
Mining was also an important industry in Utah County. In the late 1800s and early 1900s there were many successful mines in American Fork Canyon and in the Tintic mining district centered near Eureka, Juab County but included part of western Utah County. Many of the fine homes and business buildings in Provo were constructed with mining money.

Today, Utah County is best known as the home of Brigham Young University. BYU was established in 1875 as a small high-school level "academy," but it has grown to become a major university with 27,000 students. The Utah Valley University at Orem has grown rapidly to nearly 27,000 students as well. Other major Utah County employers include Omniture Corporation and Novell, two companies that began in Utah County and have become international leaders in the computer software industry.

Each of the major communities in the county have high schools and libraries. A culturally active area, the county has its own symphony--the Utah Valley Symphony, and one of the state's finest art museums: the

Springville Art Museum. Provo's Fourth of July Celebration is the largest in the state and other special community celebrations include Pleasant Grove Strawberry Days, the Lehi Round-up, Steel Days in American Fork, Fiesta Days in Spanish Fork, Golden Onion Days in Payson, Pony Express Days in Eagle Mountain and the World Folkfest in Springville.

UTAH COUNTY



Population

Table U-1

	1930	1940	1950	1960	1970	1980	1990	2000	2007
Utah	49,021	57,382	81,912	106,991	137,776	218,106	263,590	368,536	495,205

Economy

Table U-2

	2002	2003	2004	2005	2006	% Change 2005-06
Utah County						
Population	405,977	423,286	437,627	456,073	475,425	4.2
Employment:						
Average civilian labor force	185,637	188,853	196,983	203,741	212,422	4.3
Average employment	140,704	141,961	149,311	156,990	165,687	5.5
Income:						
Average annual wage (\$)	28,416	29,078	29,601	30,474	32,346	6.1
Total payroll wages (\$ thousands)	3,998,216	4,127,922	4,419,724	4,784,093	5,359,318	12.0
Total personal income (\$ thousands)	7,910,414	8,136,649	8,703,328	9,365,270	10,208,200	9.0
Per capita personal income (\$)	20,178	20,377	20,048	20,726	21,964	6.0
Taxes:						
Total assessed valuation (\$ thousands)	17,242,353	17,494,368	18,046,928	19,035,934	21,805,279	14.5
Property taxes charged, by all taxing units (\$ thousands)	193,769	204,929	218,789	231,465	245,760	6.2
Gross taxable sales (\$ thousands)	4,394,333	4,433,228	4,791,033	5,341,570	6,316,735	18.3
Net local sales tax allocations (\$ thousands)	46,609	46,255	48,553	53,486	62,435	16.7
Construction (permit-authorized):						
New dwelling units (number)	4,326	4,677	4,728	5,819	6,902	18.6
Value of new residential construction (\$ thousands)	623,777	706,068	770,583	1,074,621	1,420,653	32.2
Value of new nonresidential construction (\$ thousands)	237,069	118,168	196,739	186,287	286,489	53.8
Value of total construction (\$ thousands)	925,347	889,518	1,042,802	1,369,824	1,854,104	35.4
Miscellaneous:						
Payment in Lieu of Taxes Act (\$ thousands)	787	916	935	929	944	1.6
New car and truck registrations by owners county (number)	8,916	8,427	9,209	9,849	10829	10.0

Source: Bureau of Economic and Business Research, University of Utah.

Population Characteristics

Social Characteristics	Estimate	Percent	U.S.
Average household size	3.63	(X)	2.6
Average family size	3.95	(X)	3.19
Population 25 years and over	225,309		
High school graduate or higher	(X)	92.8	84.00%
Bachelor's degree or higher	(X)	35.1	27.00%
Disability status (population 5 years and over)	40,384	9.8	15.10%
Foreign born	31,615	6.7	12.50%
Speak a language other than English at home (population 5 years and over)	50,943	12.3	19.50%
Household population	457,089		
Economic Characteristics	Estimate	Percent	U.S.
In labor force (population 16 years and over)	218,300	67.5	64.70%
Mean travel time to work in minutes (workers 16 years and over)	19.8	(X)	25.1
Median household income	53,692	(X)	50,007
Median family income	59,415	(X)	60,374
Per capita income	18,567	(X)	26,178
Families below poverty level	(X)	8.2	9.80%
Individuals below poverty level	(X)	12.5	13.30%
Housing Characteristics	Estimate	Percent	U.S.
Total housing units	132,344		
Occupied housing units	125,843	95.1	88.40%
Owner-occupied housing units	87,004	69.1	67.30%
Renter-occupied housing units	38,839	30.9	32.70%
Vacant housing units	6,501	4.9	11.60%
Owner-occupied homes	87,004		
Median value (dollars)	209,400	(X)	181,800
Median of selected monthly owner costs			
With a mortgage (dollars)	1,372	(X)	1,427
Not mortgaged (dollars)	357	(X)	402

Demographic Estimates	Estimate	Percent	U.S.
Total population	470,154		
Male	234,413	49.9	49.20%
Female	235,741	50.1	50.80%
Median age (years)	24.2	(X)	36.4
Under 5 years	54,905	11.7	6.90%
18 years and over	309,039	65.7	75.30%
65 years and over	29,732	6.3	12.50%
One race	461,439	98.1	97.90%
White	431,184	91.7	74.10%
Black or African American	2,367	0.5	12.40%
American Indian and Alaska Native	2,587	0.6	0.80%
Asian	6,442	1.4	4.30%
Native Hawaiian and Other Pacific Islander	2,484	0.5	0.10%
Some other race	16,375	3.5	6.20%
Two or more races	8,715	1.9	2.10%
Hispanic or Latino (of any race)	41,365	8.8	14.70%

Source: U.S. Census Bureau, 2005-2007 American Community Survey

Flooding/Dam Failure

Overview

Although Utah is considered a dry desert state, flooding does occur. Ranging from Most floods are occurring either from snow melt or severe thunderstorms. Often times flooding is increased by soils that are more impervious due to either wildfire or drying out. Floods occur on a regular basis in Utah County.

Development Trends

As development occurs on the bench areas of Utah Valley, along the shore of Utah Lake, or along river and stream corridors, more homes will be in danger of floods. Communities need to make developers and homeowners aware of the danger as well as contribute to mitigation actions. Cities should review every development that it is in compliance with NFIP guidelines.

The following table identifies the communities in Utah County with their NFIP Status.

COUNTY	CITY/TOWN	POPULATION	STATE MAP LOCATION	NFIP STATUS*	THREAT (or NSFHA-eligible)
Utah	Unincorporated	17638		490517 - 12/15/94	Utah Lake & Tributaries
Utah	Alpine	7146	E5	490228 - 4/4/83	
Utah	American Fork	21941	E5	490152 - 11/25/80(M)	
Utah	Cedar Fort	341	E4	490153 - (NSFHA)	
Utah	Cedar Hills	3094	D5	Not Participating	Heisett's Hollow & Other drainages
Utah	Eagle Mountain	2157	D4	Not Participating	Tickville Gulch & Tributaries
Utah	Elk Ridge	1838	E5	Not Participating	Loafer Canyon & Others drainages
Utah	Genola	965	E5	490154 - (NSFHA)	
Utah	Goshen	874	F4	Not Participating	City Ditch (minor)
Utah	Highland	8172	D5	490254 - 2/4/02	
Utah	Lehi	19028	E5	490209 - 3/1/83	
Utah	Lindon	8363	E5	490210 - 2/19/86(M)	
Utah	Mapleton	5809	E5	490156 - 12/16/80(M)	
Utah	Orem	84324	E5	490216 - 9/24/84(M)	
Utah	Payson	12716	E5	490157 - 1/6/81	

COUNTY	CITY/TOWN	POPULATION	STATE MAP LOCATION	NFIP STATUS*	THREAT (or NSFHA-eligible)
Utah	Pleasant Grove	23468	E5	490235 - (NSFHA)	
Utah	Provo	105166	E5	490159 - 9/30/88	
Utah	Salem	4372	E5	490160 - 7/16/79	
Utah	Santaquin	4834	E5	490250 - (NSFHA)	Tributaries 4, 5, & 6
Utah	Saratoga Springs	1003	D4	490227 - (NSFHA)	
Utah	Spanish Fork	20246	E5	490241 - 2/19/86(M)	
Utah	Springville	13950	E5	490163 - 2/15/85	
Utah	Vineyard	150	E5	Not Participating	Utah Lake
Utah	Woodland Hills	941	E5	Not Participating	Broad and Snell Hollows

Source: FEMA Utah State Department of Homeland Security

The primary goal for non participating communities is to become a participating member of the NFIP.

Profile

Frequency	Some flooding happens within Utah County on almost a yearly basis.
Severity	Moderate
Location	Primarily along streams, rivers and along the shores of Utah Lake
Seasonal Pattern	Spring time due to snow melt. Isolated events throughout the year due to severe weather (microburst).
Duration	A few hours to a few weeks depending upon conditions
Speed of Onset	1 to 12 hours
Probability of Future Occurrences	High - for delineated floodplains there is a 1% chance of flooding in any given year.

Assessing Vulnerability: Addressing Repetitive Loss Properties

There are no repetitive loss properties in Utah County (FEMA, 2008).

Utah County Flood and Dam Failure History

Hazards	Date	Location	Critical Facility or Area Impacted	Comments
Flood Utah	May 30, 1939	Thistle	Damage to homes, farmlands, and crops. Highways 50 and 89 received considerable damage	
Flood Utah	July 22, 1943	American Fork	Damage to crops and poultry	
Flood Utah	August 3, 1951	Lehi/Alpine/American Fork	Damage to homes, farmlands, and crops. Utah Power generator plant damaged as well as 75 feet of pipeline. Dam in	Source Box Elder and American Fork Canyons

			upper American Fork Canyon washed out causing debris flow.	
Flood Utah	August 26, 1952	Lehi	City water lines flooded with mud, National Guard Headquarters flooded	
Flood Utah	July 30, 1953	American Fork	Bridges and roads damaged. Utah Power and Light stations and substations received \$10,000 in damage.	Source American Fork Canyon
Flood Utah	September 27, 1962	Provo	Buildings and business establishments in downtown business district flooded	
Flood Utah	May 21, 1973	Payson	Payson Dam washed out causing several hundred thousand dollars in damage to city and roads	
Flood Utah Presidential	Spring 1983	County wide	Damage to county, state, and federal roads, rail lines, homes, and businesses. Damage by municipality below.	Creek Thistle landslide movement Utah Lake elevation reached 4,494.34 causing substantial flooding.
		Alpine	Alpine flooded,	Source Dry Creek Fort Creek
		American Fork	Extensive damage	Source American Fork Canyon
		Covered Bridge Property Owners Association	Bridge washed out forcing use of a swinging footbridge. Without phones for two weeks	
		Elk Ridge	Road damage	Source Loafer Creek
		Genola	Damage to state roads, and public right-of-ways.	
		Goshen	Several thousand dollars in damage.	Culinary water supply contaminated
		Highland	Public park and few road were damaged	Source American Fork Canyon
		Lehi	Damage to roads, bridges, channels, stream banks, and private property	Three families relocated.
		Lindon	Lindon roads damaged	
		Mapleton	\$200,000 in damage to all sectors. Five culvert bridges washed out, loss of city culinary water supply.	Source Maple Canyon

		Orem	Minor damage to city other than along Provo River	
		Payson	Damage to water diversion structures in the canyon	Source Payson Canyon
		Pleasant Grove	Damage to streets and homes.	Source Battle Creek Grove Creek
		Provo	Damage to culverts, streets, public property, farmlands, and homes.	Minor landsliding along foothills. High groundwater
		Salem	Damage to streets, private yards, and city park	Not eligible for federal funding because damage occurred after the incident period was closed. Sinkholes appeared.
		Santaquin	Damage to roads and loss of culinary water source for six weeks.	
		Spanish Fork	Damage to all sectors	Source Spanish Fork River
		Springville	Damage to riverbanks, bridges, public property, private property, and farmland.	Source Hobble Creek \$400,000 in damages
		Strawberry Water Users Association	\$216, 777 in damage to improvements owned by the Water Assoc.	Rock diversion dam washed out 2,100 feet of canals, roads, and culverts damaged.
Flooding Utah Presidential	Spring 1984	County Wide	Estate of damage \$5, 467,000	

SHELDUS Data for Utah County

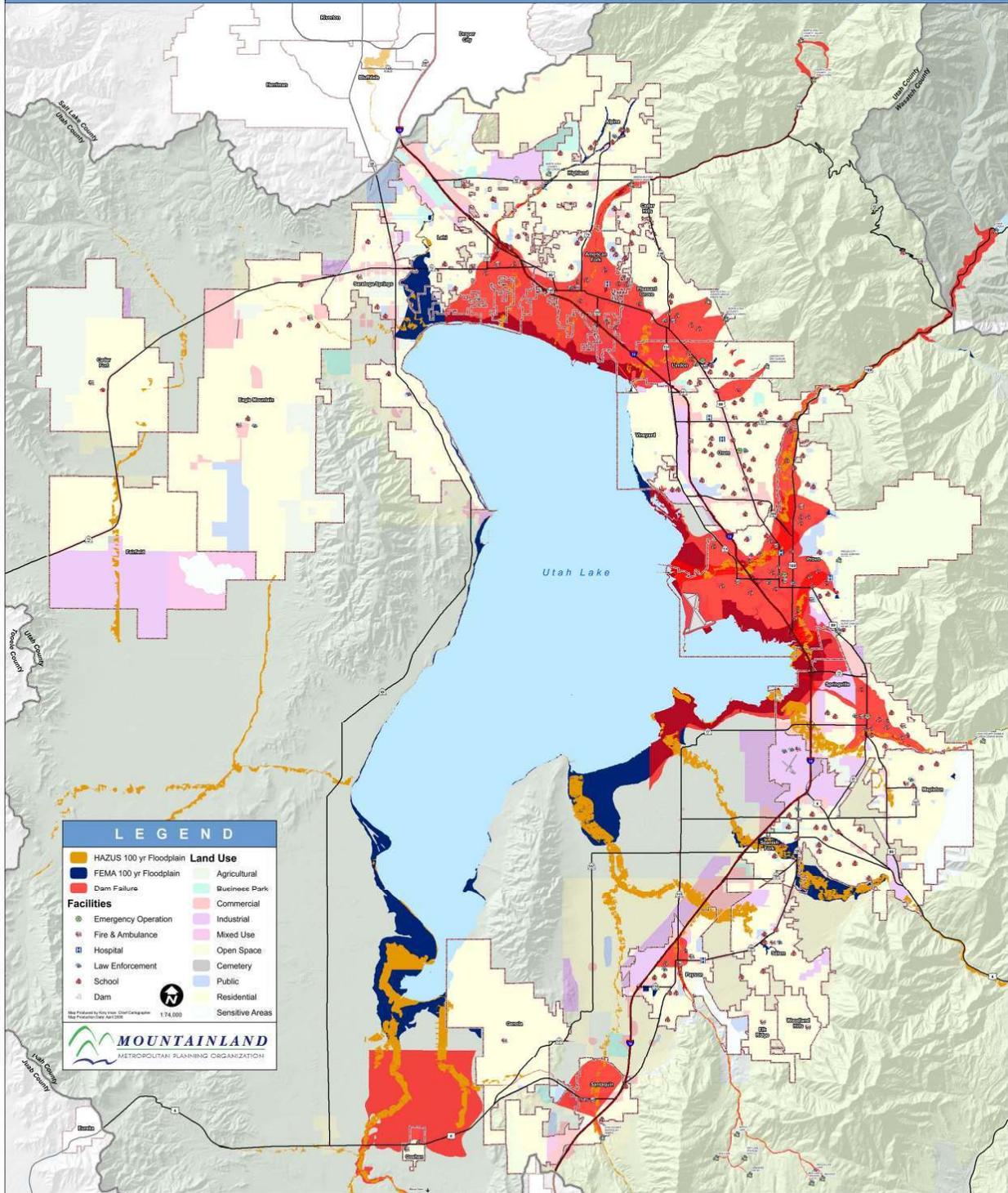
DATE	HAZARD	INJURIES	FATALITIES	PROPERTY DAMAGE (Adjusted to 2008)	CROP DAMAGE (Adjusted to 2008)
7/18/1965	Flooding	0	0	333333.33	3333.33
9/5/1965	Flooding	0.71	0	22222.2	2222.2
8/28/1971	Flooding	0	1	31250	312.5
5/1/1983	Flooding	0	0	4960317.46	4960317.46
8/18/1983	Flooding	0	0	26041.67	0
5/14/1984	Flooding	0	0	33333.4	0
2/17/1986	Flooding	0	0.09	85763.21	0
2/19/1986	Flooding	0	0	55493.96	0
8/20/1986	Flooding	0	0	18867.92	0

8/26/2000	Flooding	0	0	12048.19	0
9/6/2002	Flooding	0	0	229885.06	0
9/12/2002	Flooding	0	0	3448275.86	114942.53
7/16/2004	Flooding	0	0	439560.44	0
7/17/2004	Flooding	0	0	384615.38	0
5/21/2005	Flooding	0	0	2659.57	0
4/15/2006	Flooding	0	0	25773.2	0

SHELDUS University of South Carolina 2009

UTAH COUNTY

100 YEAR FLOODPLAIN & DAM FAILURE MAP



Wildfire

Overview

Wildfires occur on a regular basis in Utah County. Most fires occur in the late summer to early fall. Although many fires occur from natural causes such as lightning, humans cause most fires. Sparks from trains traveling on the railroad cause many small fires in south Utah County. People riding ATV's, using fireworks and campfires also start a number of fires in the area.

Development Trends

As development occurs on the bench areas of Utah Valley more homes will be in danger of wildfire. Communities need to make developers and homeowners aware of the danger. Cities should also require firebreaks and access roads along urban/wildland interfaces. Although development brings homes closer to areas of potential wildfire, it also brings water and access for firefighters closer to the urban fringe. Firewise community development principles, such as not storing firewood near homes, installing fire resistant roofing and cleaning debris from rain gutters will reduce potential losses.

Profile

Frequency	Multiple wildland fires occur in Utah County Every year.
Severity	Moderate
Location	Hillsides and mountainous areas, open grass and range lands.
Seasonal Pattern	Summer and fall depending on weather conditions.
Duration	A few hours to a few weeks depending upon conditions
Speed of Onset	1 to 48 hours
Probability of Future Occurrences	High Major Fires – 1.43 fires per year (FFSL) All Fires – 152 per year (USFM)

History

Forestry Fires and State Lands

NIFMID	NAME	DAY	MONTH	YEAR	ACRES
	Orem Park	20	7	1960	505
	Box Elder Canyon	2	7	1961	491
	Bear Canyon	20	7	1961	80
81649	Sagehen Spring	18	10	1970	53
81803	Whitmore	2	8	1973	105
81995	Oak Brush	30	9	1976	442
81961	Brimhall	6	8	1976	175
82079	Slide Canyon	7	7	1979	50
82113	Sherwood Hills	20	7	1980	15

82114	East Lindon	23	7	1980	40
	Santaquin	4	8	1981	211
	Left Fork	27	8	1981	50
82207	Long Hollow	13	7	1982	20
82245	Broad Hollow	15	7	1983	80
82238	Cedar Fire	5	7	1983	80
82239	Tower	5	7	1983	400
	Castilla	26	10	1983	18
	Diamond Fork	19	8	1985	120
217068	Rifle Engine	1	7	1986	40
217069	Three Sisters	3	7	1986	20
217117	Squaw Creek	5	8	1987	1272
217128	Big Jane	30	6	1987	356
217178	Fort Canyon Fire	31	8	1988	389
217211	Maple Flat Fire	3	8	1989	60
217245	Middle Slide Canyon	2	9	1989	700
264607	Fort Canyon	16	9	1992	30
264579	Dry Creek	29	6	1992	355
264580	Rock Canyon	5	7	1992	155
264587	GRA	24	7	1992	790
281754	Betts Fire	28	6	1993	39.75
294505	Trojan II	10	9	1994	2950
314100	Sterling Hollow	4	8	1996	148.3
319599	Bunnells Fork	27	4	1996	131
311768	Wanrhoades	1	8	1996	70
314625	Vivian Park	11	8	1996	350
314099	Tank Fire	5	8	1996	3000
	Soldier Pass	20	6	1996	7620
327886	West Mountain	28	8	1997	640
334885	Beehive Fire	18	7	1998	52
330529	West Mountain 1	14	6	1998	129
334311	West Mountain 2	18	9	1998	1316
346560	West Mountain 3	25	6	1999	2059
346551	West Mountain 4	2	7	1999	7076
354431	East Vivian	26	7	2000	1753
354348	Wing	10	6	2000	813
354367	Oakhill	30	7	2000	1028
354368	Box Elder	21	7	2000	125
371237	Mollie	18	8	2001	8021
371164	Y Mountain	21	7	2001	461
371165	Nebo Creek	2	7	2001	4378

379680	Springville	30	6	2002	2259
379665	Bennie Creek	21	8	2002	11.5
379690	Brimhall	17	7	2002	50.9
391802	Cherry Creek 2	25	10	2003	5720
391760	Lavanger	3	8	2003	14.7
391801	Crowd Fire	10	8	2003	140
391815	Diamond Fire	1	8	2003	38.6
391803	Little Rock Canyon	15	8	2003	102
397916	Red Bull	29	7	2004	1836
397541	Ether	27	7	2004	32
397545	Red Hollow	1	8	2004	13.9
	P Fire	21	7	2005	51.4
1420728	Explosion	10	8	2005	58
1426830	Springville	2	10	2005	158
1435968	Hobble Creek	5	6	2006	113.7
	Spring Lake		7	2008	0
1470109	Molly 2	28	6	2008	20
1469848	Y Mtn.	25	7	2008	5
1471944	Bridal Falls 2	24	7	2008	220

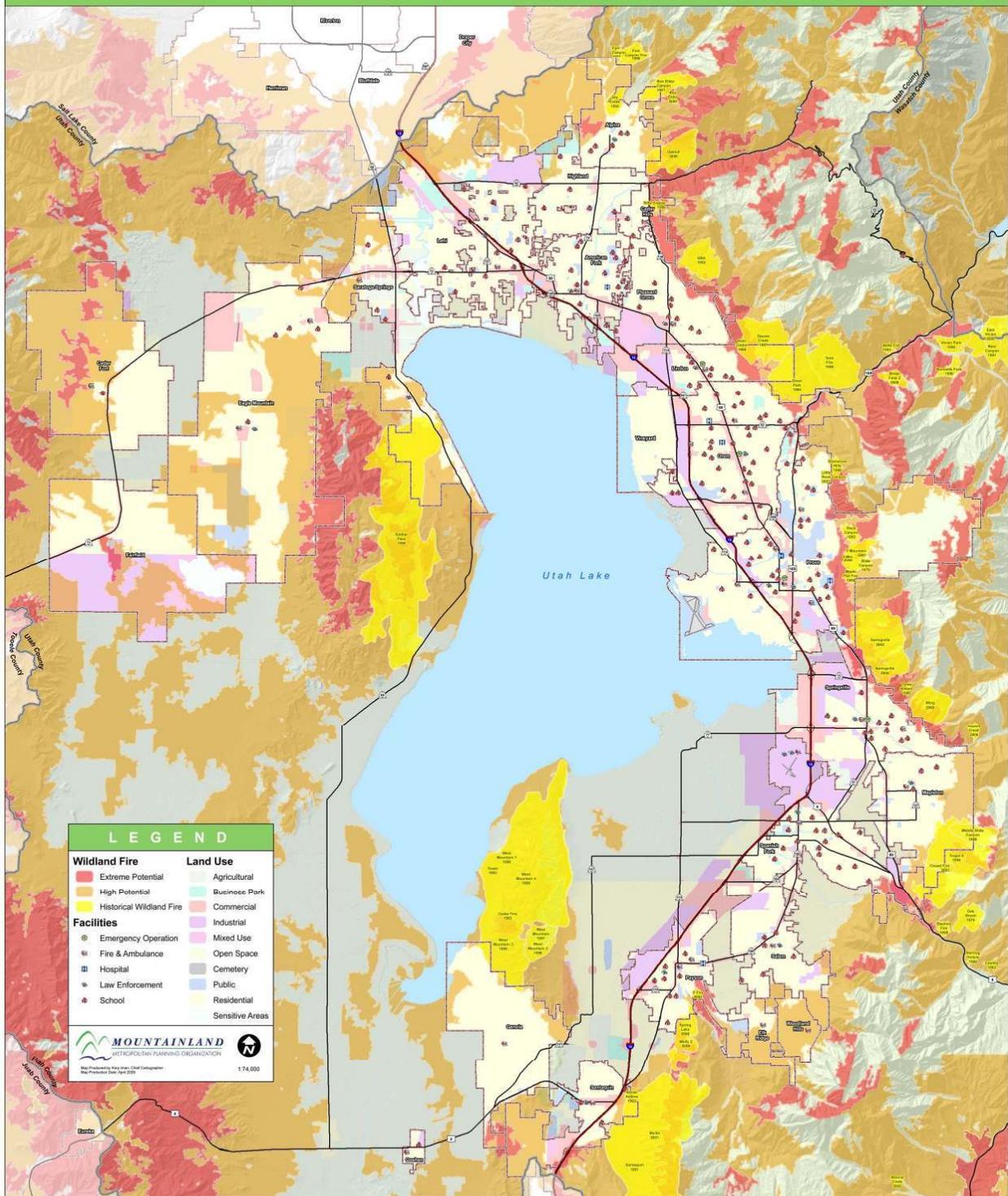
Utah Division of Forestry Fires and State Lands 2009

State Fire Marshal's Office

Due to the high number of events, yearly reports for the previous 5 years are included in the annexes portion of the is plan.

UTAH COUNTY

WILDLAND FIRE MAP



Earthquake

Overview

Please see the HAZUS-MH Earthquake event report for Utah County. HAZUS is a regional earthquake loss estimation model that was developed by the Federal Emergency Management Agency and the National Institute of Building Sciences. The primary purpose of HAZUS is to provide a methodology and software application to develop earthquake losses at a regional scale. For this plan a Utah County earthquake was simulated. The complete results are within the event report.

Development Trends

As development occurs in Utah County, more buildings and people will be in danger from earthquakes. However, newer buildings will be built to better standards, which will actually decrease the risk of damage. It is interesting to note that when most residential structures are engineered, out the three categories of design criteria; seismic zone, wind shear and snow load; the design criteria for wind shear over-rides the other criteria.

Profile

Frequency	Low -Events above 3.0 on the Richter scale are rare. Minor events (below 3.0) occur every month.
Severity	High (up to 7.0)
Location	Multiple faults throughout the county with the primary Wasatch Fault along the mountain benches.
Seasonal Pattern	None
Duration	1 to 6 minutes excluding aftershocks.
Speed of Onset	Seconds
Probability of Future Occurrences	Low- .13 (events above 3.0)

History

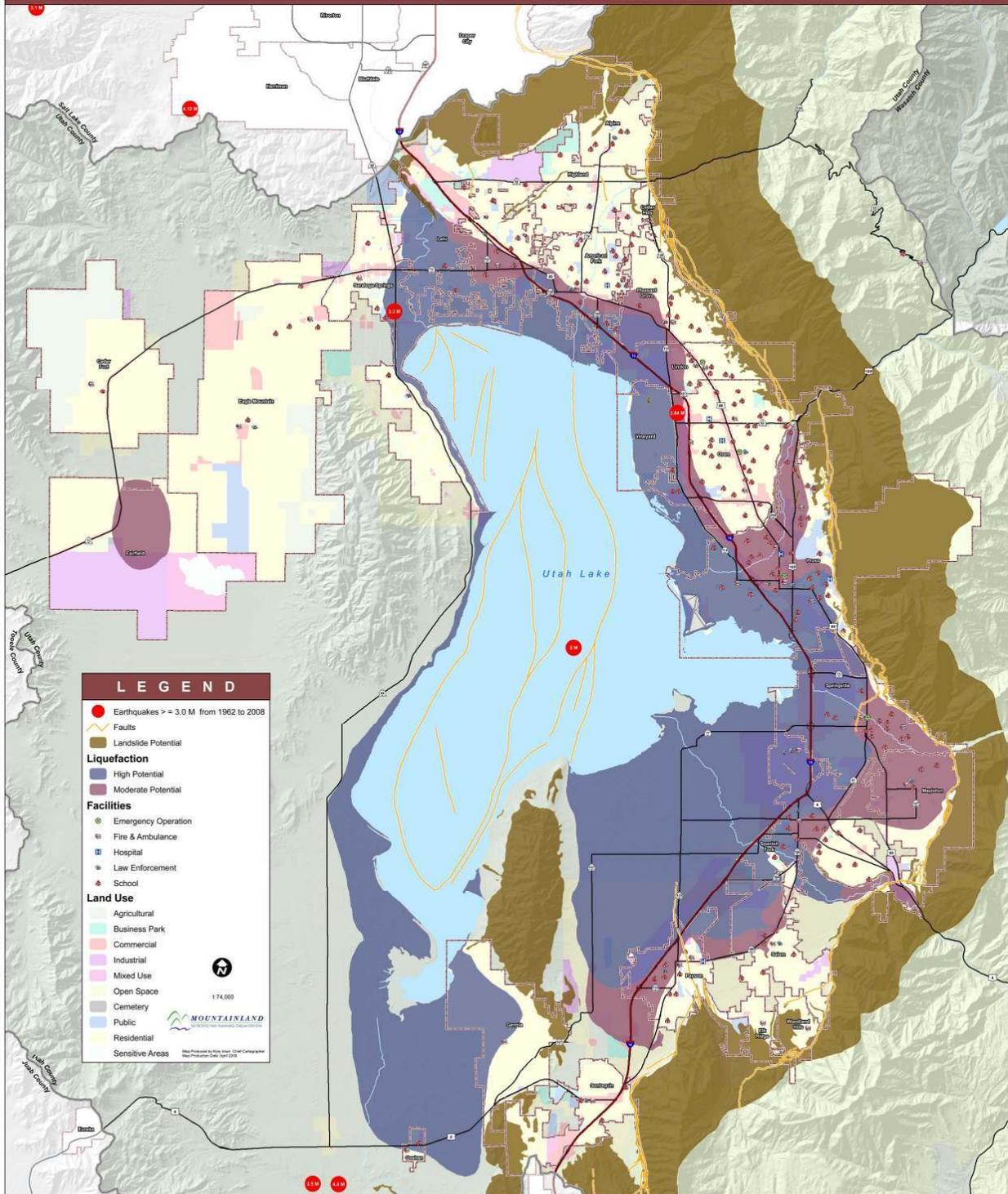
Recorded Earthquakes magnitude 3.0 or greater since 1950: Utah County		
Date	Richter Magnitude	Epicenter
February 20, 1950	3.7	Payson
May 8, 1950	4.3	Payson
August 12, 1951	4.3	Provo
July 21, 1952	3.7	Santaquin
September 28, 1952	4.3	Lehi
July 27, 1971	3.0	Near Lehi
August 5, 1973	3.2	Northeast of Orem

May 24, 1980	4.4	Elberta
--------------	-----	---------

University of Utah Seismology Department 2009

UTAH COUNTY

EARTHQUAKE, LIQUEFACTION AND LANDSLIDE HAZARD MAP



Landslide

Overview

Due to the topography of Utah County, landslides are an issue. The foothills and alluvial fans on the bench areas are desirable for home locations. Landslides and debris flows often occur after a wildfire event. The following table illustrates the vulnerability assessment for landslides in Utah County. Problem soils are also an issue in the county. Most of the problem soils deal with expansive and collapsible soils. Damage is usually caused by homeowners directing either sprinklers or gutter down pipes toward the foundations of homes or water main breaks. Cities should require site-specific soils reports when the community approves subdivisions.

Development Trends

Development along the foothills and bench areas is very desirable as more development occurs, more homes will be at risk for landslide damage. As more of the county land is developed, more marginal areas with problem soils will be developed. Increased analysis and geotechnical reports should become an integral part of the development and building process. Careful consideration should be given to ensure cutting and filling for any project is minimized.

Profile

Frequency	Movement occurs nearly every year.
Severity	Moderate several structures have been condemned.
Location	Along most benches and hillsides.
Seasonal Pattern	Spring when ground saturation is at its peak.
Duration	Minutes to years.
Speed of Onset	Seconds to days.
Probability of Future Occurrences	High - .75

History

Date	Type	Name
4/12/1983	Landslide	Landslide/ Thistle
9/12/2002	Landslide	Santaquin Debris Flow
9/10/2003	Landslide	Provo-Debris Flow (fire related)
7/26/2004	Landslide	Spring Lake, Santaquin Debris Flow (fire related)
4/28/2005	Landslide	Cedar Hills/ Sage Vista Lane
5/12/2005	Landslide	Provo Rock Fall
6/28/2005	Landslide	Provo Sherwood Hills Slide

SHELDUS University of South Carolina 2009

Thistle Slide

In 1983 the town of Thistle, Utah, known to many highway travelers as the small community where both the Spanish Fork River and nearby U.S. highways branch, was eliminated by the most costly landslide on record in the United States.

Thistle was located at the triple junction of transportation systems leading south to Sanpete County, east to the coal counties of Carbon and Emery and points beyond, and northwest to the Wasatch Front and Salt Lake City. Two major highways converged at Thistle (U.S. Highways 89 and 6). Until the landslide, two rail lines also converged at Thistle--the main line of the Denver and Rio Grande Western Railroad (D&RGW) joining Denver and Salt Lake City, and a branch line to Marysvale.

Ironically, the main line of the D&RGW railway from Denver to Salt Lake City follows the Soldier Creek and Spanish Fork drainages because of, rather than in spite of, landslides. Few corridors through the Rocky Mountains accommodate the gentle gradients required by railroads. Less stable landforms susceptible to landslides have eroded and formed the gentler terrain that allows modern rail passage. The advantages of this route had long been known. Undoubtedly the local Native Americans who guided the Spanish explorers traveled this route. Later trappers and pioneers used this natural corridor for their trade and transportation needs. The name "Spanish Fork" refers to the early exploration of the area by the Spanish, specifically Dominguez and Escalante in 1776 as they sought a trading route from Mexico to California. Soldier Creek is named for the route taken by federal troops as they moved through the area in the mid-1800s.

Storms heralding the 1982 to 1986 wet cycle kicked off the wettest month ever recorded at the Salt Lake City International Airport in September 1982, and saturated the ground before the winter snows. The winter was neither exceptionally wet nor cold. However, snows and cold nights continued late into April and May 1983, and resulted in an unusually late and sudden snowmelt when temperatures did warm up. May snowpacks of northern Utah averaged two to three times their normal. Utah's landslide problems correlate with precipitation and snowmelt. Two large landslides in the early spring alerted geologic experts to the situation. The National Weather Service briefed local and national officials about the unusual conditions. Yet even with the geologic and climatic indicators, the events of April, May, and June caught the state by surprise.

Starting in January, the D&RGW watched the Thistle area as well as several other landslide-prone areas near Soldier Summit. Their geotechnical experts visited the area on April 12. Days later, when the Thistle landslide began to move visibly, no one recognized it as a major hazard. The railroad tracks went out of alignment on Wednesday, 13 April. The highway became bumpy, fractured, and became impassible on Friday, 15 April. The streambed and deposits on the canyon floor rose approximately one foot an hour as a huge tongue of earth piled up against the bedrock buttress of Billies Mountain, filled the canyon, and dammed the river. The waters of the Spanish Fork River rapidly created Thistle Lake upstream of the landslide dam.

The railroad company and the Utah Department of Transportation (UDOT) initially tried to keep the railroad tracks, highway, and river open. Sunday, 17 April the landslide defeated efforts to cut down through the rising toe of the landslide and allow passage of the river water. Efforts to siphon waters rising behind the landslide dam also failed. Rising lake waters drowned the community of Thistle. That very day, the president of the D&RGW announced at Thistle that the railroad would tunnel a new railroad course through Billies Mountain. To be successful, the tunnel had to be above Thistle Lake's eventual

highest water line. Railroad experts in consultation with the state decided to form the landslide into a dam and to construct an overflow spillway tunnel to control the uppermost rise of the lake. Having calculated how fast an overflow tunnel could be constructed, and how fast the lake would rise, they began drilling. The state took charge of public safety priorities. Armies of workers and heavy equipment shaped the landslide dam while it moved by transferring 500,000 cubic yards of earth from the middle area of the landslide onto its toe. This also provided a platform from which to construct the tunnels. The state constructed a third tunnel to drain the impounded water. UDOT decided to relocate the highway over Billies Mountain. The Army Corps of Engineers constructed a pumping system to keep Thistle Lake from rising to dangerously high levels.

The impounded water rose at approximately the rate predicted and the D&RGW contractors completed the overflow tunnel system with two days to spare. Trains passed through the new tunnel on 4 July, eighty-one days after the initiation of the project and eleven days before the contracted completion date. The new tunnel provided a permanent bypass for the Spanish Fork River around the landslide. The relocated highway encountered difficult geotechnical problems. The highway opened at the end of the year but was often closed due to major rockfalls and slope stability problems.

The town of Thistle was destroyed. The Marysvale branch line of the railroad was never reopened, leaving a large area of central Utah without rail service. Thistle resulted in Utah's first presidential disaster declaration and became the most costly landslide the United States had experienced. The Utah Business and Economic and Research Bureau reported the following dramatic impacts of the landslide. The D&RGW and Utah Railway embargoed all shipment that normally went through Thistle. The rerouting surcharge of \$10 per ton virtually stopped coal shipments. Two trucking companies laid off workers, cancelled contracts, and even suspended operations. Most of the area's coal mines laid off miners, cancelled contracts, and experienced shut downs. Some miners' commutes suddenly exceeded 100 miles. Some coal haulage commutes trebled. Due to market conditions and the Thistle landslide, coal production dropped nearly 30 percent in 1983. Uranium producers paid substantially more for supplies in an already soft market. At least one oil company became non-competitive due to increased travel costs. Tourism in the area, particularly in-state tourism, sagged in response to negative publicity and difficult access. To the south, the blockage of route 89 and the Marysvale line hurt coal companies, turkey and feed operations, and gypsum, cement, and clay shipments.

The Thistle landslide caused total estimated capital losses of \$48 million and revenue losses of \$87 million, plus associated losses in tax revenues. Direct costs of Thistle tally over \$200 million, including relocating the railroad at a cost of \$45 million, relocating the highway at a cost of \$75 million, and lost revenue to the railroad of \$1 million per day (which totaled \$80 million, including \$19 million in charges that the D&RGW paid the Union Pacific to use their rail lines).

See: O.B. Sumsion, Thistle . . . Focus on Disaster (1983).

Santaquin Mollie Fire Debris Flow

In August of 2001, the 8,000+ acre Mollie Fire burned Dry Mountain above Santaquin. The bench development area of Santaquin City is located not more than 50 yards from the edge of the fire perimeter. This enormous wild fire left a devastated hillside, and the city below, vulnerable to the slipping of loosened earth with the onset of late summer monsoon rains.

At approximately 6:45 p.m. on Thursday, September 12, 2002, after nearly a week of steady rain, the charred earth of the ironically named Dry Mountain gave way and mud flowed out of five separate canyons. Of the five flows, two caused extensive property damage, one to residents of Santaquin and one to the residents of unincorporated Spring Lake. Furthermore, one flow of nearly equal volume flowed through a principally undeveloped area of Santaquin. According to USGS statistics, the highest

possibility of ground slippage will occur within the first year after the fire. Although chronologically the mudslide occurred more than 365 days from the wild fire, it was still in the first monsoon season following the fire.

Following the fire, Santaquin City and the US Forest Service participated in a massive re-seeding effort on the mountain in an attempt to prevent or minimize the potential for a mudslide. Furthermore, the City took steps to prevent the potential mudslide from impacting the citizens of the community. Jersey barriers were placed along the upper boundaries of the developed community. In addition, walls of straw bails were constructed in areas analyzed to be the highest possibility of water flows. Both the City and the Forest Service, with the help of the National Weather Service, maintain constant monitoring of the mountainside.

Over the course of the 12+ months that followed the Mollie fire, the City collaborate with numerous governmental divisions, private firms and private property owners to develop and design a plan to handle whatever may come out of the canyons. Even before the mudslide event, the City initiated efforts to record easements for the construction of debris flow channels. Although they found it hard skating, the mudslide event showed that the efforts of the parties involved was in fact necessary.

In the time since September 2002, a formal diversion channel has been constructed to lead any further debris that comes out of the canyons into a natural ravine. Within the ravine, silt fencing and flow breaks have been installed to slow the flow of debris in the ravine and thereby minimizing its potential impact. This ravine travels between developed areas and down the hill to the location of US highway 198. Here UDOT has approved and is constructing culverts under the highway that will allow the debris pass under the highway and be disposed of without endangering private property.

The developed area within Santaquin City, which was hardest hit by the mudslide is as yet to be protected from future slide events. Due to the unwillingness of private property owners, no effort other than re-seeding the mountainside, have taken place to protect those residences.

Recommendations related to the Mollie Flow

- Coordinate with the Uinta National Forest Burned Area Emergency Rehabilitation (BAER) Team on post-wildfire watershed improvements.
- Consult with the USDA's Natural Resources Conservation Service (NRCS) concerning eligibility for the Emergency Watershed Protection (EWP) program.
- Note: This program is still available to the City of Santaquin.
- Promote purchasing of flood insurance through the National Flood Insurance Program (NFIP) for those individuals building or purchasing homes on alluvial fans.
- Construction of detention basins, deflectors, or other engineered structures.
- Note: Detention basins at the mouths of canyons catch all incoming debris flows, thus there is less chance for failure.
- Note: Possible funding mechanisms include special projects fees as part of a storm water collection fee, for homeowners living on alluvial fans.
- Adopt and enforce ordinances requiring geotechnical reports addressing debris flow, flooding, earthquakes, rock falls, and landslides for all proposed developments in areas susceptible to natural hazards. Maps illustrating the location of most of the above mentioned natural hazards are available through Utah County.

- Note: Utah Geological Survey (UGS) provides no cost independent review and recommendations of geotechnical reports to determine their accuracy and completeness. In addition, the Division of Emergency Services and UGS will aid in the design and implementation of ordinances concerning natural hazards.
- Register any structure pertaining to water impoundment with Division of Water Rights, Dam Safety Section.
- Note: The retention basin located within the impacted subdivision was not registered with Dam Safety.

Buckley Draw—Springville Fire

The Springville fire started on June 30, 2002 at 7:19 p.m. The fire burned a total of 2,207 acres above dozens of homes. The immediate post fire impacts for Provo City were: loose surface rock, silty and sandy soils, and blackened steep (40% grade) hillsides. Steep terrain and impervious soils cause rapid run off with rocks. Post fire conditions increased sediment expectations to 13 tons per acre. Brian McNerney of the NWS stated our risk level was the highest in the state.

Recommendations for mitigation offered to Provo City included the Uinta National Forest rehabilitating the burn area with vegetation (seed and mulch) and installing wire fences in the upper channel. The Natural Resource Conservation Service (NRCS) and the Emergency Watershed Program (EWP) implemented temporary measures to reduce the transport of sediment. Additionally, a Rain Activated Weather Station (RAWS) unit was relocated to the Buckley Draw area (elevation of 9,143 feet) to monitor site conditions on Sunday, July 13, 2002.

Provo City held public meetings on Sunday, July 13, and Monday, July 14, 2002 to present information and resources for the residents. National Flood Insurance Program (NFIP) information distributed. Sandbags and sand drops were scheduled and delivered.

On July 15, 2002, information was distributed to the Neighborhood regarding the increase in risk of post fire debris flow, with information about the NFIP program. Communication links to relay current hazard information to the residents were established. The evacuation plan was updated.

On July 16, 2002 a helicopter overview of the burn area was taken. Provo Public Safety responders had a Post Fire Debris Flow Risks in Utah class on July 31, 2002. NRCS and the EWP engineered of a trench to redirect potential debris flow. Provo City obtained the necessary property agreements. Two debris flow events just to the north and just to the south of Provo in September, 2002 provided motivation to secure agreements and build the trench.

A SNOTEL was installed above the Little Rock Canyon drainage to monitor soil moisture and snow pack conditions on 22 October, 2002.

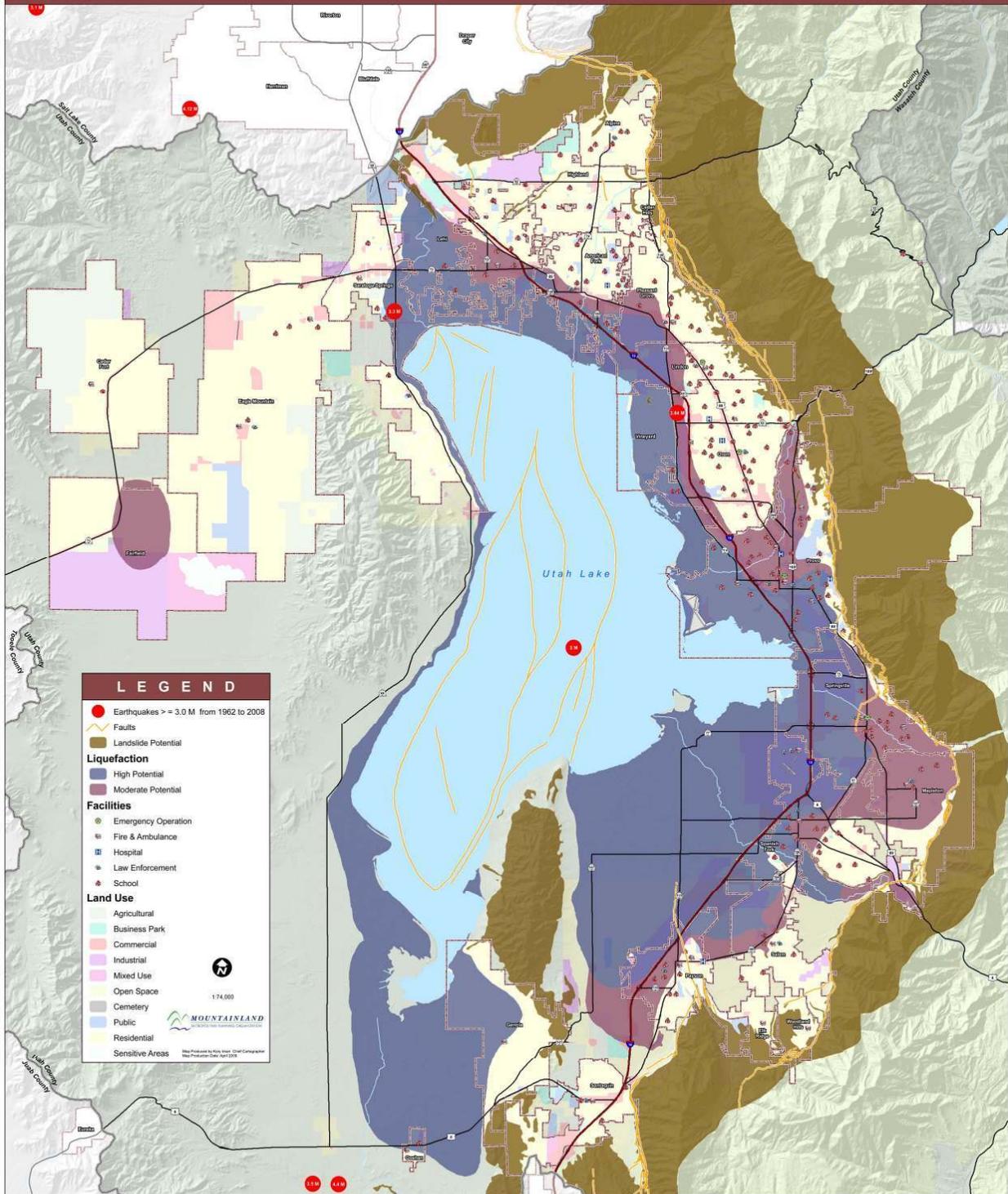
At the April 29, 2003 neighborhood meeting, the debris flow in Santaquin was contrasted with the conditions at the Buckley Draw. Plans for trench construction were discussed. A flag notification system and evacuation plan for the residents for the risk level was proposed and accepted. A web link with updated hazard information, a phone ‘hot line’ with an updated message, and a notification procedure alerting the Neighborhood Chair of any changes in the hazard level were implemented. A practice evacuation drill was held on Saturday, May 10, 2003.

The 1500 feet long trench was essentially complete on July 28, 2003. Weather conditions continued to be monitored on a daily basis.

At approximately 3:00 a.m. on September 10, 2003, four separate debris flows were triggered. The second largest flow came down the newly finished trench. There was little or no warning. This flow would have been life threatening and would have caused significant property damage without the debris trench in place. The spreader fences in the debris field distributed the runoff materials and completely contained this debris flow.

UTAH COUNTY

EARTHQUAKE, LIQUEFACTION AND LANDSLIDE HAZARD MAP



Review of 2004 Plan Mitigation Strategies

For the previous (2004) Mountainland Hazard Mitigation Plan, each participating jurisdiction prioritized their mitigation efforts and identified a single project. Below is a list of those projects and an update on the status of each project.

Utah County Communities

PRIORITIZATION OF INDIVIDUAL COMMUNITY

MITIGATION STRATEGIES

Table U-24

Community	Hazard	Mitigation	Status	Comments
Alpine	Wildfire	Educate Homeowners on Firewise practices	Ongoing	Community is partnering with various fire prevention agencies to educate. New standards in International Building Code.
American Fork	Liquefaction	Educate Homeowners/Require mitigation on new development	Ongoing	Community is working to ensure structures are built to proper standards.
Cedar Fort	Wildfire	Educate Homeowners on Firewise practices	Ongoing	Community is partnering with various fire prevention agencies to educate. New standards in International Building Code.
Cedar Hills	Landslides/ Flood	Participate in the NFIP/Require site-specific soils reports	Ongoing	Geotechnical reports are required for development.
Eagle Mountain	Wildfire	Educate Homeowners on Firewise practices	Ongoing	Community is partnering with various fire prevention agencies to educate. New standards in International Building Code.
Elk Ridge	Wildfire/ Flood	Educate Homeowners on Firewise practices Join NFIP Flood Map Community	Ongoing	Community is partnering with various fire prevention agencies to educate. New standards in International Building Code.
Genola	Liquefaction	Educate Homeowners/Require mitigation on new development	Ongoing	Community is working to ensure structures are built to proper standards.
Goshen	Liquefaction	Educate Homeowners/Require mitigation on new development	Ongoing	Community is working to ensure structures are built to proper standards.
Highland	Flood	Encourage Homeowner Participation in NFIP	Ongoing	The City is encouraging participation in the NFIP.
Lehi	Liquefaction	Educate Homeowners/Require mitigation on new development	Ongoing	Community is working to ensure structures are built to proper standards.

Lindon	Landslide	Prohibit development in Landslide areas	Ongoing	Geotechnical reports are required for development.
Mapleton	Liquefaction	Educate Homeowners/Require mitigation on new development	Ongoing	Community is working to ensure structures are build to proper standards.
Orem	Dam Failure	Establish Early Warning System	Completed	Early warning system is in place.
Payson	Liquefaction	Educate Homeowners/Require mitigation on new development	Ongoing	Community is working to ensure structures are build to proper standards.
Pleasant Grove	Flood	Encourage Homeowner Participation in NFIP	Ongoing	The City is encouraging participation in the NFIP.
Provo	Dam Failure	Establish Early Warning System	Completed	Early system is in place.
Salem	Liquefaction	Educate Homeowners/Require mitigation on new development	Ongoing	Community is working to ensure structures are build to proper standards.
Santaquin	Flood	Map flood and debris flow areas in newly annexed areas	Ongoing	New information has been developed and will continue as growth occurs
Saratoga Springs	Liquefaction	Educate Homeowners/Require mitigation on new development	Ongoing	Community is working to ensure structures are build to proper standards.
Spanish Fork	Liquefaction	Educate Homeowners/Require mitigation on new development	Ongoing	Community is working to ensure structures are build to proper standards.
Springville	Liquefaction	Educate Homeowners/Require mitigation on new development	Ongoing	Community is working to ensure structures are build to proper standards.
Utah County	Liquefaction	Educate Homeowners/Require mitigation on new development	Ongoing	Community is working to ensure structures are build to proper standards.
Vineyard	Liquefaction	Educate Homeowners/Require mitigation on new development	Ongoing	Community is working to ensure structures are build to proper standards.
Woodland Hills	Landslide	Prohibit development in Landslide areas	Ongoing	Geotechnical reports are required for development.

Damage Assessment and Mitigation

Overview

Each jurisdiction represented by this plan has participated in the creation of its contents and given local input into their individual mitigation goals and priorities. Early in the process the planning team determined that creating a list of basic mitigation strategies would stimulate each jurisdiction by acting as a beginning point for additional mitigation planning as well as helping to fulfill the requirements of this plan. Each jurisdiction has accepted and or made changes to the mitigation table to reflect their needs.

Listed below are the damage assessments for each of the participating jurisdiction followed by that community’s mitigation strategies. Damage assessments were calculated using the methodologies mentioned earlier in this plan. Strategies were developed by the planning committee and then modified, if desired, by the individual community.

These strategies were assigned a priority of high, medium, or low by communities according to the following criteria:

- Number of people affected by the project
- Technical feasibility
- Political support
- Available funding and priorities
- Environmental impact
- Cost to benefit ratio

Earthquake -county wide

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Earthquake	58,449	\$ 9,445,163,027.85		1935	\$ 1,506,695,508.93		0	0	339	\$ 1,818,707,536.71	106

Alpine

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
FEMA Flood Plain	124	\$17,385,800	137	21	\$6,058,300	50	-	-	2	\$6,968,100	-
HAZUS Flood	25	\$3,504,000	25	3	\$713,500	0	-	-	0	0	-
Debris	391	\$55,174,400	323	36	\$12,071,400	0	-	-	6	\$27,043,300	-
Wild Fire	696	\$99,339,200	587	72	\$20,694,900	0	-	-	16	\$71,520,400	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

American Fork

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	4,177	\$527,699,300	5716	675	\$254,513,900	10640	17	\$6,663,000	86	\$480,791,100	10
FEMA Flood Plain	59	\$8,561,500	59	5	\$733,500	770	-	-	1	\$7,494,600	1
HAZUS Flood	44	\$5,328,500	110	8	\$3,038,500	20	1	\$398,000	1	\$4,087,400	-
Debris	3	\$456,500	8	1	\$48,300	0	-	-	0	0	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam	Update Flood and Inundation mapping and	High	2 years	TBD	Local Cash,	Local Government,

Failure	incorporate them into general plans and ordinances.				Grants	FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Cedar Fort

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Steep Slopes	16	\$2,046,900	0	2	\$275,900	0	-	-	-	-	-
Wild Fire	59	\$6,689,900	250	3	\$415,200	510	-	-	3	\$15,332,900	1

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within	High	1 year	Minimal	Local Cash, Grants	Local Government

	areas at risk.					
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Cedar Hills

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	4	\$0	11	4	\$349,000	0	1	-	-	-	-
Debris	443	\$32,644,500	269	17	\$4,817,000	0	3	-	5	\$22,070,300	-
Wild Fire	455	\$36,144,400	296	16	\$2,499,000	10	3	-	9	\$39,884,400	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and	High	1 year	Minimal	Local Cash,	Local Government,

	preparation.				Grants	UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Draper

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Debris	506	\$0	0	3	\$439,300	0	-	-	-	-	-
Wild Fire	484	\$0	0	3	\$419,700	0	-	-	-	-	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS

	ordinances.					
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Eagle Mountain

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
HAZUS Flood	8	\$1,044,800	18	1	\$44,300	0	-	-	0	0	-
Steep Slopes	54	\$7,216,000	0	2	\$251,400	0	-	-	-	-	-
Wild Fire	442	\$58,546,800	53	9	\$1,552,600	4580	-	-	18	\$76,705,400	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding	Join NFIP community/participation.	Medium	1 year	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding	Join NFIP community/participation.	Medium	1 year	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Elk Ridge

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
HAZUS Flood	0	\$0	0	1	\$7,100	0	-	-	-	-	-
Debris	190	\$30,299,200	259	10	\$3,551,900	0	-	-	5	\$21,302,900	-
Wild Fire	258	\$40,832,000	506	20	\$6,932,800	0	-	-	7	\$33,622,900	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Fairfield

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
HAZUS Flood	1	\$78,100	11	1	\$6,100	1100	-	-	2	\$11,212,900	-
Wild Fire	5	\$634,900	202	1	\$50,800	20190	-	-	19	\$87,189,200	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government

Genola

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	2	\$190,800	26	1	\$67,000	0	-	-	1	\$4,596,400	-
HAZUS Flood	3	\$292,900	99	1	\$106,200	0	-	-	0	0	-
Debris	23	\$2,185,700	806	3	\$244,200	30	-	-	4	\$12,308,700	-
Wild Fire	13	\$1,003,800	1186	1	\$105,200	0	-	-	2	\$4,003,500	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

	susceptible areas.					
--	--------------------	--	--	--	--	--

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Goshen

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	70	\$7,442,900	173	2	\$210,400	390	-	-	3	\$14,789,100	-
Wild Fire	1	\$68,000	3	0	\$0	0	-	-	0	0	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government

Highland

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	177	\$23,425,600	81	13	\$3,368,900	20	1	\$147,000	5	\$22,406,900	-
FEMA Flood Plain	59	\$7,927,800	17	6	\$1,459,400	0	-	-	1	\$6,226,300	-
HAZUS Flood	18	\$2,854,900	7	2	\$548,700	0	-	-	0	0	-
Debris	53	\$8,336,300	15	5	\$782,300	0	1	\$147,000	1	\$6,857,000	-
Wild Fire	160	\$30,962,600	65	10	\$1,543,200	0	1	\$147,000	6	\$29,306,100	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE	High	Ongoing	Minimal	Local Cash,	Local Government

	practices.				Grants	
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Lehi

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	2,652	\$316,012,300	3549	290	\$84,870,900	3730	8	\$7,930,000	56	\$293,779,500	5
FEMA Flood Plain	557	\$67,353,300	342	38	\$9,885,700	330	3	\$1,647,000	10	\$52,434,100	2
HAZUS Flood	52	\$5,469,400	92	11	\$2,668,600	210	2	\$1,259,000	2	\$10,859,900	-
Debris	927	\$52,700,100	1441	13	\$4,508,400	690	-	-	7	\$34,040,900	-
Wild Fire	710	\$24,241,100	2206	13	\$5,883,500	3770	-	-	28	\$160,751,600	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding	Responsible Party
--------	--------	----------	----------	----------------	-------------------	-------------------

					Sources	
Flooding/Dam Failure	Promote NFIP participation/Clean dam drainage and remove debris from water ways	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Implement a power line inspection and maintenance program in the wild land areas.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Create a vegetation placement and management plan	High	1 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Lindon

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	866	\$123,640,900	851	223	\$139,675,900	9760	2	\$1,555,000	44	\$288,044,000	2
FEMA Flood Plain	49	\$7,985,100	45	19	\$8,645,800	760	-	-	2	\$8,129,500	1
HAZUS Flood	41	\$5,190,600	75	20	\$17,381,100	1080	-	-	3	\$18,023,600	-

Debris	479	\$76,438,200	478	59	\$14,710,900	0	1	-	8	\$34,303,200	-
Wild Fire	558	\$89,905,200	522	65	\$16,740,600	0	1	-	8	\$34,868,400	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation. Ditch improvements. Annual dam inspections (Dry Canyon, Squaw Hollow)	High	Ongoing	Moderate	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Follow and apply current building codes adopted by City.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices. Fire suppression required in homes on steep slopes.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Debris Flow	Construct / Install debris flow basins in inventoried hazard areas.	Medium	5 years	High	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Restrict development in hazard areas, maintain storm drainage facilities, update ordinances.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation. Avoid hazard areas (faults), Canberra tank fault study.	High	3 years	Moderate	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	2 years	Minimal	Local Cash, Grants	Local Government
Debris Flow	Maintain debris flow basins. Monitor wildfire and landslide areas.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Mapleton

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	11	\$1,632,600	30	3	\$649,700	0	-	-	0	0	-
FEMA Flood Plain	8	\$1,244,100	26	2	\$394,700	0	-	-	0	0	-
HAZUS Flood	16	\$2,043,700	46	3	\$412,500	180	-	-	1	\$3,765,800	-
Debris	55	\$8,031,800	189	10	\$1,976,500	30	-	-	5	\$10,719,600	-
Wild Fire	67	\$9,366,600	338	12	\$2,196,400	90	-	-	6	\$18,065,000	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping	High	1 year	Minimal	Local Cash,	Local Government

	requirements into local ordinances within areas at risk.				Grants	
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Orem

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	1,369	\$213,985,700	1552	156	\$58,086,700	440	6	\$2,266,000	18	\$82,448,900	1
FEMA Flood Plain	18	\$2,447,900	59	3	\$3,376,800	40	1	\$227,000	0	0	-
HAZUS Flood	6	\$755,500	16	1	\$242,800	50	2	\$448,000	0	0	-
Debris	414	\$63,634,600	637	56	\$27,583,000	120	-	-	8	\$28,626,700	-
Wild Fire	163	\$23,845,400	246	27	\$8,944,300	170	4	\$1,255,000	5	\$12,201,300	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
--------	--------	----------	----------	----------------	---------------------------	-------------------

Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Payson

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	1,146	\$113,309,500	996	138	\$44,842,300	910	-	-	16	\$76,694,100	6
FEMA Flood Plain	201	\$20,161,900	130	34	\$13,073,600	230	-	-	3	\$16,662,500	1
HAZUS Flood	121	\$11,978,100	510	20	\$7,358,200	1860	-	-	4	\$22,280,700	-
Debris	29	\$3,758,300	629	1	\$55,600	1300	-	-	4	\$18,877,500	-
Wild Fire	110	\$8,771,600	822	5	\$491,900	2830	-	-	5	\$25,859,300	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering	Medium	1 year	TBD	Local Cash,	Local Government,

	practices and retaining measures in susceptible areas.				Grants	UGS
--	--	--	--	--	--------	-----

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Pleasant Grove

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	3,771	\$511,907,700	4522	469	\$126,662,200	3720	2	\$136,000	63	\$298,569,000	8
HAZUS Flood	7	\$755,600	0	4	\$1,465,300	260	-	-	1	\$4,153,800	-
Debris	1,408	\$220,701,600	1779	146	\$30,348,700	20	1	\$136,000	22	\$96,897,200	-
Wild Fire	271	\$41,858,100	297	29	\$4,053,100	0	1	\$241,000	4	\$17,383,300	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS

Flooding/Dam Failure	Pipe water from flood basin 200 S. and 500 N. to canal. Approx. 8000 ft. high pressure pipe	High	Ongoing	2 million	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
	Pipe water from flood basin 200 S. and 500 N. to canal. Approx. 8000 ft. high pressure pipe	High	Ongoing	2 million	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Provo

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	14,403	\$2,469,658,300	14369	1,873	\$978,723,000	20020	34	\$30,378,000	224	\$1,184,401,900	34
FEMA Flood	180	\$27,949,000	174	34	\$19,556,700	1270	12	\$5,643,000	8	\$47,941,100	-

Plain											
HAZUS Flood	976	\$126,931,800	972	146	\$87,894,500	1570	3	\$840,000	17	\$86,942,000	1
Debris	2,250	\$339,294,700	2367	256	\$96,068,400	1060	2	\$819,000	49	\$164,348,200	2
Wild Fire	652	\$89,960,400	814	96	\$56,744,600	1900	3	\$1,367,000	22	\$72,913,900	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Salem

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
FEMA Flood Plain	34	\$4,269,900	48	3	\$647,500	30	-	-	0	0	-
HAZUS Flood	4	\$399,700	182	2	\$784,500	260	-	-	1	\$2,464,500	-
Debris	307	\$43,168,500	1344	31	\$10,017,600	470	1	\$113,000	15	\$63,618,500	1
Wild Fire	37	\$5,489,600	781	6	\$872,300	640	-	-	6	\$27,069,000	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within	High	1 year	Minimal	Local Cash, Grants	Local Government

	areas at risk.					
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Santaquin

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	1,527	\$133,504,200	5147	96	\$17,481,700	1640	4	\$1,158,000	29	\$132,326,400	3
HAZUS Flood	165	\$13,122,300	456	12	\$2,305,700	90	1	\$92,000	4	\$18,274,900	-
Debris	180	\$12,133,500	1287	4	\$215,000	480	-	-	7	\$31,278,000	1
Wild Fire	376	\$33,284,700	4160	14	\$1,361,200	2490	2	\$938,000	21	\$97,689,300	1

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS

Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Saratoga Springs

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	170	\$14,621,900	494	0	\$0	0	-	-	3	\$11,291,100	-
FEMA Flood Plain	242	\$24,221,600	373	14	\$7,902,300	170	1	\$251,000	4	\$20,592,600	-
HAZUS Flood	3	\$417,400	5	1	\$800	70	-	-	0	0	-
Steep Slopes	8	\$727,200	0	1	\$51,300	0	-	-	-	-	-
Wild Fire	1,282	\$24,637,000	12866	12	\$1,563,200	3870	-	-	40	\$179,729,100	2

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Spanish Fork

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
FEMA Flood Plain	338	\$15,160,300	685	10	\$2,577,800	770	6	\$1,374,000	7	\$38,445,000	1
HAZUS Flood	217	\$9,005,100	453	4	\$916,600	210	2	\$488,000	4	\$16,684,700	-
Debris	251	\$36,664,700	589	25	\$7,673,400	80	1	-	4	\$20,572,800	-
Steep Slopes	33	\$4,846,100	0	7	\$2,338,700	0	-	-	-	-	-
Wild Fire	98	\$13,413,100	572	25	\$8,405,500	1370	3	\$1,008,000	4	\$24,261,000	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS

Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Springville

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	3,345	\$377,420,300	4254	409	\$123,661,300	7330	24	\$5,182,000	57	\$294,865,800	11
FEMA Flood Plain	40	\$4,741,300	87	8	\$2,020,100	2530	5	\$1,396,000	8	\$54,580,700	-
HAZUS Flood	450	\$28,294,100	1036	45	\$11,147,100	2340	1	\$153,000	14	\$71,720,400	-
Debris	647	\$84,459,000	889	48	\$10,097,900	70	-	-	12	\$51,180,700	-
Wild Fire	580	\$72,567,500	672	54	\$10,787,200	130	-	-	11	\$44,515,100	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Utah County (unincorporated)

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count

Dam Failure	456	\$49,072,100	1337	62	\$24,992,700	2270	9	\$6,542,000	-	-	-
FEMA Flood Plain	141	\$13,722,100	326	22	\$3,279,200	990	6	\$2,343,000	-	-	-
HAZUS Flood	116	\$10,967,300	138	16	\$2,758,500	110	4	\$777,000	-	-	-
Debris	432	\$45,346,800	85	57	\$15,304,400	60	3	\$1,824,000	-	-	-
Wild Fire	952	\$123,460,700	1506	86	\$46,623,800	910	23	\$8,216,000	-	-	2

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Canyon Debris Basins	High	Ongoing	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Vineyard

Hazard	Residential			Commercial			Bridges		Roads		Critical Facilities
	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Dam Failure	0	\$0	2	1	\$156,000	510	-	-	1	\$2,887,300	-
FEMA Flood Plain	1	\$76,800	0	1	\$11,100	20	-	-	0	0	-
HAZUS Flood	0	\$0	0	0	\$0	70	-	-	0	0	-

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Promote NFIP participation.	High	Ongoing	Minimal	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Flooding/Dam Failure	Update Flood and Inundation mapping and incorporate them into general plans and ordinances.	High	2 years	TBD	Local Cash, Grants	Local Government, FEMA, UDHS
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Woodland Hills

Hazard	Residential	Commercial	Bridges	Roads	Critical Facilities
--------	-------------	------------	---------	-------	---------------------

	Count	Cost	Planned Units	Count	Cost	Planned Jobs	Count	Cost	Length (mi)	Cost	Count
Debris	130	\$19,385,600	209	13	\$1,735,700	10	-	-	9	\$41,464,500	1
Wild Fire	206	\$30,626,200	337	22	\$3,244,000	10	-	-	15	\$66,630,200	1

Protecting Current Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Earthquake	Inventory current critical facilities for seismic standards.	High	3 years	TBD	Local Cash, Grants	Local Government
Wildfire	Educate homeowners on FIREWISE practices.	High	Ongoing	Minimal	Local Cash, Grants	Local Government
Landslide	Public education on and correct watering practices and retaining measures in susceptible areas.	Medium	1 year	TBD	Local Cash, Grants	Local Government, UGS

Protecting Future Residents and Structures

Hazard	Action	Priority	Timeline	Estimated Cost	Potential Funding Sources	Responsible Party
Earthquake	Promote earthquake awareness and preparation.	High	1 year	Minimal	Local Cash, Grants	Local Government, UGS, USGS
Wildfire	Incorporate FIREWISE landscaping requirements into local ordinances within areas at risk.	High	1 year	Minimal	Local Cash, Grants	Local Government
Landslide	Coordinate and update landslide mapping within the area with UGS and USGS.	High	3 years	Minimal	Local Cash, Grants	Local Government, UGS, USGS

Part IX

Plan Maintenance

Plan Update

Over the past five years, the previous Mountainland Hazard Mitigation Plan was amended using the most of the procedures listed below. While there were no major amendments, minor changes were initiated by jurisdictions to better reflect changing priorities and needs. As communities identified new mitigation projects, the mitigation strategy portion of the plan was updated. This has led to success in procuring grant funding to accomplish some mitigation strategies such as seismic retrofitting of public buildings and increased public awareness of hazards.

Unfortunately, a weakness of the previous plan was the documentation of these minor changes and the documentation of mitigation projects performed. During the updating process, it was determined that the plan maintenance procedures from the previous plan, should be adjusted to change this trend. Those adjustments have been incorporated in the new procedures listed below.

As this plan moves forward, a heightened awareness for this program and hazard mitigation in general will increase. Making the data available to each community and updating changes to that data will help ensure the plan stays as accurate as possible. This will be accomplished through the annual report and evaluation procedure. A new addition will be an annual plan review meeting where the Plan Steering Committee, which consists of staff engineers, planners and emergency officials, can review the plan and mitigation activities can be documented. This will ensure more accurate documentation of progress and changes as well as motivation for each responsible party to move forward with their mitigation projects.

Monitoring, Evaluating and Updating the Plan

Periodic monitoring and reporting of the Plan is required to ensure that the goals and objectives for the Mountainland Region are kept current and that local mitigation efforts are being carried out. The Plan has therefore been designed to be user-friendly in terms of monitoring implementation and preparing regular progress reports.

Annual Reporting Procedures

The Plan shall be reviewed annually, as required by the Executive Council, or as situations dictate such as following a disaster declaration. Each year the MAG Community Development Department Staff will conduct a Steering Committee meeting to review the plan and ensure the following:

1. The Executive Director and the Executive Council will receive an annual report and/or presentation on the implementation status of the Plan at an Executive Council Meeting.
2. The report will include an evaluation of the effectiveness and appropriateness of the mitigation actions proposed in the Plan.
3. The report will recommend, as appropriate, any required changes or amendments to the Plan.

If the MAG Executive Council determines that a modification of the Plan is warranted, the Council may initiate a Plan amendment.

Revisions and Updates

Periodic revisions and updates of the Plan are required to ensure that the goals and objectives for the Mountainland Region are kept current. More importantly, revisions may be necessary to ensure the Plan is in full compliance with Federal regulations and State statutes. This portion of the Plan outlines the procedures for completing such revisions and updates.

Five (5) Year Plan Review

The entire plan including any background studies and analysis should be reviewed every five (5) years to determine if there have been any significant changes in the Mountainland Region that would affect the Plan. Increased development, increased exposure to certain hazards, the development of new mitigation capabilities or techniques and changes to Federal or State legislation are examples of changes that may affect the condition of the Plan.

The Pre-Disaster Hazard Mitigation Plan Steering Committee, with a potential membership representing every jurisdiction in the MAG area, will be reconstituted for the five (5) year review/update process. Typically, the same process that was used to create the original plan will be used to prepare the update.

Further, following a disaster declaration, the Plan will need to be revised to reflect on lessons learned or to address specific circumstances arising out of the disaster.

The results of this five (5) year review should become summarized in the annual report prepared for this Plan under the direction of the Community Development Director. The annual report will include an evaluation of the effectiveness and appropriateness of the Plan, and will recommend, as appropriate, any required changes or amendments to the Plan.

If the Executive Council determines that the recommendations warrant modification to the Plan, the Council may either initiate a Plan amendment as described below, or, if conditions justify, may direct the MAG Community Development Department to undertake a complete update of the Plan.

Plan Amendments

An amendment to the Plan should be initiated only by the Executive Council, either at its own initiative or upon the recommendation of the Executive Director, Community Development Director, Mayor of an affected community or the State Department of Emergency Services and Homeland Security.

Upon initiation of an amendment to the Plan, Mountainland will forward information on the proposed amendment to all interested parties including, but not limited to, all affected city or county departments, residents and businesses. Depending on the magnitude of the amendment, the full Ad-Hoc committee may be reconstituted or the MAG Regional Growth Committee may review the amendment. At a minimum, the information will be made available through public notice in a newspaper of general circulation and on the Mountainland Website at www.mountainland.org. Information will also be forwarded to the Utah Department of Public Safety, Division of Emergency Services and Homeland Security. This information will be sent out in order to seek input on the proposed Plan amendment for not less than a forty-five (45) day review and comment period.

At the end of the comment period, the proposed amendment and all review comments will be forwarded to the Executive Director (or his/her designee) for consideration. If no comments are received from the reviewing parties within the specified review period, such will be noted accordingly. The Executive Director (or his/her designee) will review the proposed amendment along with comments received from other parties and submit a recommendation to the Executive Council within sixty (60) days.

In determining whether to recommend approval or denial of a Plan amendment request, the following factors will be considered:

There are errors or omissions made in the identification of issues or needs during the preparation of the Plan; and/or

New issues or needs have been identified which were not adequately addressed in the Plan; and/or

There has been a change in information, data or assumptions from those on which the Plan was based.

The nature or magnitude of risks has changed.

There are implementation problems, such as technical, political, legal or coordination issues with other agencies.

Upon receiving the recommendation of the Executive Director or his/her designee, the Executive Council will hold a public hearing. The Executive Council will review the recommendation (including the factors listed above) and any oral or written comments received at the public hearing. Following that review, the Executive Council will take one of the following actions:

1. Adopt the proposed amendment as presented.
2. Adopt the proposed amendment with modifications.
3. Refer the amendment request back to the Executive Director for further consideration.
4. Defer the amendment request for further consideration and/or hearing.
5. Reject the amendment request.

Implementation through Existing Programs

Process

The Mountainland Association of Governments Pre-Disaster Hazard Mitigation Plan will be implemented through the General Plans and Capital Improvement Plans (CIP) of each local jurisdiction. It will be the responsibility of Mayor/Council/Commissioner(s) of each jurisdiction, as he/she/they see fit, to ensure these actions are carried out no later than the target dates unless reasonable circumstances prevent their implementation (i.e. lack of funding availability).

Administrative

Project administration is purely a function of project size and complexity, for given jurisdictions within the planning area. Jurisdictions have self-funded or received state and federal funding for numerous projects in the past. The larger the project the more administration resources are needed. Local

jurisdictions with current staff could administer small projects or request county or state assistance. Larger projects would most likely still be managed “in-house” but would require additional staff be hired and may request state technical assistance.

Funding Sources

Although all mitigation techniques will likely save money by avoiding losses, many projects are costly to implement. The Mountainland jurisdictions will continue to seek outside funding assistance for mitigation projects in both the pre- and post-disaster environment. This portion of the Plan identifies the primary Federal and State grant programs for Mountainland jurisdictions to consider, and also briefly discusses local and non-governmental funding sources.

Federal

The following federal grant programs have been identified as funding sources which specifically target hazard mitigation projects:

Title: Pre-Disaster Mitigation Program
Agency: Federal Emergency Management Agency

Through the Disaster Mitigation Act of 2000, Congress approved the creation of a national program to provide a funding mechanism that is not dependent on a Presidential Disaster Declaration. The Pre-Disaster Mitigation (PDM) program provides funding to states and communities for cost-effective hazard mitigation activities that complement a comprehensive mitigation program and reduce injuries, loss of life, and damage and destruction of property.

The funding is based upon a 75% Federal share and 25% non-Federal share. The non-Federal match can be fully in-kind or cash, or a combination. Special accommodations will be made for “small and impoverished communities”, who will be eligible for 90% Federal share/10% non-Federal. FEMA provides PDM grants to states that, in turn, can provide sub-grants to local governments for accomplishing the following eligible mitigation activities:

- State and local hazard mitigation planning
- Technical assistance (e.g. risk assessments, project development)
- Mitigation Projects
- Acquisition or relocation of vulnerable properties
- Hazard retrofits
- Minor structural hazard control or protection projects
- Community outreach and education (up to 10% of State allocation)

Title: Flood Mitigation Assistance Program
Agency: Federal Emergency Management Agency

FEMA’s Flood Mitigation Assistance program (FMA) provides funding to assist states and communities in implementing measures to reduce or eliminate the long-term risk of flood damage to buildings, manufactured homes and other structures insurable under the National Flood Insurance Program (NFIP). FMA was created as part of the National Flood Insurance Reform Act of 1994 (42 USC 4101) with the goal of reducing or eliminating claims under the NFIP.

FMA is a pre-disaster grant program, and is available to states on an annual basis. This funding is available for mitigation planning and implementation of mitigation measures only, and is based upon a 75% Federal share/25% non-Federal share. States administer the FMA program and are responsible for selecting projects for funding from the applications submitted by all communities within the state. The state then forwards selected applications to FEMA for an eligibility determination. Although individuals cannot apply directly for FMA funds, their local government may submit an application on their behalf.

Title: Hazard Mitigation Grant Program

Agency: Federal Emergency Management Agency

The Hazard Mitigation Grant Program (HMGP) was created in November 1988 through Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act. The HMGP assists states and local communities in implementing long-term mitigation measures following a Presidential disaster declaration.

To meet these objectives, FEMA can fund up to 75% of the eligible costs of each project. The state or local cost-share match does not need to be cash; in-kind services or materials may also be used. With the passage of the Hazard Mitigation and Relocation Assistance Act of 1993, federal funding under the HMGP is now based on 15% of the federal funds spent on the Public and Individual Assistance programs (minus administrative expenses) for each disaster.

The HMGP can be used to fund projects to protect either public or private property, so long as the projects in question fit within the state and local governments overall mitigation strategy for the disaster area, and comply with program guidelines. Examples of projects that may be funded include the acquisition or relocation of structures from hazard-prone areas, the retrofitting of existing structures to protect them from future damages; and the development of state or local standards designed to protect buildings from future damages.

Eligibility for funding under the HMGP is limited to state and local governments, certain private nonprofit organizations or institutions that serve a public function, Indian tribes and authorized tribal organizations. These organizations must apply for HMPG project funding on behalf of their citizens. In turn, applicants must work through their state, since the state is responsible for setting priorities for funding and administering the program.

Title: Public Assistance (Infrastructure) Program, Section 406

Agency: Federal Emergency Management Agency

FEMA's Public Assistance Program, through Section 406 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, provides funding to local governments following a Presidential Disaster Declaration for mitigation measures in conjunction with the repair of damaged public facilities and infrastructure. The mitigation measures must be related to eligible disaster related damages and must directly reduce the potential for future, similar disaster damages to the eligible facility. These opportunities usually present themselves during the repair/replacement efforts.

Proposed projects must be approved by FEMA prior to funding. They will be evaluated for cost effectiveness, technical feasibility and compliance with statutory, regulatory and executive order requirements. In addition, the evaluation must ensure that the mitigation measures do not negatively impact a facility's operation or risk from another hazard.

Public facilities are operated by state and local governments, Indian tribes or authorized tribal organizations and include:

- Roads, bridges & culverts
- Draining & irrigation channels
- Schools, city halls & other buildings
- Water, power & sanitary systems
- Airports & parks

Private nonprofit organizations are groups that own or operate facilities that provide services otherwise performed by a government agency and include, but are not limited to the following:

- Universities and other schools
- Hospitals & clinics
- Volunteer fire & ambulance
- Power cooperatives & other utilities
- Custodial care & retirement facilities
- Museums & community centers

Title: SBA Disaster Assistance Program

Agency: US Small Business Administration

The SBA Disaster Assistance Program provides low-interest loans to businesses following a Presidential disaster declaration. The loans target businesses to repair or replace uninsured disaster damages to property owned by the business, including real estate, machinery and equipment, inventory and supplies. Businesses of any size are eligible, along with non-profit organizations.

SBA loans can be utilized by their recipients to incorporate mitigation techniques into the repair and restoration of their business.

Title: Community Development Block Grants

Agency: US Department of Housing and Urban Development

The community Development Block Grant (CDBG) program provides grants to local governments for community and economic development projects that primarily benefit low- and moderate-income people. The CDBG program also provides grants for post-disaster hazard mitigation and recovery following a Presidential disaster declaration. Funds can be used for activities such as acquisition, rehabilitation or reconstruction of damaged properties and facilities and for the redevelopment of disaster areas.

STATE PROGRAMS

See the Capabilities Assessment Annex of this document for a full description of the State Programs available.

LOCAL

Local governments depend upon local property taxes as their primary source of revenue. These taxes are typically used to finance services that must be available and delivered on a routine and regular basis to the general public. If local budgets allow, these funds are used to match Federal or State grant programs when required for large-scale projects.

NON-GOVERNMENTAL

Another potential source of revenue for implementing local mitigation projects are monetary contributions from non-governmental organizations, such as private sector companies, churches, charities, community relief funds, the Red Cross, hospitals, Land Trusts and other non-profit organizations.

Paramount to having a plan deemed to be valid is its implementation. There is currently no new fiscal note attached to the implementation of this Plan.

Continued Public Involvement

Throughout the planning process, public involvement has been and will be critical to the development of the Plan and its updates. On a yearly basis the plan will be profiled at Mountainland's Annual Open Houses, which are held in the fall of every year. There are typically 400 to 500 local citizens who attend the Open Houses. The plan will also be available on the MAG website to provide additional opportunities for public participation and comment.

Mountainland Association of Governments staff has been designated by its Executive Council as the lead agency in preparing and submitting the Mountainland Pre-Disaster Hazard Mitigation Plan, which includes coverage for all incorporated cities and counties within the three county region, i.e. Summit, Utah and Wasatch Counties. The strategy of the Association of Governments in preparing the plan is to use available resources and manpower in the most efficient and cost effective manner to allow our cities and counties continued access to data, technical planning assistance and FEMA eligibility. In addition, the AOG will reach out to non-profits, public agencies, special needs organizations, groups and individuals in allowing them input and access to the plan. With limited resources, however, it becomes difficult to both identify and to individually contact the broad range of potential clients that may stand to benefit from the plan. This being the case, we have established the following course of action:

STEP 1. The AOG will publicly advertise all hearings, requests for input and meetings directly related to the Pre-Disaster Hazard Mitigation Plan process. Executive Council meetings where plan items are discussed and where actions are taken will not receive special notifications as they are already advertised according to set standards. All interested parties are welcome and invited to attend such meetings and hearings as they are public and open to all. Advertisement will be done according to the pattern set in previous years, i.e. the AOG will advertise each hearing and request for input at least seven days (7) in advance of the activity and will publish notices of the event in the Provo Herald, the Wasatch Wave and the Summit County Bee. The notices will advertise both the hearing and the means of providing input outside the hearing if an interested person is unable to attend.

STEP 2. The AOG has established a mailing list of many local agencies and individuals that may have an interest in the Pre-Disaster Hazard Mitigation Plan. Each identified agency or person will be mailed a notice of the hearings and open houses.

STEP 3. Comments, both oral and written, will be solicited and accepted from any interested party. Comments, as far as possible, will be included in the final draft of the Hazard Mitigation Plan; however, the AOG reserves the right to limit comments that are excessively long due to the size of the Plan.

STEP 4. Specific to risk assessment and hazard mitigation, needs analysis, and capital investment strategies, the AOG will make initial contact and solicitation for input from each incorporated jurisdiction

within the region. All input is voluntary. Staff time and resources do not allow personal contact with other agencies or groups, however, comments and strategies are welcomed as input to the planning process from any party via regular mail, FAX, e-mail, phone call, etc. In addition, every public jurisdiction advertises and conducts public hearings on their planning, budget, etc. where most of these mitigation projects are initiated. Input can be received from these prime sources by the region as well.

STEP 5. The final draft of the Hazard Mitigation Plan will be presented to the Mountainland Executive Council at its regularly scheduled monthly meeting for adoption and approval. Executive Council policies on adoption or approval of items will be in force and adhered to. This document is intended to be flexible and in constant change so comments can be taken at any time of the year for consideration and inclusion in the next update. Additionally, after FEMA approval of the Plan, the Plan will be promulgated for each local jurisdiction for adoption by resolution.

STEP 6. The following policies will guide AOG staff in making access and input to the Hazard Mitigation Plan as open and convenient as possible:

A. Participation: All citizens of the region are encouraged to participate in the planning process, especially those who may reside within identified hazard areas. The AOG will take whatever actions possible to accommodate special needs of individuals including the impaired, non-English speaking, persons of limited mobility, etc.

B. Access to Meetings: Adequate and timely notification to all area residents will be given as outlined above to all hearings, forums, and meetings.

C. Access to Information: Citizens, public jurisdictions, agencies and other interested parties will have the opportunity to receive information and submit comments on any aspect of the Hazard Mitigation Plan, and/or any other documents prepared for distribution by the Association of Governments that may be adopted as part of the plan by reference. The AOG may charge a nominal fee for printing of documents that are longer than three pages.

D. Technical Assistance: Residents as well as local jurisdictions may request assistance in accessing the program and interpretation of mitigation projects. AOG staff will assist to the extent practical, however, limited staff time and resources may prohibit staff from giving all the assistance requested. The AOG will be the sole determiner of the amount of assistance given all requests.

E. Public Hearings: The AOG will plan and hold public hearings according to the following priorities: 1- Hearings will be conveniently timed for people who might benefit most from Mitigation programs, 2- Hearings will be accessible to people with disabilities (accommodations must be requested in advance according to previously established policy), and 3- Hearings will be adequately publicized. Hearings may be held for a number of purposes or functions including to: a-identify and profile hazards, b-develop mitigation strategies, and c-review plan goals, performance, and future plans.

F. Comment Period: The AOG will sponsor a 30-day public comment period prior to final plan adoption. The comment period will begin with a public hearing to open the 30-day solicitation of input. Comments may be made orally, or in writing, and as far as possible, will be included in the final Pre-Disaster Hazard Mitigation Plan according to the outlined participation rules.

Part X

Capability Assessment

INTRODUCTION

What follows is a description of the organizational, technical and political capacity of the Mountainland Region to implement hazard mitigation strategies and goals. The best plan will do nothing to improve hazard mitigation efforts in the region without sufficient implementation capacity and capability; particularly local level capacity (town, city and county government). The purpose of this section is to analyze gaps and potential capability weaknesses for local level jurisdictions in the region.

LOCAL ORGANIZATIONAL AND TECHNICAL CAPABILITY

Not all of communities in the Mountainland region have full time professional staff. In many cases a limited tax base means that hiring full time professional staff in the smaller cities and towns is financially unobtainable. Often these smaller communities rely on local volunteers or elected and appointed officials to perform many of the tasks normally handled by professional staff. It's not uncommon to have a volunteer city council persons or planning commissioner assigned the task of emergency management, grant writing or long range planning. Professional staff at MAG (and each of the three counties to some degree) help provide some technical and planning assistance to these smaller communities. This regional assistance is often limited by staffing capacity and funding. As funding allows, some communities are able to contract for professional services from private consultants.

State and Regional Hazard Mitigation Resources MAG District	
Agency/Group	Description
Utah Div. of Emergency Services and Homeland Security	Training, technical assistance and funding.
Utah League of Cities and Towns	Training, technical assistance and planning assistance
Utah Geologic Survey	Technical assistance, plan review
Mountainland Association of Governments	Technical assistance, plan review, GIS and Community Development Block Grants.
Local Health Departments	Emergency preparedness and response. Homeland security planning.
Local Chapters of the American Red Cross	Training, emergency preparedness and response.
Utah Association of Conservation Districts	Technical assistance and planning assistance.

Local Level Hazard Mitigation Capability MAG District		
Jurisdiction	Professional Staffing (e.g. City Manger, Engineer, Planner)	Technical Capacity (In House)
SUMMIT COUNTY	County Emergency Management Coordinator , County Planner, Public Works, Building Inspector	GIS Staffing and equipment
Coalville	Volunteer\contracted consultant	None
Francis	Volunteer\contracted consultant	None
Henefer	Volunteer\contracted consultant	None
Kamas	Police, Planner, Public Works, Consultant	None
Oakley	Police, Planner, Public Works, Consultant	None
Park City	Emergency Manager, Planning Department, Public Works	GIS Staffing and equipment
UTAH COUNTY	Countywide Planner, Emergency Manager, Sheriff	Advanced GIS capability with customized application to Emergency Management.
Alpine	City Administrator, Planner, Public Works	Some GIS Capability
American Fork	Chief of Staff, Public Works, Police	GIS Capability and staffing
Cedar Fort	Volunteer\contracted consultant	None
Cedar Hills	City Administrator, Planner, Public Works	None
Eagle Mountain	City Administrator, Planner, Public Works	Some GIS Capability
Elk Ridge	Planner, Volunteer	Some GIS Capability
Genola	Volunteer\contracted consultant	None
Goshen	Volunteer\contracted consultant	None
Highland	City Administrator, Planner, Public Works	Some GIS Capability
Lehi	City Administrator, Planner, Public Works	GIS Capability and staffing
Lindon	City Administrator, Planner, Public Works	Some GIS Capability
Mapleton	City Administrator, Planner, Public Works	Some GIS Capability
Orem	Emergency Management Department, Planning Department, City Engineers & Public Works.	Advanced GIS capability with customized application to Emergency Management.
Payson	City Administrator, Planner, Public Works	Some GIS Capability
Pleasant Grove	City Administrator, Planner, Public Works	Some GIS Capability
Provo	Emergency Management Department, Planning Department, City Engineers & Public Works.	Advanced GIS capability with customized application to Emergency Management.
Salem	City Administrator, Public Works	None
Santaquin	City Administrator, Planner, Public Works	Some GIS Capability
Saratoga Springs	City Administrator, Planner, Public Works	Some GIS Capability
Spanish Fork	City Administrator, Planner, Public Works	Some GIS Capability
Springville	City Administrator, Planner, Public Works	Some GIS Capability
Vineyard	Volunteer\contracted consultant	None
Woodland Hills	Volunteer\contracted consultant	None

Local Level Hazard Mitigation Capability MAG District		
Jurisdiction	Professional Staffing (e.g. City Manger, Engineer, Planner)	Technical Capacity (In House)
WASATCH COUNTY	County Administrator, Countywide Planner , Emergency Manager, Sheriff	Advanced GIS capability with customized application to Emergency Management.
Charleston	Volunteer\contracted consultant	None
Heber	City Administrator, Planner, Public Works	Some GIS Capability
Midway	City Administrator, Planner, Public Works	Some GIS Capability
Wallsburg	Volunteer\contracted consultant	None
Daniel	Volunteer\contracted consultant	None
Independence	Volunteer\contracted consultant	None
Hideout	Volunteer\contracted consultant	None

POLICY AND PROGRAM CAPABILITY

All thirty-six jurisdictions in the MAG Region have an adopted General Plan. Although many communities have recently updated their General Plan, many are very outdated and have not been revised in years. Generally speaking, if these plans address natural hazards at all, it is usually limited to flood related hazards.

All of the thirty-six municipalities have an adopted zoning ordinance. Again, often these ordinances are outdated and often are not consistent with the jurisdiction’s General Plan. Most zoning ordinances do not address natural hazards in any way. A few communities have a “sensitive area” or “hazard area” overlay zone. All communities issue building permits and enforce local building codes. Often this service is contracted for with the county.

Many of the smaller communities lack emergency response plans.

Authority

Federal: Public Law 93-288 as amended, established the basis for federal hazard mitigation activity in 1974. A section of this Act requires the identification, evaluation, and mitigation of hazards as a prerequisite for state receipt of future disaster assistance outlays. Since 1974, many additional programs, regulations, and laws have expanded on the original legislation to establish hazard mitigation as a priority at all levels of government. When PL 93-288 was amended by the Stafford Act, several additional provisions were also added that provide for the availability of significant mitigation measures in the aftermath of Presidentially declared disasters. Civil Preparedness Guide 1-3, Chapter 6- Hazard Mitigation Assistance Programs places emphasis on hazard mitigation planning directed toward hazards with a high impact and threat potential.

The Disaster Mitigation Act of 2000 was signed into Law on October 30, 2000. Section 322, defines mitigation planning requirements for state, local, and tribal governments. Under Section 322 States are eligible for an increase in the Federal share of hazard mitigation (HMGP), if they submit for approval a mitigation plan, which is a summary of local and/or regional mitigation plans, that identifies natural hazards, risks, vulnerabilities, and describes actions to mitigate the hazards, risks and vulnerabilities in that plan.

State: The State of Utah derives its authority under the Emergency Management Act of 1981 (Utah Code 53-2, 63-5) as well as the Governor’s Emergency Operations Directive and Executive Order of the Governor 11.

Association of Governments: The Association of Governments have been duly constituted under the authority of Title XI, Chapter 13, Utah Code Annotated, 1953, as amended (The Inter-local Cooperation Act) and pursuant to Section 3 of the Executive Order of the Governor of the State of Utah, dated May 27, 1970, with the authority to conduct planning studies and to provide services to its constituent jurisdictions.

Local: Utah Code, Title 17, Chapter 27 is the County Land Use Development and Management Act that grants authority to counties. Utah Code, Title 10 Chapter 9 grants similar authority to municipalities.

The state of Utah maintains a philosophy of local responsibility for hazard mitigation. State agencies still provide an integrated network of support, services, and resources for hazard mitigation activities. As demonstrated during past disasters, these agencies are well organized in their delivery and coordination of services. The following is a review of State departments with disaster responsibilities describing their existing and planned mitigation programs.

An evaluation of the laws, regulations, authorities, policies, and programs used in Utah to mitigate hazards demonstrate that they work exceptionally well, as evidenced by the massive amount of mitigation accomplished in Utah, the few numbers of disasters, and the limited nature of those emergencies that do occur. According to the Utah SHMT, the only changes that could be considered by the Legislature might be ones that parallel the Federal Disaster Mitigation Act of 2000, which would integrate predisaster mitigation considerations into the code of various state agencies.

Utah Division of Emergency Services and Homeland Security

For Associated state laws see “Authority” at the beginning of this plan.

Capabilities of DESHS Hazard Mitigation Program

Prepare, implement, and maintain programs and plans to provide for preventions and minimization of injury and damage caused by disasters.

Identify areas particularly vulnerable to disasters.

Coordinate hazard mitigation and other preventive and preparedness measures designed to eliminate or reduce disasters.

Assist local officials in designing local emergency actions plans.

Coordinate federal, state, and local emergency activities.

Coordinate emergency operations plans with emergency plans of the federal governments.

Through the State Hazard Mitigation Program, the following occurs:

Provides a state coordinator for hazard mitigation, the State Hazard Mitigation Officer.
Provides a central location of the coordination of state hazard mitigation activities.
Provides coordination for the Federal Pre-Disaster Mitigation Program.
Provide for coordination of Project Impact.
Provide coordination for Comprehensive Multi-hazard Mitigation Plan development, implementation, and monitoring.
Provide for interagency coordination
Provide development of procedures for grant administration and project evaluation.
Provide State Hazard Mitigation Team assistance to local governments.
Provide for development of specific hazard mitigation plans, such as drought and wildfire.
Provide for local hazard and risk analysis.
Provide for development of SHMT mitigation recommendations following disasters.

Utah Department of Agriculture

The Utah Department of Agriculture administers programs serving the state's large agricultural sector. The department's response role during and after a disaster period has been to coordinate damage reports for funding needs and provide loan and recovery program information and assistance to disaster victims. This service is provided for flood, drought, insect infestation, fire, livestock disease, and frost.

Assistance During Drought Disasters:

A damage reporting network coordinated through the existing County Emergency Board was established during the drought disaster of 1996. Each county agent assembled damage reports in his area and transmitted them through a computer network based at Utah State University. The individual damage reports from each county were recapped in the Department of Agriculture and formed the basis of documentation for an appeal to the legislature for additional funds to mitigate the damage.

Loans Handbook

The department has prepared a handbook listing the types of loans available for flood damage to agriculture, the funding requirements, and applications procedures. This includes loans from both state and federal sources. There are three loan programs operated by the agriculture department, all of which can be used for flood damage: 1) Rural Rehabilitation Loan Program (federally funded and operated by the state); 2) Agriculture Resource Development Loan Program (state funded); and 3) Emergency Loan Program (state funded).

Soil Conservation Program

The Department of Agriculture also administers the ongoing Soil Conservation Program. In each of the state's thirty-nine soil conservation districts, three unpaid, elected supervisors offer technical assistance and consultation on watershed protection. The state offers limited technical and planning assistance through a staff member. The program works cooperatively with the federal Soil Conservation Service which provides most of the technical assistance. The ongoing program is not regulatory, but is directed at improved water use and soil conservation.

Disaster Easements:

Because of the similarity between past events the department is now working on a permanent hazard mitigation concept known as "Disaster Easements", which may have widespread agreements with irrigation companies, water districts, or water users associations for the purpose of routing flood water through town.

Monitoring Ground Water Quality:

The Department also monitors groundwater quality of private individuals wells and springs throughout the State.

Non-Point Source Pollution:

The Departments Non-Point Source Pollution Program focuses on flood prevention through reduction of erosion, vegetating streams, and restoring “natural stream structure” The Department also monitors drought conditions, which are a precursor to wildfire.

Department of Community and Economic Development

Community Impact Board

The Utah Permanent Community Impact Fund Board provides loans and/or grants to state agencies and sub-divisions of the state, which may be socially or economically impacted by mineral resource development of federal lands.

Permanent Community Impact Fund:

The Permanent Community Impact Fund provides loans and/or grants to state agencies and subdivisions of the state, which are or may be socially or economically impacted, directly or indirectly, by mineral resource development on federal lands.

Under the Federal Mineral Lease Act of 1920, leaseholders on public land make royalty payments to the federal government for the development and production of non-metalliferous minerals. In Utah, the primary source of these royalties is the commercial production of fossil fuels on federal land held by the U.S. Forest Service and the Bureau of Land Management. Since the enactment of the Minerals Lease Act of 1920, a portion of these royalty payments, called mineral lease payments, have been returned to the state in an effort to help mitigate the local impact of energy and mineral developments on federal lands.

Funding Options:

The Board has the option of funding projects with loans and/or grants. The Board’s preferred financing mechanism is an interest-bearing loan.

Loan Requirements:

In providing financial assistance in the form of a loan, the Board may purchase an applicant’s bonds only if the bonds are accompanied by legal opinion of recognized municipal bond counsel to the effect that the bonds are legal and binding under applicable Utah Law.

The Board may purchase either a taxable or tax-exempt bond. The board may purchase taxable bonds if it determines, after evaluating all relevant circumstances, including the applicant’s ability to pay, that the purchase of the taxable bonds is in the best interest of the state and the applicant.

Grants

Grants may be provided only when the other financing mechanisms cannot be utilized, where no reasonable method of repayment can be identified, or in emergency situations regarding public health and/or safety.

Community Development Block Grant:

The Community Development Block Grant, or CDBG program, provides funding from the federal government’s Department of Housing and Urban Development or HUD, to small cities and counties in the State of Utah.

Utah Division of State History

The Utah State Historical Society, Utah's Division of State History, was founded in 1897 on the 50th anniversary of the first settlement in the Salt Lake Valley by the Mormon Pioneers. The Society became a state agency in 1917, now housed in the historic Rio Grande Depot since 1980. The Division stimulates archaeological research, study; oversees the protection and orderly development of sites; collects and preserves specimens; administers site surveys; keeps excavation records; encourage and supports the preservation of historic and pre-historic sites and publishes antiquities records. The Division also issues archaeological permits and consults with agencies and individuals doing archaeological work.

Preserving and Sharing Utah's Past

The mission of the State Division of History is "preserving and sharing Utah's past for the present and the future."

State Historical Preservation Officer (SHPO)

The SHPO administers the Section 106 process (national Historic Preservation Act) in Utah. The SHPO also serves on the Utah State Hazard Mitigation Team, providing guidance on historical and cultural preservation regulations.

Historic properties include districts, buildings, structures, objects, landscapes, archeological sites, and traditional cultural properties that are included in, or eligible for inclusion in, the National Register of Historic Places. These properties are not just "old buildings" or "well-known historic sites, but places important in local, state, or national history. Facilities as diverse as bridges and water treatment plants may, be considered historic.

Utah Geological Survey (UGS)

The Utah Geologic and Mineral Survey is the principal state agency concerned with geologic hazards. Through years of study, the UGS has developed considerable information on Utah's geologic hazards. When geologic events occur or threaten to occur, the UGS is consulted by other state agencies, local governments, and private organizations for assistance in defining the threat from natural hazards. The UGS works in partnership with other agencies, such as DESHS, in relating the threats from natural hazard to the communities at risk.

Functions:

The functions of the UGS include the following:

Evaluation of individual geological hazards;

Participation on local government and state agency technical teams;

Prediction of the performance on individual slides once they began to move;

Coordination and awareness of research efforts undertaken by other agencies;

Provide information on status of individual geologic hazards;

Reconnaissance reports on status of hazards statewide;

Advise Division of Water Rights on geologic hazards associated with dam sites; and

Provide geologic information for use during planning of remedial actions.

Laws/authorities/policies of the Utah Geological Survey for conducting mitigation

Utah Code Annotated

Chapter 73 Geological and Mineral Survey

Section 68-73-6 Objectives of Survey

(e) Determine and investigate areas of geologic and topographic hazards that could affect the safety of, or cause economic loss to, the citizens of this state; (f) assist local and state government agencies in their planning, zoning, and building regulations functions by publishing maps, delineating appropriately wide special earthquake risk areas, and, at the request of state agencies, review the siting of critical facilities: Utah State Office of Education (USOE) Rule R277-455 Standards and Procedures for building plan review

R277-455-4 Criteria for Approval

To receive approval of a proposed building site, the local school district must certify that: Staff of the Utah Geologic Survey have reviewed and recommended approval of the geologic hazards report provided by the school districts geotechnical consultant.

Division of Water Resources

Mitigation Functions

The Division's role of planning, funding and constructing water projects serves as both active and passive hazard mitigation against drought and flood situations throughout the state. The various State water plans contain brief summaries of flood threat and risk for each drainage.

The Division is one of seven agencies in the State Department of Natural Resources. The eight member Water Resources Board, appointed by the governor, administers three state water conservation and development funds. They are:

Revolving Construction fund – This fund started in 1947 with 1 million legislative appropriation to help construct irrigation projects, wells and rural culinary water systems. Further appropriations have added to this fund.

Conservation and Development Fund – This fund was created in 1978 with the sale of 25 million in general obligations bonds. Money was added to this fund with bond sales in 1980 and 1983. The C & D Fund generally helps sponsors finance larger multi-purpose dams and water systems.

Cities Water Loan Fund – Established with an initial legislative appropriation of 2 million dollars in 1974, and with continued appropriations, this fund provides financing to help construct new culinary water projects for cities, towns, improvement districts, and special service districts.

Construction Funds: In addition to overseeing these three construction funds, the Division also manages the State funds appropriated each year for renovation and reconstruction of unsafe dams. As the funding arm of the state for water resource projects the Division works closely with Water Rights, the Regulatory arm of the state charged with jurisdiction over all private and state owned dams.

Water Resource Planning: The Division is also charged with the general water resource planning for the state. The State Water Plan is a process that is coordinated to evaluate existing water resources in the state, determine water-related issues that should be confronted and recommend how and by whom issues can be resolved. The plan identifies programs and practices of state and federal agencies, water user groups and environmental interests and describes the state's current, future, and long-term water related needs. The plan is continually updated using current hydrologic databases, river basin simulations, water supply and demand models and water related land use inventories. Revisions reflect the latest water conservation and development options concerning water rights, water transfers, population, zoning, and many other complex issues for the next 50 years in the state's major river basins.

Utah Division of Forestry, Fire, and State Lands

The Division of Forestry, Fire & State Lands utilizes the principles of stewardship and ecosystem management to assist non-federal landowners in management of their natural resources. The agency provides wildland fire protection for non-federal landowners commensurate with risk; and optimizes the benefits from ecosystem based, multiple-use management of resources held in the public trust. Wildfires are managed from six area offices 1) Bear River Office, 2) Northeast Area, 3) Wasatch Front Area, 4) Central Area, 5) Southwest Area, and 5) Southeast Area.

The Division operates under the authority of the Utah Code Annotated 65-A-3-1 through 10.

The Flame-n-Go's (pronounced Flamingoes): In 1978 the Division of Forestry, Fire, and State Lands and the Utah State Prison signed a cooperative agreement establishing Utah's first volunteer, inmate wildland fire hand-crew. The inmates named themselves the "Flame-N-Go's" and designed a logo that has become well known in the wildland fire fighting community.

All Flame-N-Go's are carefully screened for the program. They must complete rigorous training and sign a yearly contract committing themselves to preserving Utah's natural resources and building responsible lives.

The Flame-N-Go's are divided into three crews, each of which can respond to fires anywhere in the United States. A twenty-man type II handline crew is the backbone of the group, responding to each assignment with all tools and equipment needed to do battle on the fireline. An Engine Strike Team, (five fire engines, outfitted with men and equipment) is ready to respond when needed as an Engine Strike Team or a Type II Handline Crew. The Hotshot crew is trained to tackle the most dangerous fires in the most rugged terrain. All crews during peak fire season are on 24-hour call to respond within an hour's notice. These crews respond to an average of 50 fires per year and typically spend 45,000 hours fighting fires each season. At least one Division of Forestry, Fire, and State Lands supervisor and two Department of Corrections staff accompany each crew.

Each year, Flame-N-Go's are put through at least 80 hours of extensive training including classroom work and practical field exercises. Safety, individual, and team skills, and professionalism are stressed.

National Fire Plan: The Division administers the State responsibilities of the National fire Plan, a current emphasis of the U.S. Congress, which also addresses hazard and risk analysis and hazard mitigation.

Living With Fire Committee: The Division works in partnership with the U.S. Forest Service, Bureau of Land Management, and various other entities tasked with suppressing wildland fires on the "Living With Fire" program promoting wildland fire mitigation.

Utah Division of State Parks and Recreation

The goal of the Division of Parks and Recreation is to enhance the quality of life for residents and visitors of our state through parks, people, and programs. They are responsible for protecting, preserving, and managing many of Utah's natural and heritage resources.

Hazard and Risk Analyses: The Division develops hazard and risk analyses for the State Parks as part of the park resource management plans. The Utah Division of Emergency Services and Homeland Security produced one analysis for Snow Canyon State Park in Washington County.

Non-Motorized Trail Program: The Recreational Trails Act of 1991 charged Utah State Parks and Recreation with coordinating the development of a statewide network of non-motorized trails. The Non-Motorized Trail program makes state and federal funds available on a 50/50 matching basis to any federal, state, or local government agency, or special improvement district for the planning, acquisition, and development of recreational trails.

Grants from State Parks Boards: The council advises the Division of Parks and Recreation on non-motorized trail matters, reviews requests for matching grant fiscal assistance, rates and ranks proposed trail projects and along with State Park's staff provides recommendations for funding to the State Parks Board.

Riverway Enhancement Program: In 1986, the Utah Legislature passed a bill which established the Riverway Enhancement Program. The program makes state funds available on a 50/50 matching basis to state agencies, counties, cities, towns, and/or special improvement districts for property acquisition and/or development for recreation, flood control, conservation, and wildlife management, along rivers and streams that are impacted by high density populations or are prone to flooding. Public outdoor recreation should be the primary focus of the project.

Utah Division of Water Rights

The Division of Water Rights is the state agency that regulated appropriation and distribution of water in the State of Utah. It is an office of public record. The Utah State Engineer's Office was created in 1897. The State Engineer's Office is the chief water rights administrative officer. A complete "water code" was enacted in 1903 and was revised and reenacted in 1919. This law, with succeeding complete reenactments of State statutes, and as amended, is presently in force mostly as *Utah Code, Title 73*. In 1963, the name was changed from State Engineers office to the Division of Water Rights.

All water in Utah are public property. A water right is a right to the use of water based upon 1) quantity, 2) source, 3) priority date, 4) nature of use, 5) point of diversion, and 6) physically putting water to beneficial use.

Regulate Dams: The State engineer has the authority to regulate dams for the purpose of protecting public safety. Dams are classified according to hazard, size, and use. The dam inventory gives the identification, location, construction parameters, and the operation and maintenance history of the dams in Utah.

Stream Alterations Program: The Utah state Engineer's Office administers a Stream alterations program with the purpose of regulation activities affecting the bed or banks or natural streams. The State Engineer's working definition of a natural stream is any natural waterway in the state, which has flows of

sufficient duration to develop a characteristic ecosystem distinguishing it from the surrounding environments. Any individual planning an activity that will affect a natural stream must first obtain a Stream Alterations Permit from this office.

Most proposals reviewed by the State, are covered by General Permit 40, which authorizes the state to have its Stream Alteration Permit fulfill the requirements of Section 404 of the Clean Water Act for most activities. General permit 40 does not apply in some instances and a U.S. Army Corps of Engineers Individual Permit is required. Projects requiring this additional permit include those involving wetlands, threatened or endangered species, properties listed on the National Historic Register, stream relocation, or the pushing of streambed material against a stream bank.

Dam Safety Program: The Dam Safety Section of the Division of Water Rights was established under Chapters 73-5a 101 thru 73-5a 702 including chapters 73-2-22 for Flood Control and the Chapter 63-30-10 Waiver of Immunity of the Utah Code and Rules R655-10 thru R655-12-6A. The program basically has jurisdiction over all private and state owned dams in the state during design, construction, operation, and decommissioning. This involved periodic inspections according to hazard classifications, inventory maintenance, design, and construction approval and systematic upgrade of all the high hazard structures to current dam safety Minimum Standards and creation of Emergency Action Plans for High Hazard dams. Since 1991, detailed dam reviews have been undertaken by the staff and by private consulting firms. Since 1995, the State Legislature has provided 3-4 million dollars per year to finance 50 % of the instrumentation, investigations, and design and 80 to 90 % of the construction costs of retrofitting and upgrading deficient dams, starting with the worst dams in the most hazardous locations.

The impetus for this dam safety program has been in reaction to dam failures, both in Utah and in other states, including the Teton Dam in Idaho and the Trial Lake Dam in Summit County and the Quail Creek Dam near St. George Utah. Since the establishment of our Minimum Standards program we have fostered the repair of dozens of dams and have not had a catastrophic failure since.

Future recommendations include continuation of the funding for dam upgrades for all the high hazard dams, and then the moderate hazard dams, continued annual inspections for maintenance items and dangerous deficiencies, upgrading EAP, and hazard assessment to reflect downstream development. Inclusion of the scanned design drawings and inundation maps from the EAP studies is being considered for our web page for public information and emergency access. Possible expansion of the program to cover canals and dikes has been considered.

Utah Division of Wildlife Resources

It is the mission of the Utah Division of Wildlife Resources to serve people of Utah as trustee and guardian of the State's wildlife. Regulates hunting, fishing and trapping, and promotes recreational, educational, scientific and aesthetic enjoyment of wildlife.

Wildlife Habitats and Hazards: Wildlife species and/or their habitats are frequently exposed to hazards. These may be either natural or human influenced (i.e. drought, flood, fire, wind, snow, wetland drainage, water diversions, hazardous material spills, improper/illegal chemical use, earthquake, and other land or water construction/development). Impact resulting either directly or indirectly, from individuals or an accumulation of several hazards, may cause but not be limited to: decreased water supply, stream/lake channel/basin morphology change, riparian/upland vegetation loss or degradation, and impairment of water quality. These in turn have a varying influence, in the extreme causing death or at a minimum temporary stress, on wildlife populations and their habitats. Hazards mentioned may affect a fairly large geographic area or be very localized in nature.

While the Division of Wildlife Resources (DNR) is charged with the management of wildlife, they do not have regulatory authority over water appropriations, water quality, development, or land management; except as allowed or occurring on properties they own. Therefore, when hazards occur, outside DWR property, DWR is limited to be a participating influence only through comments to the other regulatory agencies or individuals.

DWR management of wildlife is carried out largely through regulation of taking controlling, disturbance and/or possession of wildlife, and introduction of movement of species. However, there are numerous non-regulatory means (i.e. conservation agreements, memorandum of understanding, contract, lease agreements, cooperative agreements, and technical assistance) by which DWR interacts with other agencies, groups and individuals, to have an influence on wildlife and/or their habitat.

Hazard Areas of Commentary Interaction

While not being able to control/regulate many of the elements necessary for the benefit of wildlife; DWR provides technical comments for the maintenance, protection, and enhancement of wildlife and/or habitats for various value reasons. It is too extensive list all the areas of comment; however, the following are examples of fairly frequent concern:

Steam Channel Alteration Permit Applications

Water Rights Filings

Energy and Mineral Exploration and Extraction Applications

Federal Agency land management plans

Waste Water Discharge Permit Applications

Hydroelectric plant licensing or regimenting

Urban and rural development project planning

Utility transmission line style and locations

Wetland alteration

Federal land management planning

Highway constructions

The Utah Division of Drinking Water

Division of Drinking Water's Mission Statement is to "protect the public against waterborne health risks through assistance, educations, and oversight". The Division acts as the administrative arm of the Utah Drinking Water Board. It implements the rules, which they adopt. As such, it is engaged in a variety of activities related to the design and operation of Utah's public drinking water system. The Utah Drinking Water Board is an 11-person board appointed by the Governor. It is empowered by Title 19, Chapter 4 of the Utah Code to adopt rules governing the design, operations, and maintenance of Utah's "public drinking water system".

Safe Drinking Water Act: There is a Federal Safe Drinking Water Act which applies to all public drinking water systems in the country. The U.S. Environmental Protection Agency (EPA) has given Utah "primacy" for enforcing the federal act within its boundaries. To qualify for this Utah's laws and rules governing public drinking water systems must be at least as strict as the federal law.

Sanitary Surveys: The Division performs sanitary surveys on the water systems, which is a compliance action that identifies system deficiencies.

Emergency Response Plans: The Division of Drinking Water requires water utilities to prepare emergency response plans under the State Safe Drinking Water Act, Utah Code Section 19-4. The

Division operates according to DDW Rules: R309 gives them authority to administer actions: R309-301 through R309-104 and R309-113, R309-150, R309-301, and R309-211.

Utah Division of Solid and Hazardous Waste

The Tier II Chemical Inventory report, required by the Federal Emergency Planning and community Right-to-Know Act, requires facilities to submit lists of hazardous chemicals present on site. These reports are computerized and the information is provided to local emergency planning committees, the general public, and others for contingency planning purposes. To implement the Federal law, the State operates under Utah State Code, Section 63-5-5. The Division of Solid and Hazardous Waste requires that hazardous waste treatment storage and disposal facilities prepare and emergency response plan as required by regulations authorized by the State Solid and Hazardous Waste Act, Utah Code Section 19-6.

Other Agency programs are regulatory in nature requiring proper use or disposal of hazardous substances or pollutants. For example the Division of Solid and Hazardous Waste regulates the disposal of hazardous waste, the Division of Radiation Control regulates the proper usage and disposal of radioactive materials. As such there is a threat mitigation nature to these programs.

Utah Division of Water Quality

The Utah Division of Water Quality protects, maintains, and enhances the quality of Utah's surface and underground water for appropriate beneficial uses; the Division of Water Quality regulates discharge of pollutants into surface water, and protects the public health through eliminating and preventing water related health hazards which can occur as a result of improper disposal of human, animal, or industrial wastes while giving reasonable consideration to the economic impact.

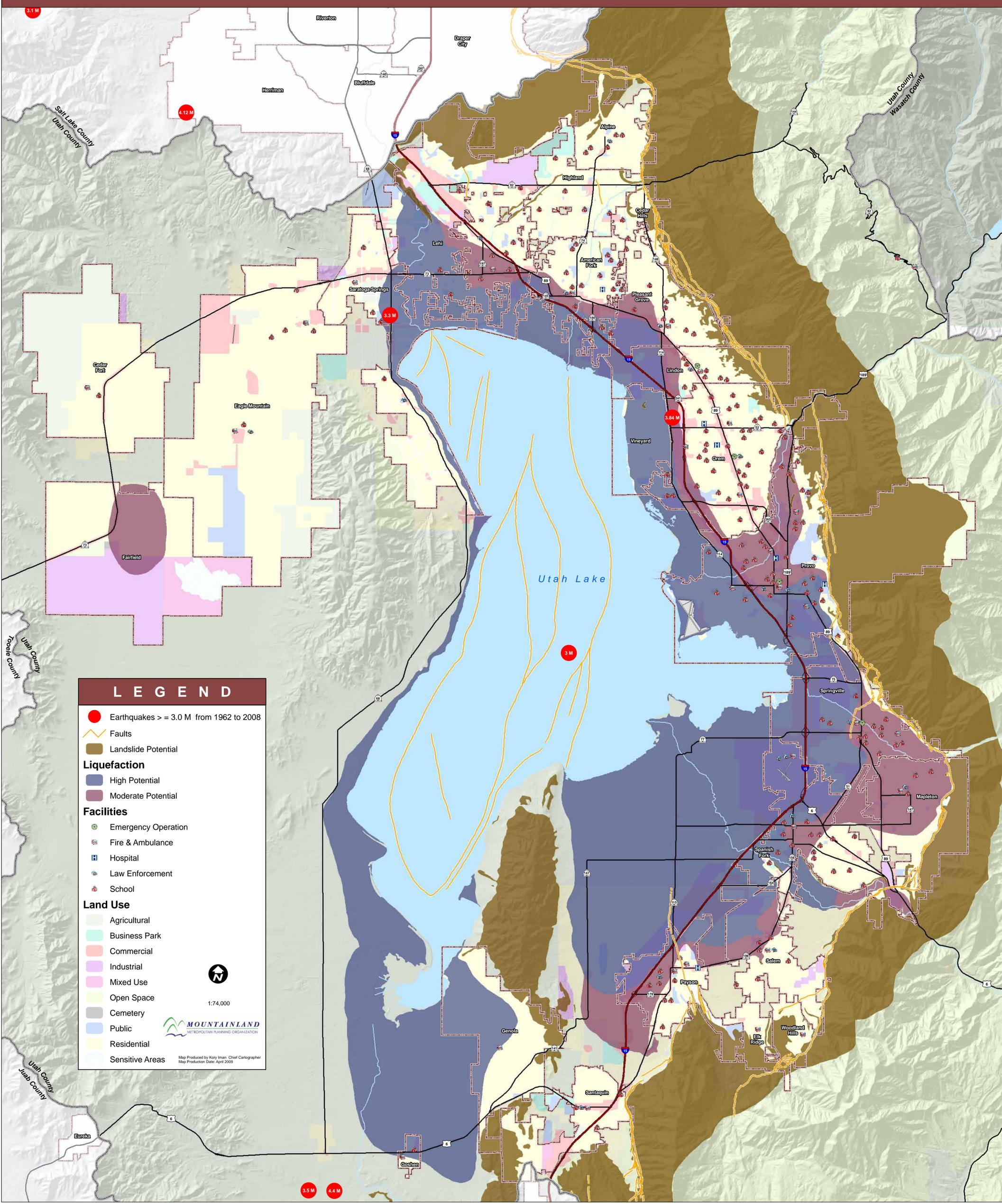
Water Quality Fund and Wastewater Treatment Project Fund: The Division Manages the Water Quality Revolving Fund that can be used by local governments for water quality projects and a Wastewater Treatment Project Fund.

Abating Watershed Pollution: Federal and State regulations charge the Division with "preventing, controlling, and abating" watershed pollution. Other state and local agencies have similar responsibilities. The Watershed Approach forms partnerships with these groups to pool resources and increase the effectiveness of existing programs. For each watershed management unit, a watershed plan will be prepared. The watershed plan addresses management actions at several spatial scales ranging from those that encompass a watershed management unit to specific sites that are tailored to specific environmental conditions. Ground water hydrologic basins and eco-region areas encompassed within the units will also be delineated.

State Revolving Fund Program: In 1987, Congress replaced the Construction Grants Program, with the State Revolving Fund Program. Rather than provide direct grants to communities, the federal government provides each state with a series of grants, then each state contributes a 20 percent state match. Grants from the federal government are combined with state funds in the Water Quality Project Assistance Program (WQPAP) and are used to capitalize a perpetual source of funds to finance water quality construction control activities at below market interests rates. Projects eligible for WQPAP financing include such traditional activities as construction of wastewater treatment plants and sewers. The program also will finance non-traditional water quality-related activities such as agricultural runoff control, landfill closures, contaminated industrial property (Brownfield) remediation, stream bank restoration, and wellhead protection.

UTAH COUNTY

EARTHQUAKE, LIQUEFACTION AND LANDSLIDE HAZARD MAP



LEGEND

- Earthquakes ≥ 3.0 M from 1962 to 2008
- Faults
- Landslide Potential
- Liquefaction**
 - High Potential
 - Moderate Potential
- Facilities**
 - Emergency Operation
 - Fire & Ambulance
 - Hospital
 - Law Enforcement
 - School
- Land Use**
 - Agricultural
 - Business Park
 - Commercial
 - Industrial
 - Mixed Use
 - Open Space
 - Cemetery
 - Public
 - Residential
 - Sensitive Areas



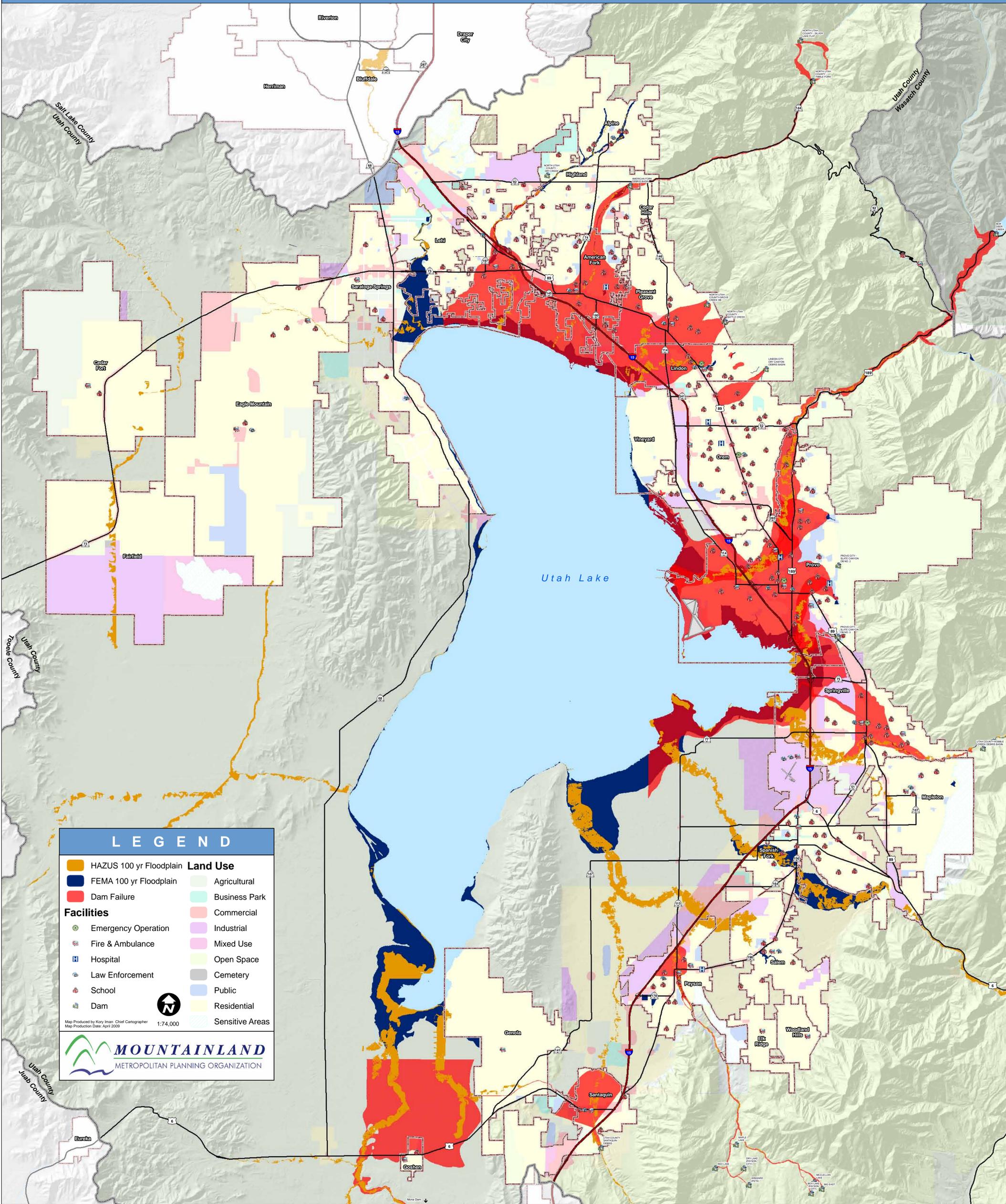
1:74,000



Map Produced by Kory Iman, Chief Cartographer
Map Production Date: April 2009

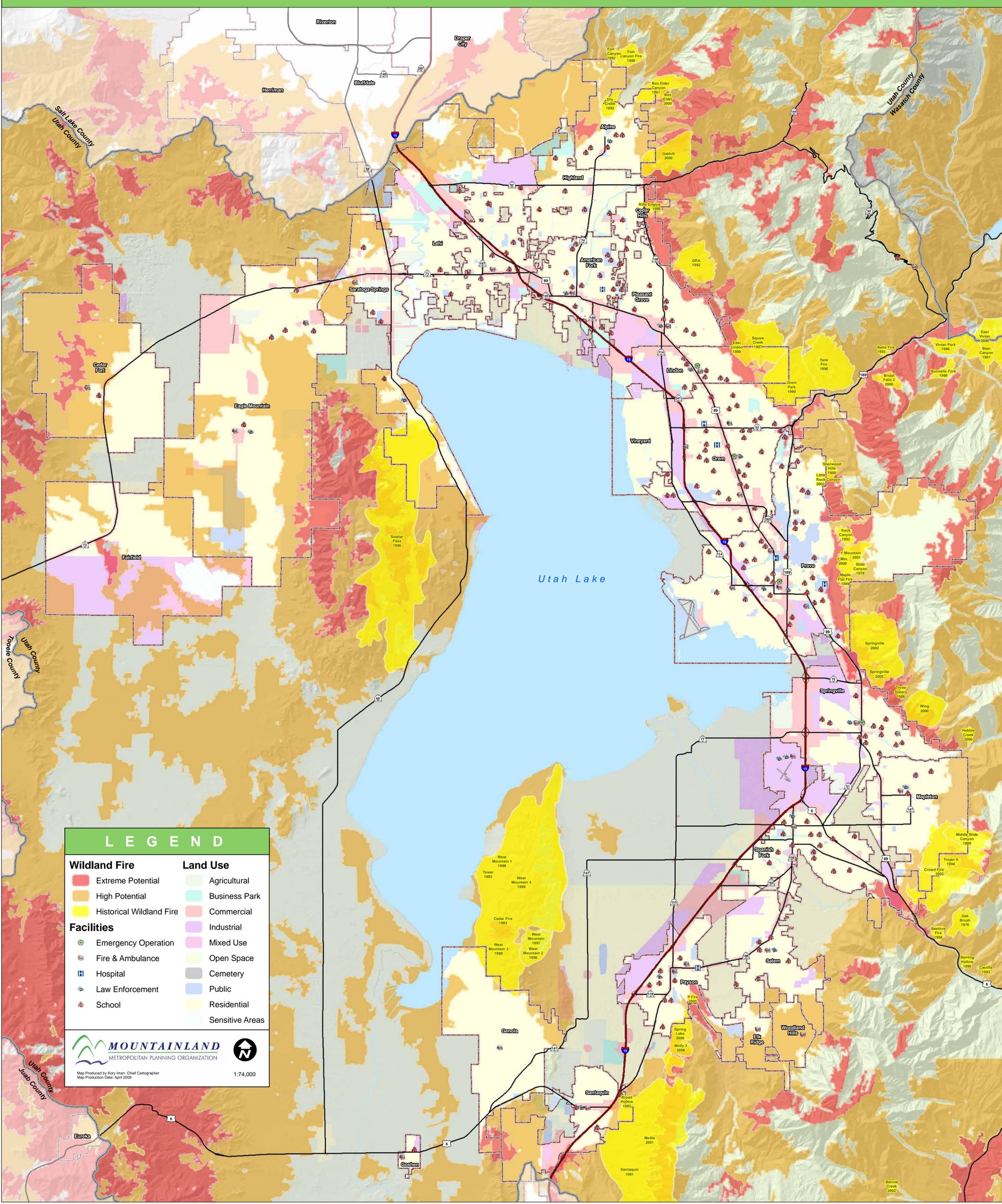
UTAH COUNTY

100 YEAR FLOODPLAIN & DAM FAILURE MAP



UTAH COUNTY

WILDLAND FIRE MAP



LEGEND

Wildland Fire	Land Use
■ Extreme Potential	■ Agricultural
■ High Potential	■ Business Park
■ Historical Wildland Fire	■ Commercial
Facilities	■ Industrial
Emergency Operation	■ Mixed Use
Fire & Ambulance	■ Open Space
Hospital	■ Cemetery
Law Enforcement	■ Public
School	■ Residential
	■ Sensitive Areas

MOUNTAINLAND
 METROPOLITAN PLANNING ORGANIZATION

Map Produced by Kory Inman, Chief Cartographer
 Map Production Date: April 2009

1:74,000

LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 10

SUBJECT: Consideration of Resolution #2011-01 requiring notice of claim of interest in cemetery parcel and providing for termination of interest for Henry and/or Roberts, Juliet and/or John Sr.

PETITIONER: Cemetery Department

ACTION REQUESTED BY PETITIONER: Approve Resolution #2011-01

INFORMATION: The City has received a request to purchase a cemetery plot that requires termination of rights of the previous owner. Utah Code 8-5-6 outlines the procedure as follows:

8-5-6. Alternative council or board procedures for notice -- Termination of rights

- (1) As an alternative to the procedures set forth in Sections **8-5-1** through **8-5-4**, a municipal council or cemetery maintenance district board may pass a resolution demanding that the owner of a lot, site, or portion of the cemetery, which has been unused for burial purposes for more than 60 years, file with the county recorder, city recorder, or town clerk notice of any claim to the lot, site, or portion of the cemetery.
- (2) The municipal council or cemetery maintenance district board shall then cause a copy of the resolution to be personally served on the owner in the same manner as personal service of process in a civil action. The resolution shall notify the owner that the owner shall, within 60 days after service of the resolution on the owner, express interest in maintaining the cemetery lot, site, or portion of the cemetery and submit satisfactory evidence of an intention to use the lot, site, or portion of the cemetery for a burial.
- (3) If the owner cannot be personally served with the resolution of the municipal council or cemetery maintenance district board as required in Subsection (2), the municipal council or cemetery maintenance district board shall publish its resolution:
 - (a) (i) for three successive weeks in a newspaper of general circulation within the county; and
(ii) in accordance with Section **45-1-101** for three weeks; and
 - (b) mail a copy of the resolution within 14 days after the publication to the owner's last known address, if available.
- (4) If, for 30 days after the last date of service or publication of the municipal council's or cemetery maintenance district board's resolution, the owner or person with a legal interest in the cemetery lot fails to state a valid interest in the use of the cemetery lot, site, or portion of the cemetery for burial purposes, the owner's rights are terminated and that portion of the cemetery shall be vested in the municipality or cemetery maintenance district

[Resolution #2011-01](#)

[BACK TO AGENDA](#)



RESOLUTION NO. 2011-01

**RESOLUTION REQUIRING NOTICE OF CLAIM OF INTEREST IN
CEMETERY PARCEL AND PROVIDING FOR TERMINATION OF INTEREST**

WHEREAS, provisions of Chapter 5 of Title 8 of the Utah Code Annotated prescribed a procedure whereby a municipal council may pass a resolution demanding that the owner of a lot, site or portion of the municipal cemetery, which has been unused for burial purposes for more than 60 years, file with the city recorder or town clerk notice of any claim to the lot, site or parcel; and,

WHEREAS, said provision of the Utah Code Annotates also prescribe that the municipal council shall then cause a copy of the resolution to be personally served on the owner in the same manner as personal service of process in a civil action or if that cannot be done, then the resolution must be published for three successive weeks in a newspaper of general circulation within the county and within 14 days after the publication a copy must be mailed to the owner's last known address, if available; and,

WHEREAS, if for 30 days after the last date of service or publication of the resolution the owner or person with a legal interest in the cemetery lot fails to state a valid interest in the use of the cemetery lot for burial purposes, the owner's rights are terminated and that portion of the cemetery shall be vested in the municipality.

NOW THEREFORE, BE IT RESOLVED by the City Council of Lehi City Corporation that **Henry, and/or ROBERTS, Juliet and / or John Sr.** the record owner or such other person(s) with legal interest in **Spaces 2, 3, 4, 7, 8 and 3, 4, 5, 6, 7, 8; Lots 8 and 9; Block 35** of the Lehi City Cemetery must file with the Lehi City Recorder a notice of claim to the above described cemetery parcel within 60 days after service of this resolution. Said notice of claim must express interest in maintaining the cemetery lot and contain satisfactory evidence of an intention to use the lot for a burial. In the event such notice of claim is not timely filed, the owner's rights will be terminated without further notice and said parcel shall be vested in the municipality and made available for sale.

Passed by the City Council of Lehi City Corporation this 11th day of January, 2011.

BERT WILSON, Mayor

ATTEST:

MARILYN BANASKY, City Recorder

LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 11

SUBJECT: Consideration of Resolution #2011-02 requiring notice of claim of interest in cemetery parcel and providing for termination of interest for Henry and/or Harry Seville.

PETITIONER: Cemetery Department

ACTION REQUESTED BY PETITIONER: Approve Resolution #2011-02

INFORMATION: The City has received a request to purchase a cemetery plot that requires termination of rights of the previous owner. Utah Code 8-5-6 outlines the procedure as follows:

8-5-6. Alternative council or board procedures for notice -- Termination of rights

- (1) As an alternative to the procedures set forth in Sections **8-5-1** through **8-5-4**, a municipal council or cemetery maintenance district board may pass a resolution demanding that the owner of a lot, site, or portion of the cemetery, which has been unused for burial purposes for more than 60 years, file with the county recorder, city recorder, or town clerk notice of any claim to the lot, site, or portion of the cemetery.
- (2) The municipal council or cemetery maintenance district board shall then cause a copy of the resolution to be personally served on the owner in the same manner as personal service of process in a civil action. The resolution shall notify the owner that the owner shall, within 60 days after service of the resolution on the owner, express interest in maintaining the cemetery lot, site, or portion of the cemetery and submit satisfactory evidence of an intention to use the lot, site, or portion of the cemetery for a burial.
- (3) If the owner cannot be personally served with the resolution of the municipal council or cemetery maintenance district board as required in Subsection (2), the municipal council or cemetery maintenance district board shall publish its resolution:
 - (a) (i) for three successive weeks in a newspaper of general circulation within the county; and
(ii) in accordance with Section **45-1-101** for three weeks; and
 - (b) mail a copy of the resolution within 14 days after the publication to the owner's last known address, if available.
- (4) If, for 30 days after the last date of service or publication of the municipal council's or cemetery maintenance district board's resolution, the owner or person with a legal interest in the cemetery lot fails to state a valid interest in the use of the cemetery lot, site, or portion of the cemetery for burial purposes, the owner's rights are terminated and that portion of the cemetery shall be vested in the municipality or cemetery maintenance district

[Resolution #2011-02](#)

[BACK TO AGENDA](#)



RESOLUTION NO. 2011-02

**RESOLUTION REQUIRING NOTICE OF CLAIM OF INTEREST IN
CEMETERY PARCEL AND PROVIDING FOR TERMINATION OF INTEREST**

WHEREAS, provisions of Chapter 5 of Title 8 of the Utah Code Annotated prescribed a procedure whereby a municipal council may pass a resolution demanding that the owner of a lot, site or portion of the municipal cemetery, which has been unused for burial purposes for more than 60 years, file with the city recorder or town clerk notice of any claim to the lot, site or parcel; and,

WHEREAS, said provision of the Utah Code Annotates also prescribe that the municipal council shall then cause a copy of the resolution to be personally served on the owner in the same manner as personal service of process in a civil action or if that cannot be done, then the resolution must be published for three successive weeks in a newspaper of general circulation within the county and within 14 days after the publication a copy must be mailed to the owner's last known address, if available; and,

WHEREAS, if for 30 days after the last date of service or publication of the resolution the owner or person with a legal interest in the cemetery lot fails to state a valid interest in the use of the cemetery lot for burial purposes, the owner's rights are terminated and that portion of the cemetery shall be vested in the municipality.

NOW THEREFORE, BE IT RESOLVED by the City Council of Lehi City Corporation that **Henry, and/or Harry Seville**, the record owner or such other person(s) with legal interest in **Spaces 1, 2, 3, 4, 7, 8; Lot 7; Block 12** of the Lehi City Cemetery must file with the Lehi City Recorder a notice of claim to the above described cemetery parcel within 60 days after service of this resolution. Said notice of claim must express interest in maintaining the cemetery lot and contain satisfactory evidence of an intention to use the lot for a burial. In the event such notice of claim is not timely filed, the owner's rights will be terminated without further notice and said parcel shall be vested in the municipality and made available for sale.

Passed by the City Council of Lehi City Corporation this 11th day of January, 2011.

BERT WILSON, Mayor

ATTEST:

MARILYN BANASKY, City Recorder

LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 12

SUBJECT: Consideration of report for the fiscal year 2010 comprehensive annual financial report.

PETITIONER: Finance Director

ACTION REQUESTED BY PETITIONER: Approve report

INFORMATION: [Executive Summary](#)
[FY 2010 comprehensive annual financial report](#)

[BACK TO AGENDA](#)

For Lehi City Council Consideration
At January 11, 2011 Council Meeting
From: Finance



ISSUE

The City is required by state statute to have an audit performed by a firm of Independent Certified Public Accountants annually each year.

BACKGROUND

The Firm of Osborne, Robbins & Buhler have performed the required audit and will be in attendance to give a report on the audit and answer any questions regarding the audit.

RECOMMENDATION

Consider and accept the FY 2010 Comprehensive Annual Financial Report.



LEHI CITY CORPORATION

STATE OF UTAH

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED JUNE 30, 2010

**Prepared by:
Department of Finance**

LEHI CITY CORPORATION

COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Year Ended June 30, 2010

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTORY SECTION	
Letter of Transmittal	I
GFOA Certificate of Achievement	VII
Organizational Chart	VIII
List of Principal Officials	IX
FINANCIAL SECTION	
Report of Independent Certified Public Accountants	1
Management's Discussion and Analysis	3
Basic Financial Statements	
Government-wide Financial Statements:	
Statement of Net Assets	16
Statement of Activities	17
Fund Financial Statements:	
Governmental Funds:	
Balance Sheet	18
Statement of Revenues, Expenditures and Changes in Fund Balances	19
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual - General Fund and Redevelopment Agency	20
Proprietary Funds:	
Statement of Net Assets	21-22
Statement of Revenues, Expenses and Changes in Net Assets	23
Statement of Cash Flows	24-25
Notes to the Basic Financial Statements	26-57
Individual Fund Schedules of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual	
General Fund	59-62
Capital Projects Fund	63
Combining Financial Statements-Internal Service Funds	
Combining Statement of Net Assets-Internal Service Funds	65
Combining Statement of Revenues, Expenses and Changes in net Assets-Internal Service funds	66
Combining Statement of Cash Flows-Internal Service Funds	67

LEHI CITY CORPORATION

COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Year Ended June 30, 2010

TABLE OF CONTENTS

	<u>Page</u>
STATISTICAL SECTION	
Financial Trends:	
Schedule 1 - Net Assets by Component	69
Schedule 2 - Changes in Net Assets	70-71
Schedule 3 - Fund Balances, Governmental Funds	72
Schedule 4 - Changes in Fund Balances, Governmental Funds	73
Schedule 5 - Tax Revenues by Source, Governmental Funds	74
Revenue Capacity:	
Schedule 6 - Direct Taxable Sales by Category	75
Schedule 7 - Assessed Value and Estimated Actual Value of Taxable Property	76
Schedule 8- Property Tax Levies and Collections	77
Schedule 9 - Direct and Overlapping Sales Tax Rates	78
Schedule 10 - Direct and Overlapping Property Tax Rates	79
Schedule 11 - Principal Sales Tax Payers	80
Schedule 12 - Principal Property Tax Payers	81
Debt Capacity:	
Schedule 13 - Ratios of Outstanding Debt by Type	82
Schedule 14 - Ratios of General Bonded Debt Outstanding	83
Schedule 15 - Direct and Overlapping Governmental Activities Debt	84
Schedule 16 - Legal Debt Margin Information	85
Schedule 17 - Pledged Revenue Coverage Water Revenue Bonds	86
Schedule 18 - Pledged Revenue Coverage Sales Tax Revenue Bonds	87
Schedule 19 - Pledged Revenue Coverage Excise Tax Road Bonds	88
Schedule 20 - Pledged Revenue Coverage Sewer Revenue Bonds	89
Schedule 21 - Pledged Revenue Coverage Electric Revenue Bonds	90
Schedule 22- Pledged Revenue Coverage Drainage Revenue Bonds	91
Demographic and Economic Information:	
Schedule 23 - Demographic and Economic Statistics	92
Schedule 24 - Principal Employers	93
Operating Information	
Schedule 25 - Full-time Equivalent City Government Employees by Function / Program	94
Schedule 26 - Operating Indicators by Function / Program	95
Schedule 27 - Capital Asset Statistics by Function / Program	96

INTRODUCTORY SECTION

THIS PAGE INTENTIONALLY LEFT BLANK



153 North 100 East – P.O. Box 255 – Lehi, Utah 84043-1895
801-768-7100 – Fax: 801-768-7101

December 20, 2010

To the Honorable Mayor, City Council and Citizens of Lehi City:

State law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of Lehi City (the City) for the fiscal year ended June 30, 2010.

This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's basic financial statements have been audited by Osborne, Robbins and Buhler PLLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended June 30, 2010, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City's financial statements for the fiscal year June 30, 2010, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

Profile of the Government

Lehi is located 12 miles north of Provo and 23 miles south of Salt Lake City. Lehi was settled by Mormon pioneers in 1850 and was known by several different names: Sulphur Springs, Snow's springs, Dry Creek and Evansville. The final name settled on by the Town's people was Lehi. The City was incorporated in 1852. Lehi is Utah's sixth oldest city.

The City has had a traditional Mayor Council form of government since 1852. Policy making and legislative authority are vested in a governing council consisting of the mayor and five city council members. The governing council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring the City's administrator, recorder, and treasurer. The City's administrator is responsible for carrying out policies and ordinances of the governing council, for overseeing the day-to-day operations of the government, and for appointing heads of the various departments. The mayor and city council are elected on a non-partisan basis. City council members serve four-year staggered terms. The mayor is elected to serve a four-year term. The mayor and all five city council seats are elected at large.

Lehi has a rich history. The Overland Stage Coach Route ran through the town. The famous Pony Express Trail ran next to the town. The Transcontinental Telegraph line ran adjacent to the City.

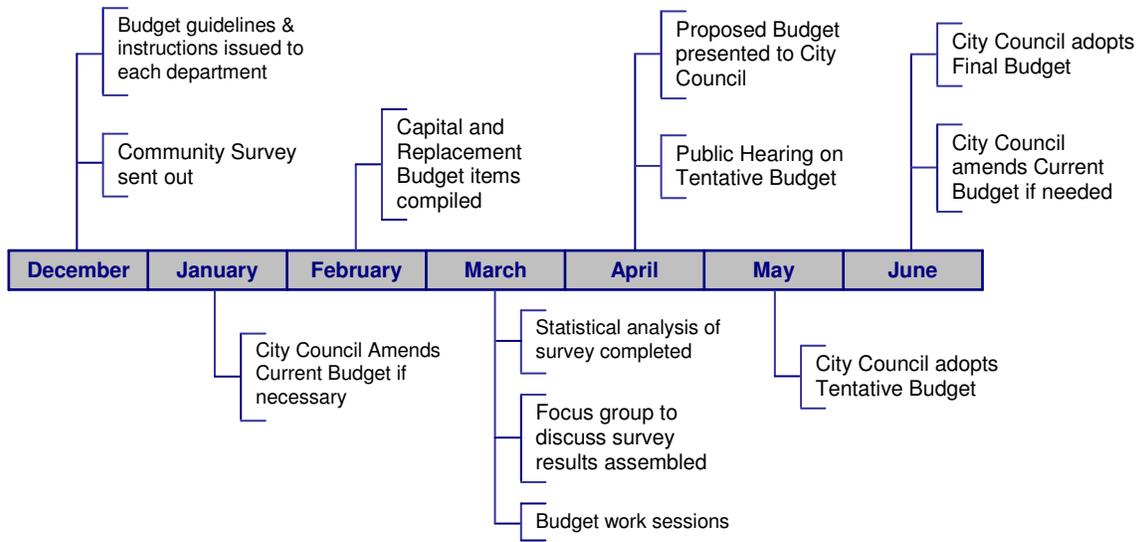


The City is a beautiful place to live. Just to the south is Utah Lake used for boating, fishing and hunting. The river that drains Utah Lake is the Jordan River, which runs through the City. To the east of the City are the beautiful Wasatch Mountains and to the west are the White Mountains and Oquirrh Mountains. All of which are within thirty minutes of Lehi offering a variety of activities including hiking, mountain biking, fishing, camping and skiing.

The City has a very western feel with many of the downtown businesses operating in buildings built in the late 1800s. The Lehi Roundup is a five-day celebration with many different community events, a stock parade, a standard parade and a professional rodeo. The Lehi Roundup Rodeo is one of the oldest rodeos in the state.

The City provides a full range of services, including police and fire protection; the construction and maintenance of streets and roads; parks; both commercial and residential building inspection; a wide variety of recreational programs; and cultural events. The City also owns and operates a culinary water system, a secondary water system, a wastewater system, a storm water system, an electrical distribution system, solid waste collection, a swimming and recreation facility and emergency medical services.

The annual budget serves as the foundation for the City’s financial planning and control. The City’s budget process is well laid out starting in December for a budget that will be adopted by June 22 and goes into effect July 1. The creation of the budget follows the time line below:



The City is required to hold two public hearings on the proposed budget. The first public hearing must be held by May 22 for the adoption of the tentative budget. The second public hearing must be held by June 22 for the adoption of the final budget.

Within the existing budget, the level of the City’s budgetary control (that is, the level at which the City’s expenditures cannot legally exceed appropriated amounts) is established by activity and purpose within the individual fund. Department heads may make transfers of appropriations inside their activity. Transfers of appropriations between activities, however, require the special approval of the City Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the general fund, this comparison is presented on page 20 as part of the basic financial statements for the governmental funds and the Redevelopment Agency which is a major special revenue fund. For governmental funds with appropriated annual budgets, other than the general fund, this comparison is presented in the governmental fund subsection of this report, which starts on page 59. Also included in the governmental fund subsection are project-length budget-to-actual comparisons for each governmental fund for which a project budget has been adopted (i.e., the special revenue funds and the capital project fund).

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

Local Economy

The City has enjoyed strong residential growth for the previous eight years; however, the current and future projections for the next couple of years show that growth is declining due to the tough economic times for Lehi, the State of Utah, and the United States. Commercial growth has leveled off also, but Lehi has experienced some moderate growth with various small strip malls. There are several restaurants planned for 2010 as well as a large hotel. A large developer is planning to add a large mall at the north end of the City. The new Cabela's store, a one of a kind retailer is enjoying great success. The City has some of the best undeveloped commercial frontage along the Wasatch Front.

The region has Brigham Young University, Utah Valley State College and the University of Utah within 25 minutes of the City center. These higher education facilities employ more than 3,000 people. These universities provide a strong educated work force for a large number of high tech businesses in the area. The region also provides some of the best medical facilities in the western United States. Utah County, the County in which the City is located, has an unemployment rate of 6.1%, which is slightly lower than the State of Utah, which is at 6.5%.

Long-term Financial Planning

The City's long-term goals are expressed simply as meeting tomorrow's needs with good financial decisions and by continuing to forecast capital improvements into the future. The City administration is currently working on updates to all the capital facilities plans and updates to impact fees. Impact fees help the City add the capital improvements that are needed to accommodate new growth. Existing impact fees, which include fire, police, parks, streets, culinary water, secondary water, sewer and power, are expected to increase.



The implementation of long term planning has permitted the City to construct some of the finest park systems in our region. From just three parks a few years ago to more than a fourteen major facilities today, we have successfully transformed our community's park system and created exceptional open spaces for our citizens' enjoyment. The strategic planning for parks has been expanded to include a trail system that will allow joggers, walkers and bicyclists to enjoy the Dry Creek Basin, which runs through the entire City.

In our utilities, the City has developed numerous long-term goals including maintenance of a high service level and sufficient advance planning to meet expected demands. For example, the culinary water system planning process has required the City Engineer to prepare a capital facilities plan that provides for the provision of resources, storage and transmission systems to keep up with the demands of our growing community. An example of success in long-term planning has been made in the area of power. Without the strategic plan in place the City would not be able to anticipate infrastructure needs in a timely manner and some services could be interrupted.

Our storm drainage plans include ambitious expansions in the future to deal with years of neglect and the pressure of growth. Likewise, sewer and road systems are under careful review to be certain that as our systems age they are maintained in a manner that identifies and solves problems before failures occur. The City staff is currently exploring long term financing options for street projects and drainage system improvements. With long term plans, it becomes easier to be proactive rather than reactive.

Finally, our commitment to public safety cannot be overstated. In August 2006, the City started 24/7 EMS service. The roll out of this much needed service was a culmination of years of planning. This was only one step in a continuing effort to improve public safety. Additional fire personnel have been added to make the service adequate. This was a huge commitment, but one that needed to occur as response time to accidents and fires had fallen far below national standards. We built a new fire station in the north east end of the City and staffed it with 12 new personnel.

As a long-term goal it is clear that a sense of safety must be maintained if our citizens are to enjoy the wide array of programs and activities being provided in the community. Lehi's strategic plan has identified the need for three more fire/EMS stations on the south and north ends of the City. A third station is projected to be constructed in the next five years. The constructed fire station will allow the fire and EMS departments to respond to emergency calls much faster on the northeast side of the City.

Cash Management Policies and Practices

The City maintains an active investment program with the State Investment Pool as well as with local banking institutions. All investments comply with the Utah Money Management Act. The City's investment policy includes many self-imposed constraints in order to effectively safeguard the public funds involved. Idle cash is invested on a daily basis. The City maintains a zero cash balance at a local bank. Funds wash into an investment account at the end of each day, maximizing the City's interest income.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its comprehensive annual financial report (CAFR) for the fiscal year ended June 30, 2009. This was the twelfth consecutive year the government has received this prestigious award. In order to be awarded the Certificate of Achievement, the City published an easily readable and efficiently organized CAFR. This report satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

In addition, The City also received the GFOA's Distinguished Budget Presentation Award for its annual budget document dated July 1, 2010. In order to qualify for the Distinguished Budget Presentation Award, the government's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide, and a communications device.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the finance, treasury, and administration departments. We would like to express our appreciation to all members of the department who assisted and contributed to the preparation of this report. Credit also must be given to the mayor and the governing council for their unfailing support for maintaining the highest standards of professionalism in the management of the City's finances.

Respectfully submitted,



James P. Davidson
City Administrator



David Sanderson
Director of Finance and Administrative Services

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Lehi City Corporation
Utah

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
June 30, 2009

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.

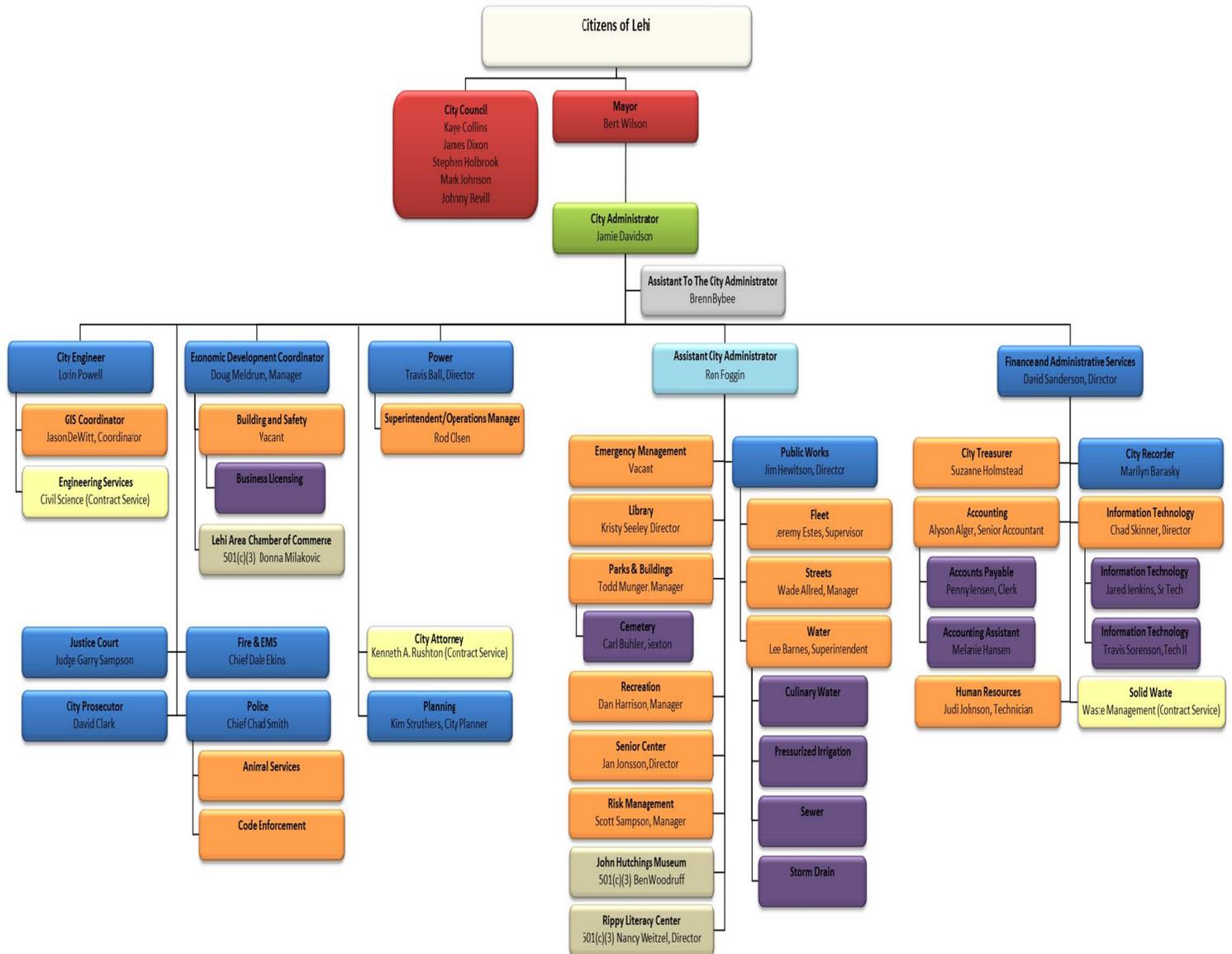


A stylized, handwritten signature in black ink.

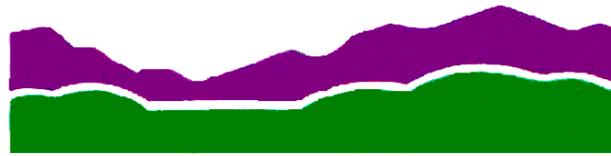
President

A stylized, handwritten signature in black ink.

Executive Director



LEHI



Principal Officials
For the Year Ended
June 30, 2010

Bert Wilson
Mayor

Kaye Collins
Councilperson

James Dixon
Councilperson

Mark Johnson
Councilperson

Stephen Holbrook
Councilperson

Johnny Revill
Councilperson

James P. Davidson
City Administrator

THIS PAGE INTENTIONALLY LEFT BLANK

FINANCIAL SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants

4527 SOUTH 2300 EAST, SUITE 201 • SALT LAKE CITY, UTAH 84117-4446 • PHONE: 308-0220 • FAX: 274-8589

REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

Honorable Mayor and Members of the City Council
Lehi City Corporation, Utah

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of Lehi City Corporation, Utah (the City) as of and for the year ended June 30, 2010, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of Lehi City Corporation, Utah as of June 30, 2010, and the respective changes in financial position, and, cash flows, where applicable, thereof, and the respective budgetary comparison for the General Fund and the Redevelopment Agency for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated December 15, 2010, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis pages 3 through 14 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Lehi City Corporation, Utah financial statements as a whole. The introductory section, combining and individual fund financial statements and schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and individual fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements taken as a whole. The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion or provide any assurance on them.

Osborne Robbins & Buhler PLLC

December 15, 2010

LEHI CITY CORPORATION
Management's Discussion and Analysis
For the Year Ended June 30, 2010

As management of the City, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2010. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages I - VI of this report.

Financial Highlights

- The assets of the City exceeded its liabilities at the close of the most recent fiscal year by \$286,608,429 (*net assets*).
- The total net assets of \$286,608,429 are comprised of \$351,610,178 in capital assets net of related debt, \$9,139,361 restricted, and (\$74,141,110) unrestricted.
- The City's governmental funds reported combined fund balances of \$5,634,161 which is an increase of \$1,256,728 from fund balance reported in 2009 (\$4,377,433).
- The City's total debt decreased by a net of \$4,708,183 during the current fiscal year. There was a relatively small increase in the tax increment note payable to a developer of \$362,185 for the cost of further development within the Alpine Highway Economic Development Area. The City made a principal payment of \$2,674,438 on the note payable to developer. Consequently, the outstanding balance on the note decreased by \$2,312,253 from prior year. It is important to note that, if tax increment collections from the Alpine Highway Economic Development Area are insufficient to fully repay the tax increment note payable, the remaining balance will not be repaid to the developer. Other reductions in debt were related to normally scheduled principal reductions.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to of the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

- The *statement of net assets* presents information on all the City's assets and liabilities, with the difference between the two reported as *net assets*. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.
- The *statement of activities* presents information showing how the government's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused vacation leave).

LEHI CITY CORPORATION
Management's Discussion and Analysis
For the Year Ended June 30, 2010

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, community development, streets and highways, parks, recreation and culture, and cemetery. The business-type activities of the City include culinary water, sewer, pressurized irrigation, electric, drainage, and garbage.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also a legally separate entity, the Hutchings Museum, for which the City is financially accountable. Financial information for this *component unit* is reported separately from the financial information presented for the primary government itself. The Redevelopment Agency and Municipal Building Authority, although legally separate, function for all practical purposes as departments of the City, and therefore have been included as integral parts of the primary government.

The government-wide financial statements can be found on pages 16-17 of this report.

Fund financial statements. A *fund* is a grouping of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains four individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the capital projects fund, and the redevelopment agency special revenue fund which are considered to be major funds. The Lehi Community Foundation fund is the only nonmajor governmental fund of the City.

The City adopts annual appropriated budgets for its general fund and its special revenue redevelopment agency fund. A budgetary comparison statement has been provided for the general fund and the redevelopment agency fund to demonstrate compliance with these budgets.

The basic governmental fund financial statement can be found on pages 18-20 of this report.

LEHI CITY CORPORATION
Management's Discussion and Analysis
For the Year Ended June 30, 2010

Proprietary funds. The City maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for its culinary water, sewer, pressurized irrigation, electric, drainage, and garbage operations.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the culinary water, sewer, pressurized irrigation, electric, and drainage funds, which are considered to be major funds of the City. The garbage fund is the only non-major proprietary fund.

The City of Lehi uses three *internal service funds* to account for its fleet maintenance, risk management activities and computer maintenance and replacement activities. These are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in the report.

The basic proprietary fund financial statements can be found on pages 21-25 of this report.

Notes to the financial statement. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 26-57 of this report.

Other information. Combining and individual fund statements and schedules can be found on pages 59-67 of this report.

Government-wide Financial Analysis

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. In the case of the City, net assets exceeded liabilities by \$286,608,429 at the close of the most recent year.

By far the largest portion of the City's net assets reflects its investment in capital assets (e.g. land, intangible assets, buildings, improvements other than buildings, machinery and equipment, and infrastructure assets); less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net assets (3.2%) represents resources that are subject to external restrictions on how they may be used.

The net assets of the City's business-type activities increased by 1.4% to \$143,317,101 compared to \$141,301,304 in 2009. This was despite a reduction in revenues of approximately \$2.6 million and an increase in expenses of \$232,860 from 2009. Transfers out to other funds went down by \$1,500,004 from 2009.

LEHI CITY CORPORATION
Management's Discussion and Analysis
For the Year Ended June 30, 2010

LEHI CITY CORPORATION
NET ASSETS

	Governmental Activities		Business-type Activities		Total	
	2010	2009	2010	2009	2010	2009
Current and other assets	\$ 22,202,275	\$ 26,697,740	\$ 16,638,825	\$ 17,211,231	\$ 38,841,100	\$ 43,908,971
Capital assets	231,315,196	234,476,972	150,499,581	149,279,120	381,814,777	383,756,092
Total assets	<u>253,517,471</u>	<u>261,174,712</u>	<u>167,138,406</u>	<u>166,490,351</u>	<u>420,655,877</u>	<u>427,665,063</u>
Long-term liabilities	93,413,391	96,989,064	11,418,468	12,550,978	104,831,859	109,540,042
Other liabilities	20,263,904	24,961,260	8,951,685	10,473,311	29,215,589	35,434,571
Interfund balances	(3,451,152)	(2,164,758)	3,451,152	2,164,758	-	-
Total liabilities	<u>110,226,143</u>	<u>119,785,566</u>	<u>23,821,305</u>	<u>25,189,047</u>	<u>134,047,448</u>	<u>144,974,613</u>
Net assets						
Invested in capital assets, net of related debt	211,805,645	213,579,310	139,804,533	137,407,148	351,610,178	350,986,458
Restricted	3,500,816	2,488,688	5,638,545	5,622,428	9,139,361	8,111,116
Unrestricted	(72,015,133)	(74,678,852)	(2,125,977)	(1,728,272)	(74,141,110)	(76,407,124)
Total net assets	<u>\$ 143,291,328</u>	<u>\$ 141,389,146</u>	<u>\$ 143,317,101</u>	<u>\$ 141,301,304</u>	<u>\$ 286,608,429</u>	<u>\$ 282,690,450</u>

Governmental activities. Governmental activities increased the City's net assets by \$1,902,182. Business-type net assets increased the City's net assets by \$2,015,797. Overall, there was a net increase of \$3,917,979 in the City's net assets. Key elements of this increase as a result of current year operations are as follows:

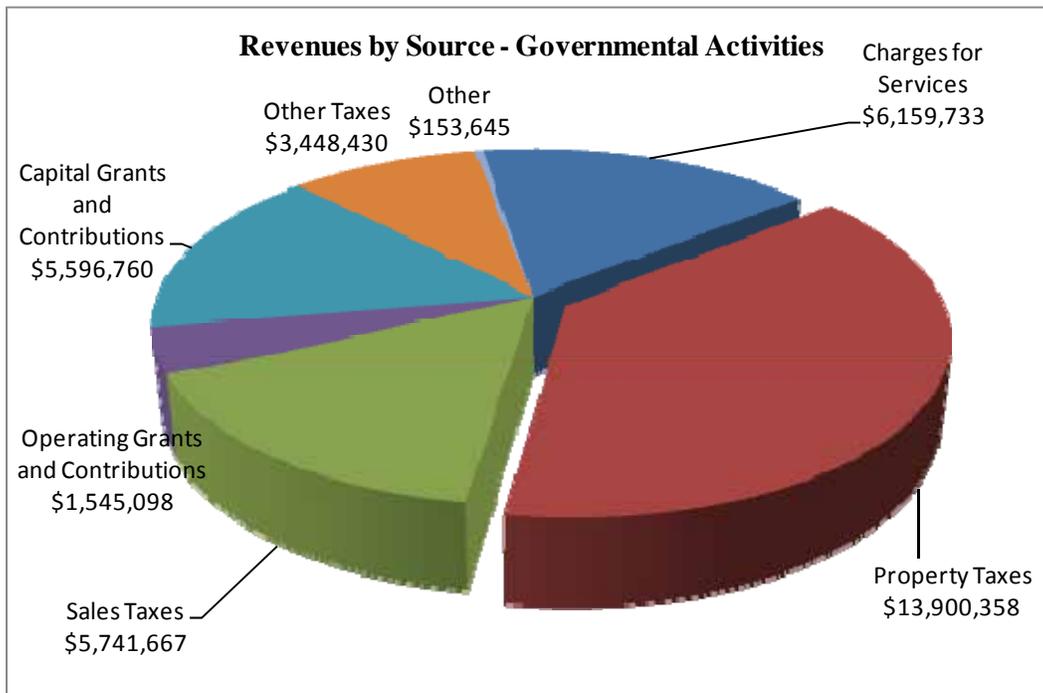
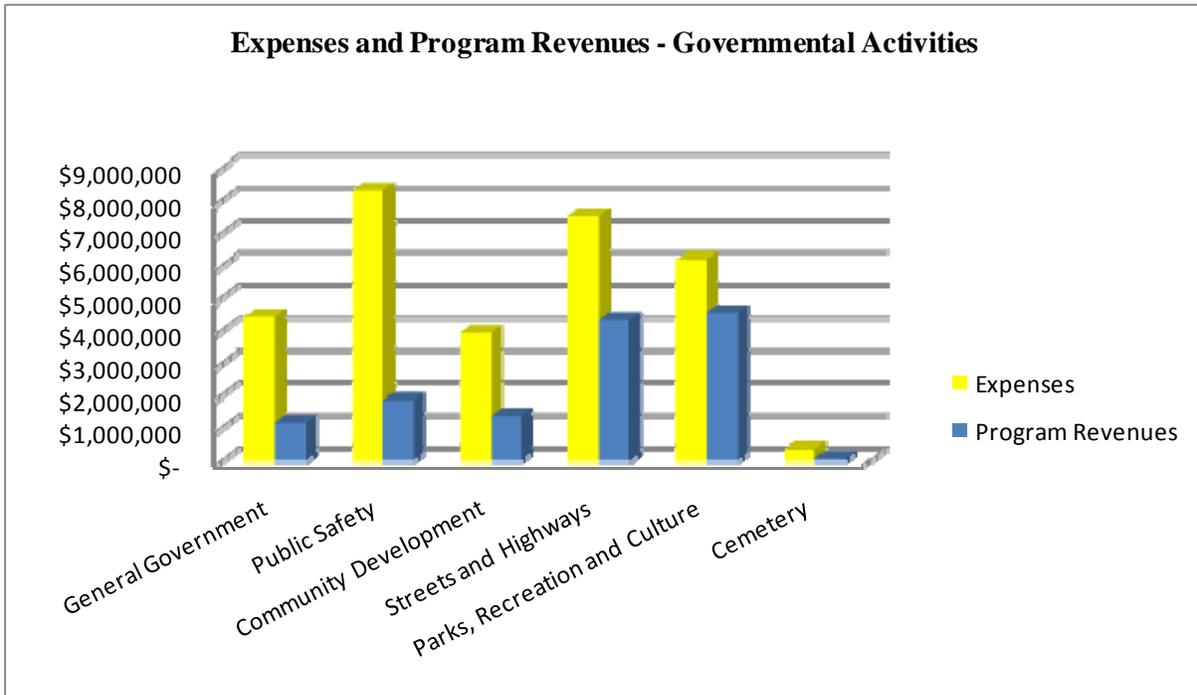
- Capital grants and contributions decreased by approximately 57.7% from 2009, a result of decreased contributions of infrastructure from developers, which is reflective of the economic environment of the year.
- Operating grants and contributions increased from 2009 by \$721,795 due in large part to a federal grant used to fund additional personnel in the City's fire department.
- Property taxes decreased by \$3,638,956 as a result of falling collection rates. Collection rates have dropped as a function of general economic factors.

LEHI CITY CORPORATION
Management's Discussion and Analysis
For the Year Ended June 30, 2010

LEHI CITY CORPORATION
 CHANGES IN NET ASSETS

	Governmental Activities		Business-type Activities		Total	
	2010	2009	2010	2009	2010	2009
Revenues:						
Program revenues:						
Charges for services	\$ 6,159,733	\$ 6,231,833	\$ 30,442,857	\$ 29,286,613	\$ 36,602,590	\$ 35,518,446
Operating grants and contributions	1,545,098	823,303	-	-	1,545,098	823,303
Capital grants and contributions	5,596,760	13,239,384	5,034,797	8,470,064	10,631,557	21,709,448
General revenues:						
Property taxes	13,900,358	17,539,314	-	-	13,900,358	17,539,314
Other taxes	9,190,097	9,452,755	-	-	9,190,097	9,452,755
Other	153,645	19,824	104,207	477,636	257,852	497,460
Total revenues	<u>36,545,691</u>	<u>47,306,413</u>	<u>35,581,861</u>	<u>38,234,313</u>	<u>72,127,552</u>	<u>85,540,726</u>
Expenses:						
General government	4,429,526	4,790,376	-	-	4,429,526	4,790,376
Public safety	8,294,302	6,917,410	-	-	8,294,302	6,917,410
Community development	3,915,440	7,845,367	-	-	3,915,440	7,845,367
Highways/streets	7,533,656	6,833,204	-	-	7,533,656	6,833,204
Parks, recreation, and culture	6,181,189	6,154,035	-	-	6,181,189	6,154,035
Cemetery	343,280	179,180	-	-	343,280	179,180
Interest on long-term debt	4,677,116	4,818,132	-	-	4,677,116	4,818,132
Culinary Water	-	-	2,502,822	2,738,379	2,502,822	2,738,379
Sewer	-	-	4,867,521	4,427,260	4,867,521	4,427,260
Pressurized Irrigation	-	-	1,882,960	1,867,549	1,882,960	1,867,549
Electric	-	-	20,554,351	20,728,252	20,554,351	20,728,252
Drainage	-	-	1,006,380	906,252	1,006,380	906,252
Garbage	-	-	2,021,030	1,934,512	2,021,030	1,934,512
Total expenses	<u>35,374,509</u>	<u>37,537,704</u>	<u>32,835,064</u>	<u>32,602,204</u>	<u>68,209,573</u>	<u>70,139,908</u>
Increase in net assets before transfers	1,171,182	9,768,709	2,746,797	5,632,109	3,917,979	15,400,818
Transfers	<u>731,000</u>	<u>2,231,004</u>	<u>(731,000)</u>	<u>(2,231,004)</u>	<u>-</u>	<u>-</u>
Increase in net assets	1,902,182	11,999,713	2,015,797	3,401,105	3,917,979	15,400,818
Net assets, beginning	<u>141,389,146</u>	<u>129,389,433</u>	<u>141,301,304</u>	<u>137,900,199</u>	<u>282,690,450</u>	<u>267,289,632</u>
Net assets, ending	<u>\$ 143,291,328</u>	<u>\$ 141,389,146</u>	<u>\$ 143,317,101</u>	<u>\$ 141,301,304</u>	<u>\$ 286,608,429</u>	<u>\$ 282,690,450</u>

LEHI CITY CORPORATION
 Management's Discussion and Analysis
 For the Year Ended June 30, 2010



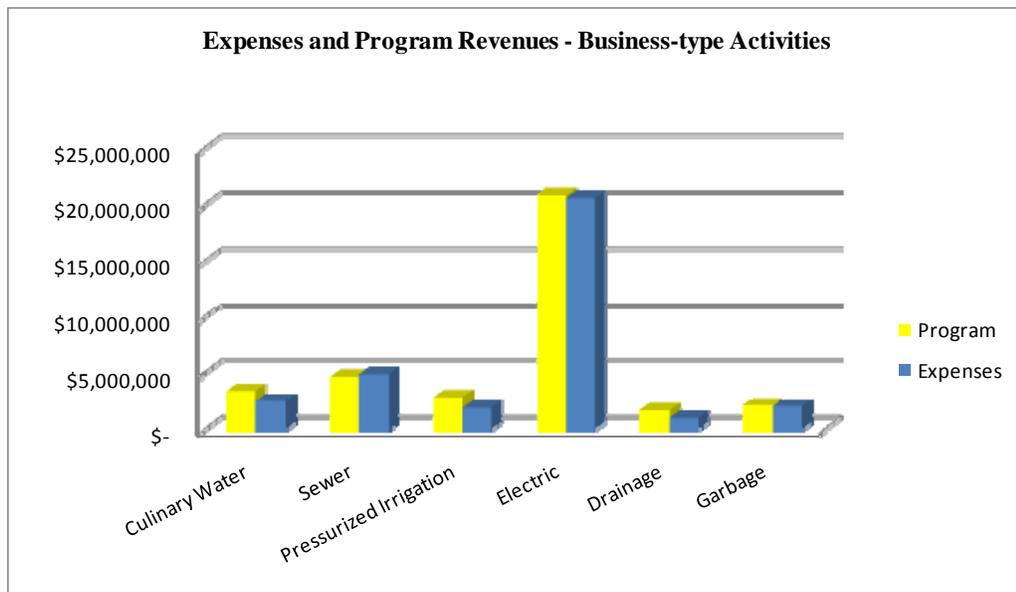
LEHI CITY CORPORATION
 Management's Discussion and Analysis
 For the Year Ended June 30, 2010

For the most part, increases in expenses closely paralleled inflation and related growth in the demand for services. Community development expenses decreased from prior year because of a reduction in the volume of capital projects undertaken within the Alpine Highway Economic Development Area. The cost of these capital projects is reported as community development expense because the City does not own these current year improvements and therefore does not report the improvements as capital assets.

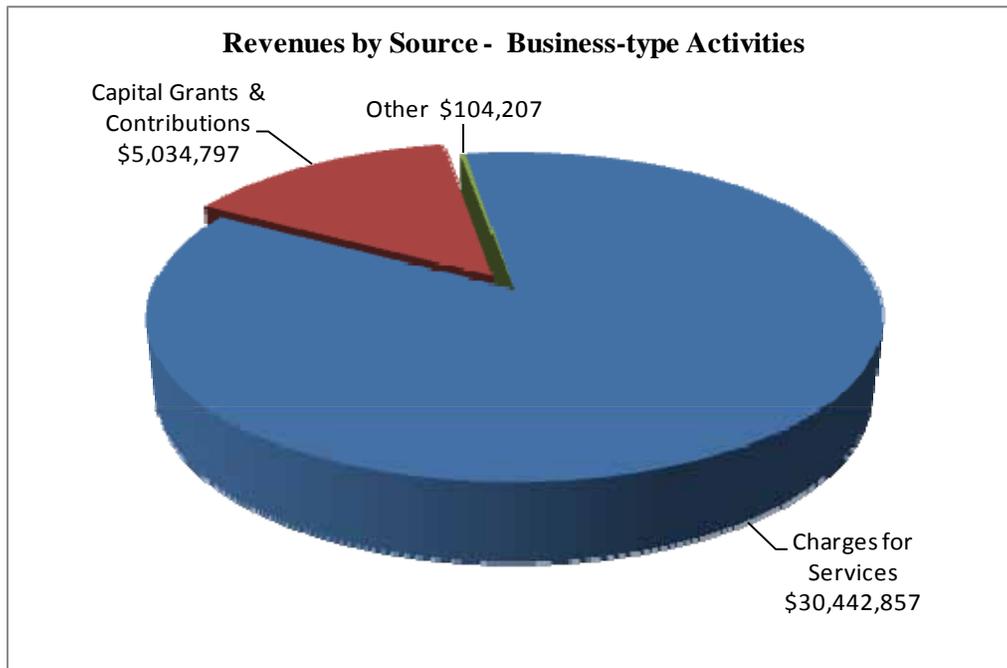
Public safety expenses experienced an increase of \$1,376,892 (19.9%) over 2009. As mentioned, with the help of federal grant revenues, the City was able to hire more personnel in the fire department.

Business-type activities. Business-type activities increased the City's net assets by \$2,015,797. At the end of the current fiscal year, all of the City's major business-type activities reported positive net assets. Key elements of the increase in net assets are as follows:

- Charges for services in the business-type activities increased over 2009 by \$1,156,244 (4.0%). All of the enterprise funds experienced an increase in charges for services over 2009 except the Electric Fund. The increase was the result of approved increases in the monthly service fees charged to customers. The decrease in the Electric Fund service charges was due to decreased customer usage afforded by cooler summer temperatures.
- Capital grants and contributions for the business-type activities added \$5,034,797 to the net assets of the City. This amount was a decrease of \$3,435,267 from the previous year. The decrease was a result of a downturn in collection of impact fees from new residential and commercial development combined with a decrease in contributions of infrastructure from developers.
- Expenses of the business-type activities increased by only \$232,860 from the prior year. The increase is primarily due to an increase in system maintenance costs and power supply costs.



LEHI CITY CORPORATION
Management's Discussion and Analysis
For the Year Ended June 30, 2010



Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City's financing requirements. In particular, *unreserved fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balance of \$5,634,161. \$1,998,542 of this total amount (35.5%) constitutes *unreserved fund balance*, which is available for spending at the government's discretion. The remainder of fund balance is *reserved* to indicate that it is not available for new spending because it has already been committed 1) to pay debt service, 2) to pay capital improvements commitments, 3) or for a variety of other restricted purposes.

The general fund is the chief operating fund of the City. At the end of the current fiscal year, unreserved fund balance of the general fund was \$1,416,269, while total fund balance reached \$3,643,223. As a measure of the general fund's liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total fund expenditures. Unreserved fund balance represents 6.2% of total general fund expenditures, while total fund balance represents 16.0% of that same amount. The fund balance of the City's general fund increased by \$619,240 during the current fiscal year and this increase was due in part to transfers from other funds, including the special revenue Redevelopment Agency. Revenues were under budget as a result of a general downturn in the economy.

The special revenue Redevelopment Agency Fund has an unreserved fund balance of \$1,053,906. The project areas are the Mill Pond Project and the Alpine Highway Project. During 2010, a new project area was approved, but no expenditures were incurred and no tax increment was collected in this new area.

LEHI CITY CORPORATION
Management's Discussion and Analysis
For the Year Ended June 30, 2010

Overall, the fund experienced an increase in fund balance of \$33,343.

The capital projects fund also had an increase in fund balance in the amount of \$573,181, which resulted in a fund balance of \$874,692. Several large construction projects had been in progress during 2009 and those were completed in 2010 with the bulk of the costs occurring in 2009.

Proprietary funds. The City's proprietary funds provide the same type of information found in the business-type portions of the government-wide financial statements, but in more detail.

Unrestricted net assets of the proprietary funds at the end of the year totaled a deficit of \$2,380,621. Individually, the electric fund's unrestricted net assets totaled \$4,117,310 and drainage unrestricted net assets totaled \$303,380. The culinary water fund had a deficit in unrestricted net assets of \$3,958,151, the sewer had a deficit of \$1,501,994, pressurized irrigation a deficit of \$1,636,788, and the non-major enterprise fund a positive amount of \$295,622. Other factors concerning the finances of these proprietary funds can be found earlier in this section under business-type activities. The City recognized the need to evaluate charges for services in the funds in FY 2008 and water, sewer and pressurized irrigation fees were increased in FY 2009 with a plan to eliminate these deficits in a three to five year period with the increase in fees and controlling expenses.

General Fund Budgetary Highlights

During the fiscal year, the City made no amendments to the General Fund's original budget of \$25,602,019.

- Tax revenues recognized in 2010 were approximately \$997,627 million less than budgeted. The majority of this decrease was the drop in sales tax revenues, a direct result of the economic downturn.
- Charges for services revenue was also lower than originally budgeted by approximately \$1.1 million dollars. As part of this shortfall, recreation fees were substantially less than originally budgeted. This shortfall in revenue are generally attributable to decreased development and the overall downturn in the economy.
- The Public Safety department exceeded its final budget by \$11,946 due mainly to a significant increase in the cost of ammunition. Other miscellaneous departmental costs increased compared to prior year.

LEHI CITY CORPORATION
Management's Discussion and Analysis
For the Year Ended June 30, 2010

Capital Asset and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business-type activities as of June 30, 2010 amounts to \$381,814,777 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements including infrastructure and distribution systems, machinery and equipment, vehicles, and office furniture and equipment.

Major capital asset activity during the current fiscal year included the following:

- In the governmental activities, the Veterans Park was remodeled for a cost of approximately \$203,000. In addition, there were several street widening and pedestrian safety projects completed for a cost of approximately \$493,000
- Additions to infrastructure in the Electric fund included approximately \$240,000 for a substation and another approximately \$550,000 for a transformer, as well as over \$850,000 in line upgrades and installations.
- Infrastructure and land was donated to the City by developers. The estimated fair value of the infrastructure and land donated in the governmental and business type activities was \$2,076,180 and \$1,525,187 respectively.

LEHI CITY CORPORATION
CAPITAL ASSETS
(net of depreciation)

	Governmental		Business-type		Total	
	Activities		Activities			
	2010	2009	2010	2009	2010	2009
Land	\$ 82,811,839	\$ 81,290,383	\$ 2,336,469	\$ 2,028,167	\$ 85,148,308	\$ 83,318,550
Intangibles	-	-	1,182,680	1,182,680	1,182,680	1,182,680
Construction in progress	3,952,044	3,575,045	1,208,865	298,185	5,160,909	3,873,230
Buildings and structures	15,634,913	16,307,944	2,089,155	2,178,443	17,724,068	18,486,387
Improvements, including infrastructure	124,048,648	128,264,555	140,020,178	142,896,582	264,068,826	271,161,137
Machinery, equipment, and vehicles	4,549,562	4,787,410	3,638,948	1,849,415	8,188,510	6,636,825
Office furniture and equipment	318,190	251,635	23,286	28,328	341,476	279,963
Total	\$ 231,315,196	\$ 234,476,972	\$ 150,499,581	\$ 150,461,800	\$ 381,814,777	\$ 384,938,772

Additional information on the City's capital assets can be found in note E on pages 40-41 of this report.

Long-term debt. At the end of the current fiscal year the City had total bonded debt outstanding of \$29,945,731. Of this amount \$1,665,000 is excise tax debt which is secured by Class C road taxes. The remainder of the City's bonded debt represents bonds secured solely by specified revenue sources (i.e. revenue bonds).

LEHI CITY CORPORATION
Management's Discussion and Analysis
For the Year Ended June 30, 2010

LEHI CITY CORPORATION
 OUTSTANDING DEBT

	Governmental Activities		Business-type Activities		Total	
	2010	2009	2010	2009	2010	2009
Capital lease obligations	\$ 234,551	\$ 305,665	\$ 24,317	\$ 118,935	\$ 258,868	\$ 424,600
Excise tax bonds	1,665,000	2,190,000	-	-	1,665,000	2,190,000
Tax increment note payable to developer	71,785,332	74,097,585	-	-	71,785,332	74,097,585
Revenue bonds	17,610,000	18,401,997	10,670,731	11,753,037	28,280,731	30,155,034
Other liabilities	2,118,508	1,993,817	723,420	679,006	2,841,928	2,672,823
Total	\$ 93,413,391	\$ 96,989,064	\$ 11,418,468	\$ 12,550,978	\$ 104,831,859	\$ 109,540,042

The City decreased its total debt by \$4,708,183 in fiscal year 2010. The key factor for this decrease was principal payments made during the year, net of a very small increase in the tax increment note payable to developer. The tax increment note payable to developer is part of an Economic Development Area (EDA) and the proceeds upgraded various infrastructure in and around the EDA project area.

The City was awarded an underlying "AA-" rating up from an underlying "A+" rating from Standard & Poor's ("AAA" insured) for sales tax revenue bonds and an underlying "A3" from Moody's ("Aaa" insured) for the culinary water and pressurized irrigation funds. All bonds previous to these were rated with an "AAA" with the purchase of bond insurance.

State statutes limit the amount of general obligation debt a governmental entity may issue to 4% of its total taxable value. The current limitation for the City is \$134,135,119 and the City currently has no general obligation debt. In addition, state statutes allow for an additional 4% to be used for business-type debt, thus resulting in a debt limit of 8% of total taxable value. The current limitation for business-type projects is \$268,270,238, which significantly exceeds the outstanding business-type debt the City currently has.

Additional information on the City's long-term debt can be found in note G on pages 42-50 of this report.

Economic Factors and Next Year's Budgets and Rates

- The unemployment rate for Utah County is currently 7.0% (unemployment data is not available for the City). This compares to the state unemployment rate of 7.6% and a national rate of 9.6%.
- The City administration will continue to examine utility rates in fiscal 2011. Many of the charges for services were updated last year to cover the cost of providing services and the City will continually update them as needed.
- The City is also in the process of updating its business license fees.

LEHI CITY CORPORATION
Management's Discussion and Analysis
For the Year Ended June 30, 2010

All of the above factors were considered in preparing the City's budget for the 2011 fiscal year. The 2011 budget is balanced without a property tax rate increase. The City administration will be examining the utility service rates it charges its customers in fiscal 2011. The City plans to perform this review on an annual basis.

Cabela's opened a new 160,000 square foot retail store in early fiscal year 2006. This one of a kind retailer brought in approximately 4,000,000 million visitors to the City in 2006. The store opened to the biggest opening a Cabela's store has ever had, and continues to be one of the biggest sales tax producers in the City and is expected to bolster sales tax revenues in coming years.

There are several new restaurants and a hotel scheduled for construction during the 2011 fiscal year. In the spring of 2009 a Smiths Marketplace, which sells grocery and other retail items, opened and is expected to generate more than \$50,000,000 in taxable sales a year.

IM Flash is a flash memory manufacturer and employs approximately 1,600 people. This state of the art manufacturing plant adds \$450,000,000 of property value to the City. Other notable additions to the City in the next several years will be an 800,000 square foot class an office park project, a new children's museum, an upscale factory outlet mall and a new 18 screen theatre complex.

The additional tax revenue generated by the new development will be needed to fund the additional required City services. The City has a full time fire/EMS service, but the City is in need of two additional stations. Other services such as parks, police and library services will be improved with revenue increases.

Request for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Office of the Finance Director, 153 North 100 East, Lehi, Utah, 84043.

BASIC FINANCIAL STATEMENTS

THIS PAGE INTENTIONALLY LEFT BLANK

LEHI CITY CORPORATION
STATEMENT OF NET ASSETS
JUNE 30, 2010

	PRIMARY GOVERNMENT			COMPONENT UNIT HUTCHINGS MUSEUM
	GOVERNMENTAL	BUSINESS-TYPE	TOTAL	
	ACTIVITIES	ACTIVITIES		
ASSETS				
CASH AND CASH EQUIVALENTS	\$ 1,613,219	\$ 2,541,323	\$ 4,154,542	\$ 128,783
RECEIVABLES (NET)				
ACCOUNTS	-	2,974,876	2,974,876	-
UNBILLED	-	454,260	454,260	-
TAXES	15,727,722	-	15,727,722	-
INTERGOVERNMENTAL	375,694	-	375,694	-
OTHER	508,450	-	508,450	-
ADVANCE BILLING ON DEPOSIT WITH POWER SUPPLIER	-	1,066,677	1,066,677	-
PREPAID EXPENSES	-	89,601	89,601	-
INVENTORY	23,006	2,573,932	2,596,938	-
BOND ISSUE COSTS (NET)	217,926	212,899	430,825	-
RESTRICTED CASH AND CASH EQUIVALENTS	3,736,258	6,725,257	10,461,515	-
NON-DEPRECIABLE CAPITAL ASSETS	86,763,883	4,728,014	91,491,897	5,000
DEPRECIABLE CAPITAL ASSETS, NET	144,551,313	145,771,567	290,322,880	353,047
TOTAL ASSETS	<u>253,517,471</u>	<u>167,138,406</u>	<u>420,655,877</u>	<u>486,830</u>
LIABILITIES				
INTERFUND BALANCES	(3,451,152)	3,451,152	-	-
ACCOUNTS PAYABLE	728,255	2,754,267	3,482,522	6,091
LIABILITIES PAYABLE FROM RESTRICTED ASSETS				
ACCOUNTS PAYABLE	100,639	96,730	197,369	-
ACCRUED INTEREST	134,803	2,182	136,985	-
UNEARNED REVENUE-PREPAID IMPACT FEES	-	987,800	987,800	-
WAGES PAYABLE	457,505	130,096	587,601	6,301
ACCRUED LIABILITIES	1,482,610	-	1,482,610	-
ACCRUED INTEREST PAYABLE	1,616,534	11,167	1,627,701	-
UNEARNED REVENUE:				
PROPERTY TAXES	14,391,433	-	14,391,433	-
IMPACT FEES	1,352,125	4,716,138	6,068,263	-
CUSTOMER DEPOSITS	-	253,305	253,305	-
NON-CURRENT LIABILITIES				
DUE WITHIN ONE YEAR	1,754,668	1,343,020	3,097,688	439
DUE IN MORE THAN ONE YEAR:				
COMPENSATED ABSENCES	1,065,509	529,717	1,595,226	-
LANDFILL POSTCLOSURE COSTS	462,870	-	462,870	-
CAPITAL LEASES PAYABLE	160,012	-	160,012	-
TAX INCREMENT NOTE PAYABLE TO DEVELOPER	71,785,332	-	71,785,332	-
BONDS PAYABLE	18,185,000	9,545,731	27,730,731	-
TOTAL LIABILITIES	<u>110,226,143</u>	<u>23,821,305</u>	<u>134,047,448</u>	<u>12,831</u>
NET ASSETS				
INVESTED IN CAPITAL ASSETS, NET OF RELATED DEBT	211,805,645	139,804,533	351,610,178	358,047
RESTRICTED FOR				
CAPITAL IMPROVEMENTS	3,500,816	5,390,245	8,891,061	-
DEBT SERVICE	-	248,300	248,300	-
UNRESTRICTED (DEFICIT)	(72,015,133)	(2,125,977)	(74,141,110)	115,952
TOTAL NET ASSETS	<u>\$ 143,291,328</u>	<u>\$ 143,317,101</u>	<u>\$ 286,608,429</u>	<u>\$ 473,999</u>

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**LEHI CITY CORPORATION
GOVERNMENT-WIDE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2010**

FUNCTIONS/PROGRAMS	EXPENSES	PROGRAM REVENUES			NET REVENUE (EXPENSE) AND CHANGES IN NET ASSETS			COMPONENT UNIT	
		CHARGES FOR SERVICES	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS AND CONTRIBUTIONS	PRIMARY GOVERNMENT		TOTAL		HUTCHINGS MUSEUM
					GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES			
PRIMARY GOVERNMENT:									
GOVERNMENTAL ACTIVITIES									
GENERAL GOVERNMENT	\$ 4,429,526	\$ 1,145,665	\$ -	\$ -	\$ (3,283,861)	\$ -	\$ (3,283,861)	\$ -	
PUBLIC SAFETY	8,294,302	591,731	826,693	421,025	(6,454,853)	-	(6,454,853)	-	
COMMUNITY DEVELOPMENT	3,915,440	1,363,643	-	-	(2,551,797)	-	(2,551,797)	-	
STREETS AND HIGHWAYS	7,533,656	-	691,317	3,638,762	(3,203,577)	-	(3,203,577)	-	
PARKS, RECREATION AND CULTURE	6,181,189	2,987,914	27,088	1,536,973	(1,629,214)	-	(1,629,214)	-	
CEMETERY	343,280	70,780	-	-	(272,500)	-	(272,500)	-	
INTEREST ON LONG-TERM DEBT	4,677,116	-	-	-	(4,677,116)	-	(4,677,116)	-	
TOTAL GOVERNMENTAL ACTIVITIES	<u>35,374,509</u>	<u>6,159,733</u>	<u>1,545,098</u>	<u>5,596,760</u>	<u>(22,072,918)</u>	<u>-</u>	<u>(22,072,918)</u>	<u>-</u>	
BUSINESS-TYPE ACTIVITIES									
CULINARY WATER	2,502,822	2,597,686	-	812,169	-	907,033	907,033	-	
SEWER	4,867,521	3,959,930	-	684,458	-	(223,133)	(223,133)	-	
PRESSURIZED IRRIGATION	1,882,960	1,850,135	-	1,016,997	-	984,172	984,172	-	
ELECTRIC	20,554,351	18,975,668	-	1,799,126	-	220,443	220,443	-	
DRAINAGE	1,006,380	933,646	-	722,047	-	649,313	649,313	-	
GARBAGE	2,021,030	2,125,792	-	-	-	104,762	104,762	-	
TOTAL BUSINESS-TYPE ACTIVITIES	<u>32,835,064</u>	<u>30,442,857</u>	<u>-</u>	<u>5,034,797</u>	<u>-</u>	<u>2,642,590</u>	<u>2,642,590</u>	<u>-</u>	
TOTAL PRIMARY GOVERNMENT	<u>\$ 68,209,573</u>	<u>\$ 36,602,590</u>	<u>\$ 1,545,098</u>	<u>\$ 10,631,557</u>	<u>(22,072,918)</u>	<u>2,642,590</u>	<u>(19,430,328)</u>	<u>-</u>	
COMPONENT UNIT									
HUTCHINGS MUSEUM	<u>\$ 169,892</u>	<u>\$ 36,446</u>	<u>\$ 130,596</u>	<u>\$ -</u>				<u>(2,850)</u>	
GENERAL REVENUES:									
PROPERTY TAXES					13,900,358	-	13,900,358	-	
SALES TAXES					5,741,667	-	5,741,667	-	
FRANCHISE TAXES					3,127,311	-	3,127,311	-	
MOTOR VEHICLE FEES IN LIEU					321,119	-	321,119	-	
INVESTMENT EARNINGS					98,348	49,956	148,304	1,624	
GAIN (LOSS) ON DISPOSAL OF CAPITAL ASSETS					55,297	(115,728)	(60,431)	-	
OTHER					-	169,979	169,979	-	
TOTAL GENERAL REVENUES					<u>23,244,100</u>	<u>104,207</u>	<u>23,348,307</u>	<u>1,624</u>	
TRANSFERS					<u>731,000</u>	<u>(731,000)</u>	<u>-</u>	<u>-</u>	
TOTAL GENERAL REVENUES AND TRANSFERS					<u>23,975,100</u>	<u>(626,793)</u>	<u>23,348,307</u>	<u>1,624</u>	
CHANGE IN NET ASSETS					<u>1,902,182</u>	<u>2,015,797</u>	<u>3,917,979</u>	<u>(1,226)</u>	
NET ASSETS AT BEGINNING OF YEAR					<u>141,389,146</u>	<u>141,301,304</u>	<u>282,690,450</u>	<u>475,225</u>	
NET ASSETS AT END OF YEAR					<u>\$ 143,291,328</u>	<u>\$ 143,317,101</u>	<u>\$ 286,608,429</u>	<u>\$ 473,999</u>	

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**LEHI CITY CORPORATION
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2010**

	GENERAL	SPECIAL REVENUE REDEVELOPMENT AGENCY	CAPITAL PROJECTS	SPECIAL REVENUE LEHI COMMUNITY FOUNDATION	TOTAL GOVERNMENTAL FUNDS
ASSETS					
CASH AND CASH EQUIVALENTS	\$ 278,686	\$ 1,053,906	\$ -	\$ 63,641	\$ 1,396,233
RECEIVABLES					
TAXES	6,433,124	9,294,598	-	-	15,727,722
INTERGOVERNMENTAL	375,694	-	-	-	375,694
OTHER	508,450	-	-	-	508,450
DUE FROM OTHER FUNDS	2,753,921	-	-	-	2,753,921
RESTRICTED CASH AND CASH EQUIVALENTS	2,226,954	-	1,509,304	-	3,736,258
TOTAL ASSETS	\$ 12,576,829	\$ 10,348,504	\$ 1,509,304	\$ 63,641	\$ 24,498,278
LIABILITIES					
ACCOUNTS PAYABLE	\$ 563,430	\$ -	\$ 39,427	\$ 1,301	\$ 604,158
DUE TO OTHER FUNDS	-	-	494,546	-	494,546
LIABILITIES PAYABLE FROM RESTRICTED ASSETS	-	-	100,639	-	100,639
WAGES PAYABLE	438,606	-	-	-	438,606
ACCRUED LIABILITIES	1,482,610	-	-	-	1,482,610
DEFERRED REVENUE:					
TAXES	5,096,835	9,294,598	-	-	14,391,433
IMPACT FEES	1,352,125	-	-	-	1,352,125
TOTAL LIABILITIES	8,933,606	9,294,598	634,612	1,301	18,864,117
FUND BALANCES					
RESERVED FOR CAPITAL IMPROVEMENTS	2,226,954	-	1,273,862	-	3,500,816
RESERVED FOR DEBT SERVICE	-	-	134,803	-	134,803
UNRESERVED	1,416,269	1,053,906	(533,973)	-	1,936,202
UNRESERVED, REPORTED IN NONMAJOR:					
SPECIAL REVENUE FUNDS	-	-	-	62,340	62,340
TOTAL FUND BALANCE	3,643,223	1,053,906	874,692	62,340	5,634,161
TOTAL LIABILITIES AND FUND BALANCES	\$ 12,576,829	\$ 10,348,504	\$ 1,509,304	\$ 63,641	\$ 24,498,278

**LEHI CITY CORPORATION
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE
TO NET ASSETS OF GOVERNMENTAL ACTIVITIES
JUNE 30, 2010**

TOTAL GOVERNMENTAL FUND BALANCES	\$ 5,634,161
AMOUNTS REPORTED FOR GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF NET ASSETS ARE DIFFERENT BECAUSE:	
CAPITAL ASSETS USED IN GOVERNMENTAL ACTIVITIES ARE NOT FINANCIAL RESOURCES AND THEREFORE ARE NOT REPORTED IN THE FUNDS.	231,315,196
OTHER LONG-TERM ASSETS ARE NOT AVAILABLE TO PAY FOR CURRENT-PERIOD DEFERRED IN THE FUNDS.	217,926
LONG-TERM LIABILITIES, INCLUDING BONDS PAYABLE, ARE NOT DUE AND PAYABLE IN THE CURRENT PERIOD AND THEREFORE ARE NOT REPORTED IN THE FUNDS	(93,413,391)
INTEREST PAYABLE ON LONG-TERM FINANCIAL RESOURCES AND IS NOT REPORTED IN THE GOVERNMENTAL FUNDS.	(1,751,337)
THE CURRENT ASSETS AND LIABILITIES OF THE INTERNAL SERVICE FUNDS ARE INCLUDED IN THE GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF NET ASSETS	1,543,417
SOME OF THE INTERNAL SERVICE NET INCOME IS ALLOCABLE TO BUSINESS-TYPE ACTIVITIES. THESE AMOUNTS ARE SHOWN IN THE INTERNAL BALANCES IN THE STATEMENT OF NET ASSETS	(254,644)
NET ASSETS OF GOVERNMENT ACTIVITIES	\$ 143,291,328

**LEHI CITY CORPORATION
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2010**

	GENERAL	SPECIAL REVENUE REDEVELOPMENT AGENCY	CAPITAL PROJECTS	OTHER GOVERNMENTAL FUND	TOTAL GOVERNMENTAL FUNDS
REVENUES					
TAXES	\$ 12,537,373	\$ 9,294,596	\$ 1,258,486	\$ -	\$ 23,090,455
LICENSES, FEES AND PERMITS	864,649	-	2,430,534	-	3,295,183
INTERGOVERNMENTAL	2,532,394	-	56,850	-	2,589,244
CHARGES FOR SERVICES	4,111,773	-	-	-	4,111,773
FINES AND FORFEITURES	828,467	-	-	-	828,467
MISCELLANEOUS	379,223	-	-	62,196	441,419
INTEREST ON INVESTMENTS	71,673	15,207	5,263	193	92,336
TOTAL REVENUES	21,325,552	9,309,803	3,751,133	62,389	34,448,877
EXPENDITURES					
CURRENT					
GENERAL GOVERNMENT	4,431,166	-	-	-	4,431,166
PUBLIC SAFETY	8,071,323	-	-	-	8,071,323
COMMUNITY DEVELOPMENT	1,759,068	1,948,267	-	-	3,707,335
STREETS AND HIGHWAYS	1,689,097	-	-	-	1,689,097
PARKS, RECREATION AND CULTURE	5,793,779	-	-	-	5,793,779
CEMETERY	289,208	-	-	-	289,208
OTHER	-	-	1,800	31,425	33,225
CAPITAL OUTLAY	-	-	1,695,944	-	1,695,944
DEBT SERVICE					
PRINCIPAL	525,000	2,674,438	791,997	-	3,991,435
INTEREST AND FISCAL CHARGES	64,525	3,646,760	843,512	-	4,554,797
CAPITAL LEASE PAYMENTS-PRINCIPAL	71,114	-	-	-	71,114
CAPITAL LEASE PAYMENTS-INTEREST	13,208	-	-	-	13,208
TOTAL EXPENDITURES	22,707,488	8,269,465	3,333,253	31,425	34,341,631
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(1,381,936)	1,040,338	417,880	30,964	107,246
OTHER FINANCING SOURCES (USES)					
TRANSFERS IN	1,944,879	-	155,301	-	2,100,180
TRANSFERS OUT	-	(1,369,180)	-	-	(1,369,180)
SALE OF CAPITAL ASSETS	56,297	-	-	-	56,297
ISSUANCE OF BONDS AND NOTES	-	362,185	-	-	362,185
TOTAL OTHER FINANCING SOURCES (USES)	2,001,176	(1,006,995)	155,301	-	1,149,482
NET CHANGE IN FUND BALANCE	619,240	33,343	573,181	30,964	1,256,728
FUND BALANCE AT BEGINNING OF YEAR	3,023,983	1,020,563	301,511	31,376	4,377,433
FUND BALANCE AT END OF YEAR	\$ 3,643,223	\$ 1,053,906	\$ 874,692	\$ 62,340	\$ 5,634,161

**LEHI CITY CORPORATION
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2010**

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS	\$ 1,256,728
AMOUNTS REPORTED FOR GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF ACTIVITIES ARE DIFFERENT BECAUSE:	
GOVERNMENTAL FUNDS REPORT CAPITAL OUTLAYS AS EXPENDITURES WHILE GOVERNMENTAL ACTIVITIES REPORT DEPRECIATION EXPENSE TO ALLOCATE THOSE EXPENDITURES OVER THE LIFE OF THE ASSETS CAPITAL ASSET PURCHASES CAPITALIZED DEPRECIATION EXPENSE	1,979,312 (7,636,484)
SOME EXPENSES REPORTED IN THE STATEMENT OF ACTIVITIES, SUCH AS COMPENSATED ABSENCES, INTEREST, LANDFILL POST-CLOSURE COSTS DO NOT REQUIRE THE USE OF CURRENT FINANCIAL RESOURCES AND THEREFORE ARE NOT REPORTED AS EXPENDITURES IN THE GOVERNMENTAL FUNDS	(228,665)
PROCEEDS FROM DEBT ISSUES ARE AN OTHER FINANCING SOURCE IN THE FUNDS, BUT A DEBT ISSUE INCREASES LONG-TERM LIABILITIES IN THE STATEMENT OF NET ASSETS	(362,185)
REPAYMENT OF PRINCIPAL IS AN EXPENDITURE IN GOVERNMENTAL FUNDS, BUT THE REPAYMENT REDUCES LONG-TERM LIABILITIES IN THE STATEMENT OF NET ASSETS.	4,062,549
THE NET REVENUE OF INTERNAL SERVICES FUNDS IS ALLOCATED BETWEEN GOVERNMENTAL ACTIVITIES AND BUSINESS-TYPE ACTIVITIES. INTERNAL SERVICE FUND NET INCOME LESS AMOUNT ALLOCATED TO BUSINESS-TYPE ACTIVITIES	1,024,590 (254,644)
GOVERNMENTAL FUNDS REPORT BOND ISSUE COSTS AS EXPENDITURES. WHILE GOVERNMENTAL ACTIVITIES AMORTIZE THOSE COSTS OVER THE LIFE OF THE BONDS	(14,199)
GOVERNMENTAL FUNDS REPORT THE DISPOSAL OF ASSETS TO THE EXTENT PROCEEDS ARE RECEIVED A GAIN OR LOSS IS REPORTED FOR EACH DISPOSAL	(1,000)
DEVELOPER CONTRIBUTIONS OF INFRASTRUCTURE NOT RECORDED IN GOVERNMENTAL FUNDS	2,076,180
CHANGE IN NET ASSETS OF GOVERNMENTAL ACTIVITIES	\$ 1,902,182

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

LEHI CITY CORPORATION
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2010

	GENERAL FUND				REDEVELOPMENT AGENCY			
	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL			ORIGINAL	FINAL		
REVENUES								
TAXES	\$ 13,535,000	\$ 13,535,000	\$ 12,537,373	\$ (997,627)	\$ 12,525,000	\$ 12,525,000	\$ 9,294,596	\$ (3,230,404)
LICENSES, FEES AND PERMITS	740,000	740,000	864,649	124,649	-	-	-	-
INTERGOVERNMENTAL REVENUE	2,266,018	2,266,018	2,532,394	266,376	-	-	-	-
CHARGES FOR SERVICE	5,249,752	5,249,752	4,111,773	(1,137,979)	-	-	-	-
FINES AND FORFEITURES	903,500	903,500	828,467	(75,033)	-	-	-	-
MISCELLANEOUS REVENUE	479,099	479,099	379,223	(99,876)	500,000	500,000	-	(500,000)
INTEREST ON INVESTMENTS	162,900	162,900	71,673	(91,227)	52,000	52,000	15,207	(36,793)
TOTAL REVENUES	23,336,269	23,336,269	21,325,552	(2,010,717)	13,077,000	13,077,000	9,309,803	(3,767,197)
EXPENDITURES								
GENERAL GOVERNMENT	5,795,522	5,795,522	4,431,166	1,364,356	-	-	-	-
PUBLIC SAFETY	8,059,377	8,059,377	8,071,323	(11,946)	-	-	-	-
COMMUNITY DEVELOPMENT	2,002,859	2,002,859	1,759,068	243,791	2,980,250	2,980,250	1,948,267	1,031,983
STREETS AND HIGHWAYS	1,809,508	1,809,508	1,689,097	120,411	-	-	-	-
PARKS, RECREATIONS AND CULTURE	6,012,347	6,012,347	5,793,779	218,568	-	-	-	-
CEMETERY	303,406	303,406	289,208	14,198	-	-	-	-
DEBT SERVICE	1,619,000	1,619,000	673,847	945,153	8,590,000	8,590,000	6,321,198	2,268,802
TOTAL EXPENDITURES	25,602,019	25,602,019	22,707,488	2,894,531	11,570,250	11,570,250	8,269,465	3,300,785
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(2,265,750)	(2,265,750)	(1,381,936)	883,814	1,506,750	1,506,750	1,040,338	(466,412)
OTHER FINANCING SOURCES (USES)								
ISSUANCE OF NOTES	-	-	-	-	-	-	362,185	362,185
TRANSFERS IN	2,237,750	2,237,750	1,944,879	(292,871)	-	-	-	-
TRANSFERS OUT	-	-	-	-	(1,506,750)	(1,506,750)	(1,369,180)	137,570
SALE OF CAPITAL ASSETS	28,000	28,000	56,297	28,297	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	2,265,750	2,265,750	2,001,176	(264,574)	(1,506,750)	(1,506,750)	(1,006,995)	499,755
NET CHANGE IN FUND BALANCE	-	-	619,240	619,240	-	-	33,343	33,343
FUND BALANCE AT BEGINNING OF YEAR	3,023,983	3,023,983	3,023,983	-	1,020,563	1,020,563	1,020,563	-
FUND BALANCE AT END OF YEAR	\$ 3,023,983	\$ 3,023,983	\$ 3,643,223	\$ 619,240	\$ 1,020,563	\$ 1,020,563	\$ 1,053,906	\$ 33,343

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

LEHI CITY CORPORATION
STATEMENT OF NET ASSETS
PROPRIETARY FUNDS
JUNE 30, 2010

	BUSINESS-TYPE ACTIVITIES						TOTAL BUSINESS- TYPE FUNDS	GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS
	CULINARY WATER	SEWER	PRESSURIZED IRRIGATION	ELECTRIC	DRAINAGE	NONMAJOR ENTERPRISE FUND (GARBAGE)		
ASSETS								
CURRENT ASSETS								
CASH AND CASH EQUIVALENTS	\$ 235,000	\$ 21,983	\$ 274,560	\$ 888,073	\$ 796,559	\$ 325,148	\$ 2,541,323	\$ 216,986
RECEIVABLE (NET):								
ACCOUNTS	247,684	376,727	173,299	1,849,158	103,653	224,355	2,974,876	-
UNBILLED	41,141	59,156	31,792	266,249	14,517	41,405	454,260	-
ADVANCE BILLING ON DEPOSIT								
WITH POWER SUPPLIER	-	-	-	1,066,677	-	-	1,066,677	-
PREPAID INTEREST	-	-	-	89,601	-	-	89,601	-
DUE FROM OTHER FUNDS	-	-	-	155,968	-	-	155,968	1,446,421
INVENTORY	84,484	7,567	61,284	2,417,909	2,688	-	2,573,932	23,006
TOTAL CURRENT ASSETS	608,309	465,433	540,935	6,733,635	917,417	590,908	9,856,637	1,686,413
NON-CURRENT ASSETS								
BOND ISSUE COSTS (NET)	32,705	-	26,752	129,057	24,385	-	212,899	-
RESTRICTED CASH AND CASH EQUIVALENTS	1,764,699	1,706,029	1,520,785	1,513,531	220,213	-	6,725,257	-
NONDEPRECIABLE CAPITAL ASSETS	2,187,522	87,574	676,147	490,500	1,286,271	-	4,728,014	-
DEPRECIABLE CAPITAL ASSETS, NET	25,062,946	29,577,053	29,116,493	37,449,286	24,565,789	-	145,771,567	500,050
TOTAL NON-CURRENT ASSETS	29,047,872	31,370,656	31,340,177	39,582,374	26,096,658	-	157,437,737	500,050
TOTAL ASSETS	\$ 29,656,181	\$ 31,836,089	\$ 31,881,112	\$ 46,316,009	\$ 27,014,075	\$ 590,908	\$ 167,294,374	\$ 2,186,463

**STATEMENT OF NET ASSETS
 PROPRIETARY FUNDS
 JUNE 30, 2010**

	BUSINESS-TYPE ACTIVITIES						TOTALS	GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS
	CULINARY WATER	SEWER	PRESSURIZED IRRIGATION	ELECTRIC	DRAINAGE	NONMAJOR ENTERPRISE FUND (GARBAGE)		
LIABILITIES								
CURRENT LIABILITIES								
DUE TO OTHER FUNDS	\$ 2,286,387	\$ 1,192,460	\$ 166,029	\$ -	\$ 216,888	\$ -	\$ 3,861,764	\$ -
ACCOUNTS PAYABLE	23,759	385,908	14,894	1,647,119	387,301	295,286	2,754,267	124,097
WAGES PAYABLE	23,095	9,812	9,518	81,235	6,436	-	130,096	18,899
ACCRUED INTEREST PAYABLE	4,912	24	4,019	2,212	-	-	11,167	-
PAYABLE FROM RESTRICTED ASSETS:								
ACCOUNTS PAYABLE	-	-	13,730	83,000	-	-	96,730	-
ACCRUED INTEREST	-	-	-	-	2,182	-	2,182	-
UNEARNED REVENUE - PREPAID IMPACT FEES	481,580	-	506,220	-	-	-	987,800	-
UNEARNED REVENUE-IMPACT FEES	2,096,413	359,340	1,942,700	317,685	-	-	4,716,138	-
CUSTOMER DEPOSITS	-	-	-	253,305	-	-	253,305	-
CURRENT PORTION COMPENSATED ABSENCES	41,582	12,674	15,318	111,833	12,296	-	193,703	24,473
CURRENT MATURITIES OF LONG-TERM OBLIGATIONS	195,250	12,837	159,750	611,480	170,000	-	1,149,317	-
TOTAL CURRENT LIABILITIES	5,152,978	1,973,055	2,832,178	3,107,869	795,103	295,286	14,156,469	167,469
NON-CURRENT LIABILITIES								
COMPENSATED ABSENCES	123,017	7,209	51,997	331,993	15,501	-	529,717	15,004
CAPITAL LEASES PAYABLE, LESS CURRENT MATURITIES	-	-	-	-	-	-	-	-
BONDS PAYABLE, LESS CURRENT MATURITIES	1,374,437	-	1,124,544	6,281,750	765,000	-	9,545,731	-
TOTAL NON-CURRENT LIABILITIES	1,497,454	7,209	1,176,541	6,613,743	780,501	-	10,075,448	15,004
TOTAL LIABILITIES	6,650,432	1,980,264	4,008,719	9,721,612	1,575,604	295,286	24,231,917	182,473
NET ASSETS								
INVESTED IN CAPITAL ASSETS, NET OF RELATED DEBT	25,680,781	29,651,790	28,508,346	31,046,556	24,917,060	-	139,804,533	500,050
RESTRICTED FOR								
CAPITAL PROJECTS	1,268,380	1,706,029	988,776	1,427,060	-	-	5,390,245	-
DEBT SERVICE	14,739	-	12,059	3,471	218,031	-	248,300	-
UNRESTRICTED (DEFICIT)	(3,958,151)	(1,501,994)	(1,636,788)	4,117,310	303,380	295,622	(2,380,621)	1,503,940
TOTAL NET ASSETS	23,005,749	29,855,825	27,872,393	36,594,397	25,438,471	295,622	143,062,457	2,003,990
TOTAL LIABILITIES AND NET ASSETS	\$ 29,656,181	\$ 31,836,089	\$ 31,881,112	\$ 46,316,009	\$ 27,014,075	\$ 590,908		\$ 2,186,463
ADJUSTMENT TO REFLECT THE CONSOLIDATION OF INTERNAL SERVICE FUND ACTIVITIES RELATED TO ENTERPRISE FUNDS							254,644	
NET ASSETS OF BUSINESS-TYPE ACTIVITIES							<u>\$ 143,317,101</u>	

22

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

LEHI CITY CORPORATION
STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET ASSETS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2010

	BUSINESS-TYPE ACTIVITIES						TOTALS	GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS
	CULINARY WATER	SEWER	PRESSURIZED IRRIGATION	ELECTRIC	DRAINAGE	NONMAJOR ENTERPRISE FUND (GARBAGE)		
OPERATING REVENUES (PLEGGED AS SECURITY FOR REVENUE BONDS)								
CHARGES FOR SERVICES	\$ 2,426,949	\$ 3,959,345	\$ 1,790,282	\$ 18,876,367	\$ 933,646	\$ 2,125,792	\$ 30,112,381	\$ 2,823,265
HOOK-UP AND SERVICING FEES	170,737	585	59,853	99,301	-	-	330,476	-
MISCELLANEOUS REVENUES	-	3,976	1,632	156,246	-	8,125	169,979	-
TOTAL OPERATING REVENUES	<u>2,597,686</u>	<u>3,963,906</u>	<u>1,851,767</u>	<u>19,131,914</u>	<u>933,646</u>	<u>2,133,917</u>	<u>30,612,836</u>	<u>2,823,265</u>
OPERATING EXPENSES								
PERSONNEL	709,177	260,552	268,980	2,302,639	201,431	-	3,742,779	516,679
GENERAL ADMINISTRATION	95,601	65,089	62,508	436,246	38,855	33,078	731,377	-
OPERATING AND MAINTENANCE	417,622	3,413,900	568,844	15,626,188	17,754	1,987,952	22,032,260	1,237,931
INTERFUND CHARGES	203,240	131,401	50,000	577,848	15,000	-	977,489	-
DEPRECIATION	1,003,183	990,085	879,513	1,714,952	666,708	-	5,254,441	50,077
TOTAL OPERATING EXPENSES	<u>2,428,823</u>	<u>4,861,027</u>	<u>1,829,845</u>	<u>20,657,873</u>	<u>939,748</u>	<u>2,021,030</u>	<u>32,738,346</u>	<u>1,804,687</u>
OPERATING INCOME (LOSS)	<u>168,863</u>	<u>(897,121)</u>	<u>21,922</u>	<u>(1,525,959)</u>	<u>(6,102)</u>	<u>112,887</u>	<u>(2,125,510)</u>	<u>1,018,578</u>
NON-OPERATING REVENUES (EXPENSES)								
IMPACT FEE REVENUE (PLEGGED AS SECURITY FOR REVENUE BONDS)	633,426	230,751	627,249	1,073,746	143,240	-	2,708,412	-
INTEREST INCOME	6,645	6,970	6,103	23,219	6,224	795	49,956	6,012
INTEREST EXPENSE	(68,782)	(6,494)	(48,846)	(143,957)	(61,754)	-	(329,833)	-
GAIN (LOSS) ON SALE OF CAPITAL ASSETS	-	(115,728)	-	-	-	-	(115,728)	-
AMORTIZATION OF BOND ISSUE COSTS	(5,217)	-	(4,269)	(7,165)	(4,878)	-	(21,529)	-
TOTAL NON-OPERATING REVENUES (EXPENSES)	<u>566,072</u>	<u>115,499</u>	<u>580,237</u>	<u>945,843</u>	<u>82,832</u>	<u>795</u>	<u>2,291,278</u>	<u>6,012</u>
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	734,935	(781,622)	602,159	(580,116)	76,730	113,682	165,768	1,024,590
CAPITAL CONTRIBUTIONS	178,743	453,707	389,748	725,380	578,807	-	2,326,385	-
TRANSFERS TO OTHER FUNDS	(174,500)	(290,500)	-	(266,000)	-	-	(731,000)	-
CHANGE IN NET ASSETS	739,178	(618,415)	991,907	(120,736)	655,537	113,682	1,761,153	1,024,590
NET ASSETS AT BEGINNING OF YEAR	<u>22,266,571</u>	<u>30,474,240</u>	<u>26,880,486</u>	<u>36,715,133</u>	<u>24,782,934</u>	<u>181,940</u>		<u>979,400</u>
NET ASSETS AT END OF YEAR	<u>\$ 23,005,749</u>	<u>29,855,825</u>	<u>\$ 27,872,393</u>	<u>\$ 36,594,397</u>	<u>\$ 25,438,471</u>	<u>\$ 295,622</u>		<u>\$ 2,003,990</u>
ADJUSTMENT TO REFLECT THE CONSOLIDATION OF INTERNAL SERVICE FUND ACTIVITIES RELATED TO ENTERPRISE FUNDS							254,644	
CHANGE IN NET ASSETS OF BUSINESS-TYPE ACTIVITIES (page 17)							<u>\$ 2,015,797</u>	

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

LEHI CITY CORPORATION
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2010

	BUSINESS-TYPE ACTIVITIES						TOTALS	GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS
	CULINARY WATER	SEWER	PRESSURIZED IRRIGATION	ELECTRIC	DRAINAGE	NONMAJOR ENTERPRISE FUND (GARBAGE)		
CASH FLOWS FROM OPERATING ACTIVITIES								
CASH RECEIVED FROM CUSTOMERS	\$ 2,553,804	\$ 3,945,983	\$ 1,851,449	\$ 19,152,875	\$ 915,932	\$ 2,123,964	\$ 30,544,007	\$ -
CASH RECEIVED FROM INTERFUND SERVICES PROVIDED	-	-	-	-	-	-	-	2,823,265
CASH PAID TO SUPPLIERS	(563,257)	(3,396,268)	(663,451)	(17,480,395)	(70,219)	(1,899,091)	(24,072,681)	(929,758)
CASH PAID TO EMPLOYEES	(693,256)	(260,900)	(265,122)	(2,243,793)	(195,672)	-	(3,658,743)	(837,390)
CASH PAID FOR INTERFUND SERVICES	(203,240)	(131,401)	(50,000)	(577,848)	(15,000)	-	(977,489)	-
OTHER RECEIPTS (PAYMENTS)	-	3,976	1,632	156,246	-	8,125	169,979	-
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	1,094,051	161,390	874,508	(992,915)	635,041	232,998	2,005,073	1,056,117
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES								
TRANSFERS OUT	(174,500)	(290,500)	-	(266,000)	-	-	(731,000)	-
PAYMENTS RECEIVED FROM INTERFUND BALANCES	-	206,511	-	1,835,922	216,888	-	2,259,321	-
PAYMENTS MADE ON INTERFUND BALANCES	(375,014)	-	(343,269)	-	-	-	(718,283)	(1,446,421)
INTEREST PAID ON INTERFUND ADVANCE	(10,033)	(4,501)	(779)	-	-	-	(15,313)	-
NET CASH USED (PROVIDED BY) IN NON-CAPITAL FINANCING ACTIVITIES	(559,547)	(88,490)	(344,048)	1,569,922	216,888	-	794,725	(1,446,421)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES								
ACQUISITION AND CONSTRUCTION OF CAPITAL ASSETS	(77,882)	(57,409)	(311,891)	(1,856,875)	(1,197,052)	-	(3,501,109)	(470,293)
CONTRIBUTIONS FROM DEVELOPERS	-	-	-	531,810	269,388	-	801,198	-
PRINCIPAL PAID ON BONDS	(189,750)	-	(155,250)	(600,000)	(160,000)	-	(1,105,000)	-
INTEREST PAID ON BONDS	(65,630)	-	(53,697)	(115,807)	(60,839)	-	(295,973)	-
PRINCIPAL PAID ON CAPITAL LEASES	-	(49,948)	-	(44,670)	-	-	(94,618)	-
INTEREST PAID ON CAPITAL LEASES	-	(1,974)	-	(1,745)	-	-	(3,719)	-
IMPACT FEES COLLECTED	354,246	208,768	288,369	1,073,051	143,240	-	2,067,674	-
NET CASH PROVIDED BY (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES	20,984	99,437	(232,469)	(1,014,236)	(1,005,263)	-	(2,131,547)	(470,293)
CASH FLOWS FROM INVESTING ACTIVITIES								
INTEREST INCOME COLLECTED	6,645	6,970	6,103	23,219	6,224	795	49,956	6,012
NET CASH PROVIDED BY INVESTING ACTIVITIES	6,645	6,970	6,103	23,219	6,224	795	49,956	6,012

CONTINUED

LEHI CITY CORPORATION
STATEMENT OF CASH FLOWS - CONTINUED
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2010

	BUSINESS-TYPE ACTIVITIES						TOTALS	GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS
	CULINARY WATER	SEWER	PRESSURIZED IRRIGATION	ELECTRIC	DRAINAGE	NONMAJOR ENTERPRISE FUND (GARBAGE)		
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	562,133	179,307	304,094	(414,010)	(147,110)	233,793	718,207	(854,585)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	1,437,566	1,548,705	1,491,251	2,815,614	1,163,882	91,355	8,548,373	1,071,571
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>\$ 1,999,699</u>	<u>\$ 1,728,012</u>	<u>\$ 1,795,345</u>	<u>\$ 2,401,604</u>	<u>\$ 1,016,772</u>	<u>\$ 325,148</u>	<u>\$ 9,266,580</u>	<u>\$ 216,986</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR CONSISTS OF:								
UNRESTRICTED CASH	\$ 235,000	\$ 21,983	\$ 274,560	\$ 888,073	\$ 796,559	\$ 325,148	\$ 2,541,323	\$ 216,986
RESTRICTED CASH	1,764,699	1,706,029	1,520,785	1,513,531	220,213	-	6,725,257	-
	<u>\$ 1,999,699</u>	<u>\$ 1,728,012</u>	<u>\$ 1,795,345</u>	<u>\$ 2,401,604</u>	<u>\$ 1,016,772</u>	<u>\$ 325,148</u>	<u>\$ 9,266,580</u>	<u>\$ 216,986</u>
NON-CASH INVESTING, CAPITAL AND FINANCING ACTIVITIES								
CONTRIBUTIONS OF CAPITAL ASSETS FROM DEVELOPERS	\$ 178,743	\$ 453,707	\$ 389,748	\$ 193,570	\$ 309,419	\$ -	\$ 1,525,187	\$ -
	<u>\$ 178,743</u>	<u>\$ 453,707</u>	<u>\$ 389,748</u>	<u>\$ 193,570</u>	<u>\$ 309,419</u>	<u>\$ -</u>	<u>\$ 1,525,187</u>	<u>\$ -</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:								
OPERATING INCOME (LOSS)	\$ 168,863	\$ (897,121)	\$ 21,922	\$ (1,525,959)	\$ (6,102)	\$ 112,887	\$ (2,125,510)	\$ 1,018,578
ADJUSTMENTS TO RECONCILE OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES								
DEPRECIATION	1,003,183	990,085	879,513	1,714,952	666,708	-	5,254,441	50,077
CHANGES IN ASSETS AND LIABILITIES								
ACCOUNTS RECEIVABLE	(38,999)	(13,935)	10,248	133,995	(24,977)	(2,303)	64,029	-
ALLOWANCE FOR UNCOLLECTIBLE AMOUNTS	(4,883)	(12)	(8,934)	32,060	7,263	475	25,969	-
ADVANCE BILLING ON DEPOSIT								
WITH POWER SUPPLIER	-	-	-	(340,072)	-	-	(340,072)	-
PREPAID ITEMS	-	-	-	(531)	-	-	(531)	-
INVENTORY	46,090	(2,662)	4,866	291,405	(2,688)	-	337,011	(23,006)
ACCOUNTS PAYABLE	(96,124)	85,383	(36,965)	(1,368,763)	(10,922)	121,939	(1,305,452)	(230)
WAGES PAYABLE	5,209	4,171	3,122	25,595	1,525	-	39,622	5,561
COMPENSATED ABSENCES	10,712	(4,519)	736	33,251	4,234	-	44,414	5,137
CUSTOMER DEPOSITS	-	-	-	11,152	-	-	11,152	-
	<u>\$ 1,094,051</u>	<u>\$ 161,390</u>	<u>\$ 874,508</u>	<u>\$ (992,915)</u>	<u>\$ 635,041</u>	<u>\$ 232,998</u>	<u>\$ 2,005,073</u>	<u>\$ 1,056,117</u>

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Lehi City Corporation (the City) was incorporated under the laws of the State of Utah in 1852 and operates under an elected Mayor-Council form of government. The City's major operations include police and fire protection, parks, library and recreation, public works, community development and general administrative services. In addition, the City owns and operates culinary water, pressurized irrigation, sewer, drainage, and power systems.

The City's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Governments are also required to follow the pronouncements of the Financial Accounting Standards Board (FASB) issued through November 30, 1989 (when applicable) that do not conflict with or contradict GASB pronouncements. Although the City has the option to apply FASB pronouncements issued after that date to its business-type activities and enterprise funds, the City has chosen not to do so. The more significant accounting policies established in GAAP and used by the City are discussed below.

Reporting Entity

These financial statements present the City (primary government) and its component units, organizations that are included in the City's reporting entity because of the significance of their operational or financial relationships with the City. Blended component units, although legal separate entities are, in substance, part of the City's operations and data from these units are combined with data of the City. The following entity is the City's only blended component unit which also has a June 30 year end:

The Lehi City Redevelopment Agency - The Lehi City Redevelopment Agency (RDA) serves all the citizens of the City and is governed by a board comprised of the City Council. In conformity with generally accepted accounting principles, the financial statements of the RDA have been included in the financial reporting entity as a special revenue fund and a debt service fund. Separate financial statements are not issued for the RDA.

The City's discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the primary government. The following entity is reported as a discretely presented component unit:

The Hutchings Museum - The Hutchings Museum is a separate non-profit entity under its own articles of incorporation. The Lehi City Mayor and Council appoint and approve the Museum Board of Directors. The City has financial responsibility for the operations of the Museum. The assets and inventories of the Hutchings Museum are controlled and maintained by the Board. Separate financial statements are not issued for the Hutchings Museum. Because separate financial statements are not issued for the Museum, the Statement of Revenues, Expenses, and Changes in Net Assets and Statement of Cash Flows is provided below.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

HUTCHINGS MUSEUM	
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET ASSETS	
COMPONENT UNIT	
FOR THE YEAR ENDED JUNE 30, 2010	
<hr/>	
OPERATING REVENUES	
ADMISSIONS	\$ 36,446
GRANTS	600
TOTAL OPERATING REVENUES	<u>37,046</u>
OPERATING EXPENSES	
PERSONNEL	89,865
OPERATING AND MAINTENANCE	64,077
DEPRECIATION	15,950
TOTAL OPERATING EXPENSES	<u>169,892</u>
OPERATING LOSS	<u>(132,846)</u>
NON-OPERATING REVENUES (EXPENSES)	
CONTRIBUTIONS FROM PRIMARY GOVERNMENT	129,996
INTEREST INCOME	1,624
TOTAL NON-OPERATING REVENUES (EXPENSES)	<u>131,620</u>
CHANGE IN NET ASSETS	(1,226)
NET ASSETS AT BEGINNING OF YEAR	475,225
NET ASSETS AT END OF YEAR	<u><u>\$ 473,999</u></u>

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

HUTCHINGS MUSEUM	
STATEMENT OF CASH FLOWS	
COMPONENT UNIT	
FOR THE YEAR ENDED JUNE 30, 2010	
<hr/>	
CASH FLOWS FROM OPERATING ACTIVITIES	
CASH RECEIVED FROM CUSTOMERS	\$ 37,046
CASH PAID TO SUPPLIERS	(90,587)
CASH PAID TO EMPLOYEES	(87,291)
	<hr/>
NET CASH USED IN OPERATING ACTIVITIES	(140,832)
	<hr/>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
CONTRIBUTIONS FROM PRIMARY GOVERNMENT	129,996
	<hr/>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
ACQUISITION AND CONSTRUCTION OF CAPITAL ASSETS	-
	<hr/>
NET CASH USED IN CAPITAL AND RELATED FINANCING ACTIVITIES	-
	<hr/>
CASH FLOWS FROM INVESTING ACTIVITIES	
INTEREST INCOME COLLECTED	1,624
	<hr/>
NET CASH PROVIDED BY INVESTING ACTIVITIES	1,624
	<hr/>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(9,212)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	137,995
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>\$ 128,783</u>
	<hr/>
RECONCILIATION OF OPERATING LOSS TO NET CASH USED IN OPERATING ACTIVITIES	
OPERATING LOSS	\$ (132,846)
ADJUSTMENT TO RECONCILE OPERATING LOSS TO NET CASH USED IN OPERATING ACTIVITIES	
DEPRECIATION	15,950
CHANGES IN ASSETS AND LIABILITIES	
ACCOUNTS PAYABLE	(26,510)
WAGES PAYABLE	2,135
COMPENSATED ABSENCES	439
	<u>\$ (140,832)</u>

The Tri-City Golf Course – The Tri-City Golf Course was established in 1973 by American Fork City, Pleasant Grove City, and Lehi City. The Golf Course has its own board with one member of the each city council serving on that board. The joint venture does not meet the criteria for inclusion in the City's financial report as a component unit because the City does not exercise administrative control and the effect of the City's investment in the joint venture is immaterial.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Basic Financial Statements – Government-Wide Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The City's police and fire protection, parks, library and recreation, streets, community development and general administrative services are classified as governmental activities. The City's culinary water, sewer, pressurized irrigation, electric, drainage, and garbage services are classified as business-type activities. In the government-wide Statement of Net Assets, both the governmental and business-type activities columns are presented on a consolidated basis by column, and are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The City's net assets are reported in three parts – invested in capital assets, net of related debt; restricted net assets; and unrestricted net assets. The City first utilizes restricted resources to finance qualifying activities.

The government-wide Statement of Activities reports both the gross and net cost of each of the City's functions and business-type activities (public safety, community development, streets, etc.). The functions are also supported by general government revenues (property, sales and franchise taxes, impact fees, permits and charges, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. Program revenues must be directly associated with the function or business-type activity. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants.

The net costs (by function or business-type activity) are normally covered by general revenue (property, sales and franchise taxes, etc.).

The City does not allocate indirect expenses.

The effect of interfund activity has generally been eliminated from the government-wide financial statements in accordance with GAAP. Certain eliminations have been made in regards to interfund activities, payables and receivables. Interfund services provided and used are not eliminated in the process of consolidation.

This government-wide focus is more on the sustainability of the City as an entity and the change in the City's net assets resulting from the current year's activities.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Basic Financial Statements – Fund Financial Statements

The financial transactions of the City are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures, or expenses, as appropriate. The following fund types are used by the City:

Governmental Funds

The focus of the governmental funds' measurement (in the fund financial statements) is upon determination of financial position (sources, uses and balances of financial resources) rather than upon net income. The following is a description of the governmental funds of the City:

- **General fund** is the general operating fund of the City. It is used to account for all financial resources except those required to be accounting for in another fund.
- **Special revenue funds** are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes.
- **Capital projects funds** are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by business-type proprietary funds).

Proprietary Funds

The focus of proprietary fund measurement is upon the determination of net income, changes in net assets, financial position, and cash flows. The generally accepted accounting principles applicable are those similar to businesses in the private sector. The City's proprietary funds consist of:

- **Enterprise funds** are required to be used to account for operations for which a fee is charged to external users for goods or services and the activity is (a) financed with debt that is solely secured by a pledge of the net revenues, (b) has third party requirements that the cost of providing services, including capital costs, be recovered with fees and charges or (c) establishes fees and charges based on a pricing policy designed to recover similar costs.

The City's major enterprise funds are the Water Fund, the Sewer Fund, the Pressurized Irrigation Fund, the Electric Fund and the Drainage Fund.

- The purpose of the Culinary Water Fund is to assure an adequate supply of potable water. It also maintains the culinary water distribution lines, wells and storage tanks, and culinary water facilities.
- The purpose of the Pressurized Irrigation Fund is to provide the citizens of the City with an adequate supply of clean irrigation water and an adequate working water pressure to the City Fire Department.
- The Sewer Fund's mission is to ensure the proper and healthy collection and transmission of the City's sewers and to protect, maintain and expand the City's sewer system.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

- The purpose of the Electric Fund is to provide reliable electrical service to the City's customers at competitive rates. This includes the construction and operation and maintenance of the City's power distribution system including underground and overhead lines, meters, substations.
- The Drainage Fund is responsible for improving storm water conveyance throughout the City, including construction of new storm water conveyance and detention facilities to correct existing drainage problems in order to protect the City's citizens and their property from serious flooding.
- **Internal service funds** are used to account for the City's fleet maintenance, risk management, and information technology services. The internal service fund activities have been combined into a single aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds are provided with the combining data elsewhere in this report.

The emphasis in fund financial statements is on the major funds in either the governmental or business-type activities category. Nonmajor funds by category are summarized into a single column. GASB No. 34 sets forth minimum criteria (percentage of the assets, liabilities, revenues or expenditures/expenses of either fund category or the governmental and enterprise combined) for the determination of major funds.

Basis of Accounting

Basis of accounting refers to the point at which revenues and expenditures, or expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made, regardless of the measurement focus applied.

Accrual

Both governmental and business-type activities in the government-wide financial statements and the proprietary fund financial statements are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

Modified Accrual

The governmental funds financial statements are presented on the modified accrual basis of accounting. Under this basis, revenues are recognized when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Cash and cash equivalents

The City has defined cash and cash equivalents to include cash on hand, demand deposits, cash with fiscal agents and short-term investments with original maturity of three months or less from the date of acquisition.

State statutes authorize the City to invest in obligations of the U.S. Treasury, certain qualifying commercial paper, repurchase agreements and bankers' acceptances, and negotiable or nonnegotiable deposits of qualified depositories and the Utah Public Treasurers' Investment Fund.

Investments for the City are reported at fair value. The Utah Public Treasurers' Investment Fund operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

Restricted cash and cash equivalents

Certain restricted cash and cash equivalents are held by a fiscal agent for the redemption of bonded debt and for acquisition and construction of capital projects.

Inventories

Inventories in the proprietary funds consist of materials used in the construction and repair of the transmission, distribution, collection, and treatment systems are valued at the lower of cost or market on a weighted average basis. Supplies inventories, consisting principally of office supplies, are valued at the lower of cost or market on a first-in, first-out basis. Transformers are valued at the lower of cost or market on a specific identification basis.

Capital assets

Capital assets, which include building and structures, improvements (including distribution systems and infrastructure), machinery, equipment, vehicles and office furniture, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. All City infrastructure has been capitalized. Capital assets are defined as assets purchased or acquired with an original cost of \$5,000 or more. Capital assets are reported at historical cost or estimated historical cost. Contributed assets are reported at fair market value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation on these assets is computed using the straight-line method over their estimated useful lives as follows:

	<u>Years</u>
Buildings and structures	10-50
Improvements, including distribution systems and other infrastructure	10-50
Machinery, equipment, and vehicles	5-15
Office furniture and equipment	5-15

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Intangible Assets

Following the guidance of GASB Statement No. 51, effective July 1, 2009, the City began recording donated intangible assets meeting the criteria outlined in GASB Statement No. 51 at fair value. The City has not retroactively reported donated intangible assets because adequate records to determine or estimate historical costs were not available. The City has historically included purchased intangible assets as capital assets. Water rights are the City's primary intangible asset.

Revenues – Exchange and Non-exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is reported on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is reported in the year in which the resources are measurable and become available.

Nonexchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants and donations. Revenue from property taxes is recognized in the year which the taxes are collected because the property taxes are intended to fund activities in the year of collection and not the fiscal year in which they were levied. Revenue from grants, entitlements, and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, matching requirements and expenditure requirements. On a modified accrual basis, revenue from a nonexchange transaction must also be available before it can be recognized.

Under the modified accrual basis, the following revenue sources are considered to be both measurable and available at year end: intergovernmental revenue, sales and franchise taxes, charges for services, interest, and other fees.

Property taxes and special assessments are measurable and susceptible to accrual when they attach as an enforceable lien on the property. They become available when they are due. Amounts that are measurable but not available are recorded as deferred revenue. Property taxes become an enforceable lien on January 1 but are not due until November 30.

The City bills utility customers once monthly when the meters are read. The City is divided into two billing districts. Unbilled accounts receivable were \$454,260 at June 30, 2010. The accounts receivable are reported net of the allowance for doubtful accounts of \$467,040 at June 30, 2010.

Compensated Absences

Accumulated unpaid vacation is accrued as incurred based on the years of service for each employee. Vacation is accumulated on a monthly basis and is fully vested when earned. Accumulated vacation cannot exceed 80 hours at the end of any calendar year and any vacation in excess of this amount is forfeited. At retirement, death, or termination, all unpaid accrued vacation is paid to the beneficiary. Proprietary funds expense all accrued vacation amounts when incurred. Governmental funds report an expenditure as the vacation is paid or at termination. The current portion is determined by the City to be the portion of vacation pay due employees who terminated prior to year-end.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Accumulated sick leave is earned at a rate of one day per month. Employees may accumulate unlimited sick leave. Upon retirement, employees may elect to be paid 25% of outstanding sick pay or may have 75% of outstanding sick pay deposited into an annuity account for their benefit. Proprietary funds expense 75% of sick pay when it is earned by the employee. Governmental funds report an expenditure when the sick pay is paid. The current portion is the accrued sick pay for employees of governmental funds who terminated prior to year end.

The noncurrent portion of these amounts (the amount estimated to be used in subsequent fiscal years) for governmental funds is maintained separately and represents a reconciling item between the fund and government-wide presentations.

Interfund Activity

Interfund activity is reported either as loans, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and, in the government-wide statement of activities, reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental or proprietary funds are netted as part of the reconciliation to the government-wide financial statements.

Fund Equity Reserves

Fund balance – in the fund financial statements, governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally segregated for a specific purpose.

Restricted net assets – in the government wide financial statements as well as the proprietary fund financial statements, restricted net assets are legally restricted by outside parties for a specific purpose.

Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. Operating expenses are necessary costs that have been incurred in order to provide the good or service that is the primary activity of the fund.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Estimates and assumptions

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the reported amounts of revenues, expenditures and expenses during the reporting period. Actual results could differ from those estimates.

Bond issue costs

Bond issuance costs are capitalized and amortized over the terms of the respective bonds using a method which approximates the effective interest method.

Advance billing on deposit with power supplier

The City is a participant in the Utah Associated Municipal Power Systems (UAMPS). UAMPS bills members in advance based upon estimates of power cost and usage. The City's advance billings on deposit at UAMPS at year-end are recorded as a current asset.

Budgets and budgetary control

Annual budgets are prepared and adopted, in accordance with state law, by the Mayor and City Council on or before June 22 for the following fiscal year, beginning July 1. Estimated revenues and appropriations may be increased or decreased by resolution of the City Council at any time during the year. A public hearing must be held prior to any proposed increase in a fund's appropriations. Budgets include activities in several different funds, including the General Fund, Redevelopment Agency Special Revenue Fund and Capital Projects Fund. The level of the City's budgetary control (that is, the level at which the City's expenditures cannot legally exceed the appropriated amounts) is established by activity and purpose within an individual fund such as general government; public safety; community development; streets and highways; parks, recreation and culture; and cemetery within the governmental funds. Each department head is responsible to the Mayor and City Council for spending within the budget for their department. All annual budgets lapse at fiscal year end.

Utah State law prohibits the appropriation of unrestricted General Fund balance until it exceeds 5% of the General Fund revenues. Until unreserved fund balance is greater than the above amount, it cannot be budgeted, but is used to provide working capital until tax revenue is received, to meet emergency expenditures, and to cover unanticipated deficits. When unreserved fund balance is greater than 18% of the next year's budgeted revenues, the excess must be appropriated within the following two years.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Once adopted, the budget can be amended by subsequent City Council action. The City Council can amend the budget to any extent, provided the budgeted expenditures do not exceed budgeted revenues and appropriated fund balance. A public hearing must be held to increase total appropriations of any governmental fund. With the consent of the Finance Director, department heads may reallocate unexpended appropriated balances from one expenditure account to another within that department during the budget year.

Budgetary information included in the Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual for the General Fund and the Redevelopment Agency are prepared on the modified accrual basis of accounting. Encumbrance accounting is not used by the City.

Subsequent events

Management has evaluated subsequent events through December 15, 2010, the date the financial statements were available to be issued.

NOTE B – DEPOSITS AND INVESTMENTS

The City's deposits and investing are governed by the Utah Money Management Act (*Utah Code*, Title 51, Chapter 7) and rules of the State of Utah Money Management Council.

Custodial Credit Risk – Deposits

The custodial credit risk for deposits is the risk that in the event of a bank failure, the City's deposits may not be recovered. The Money Management Act requires deposits be in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of federal government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

The deposits in the bank in excess of the insured amount are uninsured and uncollateralized. Deposits are not collateralized nor are they required to be by state statute. At June 30, 2010 the book value of cash on deposit was \$2,374,427 and the bank balance was \$4,572,791 (\$1,003,471 of which was exposed to custodial credit risk as uninsured and uncollateralized) with the difference being outstanding checks and deposits.

Investments

The Money Management Act defines the types of securities authorized as appropriate investments and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of investment securities. The Act authorizes investments in both negotiable and nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investors Services or Standard & Poor's; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE B – DEPOSITS AND INVESTMENTS-CONTINUED

System, Federal Home Loan Mortgage Corporation (Freddie Mac), Federal National Mortgage Association (Fannie Mae), and Student Loan Marketing Association (Sallie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rate “A” or higher, or the equivalent of “A” or higher, by two nationally recognized statistical rating organizations; and shares or certificates in a money market mutual fund as defined in the Act.

The City’s investments at June 30, 2010 are presented below:

<u>Investment Type</u>	Fair Value	Investment Maturities (in years)			
		Less Than 1	1-5	6-10	More Than 10
Utah Public Treasurer's Investment Fund	\$ 12,208,859	\$ 12,208,859	\$ -	\$ -	\$ -
Money Market Funds	134,756	134,756	-	-	-
U.S. Treasuries	26,798	26,798	-	-	-
	<u>\$ 12,370,413</u>	<u>\$ 12,370,413</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Interest Rate Risk – Investments

Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the fair value of an investment. The City’s policy for managing interest rate risk is to comply with the State’s Money Management Act. Section 51-7-11 of the Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers’ acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270-365 days or less. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding two years.

Credit Risk of Debt Securities

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City follows the Money Management Act as previously discussed as its policy for reducing exposure to investment credit risk. The City’s rated debt investments are presented below:

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE B – DEPOSITS AND INVESTMENTS-CONTINUED

<u>Rated Debt Investments</u>	Fair Value	Quality Ratings			
		AAA	AA	A	Unrated
Debt Securities					
Utah Public Treasurer's Investment Fund	\$ 12,208,859	\$ -	\$ -	\$ -	\$ 12,208,859
Money Market Funds	134,756	-	134,756	-	-
U.S. Treasuries	26,798	26,798	-	-	-
	<u>\$ 12,370,413</u>	<u>\$ 26,798</u>	<u>\$ 134,756</u>	<u>\$ -</u>	<u>\$ 12,208,859</u>

Custodial Credit Risk – Investments

Custodial credit risk for investments is the risk that, in the event of a failure of the counter party, the City will not be able to recover the value of the investment or collateral securities that are in the possession of an outside party. The City does not have a formal policy for custodial credit risk.

The City's investments at June 30, 2010 were predominantly with the Utah Public Treasurer's Investment Fund and therefore are not categorized as to custodial credit risk. Additional information regarding the Utah Public Treasurer's Investment Fund is available at Note C.

Concentration of Credit Risk – Investments

Concentration of credit risk is the risk of a loss attributed to the magnitude of a government's investment in a single issuer.

The City's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to between 5 and 10 percent depending upon the total dollar amount held in the portfolio. The Money Management Council limitations do not apply to securities issued by the U.S. government and its agencies.

At June 30, 2010, the City did not have more than 5 percent of its investments in any single issuer other than the amounts invested with the Utah Public Treasurer's Investment Fund. The Utah Public Treasurer's Investment Fund is not categorized as to concentration of credit risk. Additional information regarding the Utah Public Treasurer's Investment Fund is available at Note C.

NOTE C – EXTERNAL INVESTMENT POOL

The City invests in the Public Treasurer's Investment Fund (PTIF) which is an external investment pool administered by Utah State Public Treasurer. State agencies, municipalities, counties, and local governments within the State of Utah are allowed to invest in the PTIF. There is no required participation and no minimum balance or minimum/maximum transaction requirements.

The PTIF is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act, Chapter 51-7, Utah Code Annotated, 1953, as amended. The Act establishes the Money Management Council which oversees the activities of the State Treasurer and the PTIF. The Act details the investments that are authorized which are high-grade securities and,

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE C – EXTERNAL INVESTMENT POOL - CONTINUED

therefore, there is very little credit risk except in the most unusual and unforeseen circumstances. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah and participants share proportionally in any realized gains or losses on investments.

The PTIF allocates income and issues statements on a monthly basis. The PTIF operates and reports to participants on an amortized cost basis. The participants' balance is their investment deposited in the PTIF plus their share of income, gains and losses, net of administration fees, which are allocated to each participant on the ratio of each participant's share to the total funds in the PTIF.

Twice a year, at June 30 and December 31, the investments are valued at fair value to enable participants to adjust their investments in this pool at fair value. The Bank of New York and the State of Utah separately determine each security's fair value in accordance with GASB 31 (i.e. for almost all pool investments the quoted market price as of June 30, 2010) and then compare those values to come up with an agreed upon fair value of the securities.

As of June 30, 2010, the City had \$12,208,859 invested in the PTIF which had a fair value of \$12,255,941 for an unrealized gain of \$47,082. Due to the insignificance of this amount in relation to the funds affected by the unrealized gain, the fair value of investments in this external investment pool is deemed to be the amortized cost of the investment. The table below shows statistical information about the investment pool:

<u>Investment Type</u>	<u>Investment Percentage</u>
Corporate bonds and notes	74.79%
Certificates of deposit	0.43%
Money market accounts and Commercial paper	22.40%
U.S. Government securities	2.38%
	<u>100.00%</u>

NOTE D – RESTRICTED ASSETS

The balance of the City's restricted asset accounts are as follows:

	<u>Primary Government</u>		<u>Total</u>
	<u>Governmental Activities</u>	<u>Business-type Activities</u>	
Reserves for future debt service	\$ 134,803	\$ 250,482	\$ 385,285
Unexpended B & C Road funds	317,080	-	317,080
Unexpended impact fees	3,284,375	5,486,975	8,771,350
Prepaid impact fees (unearned revenue)	-	987,800	987,800
	<u>\$ 3,736,258</u>	<u>\$ 6,725,257</u>	<u>\$ 10,461,515</u>

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE E – CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2010 is as follows:

	July 1, 2009	Increases	Decreases	June 30, 2010
Governmental Activities:				
Nondepreciable capital assets:				
Land	\$ 81,290,383	\$ 1,521,456	\$ -	\$ 82,811,839
Construction in progress	3,575,045	376,999	-	3,952,044
Total nondepreciable capital assets	<u>\$ 84,865,428</u>	<u>\$ 1,898,455</u>	<u>\$ -</u>	<u>\$ 86,763,883</u>
Depreciable capital assets:				
Buildings	\$ 20,637,016	\$ 55,239	\$ -	\$ 20,692,255
Improvements, including infrastructure	158,651,282	1,756,075	-	160,407,357
Machinery, equipment and vehicles	12,279,040	675,166	119,982	12,834,224
Office furniture and equipment	1,226,457	140,850	-	1,367,307
Total depreciable capital assets at historical cost	<u>192,793,795</u>	<u>2,627,330</u>	<u>119,982</u>	<u>195,301,143</u>
Less accumulated depreciation:				
Buildings	4,329,072	728,270	-	5,057,342
Improvements, including infrastructure	30,386,727	5,971,982	-	36,358,709
Machinery, equipment and vehicles	7,491,630	912,014	118,982	8,284,662
Office furniture and equipment	974,822	74,295	-	1,049,117
Total accumulated depreciation	<u>43,182,251</u>	<u>7,686,561</u>	<u>118,982</u>	<u>50,749,830</u>
Depreciable capital assets, net of accumulated depreciation	<u>\$ 149,611,544</u>	<u>\$ (5,059,231)</u>	<u>\$ 1,000</u>	<u>\$ 144,551,313</u>

Depreciation was charged to functions as follows:

Governmental activities:	
General government	\$ 542,198
Public safety	632,157
Community development	218,700
Streets and highways, including infrastructure	5,666,440
Parks, recreation and culture	572,994
Cemetery	54,072
	<u>\$ 7,686,561</u>

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE E – CAPITAL ASSETS – CONTINUED

	<u>July 1, 2009</u>	<u>Increases</u>	<u>Decreases</u>	<u>June 30, 2010</u>
Business-type Activities				
Nondepreciable capital assets:				
Land	\$ 2,028,167	\$ 308,302	\$ -	\$ 2,336,469
Construction in progress	298,185	910,680	-	1,208,865
Intangibles	1,182,680	-	-	1,182,680
Total nondepreciable capital assets	<u>\$ 3,509,032</u>	<u>\$ 1,218,982</u>	<u>\$ -</u>	<u>\$ 4,728,014</u>
Depreciable capital assets:				
Buildings	\$ 2,808,699	\$ -	\$ -	\$ 2,808,699
Improvements, including infrastructure	172,243,156	1,386,417	222,462	173,407,111
Machinery, equipment and vehicles	4,880,783	2,802,551	-	7,683,334
Office furniture and equipment	177,109	-	-	177,109
Total depreciable capital assets at historical cost	<u>180,109,747</u>	<u>4,188,968</u>	<u>222,462</u>	<u>184,076,253</u>
Less accumulated depreciation:				
Buildings	630,256	89,288	-	719,544
Improvements, including infrastructure	29,346,574	4,147,093	106,734	33,386,933
Machinery, equipment and vehicles	3,031,368	1,013,018	-	4,044,386
Office furniture and equipment	148,781	5,042	-	153,823
Total accumulated depreciation	<u>33,156,979</u>	<u>5,254,441</u>	<u>106,734</u>	<u>38,304,686</u>
Depreciable capital assets, net of accumulated depreciation	<u>\$ 146,952,768</u>	<u>\$ (1,065,473)</u>	<u>\$ 115,728</u>	<u>\$ 145,771,567</u>
Depreciation was charged to functions as follows:				
Business-type activities:				
Culinary water			\$ 1,003,183	
Sewer			990,085	
Electric			1,714,952	
Pressurized irrigation			879,513	
Drainage			666,708	
			<u>\$ 5,254,441</u>	

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE E – CAPITAL ASSETS – CONTINUED

	July 1, 2009	Increases	Decreases	June 30, 2010
Discretely Present Component Unit:				
Nondepreciable capital assets:				
Land	\$ 5,000	\$ -	\$ -	\$ 5,000
Depreciable capital assets:				
Buildings	\$ 222,768	\$ -	\$ -	\$ 222,768
Improvements, including infrastructure	310,382	-	-	310,382
Office furniture and equipment	72,194	-	-	72,194
Total depreciable capital assets at historical cost	605,344	-	-	605,344
Less accumulated depreciation:				
Buildings	80,834	171,463	-	252,297
Improvements, including infrastructure	100,678	(100,678)	-	-
Office furniture and equipment	54,835	(54,835)	-	-
Total accumulated depreciation	236,347	15,950	-	252,297
Depreciable capital assets, net of accumulated depreciation	\$ 368,997	\$ (15,950)	\$ -	\$ 353,047

NOTE F – CUSTOMER DEPOSITS

Business-type activity deposits are enterprise fund customer deposits the City requires from renters or businesses before they receive utility connection. The deposit is returnable when the residence is vacated by the renter, or the business has established a history of meeting its obligations to the City promptly.

NOTE G – LONG-TERM DEBT

Long-term debt consists of the following as of June 30, 2010:

Governmental activities

2003 Excise tax bonds

\$3,130,000 excise tax term bonds due June 1, 2013
with interest at 2.5% to 3.2%

\$ 1,665,000

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE G – LONG-TERM DEBT - CONTINUED

Governmental activities - continued

2003 Sales tax revenue bonds	
\$3,900,000 sales tax revenue term bonds due serially through June 1, 2024 with interest at 3.6% to 4.625%	3,900,000
2004 Sales tax revenue and refunding bonds	
\$8,345,000 sales tax revenue and refunding term bonds due serially through June 1, 2024 with interest at 2.25% to 5.0%	5,365,000
2004 Subordinated sales tax revenue bonds	
\$9,000,000 sales tax revenue bonds with interest at 4.75% payable from 87.5% of the local sales and use tax and 100% of the transient room tax collected from the Cabela's Retail Store Project area, due in 2024	8,345,000
Capital lease obligation	
Payable in annual installments of \$21,080, including interest at 4.73%, maturing in 2013	234,551
Tax increment note payable to developer	
Due in annual installments equal to 70% of the tax increment received by the RDA from the Alpine Highway Project, including interest at 6.5%	71,785,332
Compensated absences	1,655,638
Landfill closure and postclosure care liability	462,870
	<u> </u>
Total Governmental activities long-term debt	<u><u>\$ 93,413,391</u></u>

Business-type activities

2009 Electric refunding and revenue bonds	
\$7,700,000 electric refunding and revenue bonds due serially through 2020. The bonds are variable rate debt and are remarketed weekly. The interest rate is based on the market conditions the day the bonds are remarketed.	\$ 6,881,750
2003 Water refunding bonds	
\$3,980,000 water revenue bonds due serially through 2020 with interest rates ranging from 2.5% to 3.9%	2,163,981

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE G – LONG-TERM DEBT - CONTINUED

Business-type activities - continued

1999 Water refunding bonds	
\$1,740,000 water refunding bonds due serially through 2015 with interest at 3.25% to 4.9%	690,000
2000 Drainage revenue bonds	
\$2,200,000 in drainage revenue bonds due serially through 2015 with interest rates ranging from 4.3% to 5.6%	935,000
Capital lease obligations	
Payable in annual installments ranging from \$46,428 to \$51,920, including interest at 4.22% to 4.77%, maturing in 2011	24,317
Compensated absences	<u>723,420</u>
 Total Business-type activities long-term debt	 <u><u>\$ 11,418,468</u></u>

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE G – LONG-TERM DEBT - CONTINUED

The following is a summary of the changes in governmental-type activities long-term debt for the year ended June 30, 2010:

	Balance July 1, 2009	Additions	Deletions	Balance June 30, 2010	Current Amounts Due
Governmental activities					
Bonds, note and leases payable					
1999 Excise tax bonds	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ -
2003 Excise tax bonds	1,890,000	-	225,000	1,665,000	540,000
2003 Sales tax revenue bonds	3,900,000	-	-	3,900,000	-
2004 Sales tax revenue and refunding bonds	5,890,000	-	525,000	5,365,000	550,000
Capital lease obligations	305,665	-	71,114	234,551	74,539
2004 Subordinated sales tax revenue bonds	8,611,997	-	266,997	8,345,000	-
Tax increment note payable to developer	74,097,585	362,185	2,674,438	71,785,332	-
Total bonds, notes and leases payable	<u>94,995,247</u>	<u>362,185</u>	<u>4,062,549</u>	<u>91,294,883</u>	<u>1,164,539</u>
Other liabilities:					
Compensated absences	1,569,151	745,037	658,550	1,655,638	590,129
Landfill closure and post- closure care liability	424,666	38,204	-	462,870	-
	<u>1,993,817</u>	<u>783,241</u>	<u>658,550</u>	<u>2,118,508</u>	<u>590,129</u>
Governmental activities long-term debt	<u>\$ 96,989,064</u>	<u>\$ 1,145,426</u>	<u>\$ 4,721,099</u>	<u>\$ 93,413,391</u>	<u>\$ 1,754,668</u>

For the governmental activities, compensated absences are generally liquidated by the general fund. Capital project funds predominantly provide debt service for the excise tax bonds, special assessment bonds and lease revenue bonds. The debt service for the note payable to developer is provided by the RDA.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE G-LONG-TERM DEBT - CONTINUED

As of June 30, 2010 annual debt service requirements of governmental activities to maturity are as follows:

Year ending June 30,	Sales Tax Revenue Bonds		Excise Tax Bonds Revenue Bonds	
	Principal	Interest	Principal	Interest
2011	\$ 550,000	\$ 398,309	\$ 540,000	\$ 51,100
2012	560,000	380,434	550,000	34,900
2013	540,000	358,034	575,000	18,400
2014	560,000	337,473	-	-
2015	585,000	315,884	-	-
2016-2020	3,270,000	1,211,691	-	-
2021-2025	3,200,000	392,664	-	-
	<u>\$9,265,000</u>	<u>\$ 3,394,489</u>	<u>\$1,665,000</u>	<u>\$ 104,400</u>

The amortization of compensated absences, subordinated sales tax revenues bonds, and the tax increment note payable to developer have not been included in the above schedules due to the uncertainty of the timing of the payments. However, annual payments in the amount of 70% of tax increment collections for the Alpine Highway Economic Development Area are required on the tax increment note payable to developer through the year 2028. The City is required, per the contract with the developer, to make annual payments, as specified above, until 2028. In no case would the City be required to pay more on the note than 70% of the tax increment collections from this area through 2028. If these collections are insufficient to fully repay the tax increment note payable, the remaining balance will not be paid to the developer.

Annual payments, in the amount of 87.5% of sales tax collections from the Cabela's store (an outdoor and sporting goods retailer located within the City) are required on the subordinated sales tax bonds. To date, collections have been sufficient to pay interest and some principal related to the subordinated sales tax bonds. Per the subordinated sales tax bond covenants, if the bonds have not been paid in full by their September 2024 maturity date, the remaining outstanding balance shall be forgiven by the owners of the bonds.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE G-LONG-TERM DEBT - CONTINUED

The following is a summary of the changes in business-type activities long-term debt for the year ended June 30, 2010:

	Balance July 1, 2009	Additions	Deletions	Balance June 30, 2010	Current Amounts Due
Business-type activities					
Bonds, note and leases payable					
2009 Electric refunding bonds	\$ 7,457,501	\$ -	\$ 575,751	\$ 6,881,750	\$ 600,000
2003 Water refunding bonds	2,390,536	-	226,555	2,163,981	225,000
1999 Water refunding bonds	810,000	-	120,000	690,000	130,000
2000 Drainage revenue bonds	1,095,000	-	160,000	935,000	170,000
Capital lease obligations	118,935	-	94,618	24,317	24,317
Total bonds, notes and leases payable	11,871,972	-	1,176,924	10,695,048	1,149,317
Compensated absences	679,006	325,539	281,125	723,420	193,703
Business-type activities long-term debt	<u>\$ 12,550,978</u>	<u>\$ 325,539</u>	<u>\$ 1,458,049</u>	<u>\$ 11,418,468</u>	<u>\$ 1,343,020</u>

As of June 30, 2010, annual debt service requirements of business-type activities to maturity are as follows:

Year ending June 30,	Electric Refunding Bonds		Water Refunding Bonds	
	Principal	Interest	Principal	Interest
2011	\$ 600,000	\$ 241,779	\$ 355,000	\$ 107,178
2012	600,000	220,907	370,000	94,382
2013	700,000	187,080	385,000	80,988
2014	700,000	173,789	400,000	66,428
2015	700,000	149,205	385,000	50,980
2016-2020	3,800,000	362,994	945,000	-
Plus unamortized premium	7,100,000 (218,250)	1,335,754 218,250	2,840,000 13,981	399,956 (13,981)
	<u>\$6,881,750</u>	<u>\$ 1,554,004</u>	<u>\$2,853,981</u>	<u>\$ 385,975</u>

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE G – LONG-TERM DEBT – CONTINUED

Year ending June 30,	Drainage Revenue bonds	
	Principal	Interest
2011	\$ 170,000	\$ 52,360
2012	175,000	42,840
2013	185,000	33,040
2014	195,000	22,680
2015	210,000	11,760
2016-2020	-	-
	<u>\$ 935,000</u>	<u>\$ 162,680</u>

The amortization of compensated absences has not been included in the above schedules due to the uncertainty of the timing of the payments.

All outstanding revenue bonds are secured by a first lien on net revenues earned by the City. Net revenues are defined in the revenue bond agreements. The City is required to establish rates (including connection fees) sufficient to pay the operation and maintenance expenses and to provide net revenues in an amount not less than 125% of the aggregate annual debt service requirement for the forthcoming fiscal year. The following summarizes the debt service coverage calculations for the various revenue bonds:

	Electric Revenues Bonds	Water Revenue Bonds*	Drainage Revenue Bonds
Net revenues			
Operating revenues	\$ 19,131,914	\$ 4,449,453	\$ 933,646
Operating expenses (excluding depreciation)	(18,942,921)	(2,375,972)	(273,040)
Impact fee revenues	1,073,746	1,260,675	143,240
Interest income	23,219	12,748	6,224
Net revenues	<u>\$ 1,285,958</u>	<u>\$ 3,346,904</u>	<u>\$ 810,070</u>
Aggregate debt service for 2011	<u>\$ 841,779</u>	<u>\$ 462,178</u>	<u>\$ 222,360</u>
Ratio of net revenues to aggregate debt service	<u>1.53</u>	<u>7.24</u>	<u>3.64</u>
Minimum ratio	<u>1.25</u>	<u>1.25</u>	<u>1.25</u>

*The net revenues calculation for the Water Revenue Bonds combines the related information from the Culinary Water fund and the Pressurized Irrigation Fund.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE G – LONG-TERM DEBT – CONTINUED

Prior Years Defeasance of Debt

In prior years, certain outstanding bonds were defeased by placing proceeds of bonds in a n irrevocable trust to provide for all future debt service payments on the old bonds. Accordingly, the trust accounts and the defeased bonds are not included in the financial statements.

At June 30, 2010 the following bonds are considered defeased:

	<u>Bond Series</u>	<u>Defeased Balance</u>
Governmental Activities:	2000 Lease Revenue Bonds	\$5,015,000
Business-type Activities:		
Electric fund	1994 Electric Revenue	560,000
Pressurized Irrigation Funds	1989 Water Revenue – Series C	373,000

Pledged Revenues

The City has pledged excise tax revenue in the amount of \$1,769,400 to fund debt service payments on the excise tax revenue bonds. These bonds were used to finance road projects. Excise tax revenue has been pledged for debt service payments through the year 2013. Excise tax revenues are expected to produce 230 percent of the debt service requirements over the life of the bonds. Excise tax revenue in the current year was \$1,446,611 and debt service for the excise tax bonds was \$589,525.

The City has pledged sales tax revenues in the amount of \$21,004,489 to fund debt service payments on the sales tax revenue bonds. These bonds were used to finance infrastructure improvements within the City. Sales tax revenue has been pledged for debt service payments through the year 2024. Total sales tax collections through 2024 have not been estimated. Sales tax revenue in the current year was \$5,810,238 and debt service for the sales tax bonds was \$1,635,509

The City has pledged tax increment revenues to fund debt service payments on the tax increment note payable to developer. The principal portion of the note is \$71,785,332. The interest associated with the note is uncertain because of the timing of payments on the note are contingent upon tax increment revenues collected in the area. The proceeds from the note were used to fund re development expenditures. Tax increment has been pledged for debt service payments through the year 2028. Total tax increment collections through 2028 are not estimable. Tax increment revenue available for debt service in the current year was \$9,027,924. As explained previously, if tax increment revenues over the life of the note are insufficient to pay the note, the City will not be required to pay the remaining balance.

The City has pledged water revenues in the amount of \$3,239,956 to fund debt service payments on the water revenue refunding bonds. The bonds were issued to fund water system improvements within the City. Water revenues have been pledged for debt service payments through the year 2020. Water revenues are expected to produce 500 percent of the debt service requirements over the life of the bonds. Net water revenues for the year were \$3,364,904 and debt service payments on the water revenue bonds were \$464,327.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE G – LONG-TERM DEBT – CONTINUED

The City has pledged electric revenues in the amount of \$8,435,754 to fund debt service payments on the electric revenues bonds. The bonds were issued to fund electric system improvements within the City. Electric revenues have been pledged for debt service payments through the year 2020. Electric revenues are projected to produce 420 percent of the debt service requirements over the life of the bonds. In the current year, net electric revenues were \$1,192,794 and electric revenue bond debt service payments were \$727,034.

The City has pledged drainage revenues in the amount of \$1,097,680 to fund debt service payments on the drainage revenue bonds. The bonds were issued to fund drainage system improvements within the City. Drainage revenues have been pledged to fund debt service payments through the year 2015. Drainage revenues are expected to produce approximately 295 percent of the debt service requirements over the life of the bonds. In the current year, net drainage revenues were \$810,070 and drainage revenue bond debt service payments were \$220,840.

NOTE H – CAPITAL LEASES

The City has entered into certain capital lease agreements under which the related buildings and equipment will become the property of the City when the terms of the lease agreement are met.

	Governmental Activities	Business-type Activities
2011	\$ 84,324	\$ 24,588
2012	84,322	-
2013	84,320	-
2014	-	-
	<u>252,966</u>	<u>24,588</u>
Less amount representing interest	(18,415)	(271)
Present value of future minimum lease payments	<u>\$ 234,551</u>	<u>\$ 24,317</u>

Capital assets and related accumulated depreciation under capital lease are as follows:

	Governmental Activities	Business-type Activities
Cost of capital assets	\$ 500,000	\$ 438,698
Accumulated depreciation	74,991	197,352

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE I - RETIREMENT PLANS

Plan Description - The City contributes to the Local Governmental Contributory Retirement System and Local Governmental Noncontributory Retirement System, Public Safety Contributory Retirement System, Firefighters Retirement System, cost-sharing multiple-employer defined benefit pension plans administered by the Utah Retirement Systems (Systems). The Systems provide refunds, retirement benefits, annual cost of living adjustments and death benefits to plan members and beneficiaries in accordance with retirement statutes.

The Systems are established and governed by the respective sections of Chapter 49 of the Utah Code Annotated 1953 as amended. The Utah State Retirement Office Act in Chapter 49 provides for the administration of the Utah Retirement Systems and Plans under the direction of the Utah State Retirement Board (Board) whose members are appointed by the Governor. The Systems issue a publicly available financial report that includes financial statements and required supplementary information for the Local Governmental Contributory Retirement System, Local Government Noncontributory Retirement System, the Public Safety Contributory Retirement System, and the Firefighters Retirement System. A copy of the report may be obtained by writing to the Utah Retirement Systems, 540 East 200 South, Salt Lake City, Utah 84102 or by calling 1-800-365-8772.

Funding Policy - Plan members in the Local Governmental Noncontributory Retirement System the City is required to contribute 11.62% of their annual covered salary. In the Public Safety Contributory Retirement System, members are required to contribute 12.29% of their salary (all of which is paid by the City), and the City is required to pay 11.22% of members' annual salary. In the Public Safety Noncontributory Retirement System the City is required to contribute 22.61% of the members' annual covered salary. In the Firefighters Retirement System, members are required to contribute 13.41% of their annual covered salary (all of which is paid by the City), and the City is not required to contribute. The contribution rates are the actuarially determined rates. The contribution requirements of the Systems are authorized by statute and specified by the Board.

The City contributions to the Local Governmental Noncontributory Retirement System for June 30, 2010, 2009, and 2008 were \$740,602, \$766,263, and \$714,802 respectively; and for the Public Safety Contributory Retirement System, the contributions for the years ended June 30, 2010, 2009, and 2008, were \$185,184, \$205,438, and \$227,822 respectively; and for the Public Safety Noncontributory Retirement System, the contributions for the years ended June 30, 2010, 2009, and 2008 were \$282,640, \$258,383, and \$200,520 respectively. For the Firefighters Retirement System, the contributions for the years ended June 30, 2010, 2009, and 2008 were \$168,241, \$98,325, and \$92,244 respectively. The contributions were equal to the required contributions for each year.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE J - DEFERRED COMPENSATION PLANS

The City sponsors a defined contribution deferred compensation plan administered by either USRS or ICMA Retirement Corporation under the Internal Revenue Code Section 401(k) for City employees covered by the State's contributory and noncontributory retirement plans. The plan, available to all permanent full-time City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. The 401(k) deferred compensation monies are not available to the City or its general creditors. The City's contributions for each employee (and interest allocated to the employee's account) are fully vested in the employee's account from the date of employment. The City's total payroll in the fiscal year ended June 30, 2010, was approximately \$13,779,022. Of that amount, approximately \$9,625,556 was eligible to participate in the plan. The City participates at rates between 0% and 2.68% depending on the employees' contributions. The rate of City participation can be changed by the City Council. During the year ended June 30, 2010, contributions totaling \$176,695 were made to the plan by employees and \$287,276 by the City.

The City sponsors another deferred compensation plan through ICMA Retirement Corporation in accordance with Internal Revenue Code Section 457. This plan is available to all City employees and permits them to defer a portion of their salary until future years. Participation in the plan is optional. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency.

NOTE K – COMMITMENTS AND CONTINGENCIES

The City has entered into a contract expiring in 2027 with the Intermountain Power Agency (IPA) for the purchase of power. Under the terms of the agreement, the City is liable for an agreed-upon purchase amount of approximately .43% of production regardless of whether it is used. The City has also entered into an excess power sales agreement whereby all power purchased from IPA in excess of the City's need, will be sold to a group of California cities, thus relieving the City's excess power purchase liability.

The City is a member of Utah Associated Municipal Power System (UAMPS), a political subdivision of the State of Utah created to secure electric power for the members of UAMPS. As a member, the City has entered into power supply agreements with respect to various projects in which UAMPS participates. The total cost of the power the City will be required to purchase in future years is not determinable, however, at a minimum, in connection with these power supply agreements, the City will be required to fund debt service on the UAMPS bonds which, at June 30, 2010, had an outstanding balance of \$162,670,900, of which the City's portion was \$23,138,364. During the year ended June 30, 2010, the City purchased power totaling approximately \$15,386,149 million.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE K – COMMITMENTS AND CONTIGENCIES-CONTINUED

There are several pending lawsuits in which the City is involved. The City management estimates the potential claims against the City resulting from such litigation not covered by insurance would not materially affect the financial position of the City.

In fiscal year 2007, the City entered into a ten year operating lease agreement for property to be used for a park. The lease payment is \$300,000 annually. At the expiration of the lease the City has the option to purchase the property for \$4,200,000.

NOTE L – RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City carries commercial insurance for all of these risks of loss except natural disasters. There were no decreases in coverage during 2010. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

Expenses and claims not covered by insurance are recognized when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. In determining claims, events that might create claims, but for which none have been reported, are considered. Claims information for the past two years is as follows:

	<u>2010</u>	<u>2009</u>
Claims liability, July 1	\$ 27,695	\$ 20,154
Claims incurred during the year and changes in estimates	-	-
Payments on claims during the year		
Payments made by insurance	27,695	20,154
Coinsurance and deductible insurance payments made by the City	-	-
Claims liability, June 30	<u>\$ -</u>	<u>\$ -</u>

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE M - INTERFUND RECEIVABLES AND PAYABLES

Individual fund receivables and payables at June 30, 2010, are as follows:

<u>Due to Other Funds</u>	<u>Due from Other Funds</u>	<u>Amount</u>
Major Enterprise Funds:		
Culinary Water Fund	Electric Fund	\$ 155,968
	Fleet Fund	851,983
	Risk Management Fund	594,438
	General Fund	683,998
Sewer Fund	General Fund	1,192,460
Pressurized Irrigation Fund	General Fund	166,029
Drainage Fund	General Fund	216,888
Major Governmental Fund:		
Capital Projects Fund	General Fund	494,546
		<u>\$ 4,356,310</u>

The interfund receivables/payables are related to operating cash temporarily loaned between the funds to meet the daily operating cash needs of each fund.

NOTE N - INTERFUND TRANSFERS

The City has transfers to distribute administrative costs expended in the general fund to the enterprise funds. The City has transfers from the Redevelopment Agency to the general fund and capital projects fund to reimburse these funds for capital improvements made in prior years. The costs of these capital improvements are reimbursed to the general fund and capital projects fund by the Redevelopment Agency pursuant to the Alpine Highway Economic Development Plan.

A summary of interfund transfers by fund is as follows:

	<u>In</u>	<u>Out</u>
Major Fund:		
General Fund	\$ 1,944,879	\$ -
Capital Projects Fund	155,301	-
Redevelopment Agency	-	1,369,180
Culinary Water Fund	-	174,500
Sewer Fund	-	290,500
Electric Fund	-	266,000
	<u>\$ 2,100,180</u>	<u>\$ 2,100,180</u>

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE O – SEGMENT INFORMATION FOR ENTERPRISE FUNDS

The City has issued revenue bonds to finance certain improvements to its culinary water distribution system, its sewer system, its pressurized irrigation system, its electric power distribution system and its drainage system. Because each of these activities is accounted for in separate funds and all of those funds are reported as major funds in the fund financial statements, segment disclosures herein are not required.

NOTE P - REDEVELOPMENT AGENCY OF THE CITY OF LEHI

The Lehi City Redevelopment Agency was created in 1985 to increase and develop the commercial growth in the southeast area of the City, known as the Millpond Project Area. Redevelopment activity did not begin until 1996, when the first tax increment was generated.

In 1994, Micron Technologies, Inc. (IM Flash), a computer chip manufacturer, approached the City for tax incentives to construct a manufacturing facility in Utah. This project, which became a component of the Redevelopment Agency of the City, is known as the Alpine Highway Project Area. Infrastructure improvements on and off site have been made over the life of the project area. In 1998, the tax increment related to this project was triggered and received by the Redevelopment Agency and was used for debt service. In 2008 the Alpine Highway Project Area was extended for an additional twenty years. Consequently, payments will be made to IM Flash through 2028.

During 2010, the Redevelopment Agency approved another economic development project called the Thanksgiving Park Economic Development Project Area. The project involves the construction of several office buildings within the project area, with the Redevelopment Agency obligated to pay the developer a portion of the tax increment generated by the project. The office buildings must be developed according to a specific schedule and if the schedule is not met, the developer would forfeit some of the tax increment funds. No tax increment monies were generated from this project during 2010.

For the year ended June 30, 2010 the following activity occurred in the City's Redevelopment Agency:

Tax increment collected from other taxing agencies for the project area	
Millpond Project Area	\$ 266,672
Alpine Highway Project Area	9,027,924
	<u>\$ 9,294,596</u>
 Outstanding loans to finance RDA projects	 <u>\$ 71,785,332</u>
 Expenditures:	
Tax increments paid to other taxing agencies	\$ 1,462,524
Principal	2,674,438
Interest	3,646,760
Redevelopment costs	383,413
Administrative costs	102,330
	<u>\$ 8,269,465</u>

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE Q – LANDFILL CLOSURE AND POSTCLOSURE CARE COST

State and federal laws and regulations require the City to place a final cover on its landfill site when it stops accepting waste and to perform certain maintenance and monitoring functions at the site for thirty years after closure. Although closure and postclosure care costs will be paid only near or after the date that the landfill stops accepting waste, the City reports a portion of these closure and postclosure care costs as an operating expenditure in the General fund in each period based on landfill capacity used as of each balance sheet date. The landfill closure and postclosure care liability at June 30, 2010, and the expenditure recognized for the year then ended were calculated as follows based on the cumulative use of 73% of the estimated capacity of the landfill:

Total estimated closure and postclosure care costs	\$617,160
Capacity used as of June 30, 2010	75%
Cumulative closure and postclosure care liability	<u>462,870</u>
Amounts previously recognized	424,666
Amount to be recognized as of June 30, 2010	<u>\$ 38,204</u>
Amount reported as a long-term liability in the governmental activities statement of net assets	<u><u>\$462,870</u></u>

The total estimated closure and postclosure care costs are based on estimates of what it would cost to perform all closure and postclosure care in 2010. The City expects the landfill to close in the year 2031 after reaching its total estimated capacity of 230,000 cubic yards. Actual cost may be higher due to inflation, changes in technology, or changes in regulations.

The City is required to establish financial assurance in accordance with the State of Utah Department of Environmental Quality, Division of Solid and Hazardous Waste Administrative Rules. The City must submit an annual report in which certain financial information is provided to the State indicating that the City meets the minimum financial requirements outlined in the aforementioned rules.

NOTE R – EXPENDITURES EXCEEDING APPROPRIATIONS

Public safety expenditures in the General Fund exceeded appropriations by \$11,946. The City will monitor expenditures closely in the future to ensure compliance with budgetary appropriations.

NOTE S – SUBSEQUENT EVENTS

During September 2010, the City issued \$2,500,000 Storm Drainage Revenue and Refunding bonds. Approximately \$1.7 million of the bonds was deposited into a construction account for use on various upcoming storm drain improvements. The remainder of the bond proceeds, together with the funds in the debt service reserve fund created with respect to the 2000 Storm Drainage Revenue Bonds will be used to refund the \$935,000 outstanding Series 2000 Drainage Revenue bonds. The difference between cash flow required to service the 2000 bonds and that required to service the new bonds amounts to a \$285,930 savings in cash flows, which will result in an economic gain of \$258,146.

LEHI CITY CORPORATION
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2010

NOTE 5 – SUBSEQUENT EVENTS - CONTINUED

In August 2010, the Lehi City Redevelopment Agency passed an ordinance adopting an economic development project area known as the Alpine Highway West Economic Development Project Area. The project will be funded with tax increment financing for a period not to exceed twenty years and up to a maximum of \$18,726,485, with the Agency electing to receive 75% of the tax increment from the project area.

**INDIVIDUAL FUND SCHEDULES OF REVENUES
EXPENDITURES AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL**

LEHI CITY CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL
GENERAL FUND
JUNE 30, 2010

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
TAXES				
PROPERTY TAXES	\$ 5,070,000	\$ 5,070,000	\$ 4,605,762	\$ (464,238)
IN LIEU OF	500,000	500,000	321,119	(178,881)
GENERAL SALES TAX	5,165,000	5,165,000	4,551,752	(613,248)
FRANCHISE TAX	2,800,000	2,800,000	3,058,740	258,740
TOTAL	<u>13,535,000</u>	<u>13,535,000</u>	<u>12,537,373</u>	<u>(997,627)</u>
LICENSES, FEES AND PERMITS				
BUSINESS LICENSES	75,000	75,000	66,418	(8,582)
BUILDING PERMITS	665,000	665,000	752,331	87,331
IMPACT FEES	-	-	45,900	45,900
TOTAL	<u>740,000</u>	<u>740,000</u>	<u>864,649</u>	<u>124,649</u>
INTERGOVERNMENTAL REVENUE				
CLASS "C" ROAD FUNDS	1,275,000	1,275,000	1,446,611	171,611
FIRE DEPARTMENT GRANT	559,711	559,711	671,384	111,673
POLICE SALARY REIMBURSEMENT	34,000	34,000	34,000	-
STATE LIQUOR FUNDS ALLOTMENT	42,000	42,000	43,957	1,957
COUNTY FIRE ALLOCATION	40,000	40,000	27,463	(12,537)
STATE GRANT	108,492	108,492	103,791	(4,701)
OTHER GRANTS	206,815	206,815	205,188	(1,627)
TOTAL	<u>2,266,018</u>	<u>2,266,018</u>	<u>2,532,394</u>	<u>266,376</u>
CHARGES FOR SERVICE				
PLANNING/INSPECTION FEES	710,000	710,000	544,894	(165,106)
AMBULANCE FEES	750,000	750,000	563,514	(186,486)
FIRE FEES	5,000	5,000	6,867	1,867
CEMETERY FEES	127,000	127,000	70,780	(56,220)
RECREATION FEES	3,514,252	3,514,252	2,787,713	(726,539)
LIBRARY FEES	93,000	93,000	99,807	6,807
OTHER SERVICE REVENUE	50,500	50,500	38,198	(12,302)
TOTAL	<u>5,249,752</u>	<u>5,249,752</u>	<u>4,111,773</u>	<u>(1,137,979)</u>
FINES AND FORFEITURES				
COURT'S FINES AND FORFEITURES	903,500	903,500	828,467	(75,033)
MISCELLANEOUS				
	479,099	479,099	379,223	(99,876)
INTEREST ON INVESTMENTS				
	162,900	162,900	71,673	(91,227)
TOTAL REVENUES	<u>23,336,269</u>	<u>23,336,269</u>	<u>21,325,552</u>	<u>(2,010,717)</u>
EXPENDITURES				
GENERAL GOVERNMENT				
COURT				
PERSONNEL	384,280	384,280	348,692	35,588
OPERATIONS AND MAINTENANCE	95,450	95,450	73,299	22,151
TOTAL	<u>479,730</u>	<u>479,730</u>	<u>421,991</u>	<u>57,739</u>
ADMINISTRATIVE				
PERSONNEL	490,207	490,207	477,987	12,220
OPERATIONS AND MAINTENANCE	78,000	78,000	50,767	27,233
CAPITAL	-	-	10,593	(10,593)
TOTAL	<u>568,207</u>	<u>568,207</u>	<u>539,347</u>	<u>28,860</u>
TREASURY				
PERSONNEL	348,041	348,041	319,181	28,860
OPERATIONS AND MAINTENANCE	37,585	37,585	36,583	1,002
TOTAL	<u>385,626</u>	<u>385,626</u>	<u>355,764</u>	<u>29,862</u>

CONTINUED

LEHI CITY CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL
GENERAL FUND
JUNE 30, 2010

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL	ACTUAL	
FINANCE				
PERSONNEL	407,000	407,000	371,297	35,703
OPERATIONS AND MAINTENANCE	81,246	81,246	82,031	(785)
TOTAL	488,246	488,246	453,328	34,918
CITY RECORDER				
PERSONNEL	155,658	155,658	143,686	11,972
OPERATIONS AND MAINTENANCE	49,550	49,550	25,729	23,821
TOTAL	205,208	205,208	169,415	35,793
LEGAL SERVICES				
PERSONNEL	176,337	176,337	177,353	(1,016)
OPERATIONS AND MAINTENANCE	172,884	172,884	142,115	30,769
TOTAL	349,221	349,221	319,468	29,753
LEGISLATIVE				
PERSONNEL	167,136	167,136	150,383	16,753
OPERATIONS AND MAINTENANCE	105,000	105,000	69,980	35,020
TOTAL	272,136	272,136	220,363	51,773
NONDEPARTMENTAL				
OPERATIONS AND MAINTENANCE	2,393,340	2,393,340	1,311,243	1,082,097
CAPITAL	245,000	245,000	177,276	67,724
TOTAL	2,638,340	2,638,340	1,488,519	1,149,821
EMERGENCY MANAGEMENT				
OPERATIONS AND MAINTENANCE	15,000	15,000	5,450	9,550
TOTAL	15,000	15,000	5,450	9,550
FACILITIES MAINTENANCE				
PERSONNEL	246,408	246,408	338,206	(91,798)
OPERATIONS AND MAINTENANCE	147,400	147,400	119,315	28,085
TOTAL	393,808	393,808	457,521	(63,713)
TOTAL GENERAL GOVERNMENT	5,795,522	5,795,522	4,431,166	1,364,356
PUBLIC SAFETY				
POLICE				
PERSONNEL	3,477,500	3,477,500	3,662,262	(184,762)
OPERATIONS AND MAINTENANCE	948,456	948,456	904,754	43,702
CAPITAL	100,831	100,831	103,606	(2,775)
TOTAL	4,526,787	4,526,787	4,670,622	(143,835)
CODE ENFORCEMENT				
PERSONNEL	141,616	141,616	86,737	54,879
OPERATIONS AND MAINTENANCE	22,294	22,294	17,065	5,229
TOTAL	163,910	163,910	103,802	60,108
FIRE				
PERSONNEL	2,582,717	2,582,717	2,567,641	15,076
OPERATIONS AND MAINTENANCE	502,060	502,060	543,153	(41,093)
CAPITAL	80,000	80,000	53,603	26,397
TOTAL	3,164,777	3,164,777	3,164,397	380
ANIMAL CONTROL				
PERSONNEL	90,803	90,803	71,972	18,831
OPERATIONS AND MAINTENANCE	113,100	113,100	60,530	52,570
TOTAL	203,903	203,903	132,502	71,401
TOTAL PUBLIC SAFETY	8,059,377	8,059,377	8,071,323	(11,946)

CONTINUED

LEHI CITY CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL
GENERAL FUND
JUNE 30, 2010

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
COMMUNITY DEVELOPMENT				
PUBLIC WORKS ADMINISTRATION				
PERSONNEL	244,297	244,297	218,346	25,951
OPERATIONS AND MAINTENANCE	17,747	17,747	16,263	1,484
TOTAL	<u>262,044</u>	<u>262,044</u>	<u>234,609</u>	<u>27,435</u>
ENGINEERING				
PERSONNEL	375,565	375,565	341,899	33,666
OPERATIONS AND MAINTENANCE	55,900	55,900	44,119	11,781
CAPITAL	-	-	16,310	(16,310)
TOTAL	<u>431,465</u>	<u>431,465</u>	<u>402,328</u>	<u>29,137</u>
PLANNING AND ZONING				
PERSONNEL	505,821	505,821	391,607	114,214
OPERATIONS AND MAINTENANCE	82,850	82,850	53,496	29,354
CAPITAL	-	-	-	-
TOTAL	<u>588,671</u>	<u>588,671</u>	<u>445,103</u>	<u>143,568</u>
INSPECTIONS				
PERSONNEL	647,494	647,494	603,555	43,939
OPERATIONS AND MAINTENANCE	73,185	73,185	73,473	(288)
TOTAL	<u>720,679</u>	<u>720,679</u>	<u>677,028</u>	<u>43,651</u>
TOTAL COMMUNITY DEVELOPMENT	<u>2,002,859</u>	<u>2,002,859</u>	<u>1,759,068</u>	<u>243,791</u>
STREETS AND HIGHWAYS				
STREETS AND PUBLIC IMPROVEMENTS				
PERSONNEL	897,852	897,852	743,582	154,270
OPERATIONS AND MAINTENANCE	210,256	210,256	212,752	(2,496)
CAPITAL	-	-	127	(127)
TOTAL	<u>1,108,108</u>	<u>1,108,108</u>	<u>956,461</u>	<u>151,647</u>
C ROAD				
OPERATIONS AND MAINTENANCE	85,400	85,400	85,864	(464)
CAPITAL	616,000	616,000	646,772	(30,772)
TOTAL	<u>701,400</u>	<u>701,400</u>	<u>732,636</u>	<u>(31,236)</u>
TOTAL STREETS AND HIGHWAYS	<u>1,809,508</u>	<u>1,809,508</u>	<u>1,689,097</u>	<u>120,411</u>
PARKS, RECREATION AND CULTURE				
PARKS				
PERSONNEL	791,680	791,680	742,864	48,816
OPERATIONS AND MAINTENANCE	228,530	228,530	242,941	(14,411)
CAPITAL	93,629	93,629	127,816	(34,187)
TOTAL	<u>1,113,839</u>	<u>1,113,839</u>	<u>1,113,621</u>	<u>218</u>
COMMUNITY ARTS AND EVENTS				
OPERATIONS AND MAINTENANCE	331,200	331,200	331,122	78
TOTAL	<u>331,200</u>	<u>331,200</u>	<u>331,122</u>	<u>78</u>
SENIOR CITIZENS				
PERSONNEL	127,533	127,533	100,169	27,364
OPERATIONS AND MAINTENANCE	38,150	38,150	33,845	4,305
TOTAL	<u>165,683</u>	<u>165,683</u>	<u>134,014</u>	<u>31,669</u>
RECREATION				
PERSONNEL	1,806,292	1,806,292	1,649,329	156,963
OPERATIONS AND MAINTENANCE	1,363,300	1,363,300	1,424,056	(60,756)
CAPITAL	129,210	129,210	88,370	40,840
TOTAL	<u>3,298,802</u>	<u>3,298,802</u>	<u>3,161,755</u>	<u>137,047</u>

CONTINUED

LEHI CITY CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL
GENERAL FUND
JUNE 30, 2010

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
LITERACY CENTER				
PERSONNEL	150,750	150,750	131,825	18,925
OPERATIONS AND MAINTENANCE	10,250	10,250	8,918	1,332
TOTAL	<u>161,000</u>	<u>161,000</u>	<u>140,743</u>	<u>20,257</u>
LIBRARY				
PERSONNEL	600,323	600,323	554,496	45,827
OPERATIONS AND MAINTENANCE	334,500	334,500	311,904	22,596
CAPITAL	7,000	7,000	46,124	(39,124)
TOTAL	<u>941,823</u>	<u>941,823</u>	<u>912,524</u>	<u>29,299</u>
TOTAL PARKS, RECREATION AND CULTURE	<u>6,012,347</u>	<u>6,012,347</u>	<u>5,793,779</u>	<u>218,568</u>
CEMETERY				
PERSONNEL	242,684	242,684	234,575	8,109
OPERATIONS AND MAINTENANCE	60,722	60,722	54,633	6,089
TOTAL	<u>303,406</u>	<u>303,406</u>	<u>289,208</u>	<u>14,198</u>
DEBT SERVICE				
PRINCIPAL	943,000	943,000	525,000	418,000
INTEREST	592,000	592,000	64,525	527,475
CAPITAL LEASE PAYMENT-PRINCIPAL	70,700	70,700	71,114	(414)
CAPITAL LEASE PAYMENT-INTEREST	13,300	13,300	13,208	92
TOTAL	<u>1,619,000</u>	<u>1,619,000</u>	<u>673,847</u>	<u>945,153</u>
TOTAL EXPENDITURES	<u>25,602,019</u>	<u>25,602,019</u>	<u>22,707,488</u>	<u>2,894,531</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(2,265,750)</u>	<u>(2,265,750)</u>	<u>(1,381,936)</u>	<u>883,814</u>
OTHER FINANCING SOURCES (USES)				
TRANSFERS IN	2,237,750	2,237,750	1,944,879	(292,871)
TRANSFERS OUT	-	-	-	-
SALE OF CAPITAL ASSETS	28,000	28,000	56,297	28,297
TOTAL OTHER FINANCING SOURCES	<u>2,265,750</u>	<u>2,265,750</u>	<u>2,001,176</u>	<u>(264,574)</u>
NET CHANGE IN FUND BALANCE	-	-	619,240	619,240
FUND BALANCE AT BEGINNING OF YEAR	<u>3,023,983</u>	<u>3,023,983</u>	<u>3,023,983</u>	-
FUND BALANCE AT END OF YEAR	<u>\$ 3,023,983</u>	<u>\$ 3,023,983</u>	<u>\$ 3,643,223</u>	<u>\$ 619,240</u>

LEHI CITY CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL
CAPITAL PROJECTS FUND
JUNE 30, 2010

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
IMPACT FEE REVENUE	\$ 1,349,000	\$ 1,349,000	\$ 2,430,534	\$ 1,081,534
SALES TAX REVENUE	427,500	427,500	1,258,486	830,986
INTERGOVERNMENTAL REVENUES	-	-	56,850	56,850
DEVELOPER CONTRIBUTIONS	1,300,000	1,300,000	-	(1,300,000)
MISCELLANEOUS	2,728,603	2,728,603	-	(2,728,603)
INTEREST ON INVESTMENTS	62,102	62,102	5,263	(56,839)
TOTAL REVENUES	<u>5,867,205</u>	<u>5,867,205</u>	<u>3,751,133</u>	<u>(2,116,072)</u>
EXPENDITURES				
CURRENT				
OTHER	269,300	269,300	1,800	267,500
CAPITAL OUTLAY	5,420,405	5,420,405	1,695,944	3,724,461
DEBT SERVICE				
PRINCIPAL	-	-	791,997	(791,997)
INTEREST AND FISCAL CHARGES	427,500	427,500	843,512	(416,012)
TOTAL EXPENDITURES	<u>6,117,205</u>	<u>6,117,205</u>	<u>3,333,253</u>	<u>2,783,952</u>
DEFICIENCY OF REVENUES UNDER EXPENDITURES	<u>(250,000)</u>	<u>(250,000)</u>	<u>417,880</u>	<u>667,880</u>
OTHER FINANCING SOURCES				
TRANSFERS IN	250,000	250,000	155,301	(94,699)
TOTAL OTHER FINANCING SOURCES	<u>250,000</u>	<u>250,000</u>	<u>155,301</u>	<u>(94,699)</u>
NET CHANGE IN FUND BALANCE	-	-	573,181	573,181
FUND BALANCE AT BEGINNING OF YEAR	<u>301,511</u>	<u>301,511</u>	<u>301,511</u>	<u>-</u>
FUND BALANCE AT END OF YEAR	<u>\$ 301,511</u>	<u>\$ 301,511</u>	<u>\$ 874,692</u>	<u>\$ 573,181</u>

COMBINING FINANCIAL STATEMENTS
INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of services provided by one department or agency to other departments or agencies of the City.

Information Technology-This fund is used to account for the costs of providing computers, related equipment, and software to City departments. A service fee is charged to City departments monthly.

Fleet-This fund is used to account for the costs of maintaining the City's vehicles and equipment.

Risk Management-This fund is used to account for the costs of general liability insurance premiums, property damage, and claims for which the City is responsible. The City employs a risk manager who is also paid with the fund accumulated in this fund.

LEHI CITY CORPORATION
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF NET ASSETS
JUNE 30, 2010

	INFORMATION TECHNOLOGY	FLEET	RISK MANAGEMENT	TOTALS
ASSETS				
CURRENT ASSETS				
CASH AND CASH EQUIVALENTS	\$ 215,665	\$ 1,321	\$ -	\$ 216,986
DUE FROM OTHER FUNDS	-	851,983	594,438	1,446,421
INVENTORY	-	23,006	-	23,006
TOTAL CURRENT ASSETS	215,665	876,310	594,438	1,686,413
NON-CURRENT ASSETS				
DEPRECIABLE CAPITAL ASSETS, NET	129,160	359,971	10,919	500,050
TOTAL NON-CURRENT ASSETS	129,160	359,971	10,919	500,050
TOTAL ASSETS	344,825	1,236,281	605,357	2,186,463
LIABILITIES				
CURRENT LIABILITIES				
ACCOUNTS PAYABLE	48,683	68,843	6,571	124,097
WAGES PAYABLE	10,760	4,777	3,362	18,899
CURRENT PORTION COMPENSATED ABSENCES	12,692	5,705	6,076	24,473
TOTAL CURRENT LIABILITIES	72,135	79,325	16,009	167,469
NON-CURRENT LIABILITIES				
COMPENSATED ABSENCES	5,379	2,008	7,617	15,004
TOTAL NON-CURRENT LIABILITIES	5,379	2,008	7,617	15,004
TOTAL LIABILITIES	77,514	81,333	23,626	182,473
NET ASSETS				
INVESTED IN CAPITAL ASSETS, NET OF RELATED DEBT	129,160	359,971	10,919	500,050
UNRESTRICTED	138,151	794,977	570,812	1,503,940
TOTAL NET ASSETS	267,311	1,154,948	581,731	2,003,990
TOTAL LIABILITIES AND NET ASSETS	\$ 344,825	\$ 1,236,281	\$ 605,357	\$ 2,186,463

LEHI CITY CORPORATION
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
JUNE 30, 2010

	INFORMATION TECHNOLOGY	FLEET	RISK MANAGEMENT	TOTALS
OPERATING REVENUES				
CHARGES FOR SERVICES - INTERNAL	\$ 663,001	\$ 1,328,263	\$ 832,001	\$ 2,823,265
TOTAL OPERATING REVENUES	<u>663,001</u>	<u>1,328,263</u>	<u>832,001</u>	<u>2,823,265</u>
OPERATING EXPENSES				
PERSONNEL	307,575	114,434	94,670	516,679
OPERATING AND MAINTENANCE	248,505	566,982	422,444	1,237,931
DEPRECIATION	23,092	23,504	3,481	50,077
TOTAL OPERATING EXPENSES	<u>579,172</u>	<u>704,920</u>	<u>520,595</u>	<u>1,804,687</u>
OPERATING INCOME (LOSS)	<u>83,829</u>	<u>623,343</u>	<u>311,406</u>	<u>1,018,578</u>
NON-OPERATING REVENUES (EXPENSES)				
INTEREST INCOME	932	3,258	1,822	6,012
TOTAL NON-OPERATING REVENUES (EXPENSES)	<u>932</u>	<u>3,258</u>	<u>1,822</u>	<u>6,012</u>
CHANGE IN NET ASSETS	84,761	626,601	313,228	1,024,590
NET ASSETS AT BEGINNING OF YEAR	<u>182,550</u>	<u>528,347</u>	<u>268,503</u>	<u>979,400</u>
NET ASSETS AT END OF YEAR	<u>\$ 267,311</u>	<u>\$ 1,154,948</u>	<u>\$ 581,731</u>	<u>\$ 2,003,990</u>

LEHI CITY CORPORATION
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF CASH FLOWS
JUNE 30, 2010

	INFORMATION TECHNOLOGY	FLEET	RISK MANAGEMENT	TOTALS
CASH FLOWS FROM OPERATING ACTIVITIES				
CASH RECEIVED FROM INTERFUND SERVICES PROVIDED	\$ 663,001	\$ 1,328,263	\$ 832,001	\$ 2,823,265
CASH PAID TO SUPPLIERS	(269,868)	(567,042)	(92,848)	(929,758)
CASH PAID TO EMPLOYEES	(295,467)	(117,666)	(424,257)	(837,390)
NET CASH PROVIDED BY OPERATING ACTIVITIES	97,666	643,555	314,896	1,056,117
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES				
PAYMENTS MADE TO OTHER FUNDS	-	(851,983)	(594,438)	(1,446,421)
NET CASH USED IN NON-CAPITAL FINANCING ACTIVITIES	-	(851,983)	(594,438)	(1,446,421)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
ACQUISITION AND CONSTRUCTION OF CAPITAL ASSETS	(86,818)	(383,475)	-	(470,293)
NET CASH USED IN CAPITAL AND RELATED FINANCING ACTIVITIES	(86,818)	(383,475)	-	(470,293)
CASH FLOWS FROM INVESTING ACTIVITIES				
INTEREST INCOME COLLECTED	932	3,258	1,822	6,012
NET CASH PROVIDED BY INVESTING ACTIVITIES	932	3,258	1,822	6,012
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	11,780	(588,645)	(277,720)	(854,585)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	203,885	589,966	277,720	1,071,571
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 215,665	\$ 1,321	\$ -	\$ 216,986
CASH AND CASH EQUIVALENTS AT END OF YEAR CONSISTS OF:				
UNRESTRICTED CASH	\$ 215,665	\$ 1,321	\$ -	\$ 216,986
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:				
OPERATING INCOME	\$ 83,829	\$ 623,343	\$ 311,406	\$ 1,018,578
ADJUSTMENTS TO RECONCILE OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES				
DEPRECIATION	23,092	23,504	3,481	50,077
CHANGES IN ASSETS AND LIABILITIES				
INVENTORY	-	(23,006)	-	(23,006)
ACCOUNTS PAYABLE	(21,363)	22,946	(1,813)	(230)
WAGES PAYABLE	2,662	1,973	926	5,561
COMPENSATED ABSENCES	9,446	(5,205)	896	5,137
	\$ 97,666	\$ 643,555	\$ 314,896	\$ 1,056,117

STATISTICAL SECTION

This part of Lehi City Corporation's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

<u>Contents</u>	<u>Page</u>
Financial Trends	69 - 74
These schedules provide trend information to help the reader understand how the City's financial performance and economic conditions have changed over time.	
Revenue Capacity	75 - 81
These schedules contain information to help the reader understand the City's capacity to raise revenues and the sources of these revenues.	
Debt Capacity	82 - 91
These schedules provide information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	
Demographic and Economic Information	92 - 93
These schedules present demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	
Operating Information	94 - 96
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial reports relates to the services the City provides and the activities it performs.	

Note: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

Schedule 1
Lehi City Corporation
Net Assets by Component
Last Five Fiscal Years
(accrual basis of accounting)

	Fiscal Year				
	2006	2007	2008	2009	2010
Governmental activities					
Invested in capital assets, net of related debt	\$ 95,663,909	\$ 118,676,685	\$ 199,579,556	\$ 213,579,310	\$ 211,805,645
Restricted	5,069,239	3,168,606	1,412,125	2,488,688	3,500,816
Unrestricted	14,183,830	5,528,236	(71,602,248)	(74,678,852)	(72,015,133)
Total governmental activities net assets	<u>114,916,978</u>	<u>127,373,527</u>	<u>129,389,433</u>	<u>141,389,146</u>	<u>143,291,328</u>
Business-type activities					
Invested in capital assets, net of related debt	111,727,736	138,778,193	131,058,326	137,407,148	139,804,533
Restricted	3,964,822	7,081,023	7,606,529	5,622,428	5,638,545
Unrestricted	4,861,520	5,232,772	(764,656)	(1,728,272)	(2,125,977)
Total business-type activities net assets	<u>120,554,078</u>	<u>151,091,988</u>	<u>137,900,199</u>	<u>141,301,304</u>	<u>143,317,101</u>
Primary government					
Invested in capital assets, net of related debt	207,391,645	257,454,878	330,637,882	350,986,458	351,610,178
Restricted	9,034,061	10,249,629	9,018,654	8,111,116	9,139,361
Unrestricted	19,045,350	10,761,008	(72,366,904)	(76,407,124)	(74,141,110)
Total primary government net assets	<u><u>\$ 235,471,056</u></u>	<u><u>\$ 278,465,515</u></u>	<u><u>\$ 267,289,632</u></u>	<u><u>\$ 282,690,450</u></u>	<u><u>\$ 286,608,429</u></u>

Schedule 2
Lehi City Corporation
Changes in Net Assets
Last Five Fiscal Years
(accrual basis of accounting)

	Fiscal Year				
	2006	2007	2008	2009	2010
Expenses					
Governmental activities					
General government	\$ 3,061,330	\$ 3,278,956	\$ 3,628,674	\$ 4,790,376	\$ 4,429,526
Public Safety	5,591,343	6,602,301	7,519,925	6,917,410	8,294,302
Community Development	2,430,340	4,117,333	23,047,285	7,845,367	3,915,440
Streets and Highways	4,832,769	4,927,772	5,810,559	6,833,204	7,533,656
Parks, recreation, and culture	5,224,571	6,017,809	6,392,168	6,154,035	6,181,189
Cemetery	350,002	409,954	448,945	179,180	343,280
Interest on long-term debt	2,573,686	3,407,163	4,365,331	4,818,132	4,677,116
Total governmental activities	24,064,041	28,761,288	51,212,887	37,537,704	35,374,509
Business-type activities					
Culinary Water	1,883,564	2,182,072	2,656,616	2,738,379	2,502,822
Sewer	2,885,779	3,377,096	3,763,563	4,427,260	4,867,521
Pressurized Irrigation	1,396,885	1,926,428	1,827,990	1,867,549	1,882,960
Electric	16,087,303	16,223,414	18,944,544	20,728,252	20,554,351
Drainage	440,973	508,081	607,976	906,252	1,006,380
Garbage	1,386,508	1,661,564	1,673,466	1,934,512	2,021,030
Total business-type activities	24,081,012	25,878,655	29,474,155	32,602,204	32,835,064
Total primary government expenses	\$ 48,145,053	\$ 54,639,943	\$ 80,687,042	\$ 70,139,908	\$ 68,209,573
Program Revenues					
Governmental activities					
Charges for services					
General government	\$ 1,671,982	\$ 1,594,333	\$ 1,695,954	\$ 1,704,170	\$ 1,145,665
Public Safety	389,767	389,865	428,763	492,808	591,731
Community Development	4,738,740	5,355,658	2,887,683	1,023,732	1,363,643
Streets and Highways	314,829	-	-	-	-
Parks, recreation, and culture	2,496,624	2,862,975	2,605,373	2,874,871	2,987,914
Cemetery	113,897	130,334	271,967	136,252	70,780
Operating grants and contributions	652,893	829,731	1,229,542	823,303	1,545,098
Capital grants and contributions	23,997,070	34,359,144	27,104,451	13,239,384	5,596,760
Total governmental activities	34,375,802	45,522,040	36,223,733	20,294,520	13,301,591
Business-type activities					
Charges for services					
Culinary Water	1,986,927	2,110,706	2,346,398	1,984,451	2,597,686
Sewer	2,071,764	2,806,305	3,696,025	3,682,833	3,959,930
Pressurized Irrigation	1,325,319	1,497,451	1,606,059	1,630,416	1,850,135
Electric	16,880,143	15,926,346	18,198,914	19,110,795	18,975,668
Drainage	426,361	492,993	540,080	866,809	933,646
Garbage	1,405,976	1,595,038	1,833,795	2,011,309	2,125,792
Operating grants and contributions	-	-	-	-	-
Capital grants and contributions	26,673,151	22,743,591	14,121,431	8,470,064	5,034,797
Total business-type activities	50,769,641	47,172,430	42,342,702	37,756,677	35,477,654
Total primary government program revenues	\$ 85,145,443	\$ 92,694,470	\$ 78,566,435	\$ 58,051,197	\$ 48,779,245

CONTINUED

Schedule 2
Lehi City Corporation
Changes in Net Assets (continued)
Last Five Fiscal Years
(accrual basis of accounting)

	Fiscal Year				
	2006	2007	2008	2009	2010
Net (Expense)/Revenue					
Governmental activities	\$ 10,311,761	\$ 10,311,761	\$ (14,989,154)	\$ (17,243,184)	\$ (22,072,918)
Business-type activities	9,527,791	26,688,629	12,868,547	5,154,473	2,642,590
Total primary government net (expense)/revenue	<u>\$ 19,839,552</u>	<u>\$ 37,000,390</u>	<u>\$ (2,120,607)</u>	<u>\$ (12,088,711)</u>	<u>\$ (19,430,328)</u>
General Revenues and Other Changes in Net Assets					
Governmental activities					
Taxes					
Property taxes	\$ 7,078,262	\$ 6,310,568	\$ 6,581,220	\$ 17,539,314	\$ 13,900,358
Sales taxes	2,462,970	4,897,855	5,670,821	5,727,822	5,741,667
Franchise taxes	2,186,651	2,543,247	3,059,267	3,191,822	3,127,311
Motor vehicle fees in lieu	503,721	544,711	427,577	533,111	321,119
Earnings on investments	698,566	1,283,194	503,871	179,236	98,348
Gain (Loss) on disposal of assets	-	-	-	(159,412)	55,297
Other	41,239	46,022	31,304	-	-
Transfers	1,165,905	(12,624,095)	731,000	2,231,004	731,000
Total governmental activities	<u>14,137,314</u>	<u>3,001,502</u>	<u>17,005,060</u>	<u>29,242,897</u>	<u>23,975,100</u>
Business-type activities					
Earnings on investments	328,593	362,946	505,827	280,778	49,956
Gain (Loss) on disposal of assets	-	-	-	-	(115,728)
Other	928,944	556,775	274,922	196,858	169,979
Transfers	(1,165,905)	12,624,095	(731,000)	(2,231,004)	(731,000)
Total business-type activities	<u>91,632</u>	<u>13,543,816</u>	<u>49,749</u>	<u>(1,753,368)</u>	<u>(626,793)</u>
Total primary government	<u>\$ 14,228,946</u>	<u>\$ 16,545,318</u>	<u>\$ 17,054,809</u>	<u>\$ 27,489,529</u>	<u>\$ 23,348,307</u>
Change in Net Assets					
Governmental activities	\$ 24,449,075	\$ 19,762,254	\$ 2,015,906	\$ 11,999,713	\$ 1,902,182
Business-type activities	9,619,423	34,837,591	12,918,296	3,401,105	2,015,797
Total primary government	<u>\$ 34,068,498</u>	<u>\$ 54,599,845</u>	<u>\$ 14,934,202</u>	<u>\$ 15,400,818</u>	<u>\$ 3,917,979</u>

Schedule 3
 Lehi City Corporation
 Fund Balances, Governmental Funds
 Last Five Fiscal Years
 (modified accrual basis of accounting)

	Fiscal Year				
	2006	2007	2008	2009	2010
General Fund					
Reserved	\$ 4,626,796	\$ 3,026,635	\$ 1,351,083	\$ 1,963,731	\$ 2,226,954
Unreserved	<u>4,515,495</u>	<u>3,945,221</u>	<u>4,071,704</u>	<u>1,060,252</u>	<u>1,416,269</u>
Total general fund	<u>9,142,291</u>	<u>6,971,856</u>	<u>5,422,787</u>	<u>3,023,983</u>	<u>3,643,223</u>
All Other Governmental Funds					
Reserved	812,311	141,971	108,055	667,457	1,408,665
Unreserved, reported in:					
Debt service funds	398,620	399,646	-	-	-
Special revenue funds	1,018,681	1,005,883	1,241,114	1,051,939	1,116,246
Capital projects funds	<u>572,749</u>	<u>690,150</u>	<u>1,439,449</u>	<u>(365,946)</u>	<u>(533,973)</u>
Total all other governmental funds	<u>2,802,361</u>	<u>2,237,650</u>	<u>2,788,618</u>	<u>1,353,450</u>	<u>1,990,938</u>
Total governmental funds	<u>\$ 11,944,652</u>	<u>\$ 9,209,506</u>	<u>\$ 8,211,405</u>	<u>\$ 4,377,433</u>	<u>\$ 5,634,161</u>

Schedule 4
Lehi City Corporation
Changes in Fund Balances, Governmental Funds
Last Five Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year				
	2006	2007	2008	2009	2010
Revenues					
Taxes	\$ 11,590,739	\$ 14,296,381	\$ 15,738,885	\$ 26,992,069	\$ 23,090,455
Licenses, fees and permits	6,903,211	5,869,656	2,720,478	1,753,077	3,295,183
Intergovernmental	1,338,970	1,569,424	1,888,959	1,604,255	2,589,244
Charges for services	4,587,955	6,025,454	4,899,924	3,951,453	4,111,773
Fines and forfeitures	1,219,282	1,129,472	1,252,981	1,133,215	828,467
Special assessment revenue	451,914	2,875,335	-	-	-
Developers contribution	-	-	3,500,000	1,271,000	-
Miscellaneous	978,350	464,861	442,973	570,955	441,419
Interest on investments	566,413	1,283,194	503,871	179,236	92,336
Total revenues	27,636,834	33,513,777	30,948,071	37,455,260	34,448,877
Expenditures					
General government	3,826,086	3,074,401	3,285,328	4,390,714	4,431,166
Public Safety	5,424,736	6,572,995	6,858,543	7,897,722	8,071,323
Community development	2,493,333	4,134,069	22,801,077	7,667,029	3,707,335
Streets and highways	2,949,997	4,611,346	1,551,653	1,834,279	1,689,097
Parks recreation and culture	5,639,584	8,360,057	5,674,251	5,542,788	5,793,779
Cemetery	480,627	446,884	345,922	297,062	289,208
Other	8,598	5,571	180,038	32,623	33,225
Capital outlay	4,859,533	2,577,544	8,046,417	8,617,325	1,695,944
Debt Service					
Principal	1,555,506	4,708,651	1,443,002	7,937,343	4,062,549
Interest and fiscal charges	2,182,580	3,455,683	4,366,846	3,774,216	4,568,005
Total expenditures	29,420,580	37,947,201	54,553,077	47,991,101	34,341,631
Excess (deficiency) of revenues over (under) expenditures	(1,783,746)	(4,433,424)	(23,605,006)	(10,535,841)	107,246
Other Financing Sources (Uses)					
Transfers in	3,526,085	1,799,157	4,494,820	8,224,855	2,100,180
Transfers out	(2,963,569)	(14,423,252)	(3,763,820)	(5,993,851)	(1,369,180)
Proceeds from capital lease	500,000	-	-	-	-
Sale of capital assets	41,239	71,920	35,550	-	56,297
Bond and note proceeds	2,747,936	15,785,158	21,840,355	4,470,865	362,185
Total other financing sources (uses)	3,851,691	3,232,983	22,606,905	6,701,869	1,149,482
Net change in fund balances	\$ 2,067,945	\$ (1,200,441)	\$ (998,101)	\$ (3,833,972)	\$ 1,256,728
Debt service as a percentage of noncapital expenditures	15.20%	23.10%	12.50% #	30.61%	26.67%

Note: Noncapital expenditures are total expenditures less capital outlay and expenditures for capitalized assets included within the functional expenditure categories.

Schedule 5
 Lehi City Corporation
 Tax Revenues by Source
 Last Ten Fiscal Years

Fiscal Year	General Property Tax	General Use and Sales Tax	Franchise Tax	Fees in Lieu of Personal Property Tax	Total
2001	\$ 2,050,143	\$ 2,446,381	\$ 852,345	\$ 340,265	\$ 5,689,134
2002	1,470,180	2,266,702	1,346,252	400,961	5,484,095
2003	3,294,633	2,212,632	1,482,720	335,782	7,325,767
2004	4,471,736	2,356,721	1,608,100	340,504	8,777,061
2005	4,557,879	2,688,208	1,864,640	333,893	9,444,620
2006	5,594,262	3,946,940	2,186,651	503,721	12,231,574
2007	6,310,568	4,897,855	2,543,247	544,711	14,296,381
2008	6,581,220	5,670,821	3,059,267	427,577	15,738,885
2009	17,539,314	5,727,822	3,191,822	533,111	26,992,069
2010	13,900,358	5,810,238	3,058,740	321,119	23,090,455
Growth 2001-2010	578.0%	137.5%	258.9%	-5.6%	305.9%

Note: Property tax revenue information is provided for the general fund only prior to fiscal year 2003.

Schedule 6
 Lehi City Corporation
 Direct Taxable Sales by Category
 Last Ten Calendar Years

Calendar Year	Category					City Direct Sales Tax Rate
	Retail	Services	Business Equipment & Utilities	Other	Total	
2001	\$ 61,748,545	\$ 16,624,210	\$ 39,916,089	\$ 19,758,783	\$ 138,047,627	% 1.00
2002	67,361,754	19,769,806	35,668,882	31,179,109	153,979,551	1.00
2003	69,038,784	17,360,572	33,581,299	32,809,516	152,790,171	1.00
2004	73,780,406	17,804,639	45,816,443	38,537,300	175,938,788	1.00
2005	81,312,086	19,627,480	49,472,357	16,675,432	167,087,355	1.00
2006	118,687,003	27,774,877	71,333,454	33,988,557	251,783,891	1.00
2007	126,788,004	29,887,594	75,667,454	38,555,443	270,898,495	1.00
2008	134,866,005	31,867,594	76,068,432	39,555,412	282,357,443	1.00
2009	132,245,016	29,863,447	73,066,431	38,568,479	273,743,373	1.00
2010	131,655,216	29,254,658	72,096,599	38,467,499	271,473,972	1.00

Source: Utah State Tax Commission

Schedule 7
 Lehi City Corporation
 Assessed Value and Estimated Actual Value of Taxable Property
 Last Ten Calendar Years

Fiscal Year (1)	Real Property	Personal Property (2)	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Value (3)	Assessed Value as a Percentage of Actual Value (4)
2001	\$ 513,373,413	\$ 48,357,888	\$ 561,731,301	0.002552	\$ 733,714,100	% 76.6
2002	681,393,303	35,036,732	716,430,035	0.002452	1,191,215,705	60.1
2003	834,159,420	291,471,697	1,125,631,117	0.002541	1,557,999,509	72.2
2004	852,926,407	166,657,163	1,019,583,570	0.002462	1,675,255,691	60.9
2005	1,012,159,310	142,807,609	1,154,966,919	0.002663	1,678,423,396	68.8
2006	1,597,480,058	106,666,087	1,704,146,145	0.002604	2,370,356,176	71.9
2007	1,611,147,905	113,555,088	1,724,702,993	0.002614	2,405,333,599	71.7
2008	2,145,782,000	575,688,000	2,721,470,000	0.002618	2,626,902,107	103.6
2009	2,678,798,948	1,197,279,870	3,876,078,818	0.002681	2,633,756,697	147.2
2010	2,553,929,456	799,448,514	3,353,377,970	0.002785	2,150,922,532	155.9

(1) Numbers based on calendar year not fiscal year.

(2) Personal Property has been combined with centrally assessed values.

(3) Values were obtained from the Utah County Auditor and do not include properties which are taxed separately under tax increment programs. The decrease in 1998 occurred because the value of certain properties was diverted to tax increment programs. The dramatic increase in personal property in 2003 was due to a reassessment of personal property at the Micron Technology facility. The decrease in assessed and personal property values in 2004 was due to a reassessment of several large properties in Lehi.

(4) The assessed value percentage has increased dramatically over the previous years due to significant real property that has been placed in Redevelopment Area

Schedule 8
Lehi City Corporation
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year	Total Tax Levy (1)	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2001	\$ 1,824,013	\$ -	% -	\$ -	\$ 1,763,091	% 96.66
2002	2,284,123	-	-	-	1,974,618	86.45
2003	2,929,044	-	-	-	2,529,492	86.36
2004	2,763,289	2,137,696	77.36	143,510	2,281,206	82.55
2005	2,350,221	2,482,760	105.64	(30,316)	2,452,444	104.35
2006	3,167,943	2,962,266	93.51	138,512	3,100,778	97.88
2007	4,037,756	3,705,842	91.78	336,239	4,042,081	100.11
2008	4,645,150	4,536,512	97.66	363,590	4,900,102	105.49
2009	4,834,566	4,387,425	90.75	275,689	4,663,114	96.45
2010	5,235,678	4,605,762	87.97	292,642	4,898,404	93.56

Note: Years preceding 2004 reflect total collections, including delinquent collections, relative to the tax levy. Year 2004 begins tracking collections by levy year.

Source: Utah County Treasurer

Schedule 9
 Lehi City Corporation
 Direct and Overlapping Sales Tax Rates
 Last Ten Fiscal Years

Fiscal Year	City Direct Rate (1)	Overlapping Rates			Total
		State of Utah	Utah County	Mass Transit	
2001	1.00	4.75	0.25	0.25	6.25
2002	1.00	4.75	0.25	0.25	6.25
2003	1.00	4.75	0.25	0.25	6.25
2004	1.00	4.75	0.25	0.25	6.25
2005	1.00	4.75	0.25	0.25	6.25
2006	1.00	4.75	0.25	0.25	6.25
2007	1.00	4.75	0.25	0.25	6.25
2008	1.00	4.75	0.25	0.25	6.25
2009	1.00	4.75	0.25	0.25	6.25
2010	1.00	4.75	0.25	0.25	6.25

Note: Overlapping rates are those of other governments and agencies that apply to taxable sales within the City.

(1) Of the total sales taxes assessed by municipalities within the state, 50 percent is distributed based on point of sale and 50 percent is pooled and distributed based on population.

Source: Utah State Tax Commission

Schedule 10
 Lehi City Corporation
 Direct and Overlapping Property Tax Rates
 Last Ten Fiscal Years

Fiscal Year	Lehi City (1)			Alpine School District	Utah County	Central Utah Water Conservancy District	Northern Utah County Water Conservancy District	Lehi Metropolitan Water District	Other	Total
	General Fund	Debt Service Fund	Total							
2001	2.552	-	2.552	6.769	1.038	0.369	0.037	0.013	0.366	11.144
2002	2.452	-	2.452	6.953	1.034	0.358	0.036	0.013	0.348	11.194
2003	2.541	-	2.541	7.884	1.053	0.358	0.036	0.013	0.358	12.243
2004	2.462	-	2.462	8.119	1.065	0.353	0.035	0.010	0.360	12.404
2005	2.663	-	2.663	8.082	1.040	0.400	0.033	0.011	0.351	12.580
2006	2.604	-	2.604	6.883	1.079	0.036	0.028	0.011	0.504	11.145
2007	2.614	-	2.614	8.150	1.090	0.032	0.022	0.008	0.520	12.436
2008	2.618	-	2.618	8.153	1.092	0.031	0.022	0.008	0.520	12.444
2009	2.681	-	2.681	8.152	1.091	0.031	0.210	0.008	0.520	12.693
2010	2.370	-	2.370	8.152	1.091	0.031	0.210	0.008	0.520	12.382

79

Note: Overlapping rates are those of other governments and agencies that apply to property owners within the City. Tax rates are set by Utah County on a calendar year basis rather than a July 1 to June 30 fiscal year. Tax rates are per dollar of assessed value.

(1) The City's certified property tax rate may be increased only by a majority vote of the city council, after holding one or more truth-in-taxation public hearings.

Source: Utah State Tax Commission

Schedule 11
 Lehi City Corporation
 Principal Sales Tax Payers
 Current Year and Five Years Ago

Taxpayer	2010			2005		
	Sales Tax (1)	Rank	Percentage of Total Sales Tax (1)	Sales Tax (1)	Rank	Percentage of Total Sales Tax (1)
Costco	N/A	1	% 16.78	N/A	-	% -
Cabellas	N/A	2	12.45	N/A	-	-
Smiths	N/A	3	8.57	N/A	-	10.84
Jack P Parson	N/A	4	3.71	N/A	4	4.66
Fresh Market	N/A	5	3.68	N/A	3	5.70
Lone Peak Trailers	N/A	6	3.42	N/A	2	7.50
Questar Gas Co.	N/A	7	2.57	N/A	6	2.74
Kohlrs Inc.	N/A	8	2.38	N/A	5	4.57
Truck World	N/A	9	2.34	N/A	-	-
Lowes	N/A	10	1.83	N/A	7	2.50
Vinyl Industries	N/A	-	-	N/A	8	2.39
Thanksgiving Point	N/A	-	-	N/A	9	2.08
Standard Plummers	N/A	-	-	N/A	10	1.45
Total	<u>\$ 1,456,698</u>		<u>% 58.93</u>	<u>\$ 754,333</u>		<u>% 44.43</u>

Notes: Sales tax information for nine years ago is not available.

(1) Sales tax information is considered proprietary and cannot be shown by individual payer, so the group is shown in the aggregate.

N/A = Not applicable

Source: Utah State Tax Commission

Schedule 12
Lehi City Corporation
Principal Property Tax Payers
Current Year and Ten Years Ago

Taxpayer	2010			2000		
	Assessed Valuation	Rank	Percentage of Total Assessed Valuation	Assessed Valuation	Rank	Percentage of Total Assessed Valuation
Micron Technology, Inc.	\$ 503,665,466	1	% 6.73	\$ 381,997,352	1	% 0.58
Thanksgiving Point L.C.	35,548,495	2	1.75	-	-	-
Cabellas	27,945,550	3	1.74	1,203,075	6	0.18
Fox Ridge Investments LLC	20,575,883	4	1.18	-	-	-
Thai Properties, LLC	16,568,329	5	1.05	-	-	-
Whistle Stop Development Corp.	7,686,450	6	0.48	-	-	-
Point Development L.C.	7,052,567	7	0.42	-	-	-
Smiths	698,566	8	0.41	-	-	-
Qwest Corp	6,958,003	9	0.42	6,837,890	2	1.04
Museum of Ancient History	5,879,554	10	0.36	-	-	-
Mountain Fuel Supply Co.	-	-	-	1,606,090	3	0.24
Lehi Lodging L.C.	-	-	-	1,579,465	4	0.24
Thomas J Peck & Sons Inc.	-	-	-	1,400,941	5	0.21
Metro West Ready-Mix Inc.	-	-	-	1,168,200	7	0.18
Union Pacific Railroad Co.	-	-	-	1,048,230	8	0.16
Devere Fowler LTD	-	-	-	989,157	9	0.15
Kohler's Market	-	-	-	793,374	10	0.12
Total	\$ 632,578,863		% 14.48	\$ 398,623,774		% 60.62

Source: Utah County Assessor

Schedule 13
 Lehi City Corporation
 Ratio of Outstanding Debt by Type
 Last Ten Fiscal Years

Fiscal Year	Governmental Activities							Business-Type Activities							Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
	Sales Tax Revenue	Lease Revenue	Sewer* Revenue	Excise Tax Road	Special Assessment	Capital Leases	Note Payable	Water Revenue	Sewer* Revenue	Electric Revenue	Dainage Revenue	Capital Leases	Special Assessment				
2001	\$ -	\$ 6,515,000	\$ 1,225,550	\$ 2,340,000	\$ 5,367,838	\$558,608	\$ 23,024,494	\$ 3,260,885	\$ 726,034	\$ 4,097,198	\$ 2,125,000	\$ 251,026	\$ 3,697,162	\$ 53,188,795	% 15.48	\$ 2,541	
2002	-	6,455,000	1,139,825	2,075,000	5,130,998	729,974	22,004,405	3,044,230	674,797	3,905,348	2,015,000	379,108	3,534,002	51,087,687	15.48	2,118	
2003	-	6,305,000	1,050,925	4,980,000	4,879,333	805,324	38,992,623	5,431,412	621,735	3,703,498	1,900,000	364,084	3,360,666	72,394,600	15.49	2,751	
2004	12,245,000	-	958,850	4,555,000	4,612,888	547,623	39,006,764	5,214,858	566,848	3,491,648	1,780,000	237,696	3,177,111	76,394,286	14.85	2,546	
2005	17,036,200	-	860,425	4,115,000	3,780,987	292,194	39,127,461	4,838,304	508,311	3,269,798	1,655,000	154,809	2,604,125	78,242,614	12.76	2,272	
2006	19,155,292	-	755,650	3,660,000	3,461,254	679,356	39,276,305	4,451,752	446,124	8,892,948	1,525,000	420,591	2,383,954	85,108,226	11.70	2,266	
2007	19,805,000	-	644,525	3,185,000	-	518,084	53,911,763	4,050,196	380,288	8,552,948	1,390,000	296,063	-	92,733,867	12.72	2,343	
2008	19,052,455	-	530,225	2,695,000	-	431,927	75,752,118	3,632,088	312,625	8,046,098	1,245,000	209,457	-	111,906,993	15.35	2,827	
2009	18,401,997	-	-	2,190,000	-	305,665	74,097,585	3,200,536	-	7,457,501	1,095,000	118,935	-	106,867,219	14.65	2,375	
2010	17,610,000	-	-	1,665,000	-	234,551	71,785,332	2,853,981	-	6,881,750	935,000	24,317	-	101,989,931	13.99	2,081	

28

1) See Schedule 23 for personal income and population data

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

* 63.5% of the Sewer Revenue bonds are repaid by the RDA with the remaining 36.5% payable by sewer fund.

Schedule 14
 Lehi City Corporation
 Ratio of General Bonded Debt Outstanding
 Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Other Bonds	Total	Percentage of Actual Taxable Value of Property (1)	Per Capita (2)
2001	\$ -	\$ -	\$ -	% -	% -
2002	-	-	-	-	-
2003	-	-	-	-	-
2004	-	-	-	-	-
2005	-	-	-	-	-
2006	-	-	-	-	-
2007	-	-	-	-	-
2008	-	-	-	-	-
2009	-	-	-	-	-
2010	-	-	-	-	-

(1) See Schedule 7 for property value data.

(2) See Schedule 23 for population data.

Schedule 15
Lehi City Corporation
Direct and Overlapping Governmental Activities Debt
As of June 30, 2010

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable to Lehi (1)	Estimated Amount Applicable to Lehi
State of Utah	\$ 2,299,300,000	%	\$ 13,635,000
Utah County	6,695,000	7.00	1,081,850
Alpine School District	389,365,000	12.70	41,495,608
Central Utah Water Conservancy District	<u>302,900,000</u>	1.60	<u>4,964,070</u>
Subtotal, overlapping debt	2,998,260,000		61,176,528
Lehi City direct debt	<u>91,294,883</u>		<u>91,294,883</u>
Total direct and overlapping debt	<u><u>\$ 3,089,554,883</u></u>		<u><u>\$ 152,471,411</u></u>

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Lehi. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by dividing the City's taxable assessed value by each overlapping unit's total taxable assessed value.

Sources: Utah State Tax Commission; Alpine School District; Utah County Auditor's Office; Central Utah Water Conservancy District

Schedule 16
 Lehi City Corporation
 Legal Debt Margin Information
 Last Ten Fiscal Years

	Fiscal Year									
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Debt Limit	\$ 29,348,564	\$ 47,648,628	\$ 62,319,980	\$ 67,010,228	\$ 67,136,936	\$ 94,814,247	\$ 96,213,344	\$ 105,076,084	\$ 155,043,152	\$ 134,135,119
Total debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Legal debt margin	<u>\$ 29,348,564</u>	<u>\$ 47,648,628</u>	<u>\$ 62,319,980</u>	<u>\$ 67,010,228</u>	<u>\$ 67,136,936</u>	<u>\$ 94,814,247</u>	<u>\$ 96,213,344</u>	<u>\$ 105,076,084</u>	<u>\$ 155,043,152</u>	<u>\$ 134,135,119</u>
Total debt applicable to the limit as a percentage of debt limit										

8

Legal Debt Margin Calculation for Fiscal Year 2010

Estimated market value	\$ 3,353,377,970
Debt limit (4% of market value)	134,135,119
Debt applicable to limit	-
Legal debt margin	<u>\$ 134,135,119</u>

Source: Utah State Tax Commission; Utah County Auditor's Office

Schedule 17
 Lehi City Corporation
 Pledged-Revenue Coverage
 Water Revenue Bonds
 Last Ten Fiscal Years

Fiscal Year	Gross Revenues (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service Requirements (3)			Coverage
				Principal	Interest	Total	
2001	\$ 2,889,463	\$ 1,195,619	\$ 1,693,844	\$ 215,635	\$ 241,468	\$ 457,103	3.71
2002	2,995,023	1,503,953	1,491,070	216,655	234,224	450,879	3.25
2003	3,565,066	1,467,649	2,097,417	270,000	188,123	458,123	5.33
2004	4,314,572	1,517,999	2,796,573	215,000	178,461	393,461	7.11
2005	5,745,050	1,885,130	3,859,920	375,000	181,287	556,287	6.94
2006	7,097,064	1,921,382	5,175,682	385,000	170,345	555,345	9.32
2007	5,639,918	2,550,237	3,089,681	400,000	159,019	559,019	5.53
2008	5,732,489	2,744,802	2,987,687	415,000	147,235	562,235	5.31
2009	5,200,893	2,668,401	2,532,492	430,000	133,951	563,951	4.49
2010	5,722,876	2,375,972	3,346,904	345,000	119,327	464,327	7.21

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

- (1) Total revenue (including interest and impact fees). Amounts shown are for culinary water and secondary water combined.
- (2) Total operating expenses exclusive of depreciation. Amounts shown are for culinary water and secondary water combined.
- (3) Amounts shown are for culinary water and secondary water.

Schedule 18
 Lehi City Corporation
 Pledged-Revenue Coverage
 Sales Tax Revenue Bonds
 Last Ten Fiscal Years

Fiscal Year	Sales Tax Revenue	Debt Service Requirements			Coverage
		Principal	Interest	Total	
2001	\$ 1,786,233	\$ -	\$ -	\$ -	-
2002	2,446,381	-	-	-	-
2003	2,266,702	-	-	-	-
2004	2,212,632	-	305,112	305,112	7.25
2005	2,356,721	460,000	464,929	924,929	2.55
2006	3,946,970	480,000	432,750	912,750	4.32
2007	4,897,855	500,000	458,950	958,950	5.11
2008	5,670,821	500,000	439,450	939,450	6.04
2009	5,727,822	515,000	427,576	942,576	6.08
2010	5,741,667	525,000	414,058	939,058	6.11

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Schedule 19
Lehi City Corporation
Pledged-Revenue Coverage
Excise Tax Road Bonds
Last Ten Fiscal Years

Fiscal Year	Excise Tax Revenue	Debt Service Requirements			Coverage
		Principal	Interest	Total	
2001	\$ 665,089	\$ 210,000	\$ 98,727	\$ 308,727	2.15
2002	742,333	215,000	90,674	305,674	2.43
2003	822,755	225,000	86,652	311,652	2.64
2004	963,466	425,000	163,526	588,526	1.64
2005	791,544	440,000	149,467	589,467	1.34
2006	1,019,426	455,000	134,420	589,420	1.73
2007	1,237,982	475,000	118,819	593,819	2.08
2008	1,399,065	490,000	102,821	592,821	2.36
2009	1,298,469	505,000	84,070	589,070	2.20
2010	1,446,611	525,000	64,525	589,525	2.45

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Schedule 20
 Lehi City Corporation
 Pledged-Revenue Coverage
 Sewer Revenue Bonds
 Last Ten Fiscal Years

Fiscal Year	Gross Revenues (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service Requirements			Coverage
				Principal(3)	Interest	Total	
2001	\$ 1,770,266	\$ 1,317,938	\$ 452,328	\$ 125,000	\$ 104,775	\$ 229,775	1.97
2002	1,887,350	1,320,449	566,901	135,000	99,054	234,054	2.42
2003	1,994,768	1,379,930	614,838	140,000	92,865	232,865	2.64
2004	2,329,374	1,690,985	638,389	145,000	86,309	231,309	2.76
2005	2,772,212	2,023,456	748,756	155,000	78,520	233,520	3.21
2006	3,004,082	2,372,996	631,086	165,000	69,400	234,400	2.69
2007	3,422,679	2,611,879	810,800	175,000	59,754	234,754	3.45
2008	4,169,702	2,857,611	1,312,091	180,000	49,950	229,950	5.71
2009	3,845,677	3,425,695	419,982	190,000	44,509	234,509	1.79
2010	4,201,627	3,870,942	330,685	-	-	-	-

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

- (1) Total revenue (including interest and impact fees and debt service funded by the RDA).
- (2) Total operating expenses exclusive of depreciation.
- (3) No sewer debt for FY 2010.

Schedule 21
Lehi City Corporation
Pledged-Revenue Coverage
Electric Revenue Bonds
Last Ten Fiscal Years

Fiscal Year	Gross Revenues (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service Requirements			Coverage
				Principal	Interest	Total	
2001	\$ 7,444,257	\$ 7,682,301	\$ (238,044)	\$ 195,000	\$ 189,272	\$ 384,272	(0.62)
2002	15,539,866	15,404,290	135,576	191,850	172,154	364,004	0.37
2003	16,896,727	14,912,552	1,984,175	210,000	174,654	384,654	5.16
2004	17,575,468	15,387,330	2,188,138	220,000	166,570	386,570	5.66
2005	16,188,046	13,302,032	2,886,014	230,000	157,880	387,880	7.44
2006	21,075,694	14,237,620	6,838,074	230,000	148,680	378,680	18.06
2007	19,328,569	14,093,103	5,235,466	495,000	268,685	763,685	6.86
2008	20,721,770	17,229,303	3,492,467	506,850	323,186	830,036	4.21
2009	20,144,969	18,942,731	1,202,238	540,000	296,110	836,110	1.44
2010	20,228,879	18,942,921	1,285,958	600,000	143,957	743,957	1.73

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

- (1) Total revenue (including interest and impact fees).
- (2) Total operating expenses exclusive of depreciation.

Schedule 22
Lehi City Corporation
Pledged-Revenue Coverage
Drainage Revenue Bonds
Last Ten Fiscal Years

Fiscal Year	Gross Revenues (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service Requirements			Coverage
				Principal	Interest	Total	
2001	\$ 452,545	\$ 2,434	\$ 450,111	\$ 75,000	\$ -	\$ 75,000	-
2002	432,424	2,250	430,174	110,000	113,002	223,002	1.93
2003	461,452	31,166	430,286	115,000	107,722	222,722	1.93
2004	430,649	7,012	423,637	120,000	102,087	222,087	1.91
2005	399,467	33,387	366,080	125,000	96,087	221,087	1.66
2006	668,249	21,712	646,537	130,000	89,837	219,837	2.94
2007	893,418	13,208	880,210	135,000	83,207	218,207	4.03
2008	732,353	10,294	722,059	145,000	76,255	221,255	3.26
2009	984,694	242,283	742,411	150,000	68,715	218,715	3.39
2010	1,083,110	273,040	810,070	160,000	60,840	220,840	3.67

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.
Drainage fund created in 2000.

- (1) Total revenue (including interest and impact fees).
- (2) Total operating expenses exclusive of depreciation.

Schedule 23
 Lehi City Corporation
 Demographic and Economic Statics
 Last Ten Fiscal Years

Fiscal Year	Population	Personal Income (1)	Per Capita Personal Income (2)	Unemployment Rate (3)
2001	20,930	\$ 486,554,523	\$ 17,995	% 3.2
2002	24,122	493,556,494	18,583	3.2
2003	26,314	510,017,948	19,382	4.9
2004	30,000	586,530,000	19,551	4.0
2005	34,433	703,776,087	20,439	3.8
2006	37,558	793,224,960	21,120	3.6
2007	39,587	862,204,860	21,780	2.5
2008	43,566	917,344,440	21,056	2.3
2009	46,802	1,015,041,776	21,688	4.9
2010	49,646	1,167,376,044	23,514	7.2

(1) Estimates of total personal income are derived by multiplying per capita personal income amounts by the corresponding population.

(2) Per capita personal income amounts are for Utah County. The amounts shown are for the calendar year that ended during the specified fiscal year, e.g., amounts for calendar year 2008 are shown in fiscal year 2010. Amounts for calendar year 2009 are estimated at 2 percent greater than calendar year 2008 amounts.

(3) Unemployment rates are for Utah County. The rates shown are for the calendar year that ended during the specified fiscal year, e.g., rates for calendar year 2009 are shown in fiscal year 2010

Sources: Population information provided by the Lehi Planning Department. Per capita personal income information provided by the Governor's office of Planning & Budget. Unemployment rates provided by the U.S. Department of Labor, Bureau of Labor Statistics.

Schedule 24
 Lehi City Corporation
 Principal Employers
 Current Year and Ten Years Ago

Employer	2010 (1)			2000 (1)		
	Estimated Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
IM Flash	1,668	1	N/A	N/A	1	N/A
Xango	710	2	N/A	N/A	2	N/A
Cabela's	413	3	N/A	N/A	3	N/A
Thanksgiving Point	375	4	N/A	N/A	4	N/A
Hadco	274	5	N/A	N/A	5	N/A
Jack B Parson Co.	250	6	N/A	N/A	6	N/A
Costco	213	7	N/A	N/A	N/A	N/A
Smiths	178	8	N/A	N/A	N/A	N/A
Young Living	123	9	N/A	N/A	9	N/A
Lowe's	123	10	N/A	N/A	7	N/A
Fresh Market	95	-	N/A	N/A	8	N/A

(1) The City does not collect employee information as part of the business license or any other process.

N/A = Not Available

Schedule 25
 Lehi City Corporation
 Full-time Equivalent City Government Employees by Function/Program
 Last Four Fiscal Years

Function/Program	2007	2008	2009	2010
General government				
Court	6	6	6	6
Administrative	8	9	10	9
Treasury	5	6	6	6
Finance	4.5	5	5	5
Legislative (1)	6	6	6	6
Public safety				
Police	39.5	40.5	41.5	41.5
Fire	27	27	39	39
Animal Control	1	1.5	1.5	1.5
Community development				
Public Works Administration	5	5	5	5
Planning and Zoning	7.5	7.5	7.5	6.5
Inspections	10	9	9	8
Streets and Highways				
Streets and Public Improvements	11	11	10	9
Park, recreation and culture				
Parks	18	19	18	19
Senior Citizens	3	3	3	3
Recreation	115.5	115.5	115.5	115.5
Library	13	13	13	13
Cemetery	3.5	3.5	3.5	2.5
Culinary Water	9	9	8	8
Sewer	3	3	3	3
Power	18	19	19	19
Garbage (2)	-	-	-	-
Secondary Water	3.5	3.5	3.5	3.5
Drainage (3)	-	-	-	-

Information required by GASB 44 is presented prospectively from 2005

Note: Full-time equivalent employees shown are based on authorized positions as determined by the salary schedule and the personnel budgets for the specified year.

(1) Legislative is made up of a part-time mayor and 5 part-time council members.

(2) Garbage service is contracted out to a private hauler.

(3) The public works director oversee drainage. The cleaning and necessary repairs are done by all three water departments.

Schedule 26
Lehi City Corporation
Operating Indicators by Function/Program
Last Ten Fiscal Years

Function/Program	Fiscal Year									
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Community development										
Residential building permits issued	442	437	637	307	817	1,188	1,452	1,734	298	243
Commercial building permits issued	62	50	53	16	47	29	34	48	35	28
Court										
Traffic and Misdemeanor cases handled	3,532	3,718	3,914	4,120	8,706	9,482	12,776	13,585	14,354	15,351
Police										
Calls for service	6,633	7,130	7,665	8,240	15,000	11,453	12,252	13,575	14,041	14,326
Arrests	537	579	625	675	712	760	816	831	1,876	1,902
Violations cited	5,875	6,386	6,941	7,545	11,095	12,264	13,712	14,012	17,734	18,809
Fire										
Fire/Medical responses	1,053	1,158	1,272	1,398	1,576	1,690	2,213	2,415	2,201	2,322
Recreation										
Recreation programs	48	50	51	53	55	60	62	69	70	72
Participants in recreation programs	4,965	9,245	11,600	14,513	18,911	19,057	21,278	24,326	22,868	22,992
Library										
Books in collection	51,454	55,129	59,666	62,484	65,782	71,565	74,238	77,582	81,603	82,606
Books circulated	162,584	186,878	214,802	246,899	273,811	304,798	268,383	271,666	340,629	342,819
Cemetery										
Acres maintained	30	30	30	30	35	35	35	50	52	53
Total gravesites	21,168	21,288	21,408	21,528	21,648	21,768	21,888	40,852	42,853	42,965
Culinary Water										
Residential accounts serviced	4,525	5,108	5,769	6,271	6,985	8,548	9,605	10,023	10,555	10,826
Average daily consumption (thousands of gallons)	1,161	1,261	1,371	1,490	1,770	1,847	1,729	1,749	1,765	1,767
Sewer										
Sewer lines miles inspected	49	51	54	57	66	63	58	53	54	55
Power										
Accounts serviced	6,142	6,411	6,515	7,082	7,887	9,381	10,123	10,225	10,953	11,212
Megawatt hours sold	209	227	247	268	159	171	172	174	176	177
Secondary Water										
Accounts serviced	4,525	5,108	5,769	6,271	6,958	8,548	9,607	9,679	9,859	9,959

55

Schedule 27
 Lehi City Corporation
 Capital Asset Statistics by Function/Program
 Last Ten Fiscal Years

Function/Program	Fiscal Year									
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Streets and Highways										
Street lights	818	1,032	1,105	1,217	1,297	1,436	1,776	1,792	1,801	1,803
Street miles	92	110	123	144	169	195	203	206	209	210
Police										
Vehicles	19	21	23	25	27	30	32	34	35	36
Fire										
Fire stations	1	1	1	1	1	1	1	1	1	1
Fire vehicles	7	7	7	7	7	7	7	7	7	7
Ambulances	3	3	3	3	3	3	3	3	3	3
Public works										
Incorporated area in square miles	22	26	28	32	32	32	32	32	32	32
City building in square feet	N/A	N/A	N/A	N/A	212,000	220,000	220,000	220,000	221,000	235,000
Parks and recreation										
Park acreage	118	160	160	168	181	195	195	195	196	196
Baseball/softball diamonds	5	5	8	8	8	8	8	8	9	9
Soccer fields	3	3	4	4	4	4	4	4	4	4
Culinary water										
Water main line miles	136	148	151	163	178	201	202	202	204	206
Storage capacity (thousands of gallons)	4,300	4,300	5,000	5,000	7,000	10,000	10,000	10,000	10,000	10,000
Sewer										
Sewer line miles	108	108	114	132	134	141	142	142	142	144
Secondary water										
Secondary water main line miles	121	129	138	147	163	186	188	188	188	189
Power										
Power main feeder line miles	148	165	183	187	189	205	211	213	214	217

N/A = Not available

OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants

4527 SOUTH 2300 EAST, SUITE 201 • SALT LAKE CITY, UTAH 84117-4446 • PHONE: 308-0220 • FAX: 274-8589

REPORT OF INDEPENDENT CERTIFIED PUBLIC
ACCOUNTANTS ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH GOVERNMENT
AUDITING STANDARDS

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Lehi City Corporation, Utah (the City), as of and for the year ended June 30, 2010, which collectively comprise the City's basic financial statements and have issued our report thereon dated December 15, 2010. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the City's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of

noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the City in a separate letter dated December 15, 2010.

This report is intended solely for the information and use of the City Council, management, federal awarding agencies, pass-through entities, and the Utah State Auditor's Office, and is not intended to be and should not be used by anyone other than these specified parties.

Osborne Robbins & Buhler PLLC

December 15, 2010

LEHI CITY CORPORATION
REPORT ON STATE LEGAL COMPLIANCE
MANAGEMENT LETTER
FOR THE YEAR ENDED JUNE 30, 2010

Osborne, Robbins & Buhler, P.L.L.C.

LEHI CITY CORPORATION
REPORT ON STATE LEGAL COMPLIANCE
MANAGEMENT LETTER
FOR THE YEAR ENDED JUNE 30, 2010

OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants

4527 SOUTH 2300 EAST, SUITE 201 • SALT LAKE CITY, UTAH 84117-4446 • PHONE: 308-0220 • FAX: 274-8589

REPORT OF INDEPENDENT CERTIFIED PUBLIC
ACCOUNTANTS ON STATE LEGAL COMPLIANCE
IN ACCORDANCE WITH STATE OF UTAH LEGAL
COMPLIANCE AUDIT GUIDE

Honorable Mayor and Members of the City Council
Lehi City Corporation, Utah

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of Lehi City Corporation, Utah (City), for the year ended June 30, 2010, and have issued our report thereon dated December 15, 2010. As part of our audit, we have audited the City's compliance with the requirements governing types of services allowed or unallowed; eligibility; matching, level of effort, or earmarking; reporting; special tests and provisions applicable to each of its major State assistance programs as required by the State of Utah Legal Compliance Audit Guide for the year ended June 30, 2010. The City received the following major State assistance programs from the State of Utah:

B & C Road Funds	(Department of Transportation)
Liquor Law Enforcement	(State Tax Commission)

The City also received the following nonmajor grants which are not required to be audited for specific compliance requirements: (However, these programs were subject to testwork as part of the audit of the City's financial statements.)

Pedestrian Safety Project Grant	(Department of Transportation)
Community Library Enhancement Grant	(Department of Community and Culture, State Library Division)
Fire Department Assistance Grant	(Department of Natural Resources)
State History HPF Grant	(Department of State History)
Tech Rescue Equipment Grant	(Department of Public Safety)
Click it or Ticket Award Grant	(Department of Public Safety)
Body Armor Project	(Department of Public Safety)
EM Program Grant	(Department of Public Safety)

Our audit also included testwork on the City's compliance with the following general compliance requirements identified in the State of Utah Legal Compliance Audit Guide:

Public Debt	Other General Issues
Cash Management	Budgetary Compliance
Purchasing Requirements	Justice Court
B & C Road Funds	Liquor Law Enforcement
Truth in Taxation & Property Tax Limitations	Uniform Building Code Standards
Impact Fees	Asset Forfeiture
Utah Retirement System Compliance	Fund Balance

The management of the City is responsible for the City's compliance with all compliance requirements identified above. Our responsibility is to express an opinion on compliance with those requirements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

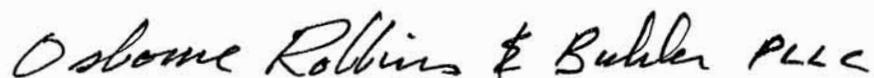
Our audit does not provide a legal determination on the City's compliance with these requirements.

The results of our audit procedures disclosed immaterial instances of noncompliance with requirements referred to above, which are described in the accompanying management letter. We considered these instances of noncompliance in forming our opinion on compliance, which is expressed in the following paragraph.

In our opinion, Lehi City Corporation, Utah, complied, in all material respects, with the general compliance requirements identified above and the requirements governing types of services allowed or unallowed; eligibility; matching, level of effort, or earmarking; reporting; and special tests and provisions that are applicable to each of its major State assistance programs for the year ended June 30, 2010.

The City's written response to the findings identified in our audit is described in the accompanying management letter. We did not audit the City's response and, accordingly, we express no opinion on it.

This report is intended solely for the information and use of management of the City and is not intended to be and should not be used by anyone other than these specified parties. However, the report is a matter of public record and its distribution is not limited.



December 15, 2010

OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants

4527 SOUTH 2300 EAST, SUITE 201 • SALT LAKE CITY, UTAH 84117-4446 • PHONE: 308-0220 • FAX: 274-8589

Honorable Mayor and Members of the City Council
Lehi City Corporation, Utah

In planning and performing our audit of the financial statements of Lehi City Corporation (the City) for the year ended June 30, 2010, we noted certain other matters for your consideration. This letter summarizes our comments and suggestions regarding those other matters. Also, included are descriptions of immaterial instances of noncompliance. This letter does not affect our report dated December 15, 2010, on the financial statements of the City. Also, reportable conditions and material internal control weaknesses, if any, are included in our report dated December 15, 2010, in accordance with *Government Auditing Standards*.

Expenditures in Excess of Budgets

The City incurred expenditures in excess of approved budget amounts in the following governmental fund:

	<u>Expenditures in Excess of Budget</u>
General Fund	
Public safety expenditures	\$11,946

Recommendation

The City should closely monitor expenditures, including expenditures related to long term debt and contracts. The City should amend the budget throughout the year as circumstances change and additional expenditures become necessary.

Management Response and Action Plan

The City will closely monitor expenditures to ensure they do not exceed budget amounts, in addition a more comprehensive analysis of revenues and expenditures, will be made and incorporated into future budgets.

Fund Balance Reporting – New Requirements

Beginning in the fiscal year ended June 30, 2011, generally accepted accounting principles will require that the City's fund balances be reported under a new method, implementing a hierarchy of fund balance classifications based primarily on the extent to which the City is bound by constraints on resources reported in the funds. Fund balance will need to be classified into one of five categories including Nonspendable Fund Balance, Restricted Fund Balance, Committed Fund Balance, Assigned Fund Balance and Unassigned Fund Balance.

Additionally, the notes to the City's financial statements will require disclosure about the City's policies affecting these fund balance classifications.

Recommendation

The City should review its current policies and procedures regarding the order of spending restricted and unrestricted fund balance and the order of spending for committed, assigned and unassigned fund balance.

Management Response and Action Plan

Management will implement the hierarchy of fund balance classification. Management will review and, if necessary, update its policies and procedures regarding the order of spending restricted and unrestricted fund balance and the order of spending for committed, assigned and unassigned fund balance.

Osborne Robbins & Buhler PLLC

December 15, 2010

LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 13

SUBJECT: Consideration of Resolution #2011-04 approving a Legal Representation Agreement with Smith Hartvigsen, PLLC.

PETITIONER: Finance Director

ACTION REQUESTED BY PETITIONER: Approve resolution

INFORMATION: [Executive Summary](#)
[Resolution #2011-04](#)

[BACK TO AGENDA](#)

For Lehi City Council Consideration
At January 11, 2011 Council Meeting
From: Finance



ISSUE

The City on December 27, 2010 received two initiatives from a citizen regarding (a) salary/compensation and (b) residency requirements. If the initiatives meet the required state statute process, they will be on the November ballot to be voted upon.

BACKGROUND

To the best of my knowledge, this is the first initiatives the City had received. The staff wants to comply with the required state statute regarding the initiative requirements. In order to comply with the state statutes, staff would like to hire some legal specialist who has been through the initiative process to help the City staff meet the legal requirements. In doing some research on legal firms who have helped City's with this process, the firm of Smith Hartvigsen appeared to have the most legal experience with the initiative process. The staff met with the firm and discussed that matter and the firm presented the City with a contract for such services. The staff recommends they be retained for legal help on this matter. Their proposed contract is attached for your consideration and review.

RECOMMENDATION

Consider and approve the contract for legal services in regards to the initiative process to meet the state statutory requirements.



RESOLUTION NO. 2011-04

**A RESOLUTION APPROVING A LEGAL REPRESENTATION AGREEMENT WITH
SMITH HARTVIGSEN, PLLC.**

WHEREAS, Lehi City desires to enter into a legal representation agreement with Smith Hartvigsen PLLC; and

WHEREAS, Smith Hartvisgsn, PLLC will represent Lehi City in relation to two Initiative Petitions.

THEREFORE, BE IT RESOLVED by the City Council of Lehi City that the Mayor is authorized to execute the Agreement between Lehi City and Smith Hartvigsen, PLLC, which is attached as Exhibit A.

Approved and Adopted by the City Council of Lehi City this 11th day of January, 2011.

Mayor Bert Wilson
Lehi City

Attest:

Marilyn Banasky, City Recorder



J. Craig Smith
jcsmith@smithlawonline.com

January 3, 2011

VIA EMAIL AND U.S. MAIL

Dave Sanderson
Director of Finance
Lehi City
153 North 100 East
Lehi, UT 84043

Re: *Legal Representation Agreement with SMITH HARTVIGSEN PLLC*

Dear Mr. Sanderson,

INTRODUCTION

This letter offers to have SMITH HARTVIGSEN, PLLC represent Lehi City in relation to two Initiative Petitions. This letter sets forth the general terms of our representation. Please read this Letter of Engagement carefully, and then call me if you have any questions. If you find this agreement acceptable, please sign a copy of this letter and return it to me.

SCOPE OF REPRESENTATION

The specific services for which we have been retained to represent the City regarding both procedural and substantive aspects of two Initiative Petitions that seek to enact legislation affecting City employees. If you wish to have us perform services beyond the scope set forth above, it is your responsibility to let us know. Certain aspects of the services to be performed for you will involve our judgment as to technical matters, such as court schedules, continuances, extensions of time, and the use of other attorneys and paralegals. Those matters shall be entrusted to our judgment without the necessity of specific consultation with you.

If we continue to represent you after our initial undertaking is completed, all of these provisions shall apply, and we shall each be bound by these terms, unless we have a written agreement to the contrary.

RATES & BILLING

Our fees for services will depend on the amount of time that we spend on your matter. We will charge an hourly rate, which will be \$255.00 per hour for my time. This rate may increase, however, from time to time in the future. Time is billed on a 1/10th of an hour basis.

L A N D W A T E R L I F E

175 SOUTH MAIN STREET SUITE 300 SALT LAKE CITY, UTAH 84111
SALT LAKE CITY OFFICE 801-413-1600 UTAH COUNTY OFFICE 801-610-0010 TOLL FREE 877-825-2064 FACSIMILE 801-413-1620
SMITHLAWONLINE.COM

We may also involve other attorneys, paralegals, or clerks in this matter as appropriate. Their current discounted governmental rates are as follows:

<u>Legal Fees</u>	<u>Rate</u>
J. Craig Smith	\$255/hr
D. Scott Crook	\$215/hr
Other Partners	\$200 - \$300/hr
Associates	\$145 - \$175/hr
Paralegals	\$100 - \$125/hr
Law Clerks	\$ 50 - \$100/hr

You will generally receive a bill each month for the work done in the prior month. Full payment of that bill is expected within thirty days.

COSTS

In addition to the hourly rates described above, you also will pay out-of-pocket costs incurred in their matter. However, costs such as long distance telephone charges, in-house photocopying, electronic research and regular postage, are included as part of our attorneys fees. The costs for which you will be billed may include process servers, court filing fees, court reporters, statutory witness fees, automobile mileage, out-of-town travel expenses, and large copying projects by outside vendors, expert witness fees, and fees for consultants and investigators.

CHARGE FOR TELEPHONE CALLS

It is the practice of our office to compute not less than one-tenth (1/10) of an hour for each telephone call, no matter how short its duration, whether the telephone calls are from or to the client or others concerning your matter. Please keep in mind that every telephone call may be billed and may increase the expense of your case (however, no charge will be made for telephone calls or in-person conferences regarding your bills).

FEE AND PAYMENT

We generally bill on a monthly basis and we expect our clients to see that the law firm is paid in full on each invoice within 30 days. All unpaid balances beyond 30 days will accrue interest at 18% per Annum. If for any reason you cannot pay the full invoice balance within 30 days, please contact me to discuss the situation. It is the policy of Smith Hartvigsen to suspend work if a client is 60 days past due in payment and to withdraw from representation if an account becomes 90 days past due.

If you ever have any questions about our bill or our fees, please call me or come in to discuss it. At the conclusion of our representation of, and after payment of our final bill, any balance that remains in our trust account will be refunded to you.

LIENS

Our fees and costs are secured by a lien on leases, mineral estates, water rights, real property and personal property which are the subject of or connected to the legal services we provide as provided in Utah Code Ann. §38-2-7, or any successor section or common law.

In the event legal action is taken to enforce this agreement, the law of Utah shall apply and the prevailing party shall be entitled to reasonable costs and attorney's fees.

CLIENT DUTIES

You, as the client, agree to be candid with us, to keep us advised of any change of address or telephone number, to cooperate in the preparation for any trial or hearings, to appear on reasonable notice for court appearances and depositions, to pay our bills on time, and to comply with all reasonable requests made of you in connection with the preparation and presentation of this matter. You agree not to settle or compromise the claims without discussing the matter with us, and we agree not to settle or compromise your claims without your consent.

COOPERATION/COMMUNICATION

Your cooperation in getting us information and in working with us on your case can considerably expedite the case and help reduce attorneys' fees. We will generally send you copies of all correspondence and pleadings sent or received. Call us if you have any questions. We will report to you either on a regular interval or when events in the case require a report. Please let us know which type of reporting you would prefer.

NO GUARANTEES OF OUTCOME

We have made no guarantees regarding the final outcome of your case or about issues that may be decided by the court prior to a final ruling. Statements that we have made regarding the likely outcome or the range of possible outcomes are only our opinions based upon our experience, not guarantees of results.

DISCHARGE AND WITHDRAWAL

You have a right to counsel of your choosing and may generally discharge us as your attorneys at any time. We have the right to withdraw as your attorneys (or, if required by court rule, seek permission from the court to withdraw as your attorneys) at any time, including if you misrepresent or fail to disclose a material fact to us; if you fail to follow our advice; if you fail to make payments as required by this agreement; or if you demand that we do something unlawful or unethical.

If either of us terminates our representation, then this firm is entitled to be paid in full for all services rendered prior to such termination.

CONFIDENTIALITY

Communications with us concerning your matter are generally confidential and are protected from disclosure under attorney-client privilege rules. This privilege is not absolute, and we may be required to reveal information if necessary to prevent a crime or fraud. Your privilege of confidentiality can also be lost if you discuss our communications with third parties.

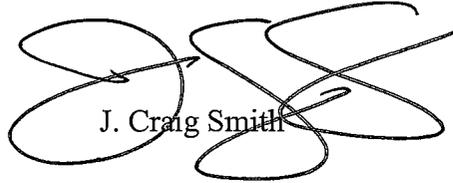
If the court is asked to decide the issue of attorney's fees in this case, this agreement may be disclosed to the court. If, at any time, you have questions about confidentiality, please call me to discuss them.

CLOSING

I look forward to working with you on this matter. I welcome and encourage your input and suggestions and look forward to a mutually productive representation.

Sincerely,

SMITH HARTVIGSEN, PLLC



J. Craig Smith

Accepted and agreed this ____ day of January, 2011.

Lehi City

By: _____
Its: _____

Attest

LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 14

SUBJECT: Consideration of Resolution #2011-05 creating a policy regarding residency and response time requirements for Lehi City employees.

PETITIONER: City Administration

ACTION REQUESTED BY PETITIONER: Adopt resolution

INFORMATION: [Executive Summary](#)
[Resolution #2011-05](#)
[Summary of surveyed cities](#)
[Organizational Chart](#)

[BACK TO AGENDA](#)

For Lehi City Council Consideration
At January 11, 2011 Council Meeting
From: Administration



ISSUE

City Residency and Response Requirements

BACKGROUND

Chapter 2.04-B. of the City Code:

Residency And Hiring Of Full Time Employees: Further, the mayor shall, in his capacity as executive officer of the city, have charge of all full time city employees. He shall hire such personnel from time to time as the need arises and, in so doing, shall follow such rules, regulations and laws established for such hiring. All full time employees of the city shall reside in Lehi City upon the first day of their employment and thereafter shall remain residents of the city as a condition precedent to their continued employment, unless it is extended by the mayor to one hundred twenty (120) days. The city council may grant relief from the terms of this subsection for employees of the city at the time this subsection takes effect, by allowing outside residency. (Ord. 8-2-77-7, 1977; Ord. 43-75, 1975; prior code § 16-1-5)

Policy Manual Summary:

Public Safety and essential Public Works must live within 20 minutes. Appointed Dept. Heads must live within city limits. Lehi City residents or surrounding area are given hiring preference.

Summary of Comparative Research of 36 Cities (including Lehi):

- 8% of residency and/or response requirements/preferences are addressed by ordinance (25 cities address it through policies or employee contracts).
- 42% of cities formally require the City Manager to be a resident (another 19% prefer it, formally or informally).
- 8% of cities require all Department Heads to reside within their city limits; another 8% prefer it. Beyond that, another 5 cities require at least the Public Safety Director, Police Chief, or Fire Chief to reside within their respective cities.
- Almost 80% of cities have response requirements of some kind—on average 26 minutes and 18 miles from city limits.
- 4 cities have a formal hiring preference for city residents, while another 4 informally prefer it.

RECOMMENDATION

City staff proposes a new residency and response requirements policy (see attached).



RESOLUTION NO. 2011-05

**A RESOLUTION ADOPTING A POLICY SETTING FORTH RESIDENCY AND
RESPONSE TIMES FOR LEHI CITY EMPLOYEES.**

WHEREAS, Lehi City desires to establish a policy setting forth residency and response times for Lehi City employees; and

WHEREAS, Lehi City desires to hire and retain the best employees to serve in the City;
and

WHEREAS, Lehi City desires to improve and maintain the safety of Lehi City residents by regulating the response times needed for certain personnel to respond timely in the case of an emergency.

THEREFORE, BE IT RESOLVED by the City Council of Lehi City that Lehi City Policy setting forth Residency and Response Requirements for Lehi City employees in Attachment A is hereby adopted.

Approved and Adopted by the City Council of Lehi City this ____ day of _____, 2011.

Mayor Bert Wilson
Lehi City

Attest:

Marilyn Banasky, City Recorder



RESIDENCY AND RESPONSE REQUIREMENTS

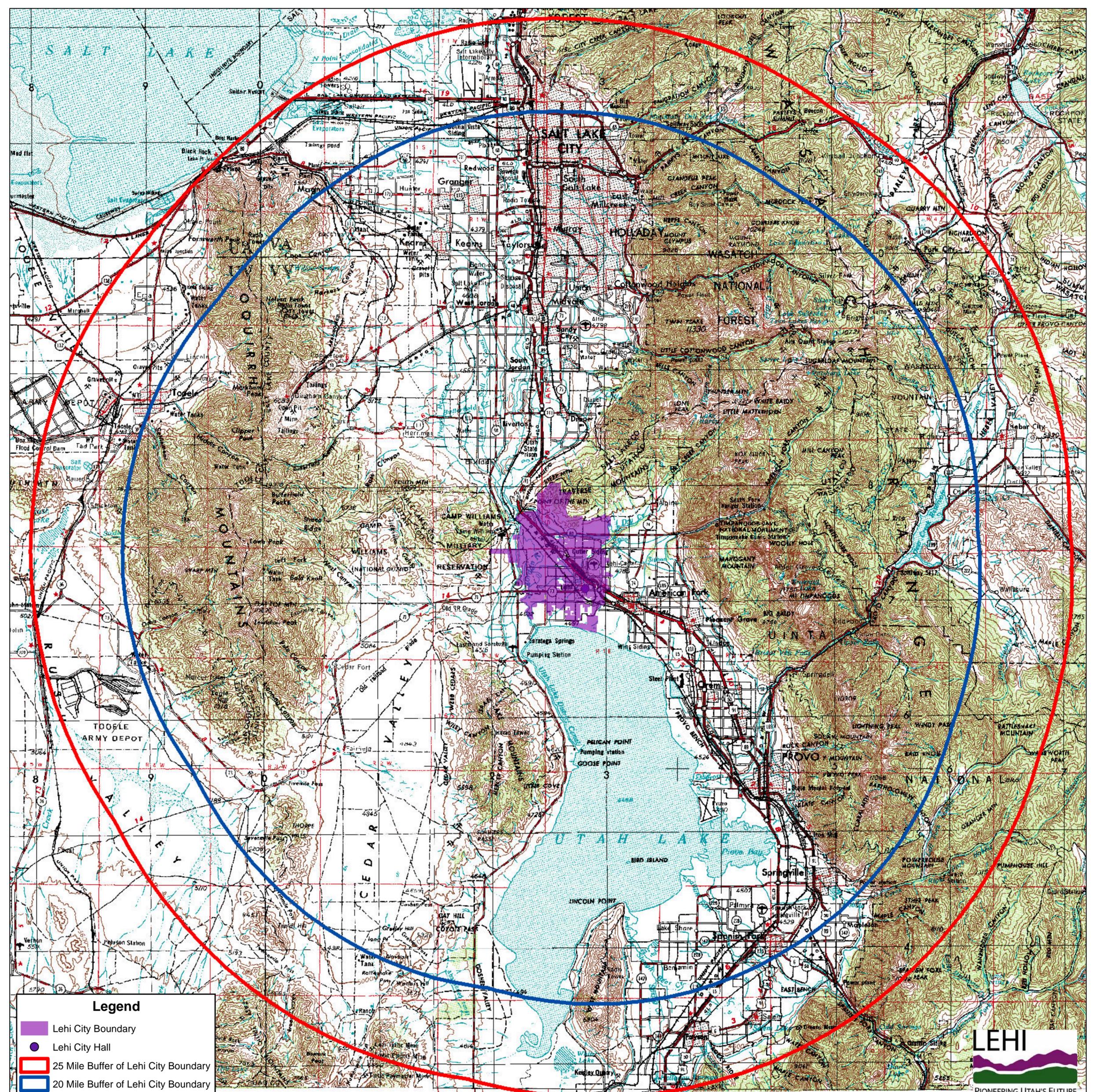
It is preferred that City employees live within the corporate limits of Lehi City, provided they are the most qualified professional for the position. As such, hiring preference may be given to individuals residing within or near the City limits, or who demonstrate a willingness to do so, in the event finalists during the recruitment process are considered significantly competitive with one another based on the desired skills and qualifications for the job. The Mayor with the consent of the City Council may grant relief from the terms of this subsection for employees of the City, by allowing residency outside the parameters established herein. Reasons for granting relief shall include but not be limited to financial or familial hardship or other extenuating circumstances.

Special residency requirements are as follows:

- A. Employees hired to fill a position in the City as specified in this subsection must obtain and retain City residency as a condition of employment. The Mayor with the consent of the City Council shall establish a period of time to comply with this subsection as defined in an employment agreement.
 1. City Administrator.
 2. Fire Chief.
 3. Police. Chief, Assistant Chief, Captain, Lieutenant, or any position created in the future of an equivalent or hierarchically greater level.
- B. Full-time employees hired to fill a position in the City within the employment groups specified in this subsection must reside close enough to respond to on-call and emergency calls within 20 miles of the City limits. Failure to respond in a timely manner shall be cause for discipline or discharge.
 1. Administration.
 2. Directors. Administrative Services, Chief Building Official, Engineering, Finance, Planning, Power, or any future director position created within the City.
 3. Emergency Operations Committee.
 4. Employees assigned a City-owned vehicle used for daily commuting to and from work.
 5. Finance. City Treasurer and Senior Accountant.
 6. Information Technology.
 7. Risk Management.
 8. Streets.
 9. Utility Operations. Employees considered essential to the operations of the Culinary Water, Pressurized Irrigation, Power, Sewer, and Storm Drain utilities.
- C. Full-time employees hired to fill a position in the City within the employment groups specified in this subsection must reside close enough to respond to on-call and emergency calls within 25 miles of the City limits. Failure to respond in a timely manner shall be cause for discipline or discharge.
 1. Building & Safety (Inspections).
 2. Engineering.
 3. Fire & EMS.
 4. Fleet.
 5. Legal Services.
 6. Parks, Building Maintenance, and Cemetery.
 7. Police. Sworn officers.
 8. Power.
- D. Unless future positions created within the City can reasonably be defined as relatively equal in nature to those specified in subsections (A) (B) or (C) of this policy, all other employees hired to fill any other position within the City shall not be limited to reside within a specified distance of City limits.

- E. In the event a position may be classified equally under multiple subsections of this policy, the requirements with the limits closest to the City shall apply.

- F. Hazardous Condition Reporting. The City's administration asks its employees to make it a practice to be aware of potentially dangerous situations seen throughout the City, whether on or off duty. Unsafe conditions may result from City work that could present a hazard to the public. If dangerous situations around the City are discovered, secure the situation and report the problem to Risk Management, Public Works, or the Police Department immediately. Dangerous or unsafe conditions exist in the work place as well as throughout the City. Situations of this nature include, but are not limited to, defective sidewalks, broken curbs, hanging limbs, loose handrails, open manholes, sunken basins and sewers, missing signs, physical assaults, threatening behavior, etc.



Legend

- Lehi City Boundary
- Lehi City Hall
- 25 Mile Buffer of Lehi City Boundary
- 20 Mile Buffer of Lehi City Boundary

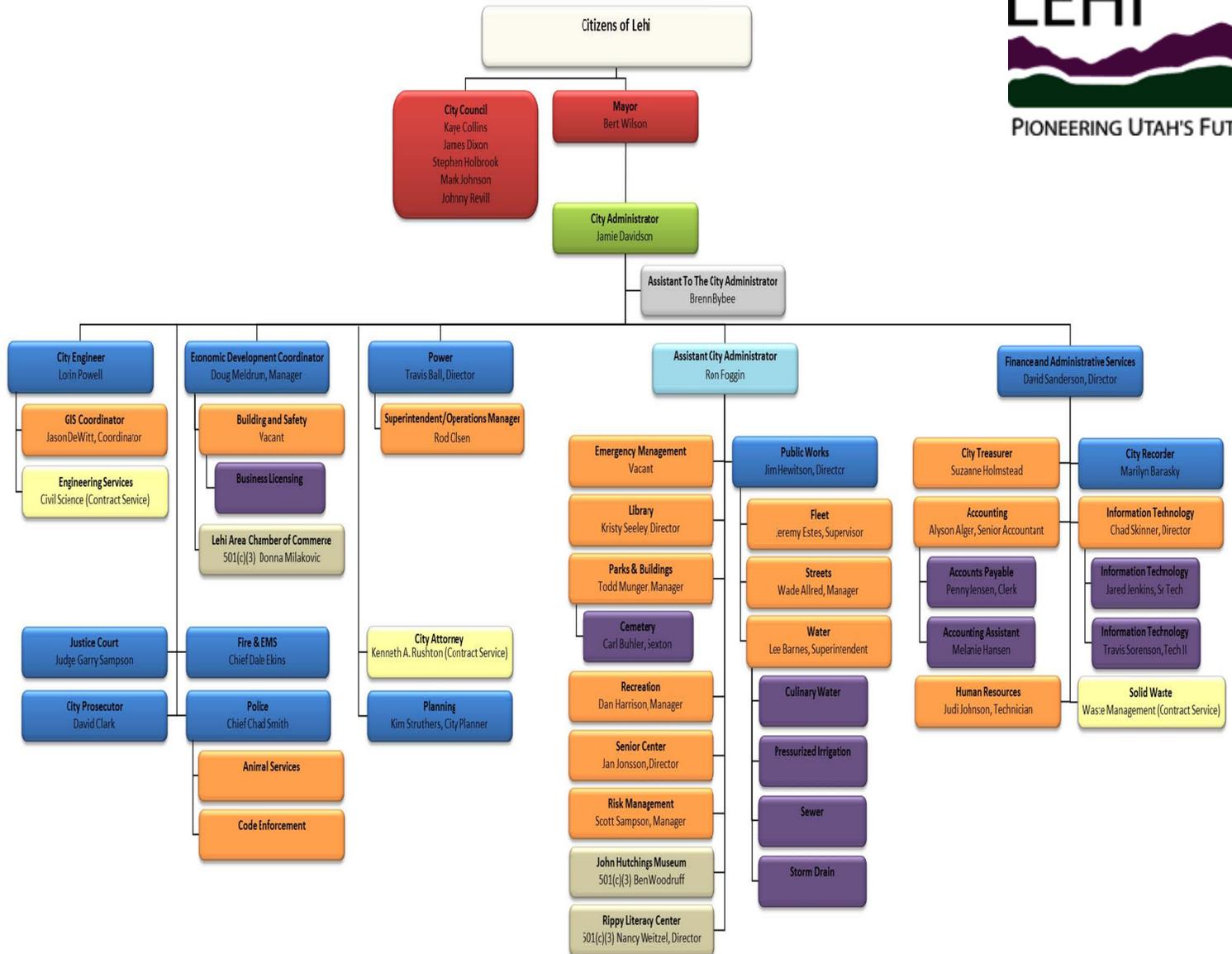
LEHI
PIONEERING UTAH'S FUTURE

Residency and Response Research Comparison Table

City	Ordinance or Policy?	City Manager Required (or Preferred) to Reside in City?	Dept. Heads Required to Reside in City?
Alpine	No residency reqs, have policy of response requirement for all full-time employees (exceptions may be granted by City Council).	No, just have a formal response requirement	No, just have a formal response requirement
Bountiful	City Manager residency required by policy.	Yes, required by policy	Not formally (informally preferred for new-hires only)
Brian Head	None (all residency and response requirements repealed last year.)	No	No
Cedar Hills	City Manager residency required by ordinance.	Yes, required by ordinance	No
Clearfield	No residency reqs, just department-specific response policies.	No	No
Clinton	City-wide policy encourages residency, but not required.	Formally preferred (but informally encouraged <i>not</i> to live in city)	Formally preferred
Draper	No residency reqs, just department-specific response policies.	Not formally (informally preferred)	No
Eagle Mountain	No residency reqs, just department-specific response policies.	No	No
Highland	No residency reqs, just department-specific response policies.	Not formally (informally preferred)	No
Layton	No residency reqs, city-wide policy of 15-mile response requirement if drive city-vehicle home.	No	No
Lehi	Residency required for all full-time employees by ordinance.	Yes, required by ordinance	Yes
Mapleton	No residency reqs, just department-specific response policies.	Not formally (informally preferred)	No
Midvale	No residency reqs, just department-specific response policies.	No	No
Murray	None	Not formally (informally preferred)	No (unless they are on the Mayor ProTem secession list)
Nephi	City-wide policy requires all new-hires to live within Nephi zip code.	Yes, but required only if newly-hired	Required only if newly-hired.
Ogden	None	Not formally (informally preferred)	No
Orem	City Manager residency required by policy.	Yes, by policy	No
Pleasant Grove	Residency by contract; department-specific response policies.	Yes, by contract	No
Pleasant View	Police Chief residency required by ordinance; department-specific response policies.	No	Police Chief only
Provo	Residency required for specific positions (didn't specify by what authority).	Yes, is required	Required
Riverton	City Manager residency required by policy.	Yes, required by policy	No
Roosevelt	Residency by contract; department-specific response policies.	Yes, required by contract	No
Saint George	Residency required for specific positions by policy.	Yes, required by policy	Appointed Department Heads required by policy
Sandy	No residency reqs, just department-specific response policies.	Not formally (informally preferred)	No
Santa Clara	Residency by contract; City Council withholds the right to request residency in specific cases.	Yes, required by contract	No
Saratoga Springs	None	No	No
South Jordan	No residency reqs, just department-specific response policies.	No (ordinance states it <i>cannot</i> be required)	No
South Weber	Fire Chief residency required (didn't specify by what authority).	No	Fire Chief only
Spanish Fork	City Manager residency required by policy.	Yes, required by policy	No
Springdale	No residency reqs, just department-specific response policies.	Not formally (informally preferred)	Not formally (informally preferred)
Springville	No residency reqs; specific positions required to live within 'reasonable' distance by ordinance.	No, but must live within 'reasonable' distance	Appointed officers must live within 'reasonable' distance
Tremonton	Residency by contract; department-specific response policies.	Yes, required by contract	Police Chief, Fire Chief, PW Director
Washington	Residency required for City Manager and Public Safety Director (didn't specify authority).	Yes, is required	Public Safety Director only
West Jordan	No residency reqs, just department-specific response policies.	No	No
West Point	None	No	No
West Valley	City Manager residency required by policy.	Yes, required by policy	No

Residency and Response Research Comparison Table (continued)

City	General Employees Required to Reside in City?	Response Requirements		Which Employee Groups?	Hiring Preference for Residents?
		Minutes	Miles		
Alpine	No, just have a formal response requirement		5	All full-time employees	No
Bountiful	No	20	15	Police, Public Works, Fire, and other 'time-sensitive' employees	No
Brian Head	No			N/A	No
Cedar Hills	No	'Close proximity'		Public Works employees	No
Clearfield	No		15	Police	No
Clinton	Formally preferred	30	15	Public Works Police	No
Draper	No		25	Police and On-call Public Works	No
Eagle Mountain	No	45		On-call employees	No (except crossing guards)
Highland	No		25	Police	No
Layton	No		15	Employees with city-owned vehicles Public Works	No
Lehi	Yes	(Must live within city)		All	Yes, by policy
Mapleton	No	30 15		Public Works Police, Fire, and EMS	Not formally (informally preferred)
Midvale	No	20	22	Police On-call in Public Works	Yes
Murray	No	'Close by preferred'		On-call employees	No
Nephi	Required only if newly-hired.			N/A	No
Ogden	No			N/A	No
Orem	No	'Within Utah County'		On-call Public Safety Employees	No
Pleasant Grove	No		20	Police with city-owned vehicles	Yes (but strongly considering removal)
Pleasant View	No	30		On-call in Public Works Police	Yes
Provo	No	Approx. Lehi to Payson		Police, Fire, and Energy Department employees	No (but are currently considering)
Riverton	No			N/A	No
Roosevelt	No	10		Police	Not formally (informally preferred)
Saint George	No			Volunteer Firefighters must live close to the stations they serve Police must live within distance of bordering cities	No
Sandy	No	30		On-call employees	No
Santa Clara	No	7		Volunteer Firefighters	No
Saratoga Springs	No			N/A	No
South Jordan	No	60		On-call employees	No
South Weber	No			N/A	No
Spanish Fork	No	'Reasonable' distance		On-call employees	Not formally (informally preferred)
Springdale	Not formally (informally preferred)		25	Police and On-call Public Works	No
Springville	No	20	10	Police On-call Utility Personnel	No
Tremonton	No	15	10	On-call Public Works Police and Fire	No (recently repealed)
Washington	No		12	Public Safety employees	No
West Jordan	No	30	35	Public Works and Fire Battalion Chiefs Police	No
West Point	No			N/A	No
West Valley	No			N/A	Not formally (informally preferred)



LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 15

SUBJECT: Consideration of Ordinance #02-2011 amending Lehi City Code Title 2, Administration and Personnel; Chapter .04, Mayor; Section .050(B) Officer and Employee Appointment Authority.

PETITIONER: City Administration

ACTION REQUESTED BY PETITIONER: Adopt ordinance

INFORMATION: This ordinance amends 2.04.050(B) by removing the residency requirements for Lehi City Employees as it will be handled through the policy adopted in Resolution #2011-05.

[Ordinance #02-2011](#)

[BACK TO AGENDA](#)



LEHI CITY

ORDINANCE NO. 02-2011

AN ORDINANCE AMENDING LEHI CITY MUNICIPAL CODE TITLE 2, ADMINISTRATION AND PERSONNEL; CHAPTER .04, MAYOR; SECTION .050(B) OFFICER AND EMPLOYEE APPOINTMENT AUTHORITY; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, The City Council (“Council”) adopted the Lehi City Municipal Code (“Code”) and in particular Title 2, Chapter .04, Section .050(B) outlining residency requirements for Lehi City employees; and

WHEREAS, from time to time it becomes necessary to make changes to certain laws in order to clarify the intent and meaning or for better understanding for the citizens; and

WHEREAS, the City Council of Lehi City has the authority to adopt this ordinance pursuant to Utah Code Annotated 10-3-702, and hereby exercises its legislative powers in doing so.

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

Section 1. Amendment: The following Chapter is amended and such shall read as follows:

~~B. Residency And Hiring Of Full Time Employees: Further, **¶**The mayor shall, in his capacity as executive officer of the city, have charge of all full time city employees. He shall hire such personnel from time to time as the need arises and, in so doing, shall follow such rules, regulations and laws established for such hiring. All full time employees of the city shall reside in Lehi City upon the first day of their employment and thereafter shall remain residents of the city as a condition precedent to their continued employment, unless it is extended by the mayor to one hundred twenty (120) days. The city council may grant relief from the terms of this subsection for employees of the city at the time this subsection takes effect, by allowing outside residency. (Ord. 8-2-77 7, 1977; Ord. 43-75, 1975; prior code §16-1-5)~~

Section 2. Remainder: All other provisions of this Title and Chapter shall remain in full force and effect unless specifically amended hereby.

Section 3. Repealer: Any provision of the Lehi City Municipal Ordinance Code found to be in conflict with this ordinance is hereby repealed.

Section 4. Severability: If any provision of this ordinance is declared invalid by a court of

competent jurisdiction, the remainder shall not be affected thereby.

Section 5. Effective. This ordinance shall take effect immediately upon its adoption and posting, as required by law.

PASSED, ADOPTED AND ORDERED POSTED by the Lehi City Council this ____ day of _____, 2011.

ATTEST:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder

LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 16

SUBJECT: Approve meeting minutes from:
September 28, 2010 Regular City Council
November 9, 2010 Closed Executive Session
December 7, 2010 Work Session
December 7, 2010 Closed Executive Session
December 14, 2010 Pre Council
December 14, 2010, Regular City Council

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Approve minutes

INFORMATION: [September 28, 2010 Regular City Council](#)
[October 26, 2010 Regular City Council](#)
[* November 9, 2010 Closed Executive Session](#)
[December 7, 2010 Work Session](#)
[* December 7, 2010 Closed Executive Session](#)
[December 14, 2010 Pre Council](#)
[December 14, 2010, Regular City Council](#)

* Closed Executive Session minutes are protected records under Title 63, Chapter 2 Government Records Access and Management Act of the Utah State Code.

[BACK TO AGENDA](#)



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

Minutes of the **Regular Session** of the **City Council** held Tuesday, **September 28, 2010**, at 7:14 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Bert Wilson, Mayor
Kay Collins, Council Member
James Dixon, Council Member
Steve Holbrook, Council Member
Mark Johnson, Council Member
Johnny Revill, Council Member

Others Present: Jamie Davidson, City Administrator; Ken Rushton, City Attorney; Ron Foggin, Assistant City Administrator; Kim Struthers, Planning Director; Lorin Powell, City Engineer; Ken Hewitson, Public Works Director; Travis Ball, Power Director; Connie Ashton, City Recorder.

1. Welcome and Roll Call

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

2. Community Awards

2.1 Eagle Scout Awards

Mayor Wilson expressed appreciation to the new Eagle Scouts for their contributions to the community. He distributed certificates of appreciation to the Eagle Scouts.

3. 20 Minute Citizen Input

None

Motion: Councilor Dixon moved to adjourn into the Lehi City Redevelopment Agency meeting. Councilor Revill seconded the motion.

The motion passed unanimously.

The meeting adjourned into the Redevelopment Agency meeting at 7:20 p.m.

The meeting reconvened from the Redevelopment Agency meeting at 7:44 p.m.

4. Approval of Ordinance of the Lehi City Council of Lehi City, State of Utah, adopting the Economic Development Project Area Plan entitled “Alpine Highway West Economic Development Project Area Plan”, Dated August 25, 2010.

Motion: Councilor Revill moved to approve the Ordinance adopting the Economic Development Project Area Plan entitled “Alpine Highway West Economic

Development Project Area Plan”, Dated August 25, 2010. Councilor Johnson seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, Yes. The motion passed unanimously.

5. **Consideration for adoption of a Resolution of the City Council of Lehi City, Utah, (“The Issuer”), finalizing the terms and conditions of the issuance and sale by the issuer of its Storm Drainage Revenue and Refunding Bonds, Series 2010 in the aggregate principal amount of \$2,500,000; awarding and confirming the sale of said series 2010 Bonds; authorizing the execution by the issuer of a General Indenture of Trust, A first Supplemental Indenture of Trust, A Bond Purchase Agreement, and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transaction contemplated by this Resolution; providing a severability clause; providing an effective date; and related matters.**

John Crandall from George K. Baum, reported that the City has existing storm drain bonds from 2008 that can be refunded at a lower interest rate. He stated that the city needs some additional money so they combined a refunding bond and a new bond for \$2.5 million dollars. He stated that this resolution authorizes the sale of those bonds.

Motion: Councilor Johnson moved to adopt the Resolution for the Storm Drain Revenue and Refunding Bonds. Councilor Revill seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, Yes. The motion passed unanimously.

6. **Request for consideration for approval of a Resolution authorizing and approval of the Horse Butte Wind Project Power Sales Contract with Utah Associated Municipal Power Systems; and related matters/Peal Power Resolution discussion.**

Travis Ball, Power Director, reported that this is a wind project that they have been working on for a few years that is near Idaho Falls which helps them meet their renewal requirements. He recommends passing the resolution as he feels it will help the City in the future.

Motion: Councilor Dixon moved to adopt the Resolution authorizing the purchase of 5 MW from the Horse Butte Wind Project. Councilor Holbrook seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, Yes. The motion passed unanimously.

7. **Consideration of approval of a franchise agreement with Centrom Telcom Services, LLC, DBA Centracom Interactive CTS and Lehi City for communication services.**

Travis Ball, Power Director, reported that this is a telecommunication company that installs fiber connections in the City. He stated that they need a franchise agreement to allow the City to collect fees when they attach to power poles and they have agreed to install fiber connections to City facilities.

Motion: Councilor Collins moved to approve the franchise agreement with Centrom Telcom Services, DBA Centracom Interactive CTS. Councilor Holbrook seconded the motion.

The motion passed unanimously.

8. Central Bank – Request for an extension of approval of the Snow’s Spring Subdivision located at 2300 West 1300 South in an existing R-1-22 (Residential/Agriculture) zone.

Stan Jenkins from Central Bank, stated that they are the owners of this property through foreclosure procedures and are requesting an extension of approval as it is set to expire. He stated that they are requesting twelve more months while they look for a buyer for the property. Kim Struthers stated that the Development Review Committee had some comments that he would like included.

Motion: Councilor Johnson moved to approve the extension of approval for the Snow’s Spring Subdivision to October 2011, with the Development Review Committee’s comments included. Councilor Dixon seconded the motion.

The motion passed unanimously.

9. Request for an extension of time to record the Reldon Barnes zone change on property located at approximately 2300 West 2100 North from A-5 (Agricultural) to C (Commercial) and R-1-8 (Residential) zones.

Mr. Barnes was not present. Councilor Revill inquired if the time had already expired. Kim Struthers stated it has and this would be the second extension. He stated it was originally approved in 2008 and extended in 2009 until August 12, 2010. He reported that Mr. Barnes did file the application prior to the expiration date. Councilor Johnson inquired why the Development Review Committee would need to review this application again as it has had previous approval. Mr. Struthers replied that they just wanted to refresh everyone’s memories on the project and see justification as to why the City Council approved it.

Motion: Councilor Revill moved to approve the extension of time for Reldon Barnes to expire August 12, 2011 and disregard item #1 on the Development Review Committee’s comments. Councilor Collins seconded the motion.

The motion passed unanimously.

10. McArthur Homes – requests Final Subdivision approval for Thanksgiving Meadows Townhomes Phase 7, a 10-unit residential development located at approximately 3200 West 3800 North in an existing R-2 PUD (Medium Density Residential) zone.

John Gasman, from McArthur Homes, reported that this is the next phase of the building for the development.

Motion: Councilor Collins moved to approve the Thanksgiving Meadows final subdivision plan for townhomes Phase 7 and ask that they agree to follow all the Development Review Committee's comments. Councilor Holbrook seconded the motion.

The motion passed unanimously.

11. Ivory Development – Request final subdivision approval for the Gardens @ Ivory Ridge Plan A, a 22-lot subdivision located at approximately 460 East 3320 North in an existing PC (Planned Community) zone.

Brad Mackay from Ivory Development, reported that this is their first phase. He stated that there was a change from the first plat map to this one in that on the south end against 3200 North they turned units to increase some lot sizes against 3200 North. A discussion was held regarding restricting the age of residents for the project and if it was in the CC & R's. Mr. Mackay stated that they did not put any age restrictions in the CC & R's.

Motion: Councilor Revill moved to approve the Gardens @ Ivory Ridge Plan A final subdivision plan, subject to the completion of all Development Review Committee's redline comments prior to the recordation of the plat requirement, and formation of a citizen's committee. Councilor Holbrook seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Councilor Collins, No; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, Yes. The motion passed with four in favor and one opposed.

12. Public Hearings

1. IR Lehi – Request for approval of a Zone District and Zone District Map amendment on approximately 39 acres of property located at 1400 West and 2100 North from a RC (Resort Community) to a C (Commercial) zone.

Mayor Wilson opened the public hearing

Joe Rich stated that they have been working with staff and feel like it is in the best interest to move from a resort community to a commercial zone.

Mayor Wilson closed the public hearing.

Motion: Councilor Johnson moved to approve the Zone District and Zone District map amendment on approximately 39 acres of property located at 1400 West and 2100 North from a RC (Resort Community) to a C (Commercial) zone and that the Development Review Committee's comments be addressed. Councilor Holbrook seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, Yes. The motion passed unanimously.

2. Lehi City – Request for approval of updates and amendments to the Lehi City Master Transportation Plan.

Mayor Wilson opened the public hearing.

Lorin Powell, City Engineer reported on the proposed changes to the Master Transportation Plan. He stated that someday the Bull River connection onto 1200 West will be relocated to have a lesser grade. He stated that they may want an overpass on Main Street and that the intersection on the west side of Redwood Road has not been shown on the previous master plan and needs to be included. He stated that he had a list of items to be included and recommended approval of the Master Transportation Plan.

Mayor Wilson closed the public hearing.

Councilor Revill left the meeting at 8:40 p.m.

Motion: Councilor Johnson moved to approve an Ordinance making amendments to the Master Transportation Plan to include the items mentioned by Mr. Powell. Councilor Collins seconded the motion.

Roll Call Vote: Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, Yes. The motion passed unanimously.

Councilor Revill returned at 8:41 p.m.

13. City Business

13.1 Travis Ball - Rocky Mountain Power Annexation Power Line purchase discussion.

Mr. Ball introduced Brett Hunter from Rocky Mountain Power and reported that they have been working with Rocky Mountain Power and came up with a list of projects. He stated that they have settled on a cost of \$260,000 for purchase of assets that have been previously annexed into the City from Rocky Mountain Power. He reported that in addition there is labor to disconnect services in the amount of \$17,500. Mr. Ball recommended approving the purchase of the annexed facilities.

Motion: Councilor Dixon moved to approve the agreement to make the purchases of Rocky Mountain Power annexed properties and authorize the Mayor to sign the agreement. Councilor Holbrook seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, Yes. The motion passed unanimously.

13.2 Travis Ball – Enerlyte Contract billing conservation inserts

Mr. Ball reported that this is a program that encourages conservation within the City during peak power usage. He stated that Enerlyte is a company that encourages people to conserve with information. He stated that the contract would be for a year.

Motion: Councilor Collins moved to approve the one year contract with Enerlyte in an effort to control Lehi City's peak power usage. Councilor Revill seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, Yes. The motion passed unanimously.

14. Approval of Minutes

Motion: Councilor Johnson moved to approve the August 24, 2010 City Council minutes. Councilor Dixon seconded the motion.

The motion passed unanimously.

15. Appointment of Interim City Recorder

Motion: Mayor Wilson moved to appoint Teisha Wilson as interim City Recorder for a period not to exceed 12 weeks. Councilor Dixon seconded the motion.

The motion passed unanimously.

16. Round Table

Jamie Davidson stated that there are some staff items that need to be addressed.

Ron Foggin, Assistant City Administrator, stated that he represents the City on the Northern Utah County Animal Shelter. He stated that the law recently changed so that animal shelters no longer have to sell animals to the University of Utah research facility. He stated that this is a revenue stream that the Board is having a hard time walking away from but he feels that it is the right thing to do.

Jamie Davidson, City Administrator, reported that next Tuesday evening they have scheduled their semi-annual meeting with the Planning Commission at 5:30 p.m. He stated that there are two topics that they have identified for discussion that are: 1) new concept plan for Traverse Mountain, and 2) General Plan amendments. He stated that other items can be added if they would like. A discussion was held regarding a facilitator for the meeting and having Councilor Johnson be the back-up facilitator. Councilor Collins inquired if there was

a meeting scheduled with the Alpine School District. Mr. Davidson replied that it is scheduled in November.

Jamie Davidson, reported that the City has been actively pursuing clean-up at city facilities and are looking at the pod or container storage to do this. He stated that code enforcement is an issue and the City needs to ensure that they are in compliance.

Lorin Powell, City Engineer, reported that he attended a meeting in Salt Lake with UDOT. He stated that UDOT cannot do the grade separated crossing and that there are concerns at the intersection of 5th West and the Railroad tracks. He reported that UDOT feels they need to either work with the round-a-bout or put a signal there. He asked for input from the Council. A discussion was held regarding the signal or round-a-bout. **Mayor Wilson asked for consensus to support the round-a-bout. Consensus was reached.** Mr. Powell reported that UDOT wants to take out the pedestrian cross walks on Main Street that are not at a signalized intersection. He suggested that they write a letter of protest.

Jamie Davidson, reported that they are working to update the City Code. He stated that within the code is a residency requirement for employees and he is concerned that residency provision could hinder the City from hiring the best possible employees for a job. He stated that he is not concerned that they live within the City limits and that response time would be a greater consideration for public safety employees. He stated that the ordinance was drafted in 1977 and is concerned that the residency requirement could hinder recruitment. Councilor Collins stated that for many employees it is response time that would be important and for some major jobs she feels they need to live in Lehi. She stated that she would like to clarify the code to address those concerns.

Jamie Davidson discussed the concerns of the excavation at Traverse Mountain. He reported that Mayor Wilson had a meeting with Mayor Clyde of Springville and stated that it went well. Mr. Davidson stated that they are making progress.

Councilor Dixon discussed the Transfer Station and reported that the percentage of general public that comes there is 70%. He reported that 30% of all total tickets covers 90% of the total revenue of the station. He stated there is a \$13.02 shortfall per ton.

Councilor Johnson discussed problems with TSSD and that they are trying to reduce the odor. He reported that the new odor concern is from people who are bringing in grass. He stated that there needs to be a campaign to encourage people to keep their green waste in the green waste can.

Motion: Councilor Johnson moved to adjourn into Closed Executive Session as per UCC 52-5-201(c) to discuss pending or reasonably imminent litigation. Councilor Revill seconded the motion.

The motion passed unanimously.

The meeting adjourned into Closed Executive Session at 10:34 p.m.

The meeting reconvened at 10:45 p.m.

17. Adjournment

With no further business to come before the City Council at this time, Councilor Collins moved to adjourn the meeting. Councilor Holbrook seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:46 p.m.

Approved January 11, 2011

Attest:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder

[BACK TO COVERSHEET](#)

[BACK TO AGENDA](#)

DRAFT

Minutes of the **Regular Session** of the **City Council** held Tuesday, **October 26, 2010**, at 7:00 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Bert Wilson, Mayor
Kay Collins, Council Member
James Dixon, Council Member
Mark Johnson, Council Member
Johnny Revill, Council Member

Others Present: Jamie Davidson, City Administrator; Ken Rushton, City Attorney; Ron Foggin, Assistant City Administrator; Kim Struthers, Planning Director; Ken Rushton, City Attorney; Brad Kenison, Assistant City Engineer; Jim Hewitson, Public Works Director; Travis Ball, Power Director; Teisha Wilson, Interim City Recorder.

1. Welcome and Roll Call

Mayor Wilson welcomed everyone and excused Council Member Holbrook. All other Council Members were present. Cameron Pew led the Pledge of Allegiance.

2. Community Awards

2.1 Eagle Scout Awards

Mayor Wilson expressed appreciation to the new Eagle Scouts for their contributions to the community. Councilor Collins and Mayor Wilson distributed certificates of appreciation to the Eagle Scouts.

2.2 Employee of the Month Award

Jamie Davison, City Administrator, presented the Employee of the Month Award to Jason Dewitt, GIS Coordinator, from the Engineering Department, and thanked him for his hard work and dedication to Lehi City.

3. 20 Minute Citizen Input

None

4. Approval of an Ordinance designated as section 9.20.050 of the Lehi City Municipal Code- Unlawful Intoxicating Chemical Compounds (SPICE Ordinance)

Officer Rose presented the SPICE Ordinance to the Council for their approval. Officer Rose also added a paraphernalia clause to this ordinance from the one previously reviewed by the Council. This ordinance must be passed in order to prosecute in our Justice Court system.

Motion: Councilmember Collins moved to approve the Ordinance designated as section 9.20.050 of the Lehi City Municipal Code- Unlawful Intoxicating Chemical Compounds (SPICE Ordinance). Councilmember Johnson seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, excused. The motion passed with four in favor and one excused.

5. Request for consideration for approval of a Right of Way Contract for the Mountain View Corridor at approximately 2300 West 2100 North (Barnes Property).

Brad Kenison, Assistant City Engineer, stated that the city has prepared this right of way contract to purchase this property as part of the 2300 West corridor.

Motion: Councilor Johnson moved to approve and authorize the Mayor's signature on a Right of Way contract for the Mountain View Corridor at approximately 2300 West 2100 North (also known as the Barnes Property). Councilor Revill seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, excused. The motion passed with four in favor and one excused.

6. Public Hearings

1. Jonathan Francom – Requests approval for a Zone District and Zone District Map amendment on approximately 14.99 acres of property located at approximately 3900 North Frontage Road from a PC (Planned Community) to a C (Commercial) Zone.

Mayor Wilson opened the public hearing.

Doug Meldrum, Economic Development Director, stated that this is needed to facilitate the building that Adobe has planned for the area.

Mayor Wilson closed the public hearing.

Motion: Councilor Revill moved to approve Mr. Francom's request of a Zone District and Zone District Map amendment on approximately 14.99 acres of property located at approximately 3900 North Frontage Road from a PC (Planned Community) to a C (Commercial) Zone. Councilor Dixon seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, excused. The motion passed with four in favor and one excused.

13. City Business

Jamie Davidson, City Administrator, distributed the monthly events calendar which will include Family Week and Holiday activities. Mr. Davidson suggested that the City Council cancel the work session meeting next week on Election Day, November 2, as has been traditionally done. **Mr. Davidson asked for a consensus to cancel the City Council Work Session on Tuesday, November 2. A consensus was reached.** Mr. Davidson requested that the Council meet on Tuesday, November 9, at 4 p.m. (instead of 5:30 p.m.) with the Alpine School District Board of Education at the ASD office to review events that impact both jurisdictions. Mr. Davidson is interested in feedback on possible discussion items with the board. Also, a sobriety checkpoint will be conducted by the Lehi Police Department and assisted by the Utah County Sheriff's office and Utah Highway Patrol, and is scheduled for Saturday, October 30, beginning at 9 p.m. along west State Street. The Council is welcome and invited to observe. Also, The Fire Department is working on a Wildland Fire Urban Interface Ordinance that will shortly be available for the Council's review. Also, there was discussion on a list of roadway construction projects that could be completed in the short term with bond money rather than in the long term. It may be more beneficial to complete these projects now, or in the near future due to the current state of the economy with the low financing market and low construction costs. These projects include 2300 West (Main Street to UPRR), 1200 West/Bull River Road Intersection Reconstruction, 1450 North Bridge and Roadway Extension, 300 North Re-alignment to 500 West, and a Master Transportation Study. Dave Sanderson is continuing to work on the detailed costs of these proposals and a more exact time frame for construction. **Mr. Davidson asked for a consensus from the Council to move forward in providing more details regarding the discussed items to the Council. A consensus was reached.**

Kim Struthers, Planning Director, presented possible scenarios to the Council regarding the Traverse Mountain Area Plan that could be suggested to Traverse Mountain as something that the City Council may be amenable to. The suggestions contained ideas for pulling densities out of the canyons and closer to the interstate and SR 92. The scenarios were not official. City staff only wants to be proactive in representing the Council's interests to Traverse Mountain. There was concern for allowing higher densities in place of potential Business Park space. The Council agreed that they are not interested in seeing mass grading and high density in the canyons. **A consensus was reached that city staff will move forward by representing the items discussed by the Council to Traverse Mountain.**

14. Round Table

Councilor Mark Johnson informed the Council that they were invited by Stan Russon to attend the dedication of a monument at 900 North. Also, there was some concrete left behind during a construction project at 1100 N 1200 E, which should have been removed. City staff will resolve the issue.

Mayor Wilson informed the Council that the Fire Department is wearing pink shirts this week in support of breast cancer awareness.

15. Approval of the Minutes

Motion: Councilor Revill moved to table the approval of the minutes from the October 5 Work Session, and the October 12 City Council Meeting to the next meeting. Councilor Collins seconded the motion.

The motion passed unanimously.

17. Adjournment

With no further business to come before the City Council at this time, Councilor Johnson moved to adjourn the meeting. Councilor Collins seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:45 p.m.

Approved January 11, 2011

Attest:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder

[BACK TO COVER SHEET](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the **City Council** held Tuesday, **December 7, 2010**, at 4:07 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Bert Wilson, Mayor
Kay Collins, Council Member
James Dixon, Council Member
Steve Holbrook, Council Member
Mark Johnson, Council Member
Johnny Revill, Council Member

Others Present: Jamie Davidson, City Administrator; Ken Rushton, City Attorney; Kim Struthers, Planning Director; Lorin Powell, City Engineer; Doug Meldrum, Economic Development Coordinator; Dave Sanderson, Finance Director; Wade Allred, Streets Manager; Travis Ball, Power Director; Brenn Bybee; Assistant to the Administrator; Teisha Wilson, Executive Assistant; Marilyn Banasky, City Recorder and 14 citizens.

Mayor Wilson welcomed everyone and noted that all Council members were present. Councilor Holbrook gave an opening comment.

Mayor Wilson introduced Marilyn Banasky as the new City Recorder and swore her in with the Oath of Office.

1. Consideration of Richmond American Homes request for approval of a revision to the previously approved Thanksgiving Meadows Planned Unit Development, to allow two-story single family detached homes with a smaller main floor area than the typical standard, but which still meet or exceed the overall finished floor area.

Kim Struthers, City Planning Director, reported that Richmond American Homes is requesting an exception from the typical square footage requirements for homes in the Thanksgiving Meadows Planned Unit Development (PUD). He displayed a map of the PUD and pointed out the 48 lots that would be affected. He explained that the Lehi Development Code requires a minimum of 850 square feet on the main level for a two-story home with a total finished square footage minimum of 1,450. He stated that the proposed homes are slightly below the 850 square footage minimum but still meet or exceed the total finished square footage requirement.

Dave McArthur from McArthur homes, reported that the original floor plans didn't meet the minimum square footage on the main floor either. Dave Vitek with Richmond American homes reported that in 2007 when the PUD was approved for McArthur Homes, it wasn't clearly stated that the main floor was below the 850 square footage limit. He stated that when they purchased the lots they believed they also had approved plans. He stated that they have

submitted a set of plans to build three homes and that the square footage on the first floor exceeds the square footage on the McArthur plans, but they are still smaller than 850 square feet. He reported that the finished square footage would exceed the 1,450 square foot requirement and would have either 1,662, 1,788 or 1,862 total finished square feet. He stated that they met with the Planning Commission on November 18, 2010 and they unanimously approved a reduced limit of 750 square feet on the first floor. Councilor Dixon inquired if they have already built proposed homes or are they in the design phase. Mr. Vitek replied that they have built similar homes in Winter Haven at Traverse Mountain. Mayor Wilson inquired as to the lot size. Mr. Struthers replied that they are 4,000 square feet. Councilor Johnson inquired as to what type of surface materials would be used. Mr. Vitek replied that would vary depending on the elevation that was built, but they could use stucco, hardy plank or a combination. He stated that they would also have the option to use brick and stone but that no vinyl materials would be used. Councilor Johnson inquired if these homes would meet the eight features as outlined in the architectural standards. Mr. Struthers replied that they would. Councilor Johnson inquired if each home would use the same architectural standards or would they vary. Mr. Vitek replied that they wouldn't allow the same elevation to be built next door to the exact model.

Motion: Councilor Johnson moved to approve the consideration of Richmond American Homes request for a reduction in the ground floor square footage as opposed to the Development Code with the condition that the that overall finished square footage exceed that of the Development Code, and that any considerations made by Development Review Committee and the Planning Commission be met as well for the Thanksgiving Meadows Planned Unit Development, Phase D1 and D2. Councilor Dixon seconded the motion.

The motion passed unanimously.

2. Consideration of Flatiron Construction's request for approval of a road closure on Triumph Boulevard to allow construction of S.R. 92 improvements, with the closure of Triumph Boulevard starting on December 8, 2010 and running for a period of approximately four months.

Wade Allred, Streets Manager, reported that Flatiron Construction approached the City regarding the closure of Triumph Boulevard to allow construction on S.R. 92. He stated that there are limited options as to where the traffic can be detoured to and that the City is very concerned about any additional traffic in proximity to Traverse Mountain Elementary.

Sara Colosimo, Traffic Engineer for Flatiron Construction, introduced Morgan Humphries and Alana Spendlove from UDOT; Dennis Ashton, Chris Mari and Peter Clark from Flatiron Construction. Ms. Colosimo gave an overview of the Timpanogos Highway construction plan. She explained that there is a problem trying to get access from the new commuter lanes to Triumph Boulevard. She discussed several different plans and their respective problems. She stated that they are recommending detouring traffic from Triumph Boulevard to Grand Terrace, Cabela's Way, and then onto the frontage road. She stated that when this detour was proposed, Mr. Allred expressed concern about Grand Terrace as the road is in poor

condition. She stated that Flatiron Construction suggested that they would fix the road to enable the detour to take place.

Councilor Collins inquired as to when the detour would start. Dennis Ashton replied that they anticipate putting traffic on the new road in 5 weeks and that is when the detour would begin. Mr. Allred reported that there were two options to take traffic off Triumph Boulevard: 1) make a loop on Morning Glory Road which would funnel traffic past the elementary school; or 2) detour traffic onto Grand Terrace which had major failures that the City hasn't been able to repair and would have major problems running 3,000 cars on it a day. He stated that rather than build a temporary intersection east of Morning Glory they felt the solution was to use the money to fix Grand Terrace so it could carry the load, not funnel cars past the elementary school, and would provide a benefit to the City. He reported that there will be advance warnings to traffic going eastbound and that they would leave Morning Glory available for emergency vehicles to use. Councilor Revill inquired as to how many cars come down Triumph Boulevard now. Ms. Colosimo replied that there are 3,000 cars per day or 300 cars per hour. She stated that if they can start in January, 2011, their goal is to finish in April to have Triumph Boulevard open again. Mr. Allred reported that there will be plenty of advance warning and video message boards explaining what is going to be done. Mr. Ashton reported that Flatiron Construction will go to the school and let them know about the detour. Councilor Holbrook inquired if snow removal would be a problem. Mr. Allred replied that they have considered snow removal options and the detour wouldn't present a problem. Councilor Holbrook stated that the start date is December 8, 2010 and was worried about Christmas traffic for Cabela's. Mr. Allred replied that the December 8th date was just to get the ball rolling for advance notices and not to begin the road construction. Councilor Johnson inquired if there has been any information published that stated that Triumph Boulevard would remain open throughout the entire duration of the S.R. 92 project. Ms. Colosimo replied that there hadn't been any. Councilor Johnson inquired if they had considered a temporary connection where the two roads are the closest together. Mr. Allred replied that would entail crossing the railroad tracks. Councilor Johnson stated that the property owner may be willing to look at temporary access to help with the building of the Adobe facility. Ms. Colosimo reiterated that the best option is the proposed detour as it would accomplish the following objectives: 1) repair of Grand Terrace; 2) less overall disruption to traffic; 3) increased safety; and 4) lower overall delay for 20,000 vehicles per day on S.R. 92.

Motion: Councilor Holbrook moved to approve the information presented today.

Jamie Davidson asked for a fixed date to finalize the project and that it be included in the motion. Councilor Johnson felt it was also important to list how the detour would be advertised and publicized. Mr. Ashton reported that they could have done it by mid April as they can't pave until the first part of April. Peter Clark suggested having the finish date as April 30, 2011. Alana Spendlove reported that UDOT has relieved the contractor of public notification duties and that they will be working to educate the public in that area with flyers and working with the Traverse Mountain HOA to include information in their newsletter. She stated that they will go to the Challenger school and ensure that the principal is aware of the detour in order to notify their parents. She stated that she will also go to the Alpine

School District to see if there are any school busses that use Triumph Boulevard and will need to use the new route. She suggested putting information in the Lehi City newsletter and web-site as well. She stated that they will also have flasher signs. Mr. Davidson suggested that Ms. Spendlove forward a Communications Action Plan to Mr. Allred that could be presented at the December 14, 2010 City Council meeting. Ms. Spendlove reported that about a week before the traffic switches lanes, UDOT will advertise that on the video messaging signs coupled with adding information to their twitter page. A discussion was held regarding communicating the detour. It was determined that Ms. Spendlove would bring the Communications Action Plan to the City Council at 6:30 p.m. during their Pre-Council meeting on December 14, 2010.

Motion: Councilor Holbrook moved to approve the information presented today with a completion date of April 30, 2011 and start date of January 15, 2011 with public notifications being sent out the sooner the better. Councilor Collins seconded the motion.

The motion passed unanimously.

3. Discussion of Bull River Road and 1200 West intersection relocation and associated land use issues

Lorin Powell, City Engineer, discussed relocating the intersection at 1200 West and Bull River Road, building a new access road at the relocated intersection, and closing a portion of Bull River Road. He stated that the issue came from the S.R. 92 designers and that they were uncomfortable with the steep grade at that intersection. He discussed relocating the intersection south to lessen the grade, create a new intersection, and rezone some of the surrounding properties. He stated that in order for such a plan to work, he would recommend that the existing Business Park zone in the area could be changed to Residential and the R-1-10 zone be changed to Commercial. He stated that the Design Review Committee and the Planning Commission were not overly excited to change zones and that only four Planning Commissioners voted in favor because of the grade of the intersection. He explained that if the City does nothing with the intersection when the connection is made from 1200 West to S.R. 92 the grade will be a straight 12% to the intersection, as proposed.

Mr. Powell reported that if the intersection is moved south, the grade would be lessened and that Flatiron Construction will pay \$100,000 toward the construction of the new intersection. He stated that the entire project would cost \$575,000 and that they could use \$150,000 from Sewer Impact fees and \$200,000 from Road Impact fees. He stated that they would need to purchase right-of-way along 1200 West and estimated that cost to be \$60,000. Jamie Davidson stated that there is as a limited window of opportunity to address the grade issue as traffic will increase on 1200 West once the improvements are made. Councilor Revill stated that it makes sense for the property owners to request the zone changes as the new road would add value to the surrounding properties. Peter Clark from Flatiron Construction reported that relocating the intersection makes for a better design. He stated that there is concern that a snowplow could go off the steep grade into the residential area. Councilor Collins inquired if 1200 West would still connect to S.R. 92. Mr. Powell replied that it

would. He stated that there will still be an intersection on 1200 West which would have a lesser grade and that 1200 West would then go directly over the new commuter lanes with no intersection at Bull River Road. He stated that the general fund cost to the City would be around \$225,000 with the money from Flatiron and Impact fees. Councilor Johnson expressed concern regarding rezoning the Business Park zone to residential and stated that he would hate to lose the Business Park zone. He stated that he does like the intersection proposal. Wade Allred stated that from a snowplowing standpoint the grade of the new intersection would be better and would be easier for them to maintain.

Mr. Powell stated that this is just a discussion item to get the feel of the Council and if they want him to move forward, he will need to meet with property owners and begin to move the public process forward. He stated that he could come back next week with agreements that would be subject to the General Plan and zoning requirements. He reported that the Planning Commission could look at this on January 13, 2011, and hold the General Plan and zoning change items on January 25, 2011, which would allow the item to come before the City Council on January 26, 2011. Mayor Wilson inquired if that timeline would work for Flatiron Construction. Mr. Clark replied that the biggest push is to finish up the design and the actual work wouldn't be started until spring. Mr. Powell reported that in order for Flatiron Construction to proceed with the design and plan he would like consensus from the Council to move forward. Councilor Holbrook stated that he is OK with the road grade but doesn't like spending City money to make it happen at this time. Mr. Powell stated that they will lose the money from Flatiron Construction if they don't move quickly. Councilor Collins stated that this is a lot of money and sees very little value and that there are other roads that are priority to put money into. Councilor Johnson stated that he likes the intersection proposal and believes there is an underlying benefit, but that he is very concerned about the zoning issues. Councilor Dixon stated that he would like to see the site before making a decision and that he is concerned about the zoning issues. Councilor Revill stated that he sees the benefit of going this way and understands the zoning issues. He wondered if Mr. Powell could make the intersection work without rezoning the surrounding properties. Councilor Revil stated that likes the plan and feels if they delay the project the cost will be more than \$500,000.

Mayor Wilson stated that it appears that there is one in favor and four opposed to relocate the intersection. He stated that he likes the idea of the new road but doesn't like the zoning change. Councilor Holbrook stated that he would like to be open minded and take a look at the road. Mr. Clark stated that the structure over the commuter lanes is finished and they could go on it to get a look at the grade issues. Mayor Wilson suggested organizing a field trip to have the Council look at the area. It was agreed that the Mayor and Council would meet at 8:00 a.m. on Thursday, December 9, 2010 to look at the area. Councilor Johnson stated that he is in favor of the new intersection but not in favor of the zone change.

4. Discussion of Citizen Initiative Application

Mayor Wilson reported that the City has received a Citizen Initiative Application and that state code requires the city to address the matter. City Attorney - Ken Rushton, stated there are a number of issues related to this and the first one is what the City Council would like

staff to do with the application. He reported that Utah State Code requires that the application must be turned over to the Budget Officer within three days of receiving it so the Budget Officer can prepare a fiscal analysis. Mr. Rushton stated that this application doesn't qualify as a valid Citizen Initiative Application as per State statute as it doesn't contain the residence addresses of the five sponsors, and is therefore incomplete. He stated that the Council may choose to do nothing or advise the applicant that the application is incomplete. A discussion was held regarding the content of the application, the legality of the application, and whether or not the City should hire an outside agency to perform the fiscal analysis once a completed application is submitted. Mr. Rushton explained that once a completed application is presented to the City and the analysis is done, then the City creates a petition sheet that goes to the applicants who must obtain a certain number of signatures in order to move onto the next step, which would be placing the initiative on the November ballot. Jamie Davidson reported, after a quick review of state law, that the applicants would need signatures from 12 ½% of those registered to vote who voted in the last gubernatorial election. He explained that they didn't need to vote in the last gubernatorial election, but would have to be a registered voter to sign the petition. He estimates that they would need to obtain about 1,500 signatures. Councilor Revill inquired if the law requires that the people know what they are signing for. Mr. Rushton replied that there is a disclosure on the petition that warns anyone signing of criminal penalties and a copy of the proposed ordinance must be attached. He stated that if a person subsequently decides that they didn't want to sign it, they can have their name removed.

Mr. Rushton stated that a section of the proposed initiative language requires residency in Lehi for exempt employees and that this issue has been cloudy with the Council. He suggested that the Council address the issue so the community knows what their position is. He explained that procedurally when all of these petitions get back to the City, they then go to the County to be certified and then come back to the City Recorder to provide verification of numbers, and then it is presented to the City Council. He stated that the City Council can then do nothing, accept it and send it on to the voters, approve it and make it become law immediately, or the City Council can pass a competing ordinance and send it to the voters. He stated that if two competing ordinances are on the ballot, then the one with the most votes would then become law. Mr. Rushton reported that once an initiative is passed under the initiative process the City Council can amend or repeal it. A discussion was held regarding how the Council should handle the application and who should prepare the financial analysis. Mr. Rushton stated that they could either let the applicant know that the petition is incomplete or they could do nothing as State law does not require notification of an incomplete application. **Mayor Wilson asked for consensus to have the City Recorder send out a letter advising the applicant that the application is incomplete and why, and to have the Lehi City Finance Director begin to put numbers together for the financial analysis. Consensus was reached.**

5. City Business

None

6. Mayor/Council Round Table

Councilor Johnson gave a report on the TSSD budgetary issue of giving across the board raises to all employees. He reported that last year TSSD employees took a 2% cut and that there were some consequences to that as many positions require special certifications. He stated that the newspaper said they should put up a help wanted sign and people should just apply but because many positions require special certifications, many openings aren't being applied for. He stated that because of the pay cut employees with the certifications are being hired elsewhere for higher wages.

Councilor Dixon reported that the transfer station had issues similar to TSSD as those employees haven't had a raise in a few years and it was felt that they should get a Christmas bonus. He stated that it seemed to be fair until it was learned that those employees get a bonus every year based on salvage returns and that this year it was significant. He stated that they voted the Christmas bonus down because of the bonus they already received. Councilor Dixon reported that he was impressed with their training at FEMA and he feels that all Councilmembers ought to have the opportunity to go and participate. He stated that he has a new perspective on the value of staff in regard to emergency management.

Mayor Wilson also felt that the FEMA training was a great experience. He reported that three weeks ago, Marion Carter called him and asked if the City would be interested in buying her Mother's home at the corner of 100 North and 100 East. He replied that they would be interested and that the City would pay appraised value. He reported that her brother, Richard Adams, then called back and said they want to wait. He stated that about two weeks ago, a realtor called and said the people in the home south of the Carter home wanted to sell and because the City had purchased homes in close proximity to his client's home the realtor felt it would be a natural tie in. Mayor Wilson told him he was not interested but that he would think about it. He reported that he called the homeowner and visited with them and that they verified that they want to sell their home. He stated that the City had the home appraised and the appraised value is \$134,000 and that he told the homeowner that the City would only pay \$134,000 for the property. He stated that he thinks it ties in well to obtain that block for future purposes and that the corner house will also be back for sale. He stated that they could purchase the home with money from the Millpond RDA as the future benefit to the City would be great. He stated that he would like to purchase both homes.

Councilor Johnson stated that he would like to discuss this further in a Closed Executive Session.

Motion: Councilor Johnson moved to adjourn into a Closed Executive Session as per UCC 52-4-205(d) to discuss the purchase, exchange, or lease of real property. Councilor Holbrook seconded the motion.

The motion passed unanimously.

The meeting adjourned into the Closed Executive Session at 7:45 p.m.

The meeting reconvened at 8:01 p.m.

Jamie Davidson, City Administrator, reported that next Thursday, the police department's "Tip a Cop" event will be held at Texas Road House and that "Shop with a Cop" will be held on Saturday the 18th. He stated that Christmas falls on Saturday this year and the City offices will be open through December 23rd. He stated that the Council has traditionally held a holiday dinner at 5:30 p.m. at their next meeting and that he is planning to have a meal and white elephant gift exchange during the Pre Council on December 14, 2010.

Kim Struthers, Planning Director, gave an update on the General Plan Land Use RFP. He stated that they sent out the RFP just before Thanksgiving to look for a consultant to do the General Plan Land Use map update. He reported that the due date for the RFP is December 23, 2010, and that they have had several calls and that they hope to get a great firm.

Travis Ball, Power Director gave an update on the proposed fee schedule changes that will be heard at the next City Council meeting. He stated that there was a study in 2007 that supports the fee changes. He stated that the fees are for telecom attachments to ensure that the poles are strong enough to handle any attached equipment.

Lorin Powell, City Engineer, discussed potential sewer improvements along 2100 North with the help of the Sewer Master Plan. He stated that John Hadfield has been wanting to connect to the city's sewer system for a number of years on his property at 1650 West and 2100 North in order to eliminate a costly and troubled lift station. Mr. Powell stated that the old lift station is in Mr. Hadfield's building and that it is privately owned. He stated that Mr. Hadfield is proposing to build a sewer across 2100 North to connect into the City's system but there is a piece of sewer line that needs to have 24 inch pipe instead of what is currently there. Mr. Powell proposed to pay for the sewer line replacement, which would cost between \$400,000 to \$450,000. He stated that his budget has \$1.8 million in it right now and that he would like to propose this next week. Mr. Powell is supportive of the project because it solves a number of future sewer expansion issues that will need to be addressed and that the best time to address these issues is while 2100 North is under construction and costs can be minimized.

Jamie Davidson reported that Marilyn Banasky, City Recorder has brought a number of great ideas to enhance the City Council packets/agendas and record systems. Ms. Banasky gave an overview of how the packets/agendas will be formatted and delivered in the future. She stated that the entire packet that the City Council receives will soon be available on the City's web-site for anyone to see. She stated that her goal is to have consistency with all the packets/agenda throughout the departments, i.e. Planning Commission, Board of Adjustments. Mr. Davidson reported that the packets/agendas will be sent to the Council on Thursdays in an electronic format and will be available on the City's website. He displayed an Android tablet and iPad for the Council to look at and a discussion was held regarding tablets versus laptops for the Council to use during meetings. Mayor Wilson reported that they would like to start with the new electronic packets in January, 2011.

Jamie Davidson reported that he continues to have conversations with Westfield-Woodbury related to the 2100 North, I-15 property that the City is looking to develop from a retail perspective. He stated that the city has committed to UDOT to build a road to connect 2100

North to the old frontage road to 2300 West. He stated that Westfield-Woodbury will dedicate the land to put the road on and the City has set aside money to lay the asphalt. He stated that they will need to re-route the frontage road which they committed would be in place by May 1, 2011. He discussed the width of the road and stated that they negotiated with Westfield-Woodbury for the road width to be 80 feet and that the future road will include all utilities. He stated that there have been discussions with the developers to create a tax increment area to take a percentage of sales and property tax generated from the site and dedicate that money to pay for the financing and construction of the full width of the road and associated utilities. He stated that the developer is saying that retailers won't come unless they are guaranteed the road will be there and the City doesn't want to expand the road unless there is commercial/retail in place to generate the monies to pay for the road improvements. He stated that the biggest transportation hurdle after the 2300 West bridge over Front Runner will be a bridge structure after Interstate 15 to extend 2300 West to S.R. 92. He stated there has been discussions with staff to create such an increment area to generate monies that can be set aside to pay for the realigned frontage road and then take the remaining increment and set it aside for the bridge structure which would give them momentum with UDOT to offer some monetary help in bridging I-15 in the future. He stated that they have talked about setting aside 75% of the increment for the project area and using the remaining tax dollars generated from the project area for general fund needs. He stated that the road could cost between \$2.5 and 3 million dollars and they feel the increment area could generate increment of approximately \$1 million per year. He stated that under the 75% scenario, the city could set aside \$750,000 annually to pay for infrastructure improvements.

Mayor Wilson suggested that the next Pre-Council meeting begin at 4:30 p.m. to allow time for the dinner and discussions.

8. Adjournment

With no further business to come before the City Council at this time, Councilor Collins moved to adjourn the meeting. Councilor Revill seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:51 p.m.

Approved January 11, 2011

Attest:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder

[BACK TO COVER SHEET](#)

[BACK TO AGENDA](#)



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

Minutes of the **Pre-Council** of the **City Council** held Tuesday, **December 14, 2010**, at 4:30 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Bert Wilson, Mayor
Kay Collins, Council Member
James Dixon, Council Member
Steve Holbrook, Council Member
Mark Johnson, Council Member
Johnny Revill, Council Member

Others Present: Jamie Davidson, City Administrator; Ken Rushton, City Attorney; Ron Foggin, Assistant City Administrator; Kim Struthers, Planning Director; Lorin Powell, City Engineer; Jim Hewitson, Public Works Director; Wade Allred, Streets Manager; Brenn Bybee; Assistant to the Administrator; Marilyn Banasky, City Recorder; and 5 citizens.

A holiday dinner was served from 4:30 p.m. to 5:30 p.m. The Pre-Council meeting began at 5:50 p.m.

Mayor Wilson welcomed everyone and noted that all Council members were present.

1. Administrative Report – Jamie Davidson City Administrator

Jamie Davidson gave update on the intersection of 1200 West and Bull River Road. Lorin Powell, City Engineer, reported that the Shuppy's sent him an e-mail stating that they were not interested in working with the City on this project. Councilor Holbrook inquired if that would kill the entire project. Mayor Wilson replied that it would and that 1200 West would be at a 12% grade as it connects to SR-92. Mr. Davidson asked Mr. Powell to give an update on the speed limit increases on Pioneer Crossing. Mr. Powell reported that there was a speed limit study done and it was determined to increase the speeds by 5 mph, so where it was 45 mph it will now be 50 mph and where it was 35 mph it will now be 40 mph. Mr. Davidson reported that the Police and Fire Departments are concerned with the increased speed limit because as speed increases there is an increased potential of T-bone type accidents, which are the deadliest kind. He stated that they anticipate the increased speed limit will further increase concern at intersections that are not signalized. He reported that he received notification from Region 3 that they have completed a warrant study at 1700 West and SR-92 Main Street and that it continues to not meet warrants, which means there won't be a signalized intersection there.

Jamie Davidson reported that he continues to proceed through the hiring of several employees and that next week he will begin interviews for the Assistant City Attorney position. He stated that they will be interviewing 11 applicants. He stated that he knows that the residency requirement has been a concern of the Council and with what has transpired the last couple of weeks, he sees this as an issue worthy of discussion sooner than later. He reported that over the

course of next few weeks, he would like staff take a look at the ordinance as it currently stands in relation to the policy guide book and come back to the Mayor and Council with proposed language for discussion and review that in early January, 2011. He recommended reviewing the residency language to bring understanding and clarity to the issue.

Mayor Wilson stated that he thinks it is something they need to take a look at and with the Assistant City Attorney interviews coming on, he would like to have consensus to go forth and hire the best individual, regardless of whether they live in Lehi or not. He stated that if two candidates are equal and one is from Lehi, then they should hire the one from Lehi, but that they should hire the best person regardless of where they live. Councilor Dixon stated that he is in favor of that as well and feels that future staff should be the most professional they can get. He stated that if the pool of applicants is limited by locale, then they may not get the best candidate. He stated that he is in favor of looking at the best candidate rather than looking at where they reside. Councilor Collins thinks they need to figure this out and doesn't think it has ever been the point to hire people that live in Lehi, but when people are offered a job they were also offered a time period to move into Lehi. She stated that she doesn't like the Lehi she sees with no one on City staff living in Lehi. Mr. Davidson stated that the Assistant City Attorney would not be a Department Director but the plan has been that if the individual performed in a manner that is pleasing to them, then they would recommend hiring the Assistant City Attorney to be the City Attorney. He wants to ensure that he is upfront with individuals through the interview process. He stated that he doesn't think a decision needs to be made tonight, but desires to bring this issue forward so going forth they can have a policy discussion so it doesn't become an issue in the future. Councilor Collins stated that she wants to hire the best person for the job but doesn't think they should throw away the code. Ken Rushton stated that the problem is that they haven't been following the code for a long time. He stated that they need to decide what they want to do with respect to residency and then make the code conform. Mr. Davidson stated that they would like to discuss this piece of the code now, rather than waiting until the entire code revision is looked at later next year. Mr. Rushton reported that the code does say the City Council may grant relief from the residency subsection but the code provides no guidelines for the relief to be granted. Councilor Collins thinks it is not fair to the employee and feels it needs to be clear. Mayor Wilson stated that he thinks the best person for the job should have it and feels there is a lot of people out there that would serve Lehi well that live outside of the City. He stated that an employee could have children in school or parents to take care and feels they can't hold that over the best employees head. Councilor Johnson stated that he is in favor of pursuing the Assistant City Attorney position in the same manner as they pursued the City Recorder position. He wants to interview all applicants and see who the best applicant is. He feels that qualifications should be first, but that they should demonstrate that they are vested in Lehi City. Mr. Davidson stated that he wants to comply with what the Mayor and Council want to have happen and if that is that they all need to live in Lehi, then he will move forward in that direction. He believes that they have assembled a quality team, even though they don't all live in Lehi. He stated that if they are amenable to it, he will move forward with the first meeting in January, 2011, with suggested language regarding residency requirements. Councilor Holbrook stated that if they keep that they have to live in the community then it should be the first question on the application. He feels that if that was the case, they would have received less applicants. Councilor Revill inquired as to what other cities ordinances say and wondered if they had been looked at. Mr. Rushton replied that they haven't done that yet. Mr. Davidson stated that will be

part of the language they present in January. Councilor Collins stated that the cities have gotten a lot closer together and they have a different situation than they had in the 1970's. She wants to encourage employees to move to Lehi if they can, as she would rather have them here and being part of the Lehi community. Mr. Davidson replied that he doesn't disagree with that, but they could participate in the community through service organizations and can make a contribution. He stated that there are many employees that were hired on that initially lived in Lehi and now reside outside of the City. Councilor Collins stated that they should look at that and that there may be some positions that they think should live in Lehi. She stated that it may be a time situation for emergency response and not necessarily a residency issue. Mayor Wilson stated that the item will be on the next City Council agenda.

Jamie Davidson reported that the Management staff is starting a book club and the first book is entitled "Endurance". He stated that they will look at leadership principles as they read the book. He stated that if the Mayor and Council are interested in receiving a copy of the book and participating in the book club to let him know.

2. Mayor/Council Roundtable

Councilor Holbrook complimented the City for their Christmas lights and asked that his compliments be passed on to staff. He stated that he attended a play at the Arts Council Building and enjoyed it very much. He asked that his compliments be passed on to those over that program as well.

Councilor Revill stated that the Singles Ward is looking for a service project and wondered if the City needed any service projects done. Ron Foggin replied that there is list on the Parks Department page of the City's website or he could talk to Cori Peacock to receive a list.

Ron Foggin reported that he has started a Facebook page entitled Be Ready Lehi, and asked people to join.

Lorin Powell stated that he had previously talked about the sewer project at 2100 North and that it makes sense to get the sewer in before 2100 North was built. He stated that he has talked with the property owner and he is willing. He reported that the project needs to be done by February 1, 2011 and he needs to know if the Council wants to proceed with this project. He stated that if they run the sewer line going the shortest route the cost would be approximately \$450,000 and if they have to go the long route the cost would be approximately \$600,000. He stated that the money would be coming out of impact fees. A discussion was held regarding placing this item on the January 2011 City Council agenda or if a special meeting needed to be called to approve the item to meet the project deadline. Mr. Powell will check into the timeframe to see when the item can be scheduled on a City Council agenda.

3. Communication Action Plan Report by Alana Spendlove, UDOT

Wade Allred reported that this is a follow up report from last week's discussion regarding the closure of Triumph Boulevard. Alana Spendlove from UDOT distributed handouts containing flyers and information that they have used previously to notice road closures. She reported that UDOT will be putting information regarding the closure on their website and that she has spoken to the schools. She stated that she wants to do an e-mail blast to the residents of Traverse

Mountain through their Home Owner's Association. Councilor Collins reported that an e-mail blast went out from a homeowner at Traverse Mountain about the road closure and she received phone calls that they were upset because Grand Terrace was closed. Mr. Allred reported that the work on Grand Terrace has been done and that they only closed one lane. Ms. Spendlove stated that she didn't receive any phone calls and would be happy to talk to residents if they want to forward the calls to her. Mayor Wilson inquired as to who would write the e-mail blast that would be sent out to the residents. Ms. Spendlove replied that UDOT will write it. She stated that they have committed to printing 400 student flyers and a poster for the Challenger School which will be sent home with students the first week of January, 2011. She stated that they hesitate to do things too early in advance as people tend to throw the information away. She stated that they will be submitting a newsletter article to Lehi and Highland this month. She stated that she still needs to talk to Cabela's. She stated that the first of 2011, UDOT will be updating their website, getting flyers to schools, publishing a press release, and about a week before the closure they will do the Video Messaging signs. Councilor Holbrook inquired if she will be talking to the elementary school. Ms. Spendlove replied that she is not talking to them as they don't have a bus route that will be affected by the closure. She has talked to Alpine School District as they have a junior and senior high school that would have bus routes affected. Councilor Holbrook inquired how they plan on getting in touch with those who don't have e-mail. Ms. Spendlove replied that they will use the City newsletters, flasher signs, and that they could distribute a flyer to all 1,200 homes but that she doesn't feel that is the most effective way to communicate the road closure. Councilor's Holbrook and Collins felt that placing flyers at the 1,200 homes would be the best way. Ms. Spendlove stated that she could do that. She stated that as they get closer to mid-January, 2011, they will know the dates of the closure as weather can affect the schedule. Mr. Allred reported that he attended the Police Department's staff meetings to let them know about the closure and that he also plans to attend a Fire Department staff meeting to update them.

Round Table Continued

Lorin Powell discussed the two bids that were closed today. He distributed the bid sheets for the Jordan Narrows Detention Basin landscaping and the Spring Creek Pressure Irrigation pump Station. He recommended awarding the Spring Creek Reservoir project to B.D. Bush Excavation, Inc. as they were the low bidder at 920,287.00. He suggested that the Mayor and Council put a not to exceed amount of \$1,125,000 on the project. He recommended awarding the Jordan Narrows Detention Basin landscaping project to RBI who submitted the lowest bid at \$167,300. He suggested that the Mayor and Council put a not to exceed amount of \$185,000 on the award.

Jamie Davidson discussed the annual 2011 City Council meeting schedule. He reported that there are three meetings scheduled for June as the fourth Tuesday in June falls after the City's Roundup Days. He also discussed that there is only one meeting scheduled in November, due to the General Municipal election dates and that the November 1st meeting would be a Work Session and a Regular Council Meeting.

Marilyn Banasky reported that item #17 has been withdrawn from the agenda as she has not yet received the information from La Puente Restaurant to obtain a liquor license.

With no further business to come before the City Council at this time the meeting adjourned at approximately 6:52 p.m.

Approved January 11, 2011

Attest:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder

[BACK TO COVER SHEET](#)

[BACK TO AGENDA](#)

DRAFT

Minutes of the **Regular Session** of the **City Council** held Tuesday, **December 14, 2010**, at 7:01 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Bert Wilson, Mayor
Kay Collins, Council Member
James Dixon, Council Member
Steve Holbrook, Council Member
Mark Johnson, Council Member
Johnny Revill, Council Member

Others Present: Jamie Davidson, City Administrator; Ken Rushton, City Attorney; Ron Foggin, Assistant City Administrator; Kim Struthers, Planning Director; Lorin Powell, City Engineer; Ken Hewitson, Public Works Director; Dale Ekins, Fire Chief; Kerry Evans, Fire Marshall; Brenn Bybee; Assistant to the Administrator; Marilyn Banasky, City Recorder and 65 citizens.

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

1. Awards

1.1 Lehi City Employee of the Month Award

Jamie Davidson presented Teisha Wilson with the November, 2010, Employee of the Month Award and Judi Johnson with the December, 2010, Employee of the Month Award.

2. 20 Minute Citizen Input (for public comments on items not listed on the agenda)

None

3. a. Hold public hearing on Matt Gneiting's request for approval of an amendment to the Lehi City Development Code Chapter 5, adding Assisted Living as a Conditional Use in the R-2.5 (Intermediate High Density Residential) and R-3 (High Density Residential) zones, and adding parking requirements for Assisted Living facilities.

Matt Gneiting stated that the current Lehi City Development addresses Retirement and Nursing homes but not Assisted Living homes, which is why they are asking for the language change. Council Johnson inquired as to who performed the traffic study. Mr. Gneiting replied that Wentworth Senior Services performed the study. He stated that they looked at 5-6 different facilities to assess the needs and current traffic and parking use. Councilor Johnson inquired if the study took place over a number of months. Mr. Gneiting replied that it took place over three months. He stated that they looked at each facility at different intervals of the day on different days to isolate when traffic was heaviest and to determine the number of parking spaces needed. He reported that the

heaviest parking use was during the noon time hours and in every situation, except for one, the facilities met their parking needs. He stated that the parking ratio they are requesting is 1 parking space for every 2.25 beds, which is on the conservative side of the study. Councilor Dixon inquired how many parking spaces would be required as per the current code if there were 20 beds. Kim Struthers replied they Greenwood Manner is a comparable site in the City and the current code calls for 1 space for every 4 beds and 1 space per employee. He feels that would be 8 parking stalls. He reported that under the new code of 1 stall for 2.5 beds that would require 9 parking stalls. He stated that they also took into consideration how many people actually drive that live in an Assisted Living center, and that it is very few. Councilor Collins inquired if the survey took into account para-professionals. Mr. Gneiting replied that it did.

Mayor Wilson opened the public hearing at 7:15 p.m.

No comments were received from the public.

Mayor Wilson closed the public hearing at 7:15 p.m.

b. Consideration of Ordinance #12-14-10.11 amending a Table of the Lehi City Development Code 05-030-A Table of Uses – Agricultural and Residential Districts.

Motion: Councilor Revill moved to approve Ordinance #12-14-10.11 amending a Table of the Lehi City Development Code 05-030-A Table of Uses – Agricultural and Residential Districts. Councilor Dixon seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, Yes. The motion passed unanimously.

c. Consideration of Ordinance #12-14-10.12 amending a Table of the Lehi City Development Code 05-050-Table of Off Street Parking Requirements.

Motion: Councilor Revill moved to approve Ordinance #12-14-10.12 amending a Table of the Lehi City Development Code 05-050 Table of Off Street Parking Requirements. Councilor Collins seconded the motion.

Roll Call Vote: Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; Councilor Holbrook, Yes; and Councilor Revill, Yes. The motion passed unanimously.

4. a. Hold public hearing on L&T Construction's request for approval of a Zone District and Zone District Map Amendment on 10.7 acres of property located at approximately 350 South 600 East from C (Commercial) to an R-2.5 (Intermediate High Density Residential) zone.

Mayor Wilson opened the public hearing at 7:21 p.m.

Paul Washburn from L & T construction stated that this project was approved three years ago and has been reapproved twice as the economy changed. He reported that they are looking to reduce the density by 20% and build single family units that were similar to the previously approved ones. Mayor Wilson inquired as to when they plan to start on the project. Mr. Washburn replied that they hope to begin this Spring but may need to change their plan if the economy doesn't rebound.

No comments were received from the public.

Mayor Wilson closed the public hearing at 7:24 p.m.

- b. Consideration of Ordinance #12-14-10.13 approval of a Zone District and Zone District Map Amendment on 10.7 acres of property located at approximately 350 South 600 East from C (Commercial) to an R-2.5 (Intermediate High Density Residential) zone.**

Motion: Councilor Holbrook moved to approve Ordinance #12-14-10.13 approving a Zone District and Zone District Map Amendment on 10.7 acres of property located at approximately 350 South 600 East from C (Commercial) to an R-2.5 (Intermediate High Density Residential) zone and that all Development Review Committee and Planning Commission recommendations be adhered to. Councilor Johnson seconded the motion.

Roll Call Vote: Councilor Dixon, Yes; Councilor Johnson, Yes; Councilor Holbrook, Yes; Councilor Revill, Yes; and Councilor Collins, Yes. The motion passed unanimously.

- 5. a. Hold public hearing on L&T Construction's request for Preliminary Subdivision approval for Broadmoor Park PUD, a 75-lot residential development located at approximately 350 South 600 East in a proposed R-2.5 (Intermediate High Density Residential) zone.**

Mayor Wilson opened the public hearing at 7:27 p.m.

No comments were received from the public.

Mayor Wilson closed the public hearing at 7:24 p.m.

- b. Consideration of L&T Construction's request for Preliminary Subdivision approval for Broadmoor Park PUD, a 75-lot residential development located at approximately 350 South 600 East in a proposed R-2.5 (Intermediate High Density Residential) zone.**

Motion: Councilor Dixon moved to approve L & T Construction's request for Preliminary Subdivision approval for Broadmoor Park PUD, a 75-lot residential development located at approximately 350 South 600 East in a

proposed R-2.5 (Intermediate High Density Residential) zone and that all Development Review Committee and Planning Commission recommendations be adhered to. Councilor Revill seconded the motion.

Roll Call Vote: Councilor Johnson, Yes; Councilor Holbrook, Yes; Councilor Revill, Yes; Councilor Collins, Yes; and Councilor Dixon, Yes. The motion passed unanimously.

6. a. Hold public hearing on Micron Technology, Inc.'s request for approval of the Micron II Addition Annexation, approximately 50.58 acres of property located north of SR-92 and West of Highland Blvd. to a proposed TH-5 (Transitional Holding) zone.

Dennis Ream from Micron Technology, Inc., stated that there is approximately a 50 acre parcel located behind IMFT off of S.R. 92 in Utah County that they would like to have annexed into Lehi City into the Transitional Holding zone (TH-5).

Mayor Wilson opened the public hearing at 7:30 p.m.

No comments were received from the public.

Mayor Wilson closed the public hearing at 7:31 p.m.

b. Consideration of Resolution # 12-14-10.N approving the Annexation Agreement for the Micron II Addition Annexation.

Motion: Councilor Johnson moved to approve Resolution #12-14-10.N approving the Annexation Agreement for the Micron II Addition Annexation. Councilor Revill seconded the motion.

Roll Call Vote: Councilor Holbrook, Yes; Councilor Revill, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; and Councilor Johnson, Yes. The motion passed unanimously.

c. Consideration of Ordinance # 12-14-10.14 approving the Micron II Addition Annexation, approximately 50.58 acres of property located north of SR-92 and West of Highland Blvd. to a proposed TH-5 (Transitional Holding) zone.

Motion: Councilor Johnson moved to approve Ordinance #12-14-10.14 approving the Micron II Addition Annexation, approximately 50.58 acres of property located north of SR-92 and West of Highland Blvd. to a proposed TH-5 (Transitional Holding) zone. Councilor Revill seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, Yes. The motion passed unanimously.

7. a. **Hold public hearing on Micron Technology, Inc.'s requests approval of a General Plan Land Use Map Amendment on approximately 855 acres of property located approximately on the north side of SR-92 between 500 West and 1700 East, amending the land use designation from TM (Technical Manufacturing) to PC (Planned Community).**

Mayor Wilson opened the public hearing at 7:34 p.m.

No comments were received from the public.

Mayor Wilson closed the public hearing at 7:34 p.m.

- b. **Consideration of Ordinance 12-14-10.15 amending a General Plan Land Use Map Amendment on approximately 855 acres of property located approximately on the north side of SR-92 between 500 West and 1700 East, amending the land use designation from TM (Technical Manufacturing) to PC (Planned Community).**

Councilor Collins inquired if this area is already in the declaration area. Kim Struthers replied that it is. He stated that the piece in Highland City is pending annexation and asked that they include in the motion that the Highland piece is subject to the annexation being finalized. Dennis Ream reported that the piece is actually in Utah County and not Highland. Councilor Dixon inquired if the motion should be made with or without a contingency. Ken Rushton stated that it is not so much a contingency but to recognize that one portion of the property is subject to the General Plan and Concept and is not currently annexed but is pending. He stated that it is more of a clarification than contingency.

Motion: Councilor Dixon moved to approve Ordinance #12-14-10.15 amending a General Plan Land Use Map Amendment on approximately 855 acres of property located approximately on the north side of S.R. 92 between 500 West and 1700 East, amending the land use designation from TM (Technical Manufacturing) to PC (Planned Community) and recognizing the pending nature of the annexation of a property in Utah County. Councilor Johnson seconded the motion.

Roll Call Vote: Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; Councilor Holbrook, Yes; and Councilor Revill, Yes. The motion passed unanimously.

- 8 .a. **Hold public hearing on Micron Technology, Inc.'s requests for Concept Plan approval for a Planned Community on approximately 855 acres of property located approximately on the north side of SR-92 between 500 West and 1700 East.**

Mayor Wilson opened the public hearing at 7:39 p.m.

No comments were received from the public.

Mayor Wilson closed the public hearing at 7:40 p.m.

b. Consideration of for Concept Plan approval for a Planned Community on approximately 855 acres of property located approximately on the north side of SR-92 between 500 West and 1700 East.

Dennis Ream from Micron Technology, Inc., thanked the Council for moving the entitlement from Technical Manufacturing to Planned Community. He gave a presentation on their concept plan. He reported that the area directly behind IMFT will be restricted and that the project will use the natural drainage corridors. He stated that there will be an elementary and middle school within the project as they anticipate building approximately 506 housing units. He stated that this will be a walkable community with a retail and mixed use aspect in the heart of the project. He reported that the site will have multi-family housing as well as very low density single family homes. He stated that they intend to use the natural surroundings as their color palette for the project. Councilor Revill stated that there is a rectangular piece that is shown in the Draper part of the plan and inquired as to what that is. Mr. Ream replied that someone owns a small strip of property (10 acres) within their larger piece. He stated that the property owner has easements and will have rights to use the roads. Councilor Collins inquired about the restricted open space behind IMFT and wondered if that meant it would be restricted to hiking or if it would be closed off. Mr. Ream replied that the restricted area directly behind IMFT will be fenced and landscaped and that it won't be accessible. He stated that they have a great trail system and will use the natural drainage areas to build and connect to the Bonneville Trail.

Motion: Councilor Johnson moved to accept the Concept Plan as presented for Micron Technology's 753.8 acres. Councilor Dixon seconded the motion.

Roll Call Vote: Councilor Dixon, Yes; Councilor Johnson, Yes; Councilor Holbrook, Yes; Councilor Revill, Yes; and Councilor Collins, Yes. The motion passed unanimously.

Councilor Johnson stated that his motion reflected 735.8 acres but that other documentation refers to the area being 855 acres and wondered which one was correct. Kim Struthers replied that the 855 acres is if they take all property including the two county areas and the 753 acres is if they take that area out. Ken Rushton stated that he thinks 855 acres is the way to go, given the fact that the annexation is pending on the larger piece.

Amended Motion: Councilor Johnson moved to change his motion to read 855 acres instead of 753.8 acres. Councilor Dixon agreed as second.

The motion passed unanimously.

9. a. Hold public hearing on Lehi City's request for approval of an amendment to the Lehi City General Plan Land Use Map on 10.02 acres of property located at

approximately 1630 South 300 East from a VLDRA (Very Low Density Residential Agriculture) to a PF (Public Facilities) land use designation.

Mayor Wilson opened the public hearing at 8:03 p.m.

Lorin Powell, City Engineer, reported that this property is where the old wastewater treatment plant used to be. He stated that it was never annexed into the City and that he would like to change it on the General Plan from VLDRA (Very Low Density Residential Agriculture) to a PF (Public Facilities) designation. He displayed an aerial photograph of the parcel. He stated that the site will be a Public Works facility and later on, they will want to place an electrical substation and pressure irrigation facility on the property.

Dale Willis, stated that his family owns property adjacent to this piece of property and they have concerns to address. He stated that they have exercised water rights, both deeded and historical for many years and that he is concerned with those water rights. He stated that they use them to irrigate their property. He explained that a number of years ago the drain was changed to a pipe system and that they have not been able to take a decent turn of water on the property since. He reported that the City has acknowledged some of those errors and problems but as of now they have not been able to do anything about it. He is concerned about being able to restore that water and that further erosion of water rights might be taking place. He stated that he is looking for this body to recognize the issues to be dealt with. He requested that the City sit down with them to negotiate some type of an agreement for a settlement to ensure the restoration of lost rights and preservation of future rights. He thinks it is fair to assume if this project is in the overall interest of citizens of Lehi that this body would sit down with them and see if they could use of pressurized system to replace those losses. Mr. Powell reported that Mr. Willis' water comes through an irrigation service and the City was involved in putting in the piping. He stated that they have been working on this problem for a while and have made some improvements to the system which should help Mr. Willis, but they won't know if they worked until the Spring. Mr. Willis stated that they have heard that the Third East drain is intended to fill the reservoir. Mr. Powell replied that it won't be used to fill the reservoir as it doesn't have a connection to it. Mr. Willis stated that he wants a place saver to get some things resolved. He stated that they have been waiting for years to get the pipe issue fixed. Mayor Wilson stated that Mr. Willis' comments are so noted and that they will work with him to make it right. Mr. Willis stated that he understands the well will be utilized to be a primary source of water and is concerned that they don't lose additional rights to those water sources as they want to irrigate ground with it. He suggested that this could be accomplished through using the pressurized service. Mr. Powell reported that they all need to work together to get the portion they all should have. Mr. Willis stated that he wants a commitment that the City will work with them. Mayor Wilson stated that he hopes the things that have been done so far will help and that they want to continue to go forth and make things right.

Mayor Wilson closed the public hearing at 8:19 p.m.

- b. Consideration of Ordinance # 12-14-10.16 amending Lehi City General Plan Land Use Map on 10.02 acres of property located at approximately 1630 South 300 East from a VLDRA (Very Low Density Residential Agriculture) to a PF (Public Facilities) land use designation.**

Motion: Councilor Holbrook moved to accept Ordinance # 12-14-10.16 amending Lehi City General Plan Land Use Map on 10.02 acres of property located at approximately 1630 South 300 East from a VLDRA (Very Low Density Residential Agriculture) to a PF (Public Facilities) land use designation and adhere to all the Development Review Committee and Planning Commission's comments especially where it states that the City Engineer meet with the surrounding landowners to address water rights, service and concerns. Councilor Johnson seconded the motion.

Roll Call Vote: Councilor Johnson, Yes; Councilor Holbrook, Yes; Councilor Revill, Yes; Councilor Collins, Yes; and Councilor Dixon, Yes. The motion passed unanimously.

- 10. a. Hold public hearing on Lehi City's request for approval of the Spring Creek Reservoir Annexation, 10.02 acres of property located at 1630 South 300 East to a proposed PF (Public Facilities) zone.**

Mayor Wilson opened the public hearing at 8:22 p.m.

Mr. Willis dittoed his comments from the previous item.

Mayor Wilson closed the public hearing at 8:22 p.m.

- b. Consideration of Ordinance #12-14-10.17 regarding the Spring Creek Reservoir Annexation, 10.02 acres of property located at 1630 South 300 East to a proposed PF (Public Facilities) zone.**

Motion: Councilor Holbrook moved to accept Ordinance # 12-14-10. regarding the Spring Creek Reservoir Annexation, 10.02 acres of property located at 1630 South 300 East to a proposed PF (Public Facilities) zone and adhere to all the Development Review Committee and Planning Commission's comments especially where it states that the City Engineer meet with the surrounding landowners to address water rights, service and concerns. Councilor Collins seconded the motion.

Roll Call Vote: Councilor Holbrook, Yes; Councilor Revill, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; and Councilor Johnson, Yes. The motion passed unanimously.

- 11. a. Hold public hearing on Lehi City's request for review and recommendation of proposed changes to the Lehi City Development Code Chapter 23, Signs.**

Mayor Wilson opened the public hearing at 8:24 p.m.

Kim Struthers gave a brief overview of the main language changes to the proposed sign ordinance. He stated that the main thing the proposed changes accomplish is expanding flexibility, as signs are difficult to regulate and there are always new types of signs being proposed. He reported that the major changes beside enforcement, is on pole, monument, and wall signs. He stated that in December, 2008, revisions were made and the regulations for pole signs were tightened. He stated that the proposed language provides flexibility if certain conditions are met and the pole sign could be approved as a conditional use. Councilor Collins inquired if the political sign language was changed because of the lawsuit in Mapleton. Mr. Struthers replied that it was. He stated they felt like the language regulating political signs should be kept, but it was recommended to soften it. He reported that development directional signs were also looked at as the City can't regulate content but can regulate size and location.

Councilor Dixon inquired about the phrase "political flags" in section 23.040(B) and wondered if there was a better way to word that. Councilor Collins suggested deleting the word "political" from the paragraph. Councilor Dixon stated that he would be in favor of that. Councilor Collins inquired if the City regulates the brightness factor on electronic signs. Mr. Struthers replied that Electronic Message Displays (EMDs) are regulated under section 23.060(E). He stated that the intensity level of the sign is regulated but that it is hard to measure. He reported that the proposed language is less restrictive on how many times the message/advertisement displayed on an EMD can change per second. Jamie Davidson inquired if the Thanksgiving Point sign would meet intensity. He stated that there is also an auto repair shop sign near his home that is very bright at night. Mr. Struthers replied that they would need to rely on the sign company to supply the information and that they could ask them to measure the intensity level of the Thanksgiving Point sign and ask them to provide those numbers to ensure they are in compliance. Councilor Collins suggested adding a clause regarding traffic safety and that it can't be impacted due to the lighting intensity of a sign. Mr. Struthers replied that the ordinance has a statement in section 23.020(E) that a sign will not be allowed if the Lehi City Police Department deem it a safety hazard. Mayor Wilson inquired if A-frame signs are addressed. Mr. Struthers replied that as per section 23.070(A) an A-frame sign is allowed for thirty days but not more than ninety days during a calendar year, as a Temporary Promotional Sign. Mayor Wilson inquired if the ordinance addresses trucks parking along Main Street that are being used to advertise. Mr. Struthers replied that they are included under prohibited signs section 23.090(O).

Councilor Johnson reported that he was contacted about the auto repair shop sign that Mr. Davidson referred to because of the brightness of it and it was his understanding that the shop owner agreed to reduce the brightness of the sign. He stated that he doesn't believe that ever happened. He inquired as to what kind of enforcement can be done if the sign owner refuses to reduce the lighting intensity or won't use a lower lighting level at night. Mr. Struthers replied that section 23.160 Violations addresses those issues and that the proposed language puts considerable teeth into the enforcement process. He suggested following up with the Code Enforcement Officer. Councilor Johnson stated that if it is

difficult to measure the light intensity of a sign, he wondered if they need to make the language more explicit on how to measure it and make a standard. Mr. Struthers replied that the sign industry may already have a standard. Councilor Collins suggested adding language regarding a lighting intensity standard to cover new construction. Mr. Struthers stated that he could ask the sign company to provide written certification that the sign meets the intensity levels and that the sign must include the technology to determine the intensity. Councilor Johnson suggested passing the proposed ordinance now and looking to refine the lighting intensity issues.

No comments were received from the public.

Mayor Wilson closed the public hearing at 8:43 p.m.

b. Consideration of Ordinance # 12-14-10.18 amending Lehi City Development Code Chapter 23, Signs.

Motion: Councilor Revill moved to approve Ordinance # 12-14-10.18 amending Lehi City Development Code, Chapter 23, Signs, subject to the Development Review Committee and Planning Commission's comments, and striking the word "political" in 23.040(B). Councilor Collins seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, Yes. The motion passed unanimously.

12. a. Hold public hearing on amending the Lehi City FY2011 City Fee Schedule.

Mayor Wilson opened the public hearing at 8:45 p.m.

Brenn Bybee reported that the Legacy Center fee schedule changes are due to the fact that they regularly review the cost of their programs and adjust their fees accordingly. He stated that the Pressurized Irrigation fee changes are to clarify and more clearly reflect the fees. He stated that the Electric fee changes are associated with a power rates study that was performed by an individual party and is consistent with what municipal power companies charge for processing fees for telecom companies to attach equipment to power poles.

No comments were received from the public.

Mayor Wilson closed the public hearing at 8:46 p.m.

b. Consideration of Resolution # 12-14-10.O amending the Lehi City FY2011 City Fee Schedule.

Motion: Councilor Dixon moved to approve Resolution # 12-14-10.O amending the Lehi City FY2011 City Fee Schedule. Councilor Revill seconded the motion.

Roll Call Vote: Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; Councilor Holbrook, Yes; and Councilor Revill, Yes. The motion passed unanimously.

13. Consideration of awarding a bid for the Spring Creek Pressure Irrigation Pump Station and Reservoir.

Lorin Powell reported that he received several bids ranging from \$920,287 to \$1,664,210. He recommended awarding the contract to B.D. Bush Excavation, Inc. who submitted the low bid, authorize the Mayor to sign the contract, and authorize staff to administer the contract with a not to exceed amount of \$1,125,000. Councilor Revill reported that his brother-in-law owns B.D. Bush Excavation and wanted to declare that. Ken Rushton stated that Councilor Revill would have a conflict of interest if he had a personal interest in the company and then the procedure would be to submit a letter to the Mayor indicating the conflict. He stated that he doesn't think this falls into that category.

Motion: Councilor Johnson moved to award the bid to B.D. Bush Excavation, authorize the Mayor to sign the contract for the award of the bid of the Spring Creek Reservoir Project, and allow staff to administer the contract with a not to exceed amount of \$1,125,000. Councilor Holbrook seconded the motion.

Roll Call Vote: Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; Councilor Holbrook, Yes; and Councilor Revill, Yes. The motion passed unanimously.

14. Consideration of awarding a bid for the Jordan Narrows Detention Basin landscaping.

Lorin Powell reported that the low bid for the Jordan Narrows Detention Basin landscaping was RBI in the amount of \$167,300. He recommended awarding the bid to RBI, authorize the Mayor to sign the contract, and authorize staff to administer the contract with a not to exceed amount of \$185,000.

Motion: Councilor Dixon moved to award the bid to RBI, authorize the Mayor to sign the contract for the award of the bid of the Jordan Narrows Detention Basin landscaping, and allow staff to administer the contract with a not to exceed amount of \$185,000. Councilor Collins seconded the motion.

Roll Call Vote: Councilor Dixon, Yes; Councilor Johnson, Yes; Councilor Holbrook, Yes; Councilor Revill, Yes; and Councilor Collins, Yes. The motion passed unanimously.

15. Consideration of Resolution # 12-14-10.P approving an agreement between Lehi City and Thanksgiving Point Development L.C. to trade property.

Lorin Powell reported that this concerns the property south of the Thanksgiving Point movie theater. He stated that the City is trading the current 2300 West roadway next to the theatres to Thanksgiving Point and in turn they are trading a like amount to Lehi City for the relocated 2300 West roadway.

Motion: Councilor Holbrook moved to accept Resolution # 12 -14-10.P approving an agreement between Lehi City and Thanksgiving Point Development L.C. to trade property. Councilor Dixon seconded the motion.

Roll Call Vote: Councilor Johnson, Yes; Councilor Holbrook, Yes; Councilor Revill, Yes; Councilor Collins, Yes; and Councilor Dixon, Yes. The motion passed unanimously.

16. Consideration of Ordinance # 12-14-10.19 adopting the 2009 edition of the International Wildland-Urban Interface Code.

Kerry Evans, Fire Marshal, reported that this is part of the International Code Council family of codes that requires the City to designate areas of Wildland Urban Interface. He explained that means the City can utilize building codes to increase fire prevention measures in those areas to prevent fires spreading from home to home. He stated that it also allows the Fire Department to use outside resources to fight fires and the City wouldn't have to pay the bill for those outside services and the federal government incurs those costs. He stated that if this code is not in place, then the Lehi City must pay the cost for the outside services. He reported that it allows for enforcement of fireworks in these areas and requires that homeowners provide a defensible space which can be anywhere from 30 feet to 100 feet of cleared area. Councilor Collins stated that the defensible space requirement is a big deal in a lot of areas. Mr. Evans replied that it is needed to keep a fire from spreading to a home or from home to home. Councilor Collins inquired as to how much defensible space homeowners in the affected area would have to have. Mr. Evans replied that would depend on the fire hazard. He stated that it may be just 25 feet or having the homeowner clear underbrush or trim trees. Councilor Collins inquired as to who determines that. Mr. Evans replied that is his job. Councilor Holbrook inquired if each home would be evaluated on its own. Mr. Evans replied that it would. He stated that the Travers Mountain area is not as big an issue as the Dry Creek corridor as it is becoming so overgrown and he feels a fire would be unstoppable using just the City's resources. He stated that the City is trying to mitigate fire hazards before a fire happens. He stated that he will contact the affected residents and ask them to move combustibles, trim up trees, and get rid of undergrowth. Councilor Johnson inquired as to who pays for that. Mr. Evans replied that the homeowner would incur those costs. Councilor Johnson stated that his back yard is in an affected area and that there is so much dead material under the Squaw Bush that he can't get to it. Mr. Evans replied that he is not asking them to get rid of landscaping but to knock down the weeds. He stated that he can distribute pamphlets regarding this issue, but he feels they need to do something. Councilor Collins expressed concern that the homeowners may be bullied and issued citations. Mr. Evans reported that the Fire Department does not bully and if any citation was issued, it would be issued by him and he doesn't plan on issuing any. He stated that he will work with people to get the areas cleaned up.

Councilor Revill stated that it this ordinance is about more just having homeowners mitigate fire dangers as this ordinance would protect Lehi City from additional costs to fight a wildland fire. Councilor Johnson stated that he has always been concerned about the fire danger in those areas and welcomes suggestions on how to mitigate the dangers. Ron Foggin reported that this is an Emergency Management issue and that it is a requirement of the Emergency Management plan to do mitigation work and that this is a mitigation effort. He

stated that if FEMA were to be involved and no mitigation work had been done, then FEMA wouldn't provide any funds. Councilor Dixon feels this is akin to the snow removal ordinance as they are asking people to remove vehicles for snow removal and he feels this is worth passing this ordinance as a preventative and educational measure.

Motion: Councilor Dixon moved to approve Ordinance # 12-14-10.19 adopting the 2009 edition of the International Wildland-Urban Interface Code. Councilor Holbrook seconded the motion.

Roll Call Vote: Councilor Holbrook, Yes; Councilor Reville, Yes; Councilor Collins, No; Councilor Dixon, Yes; and Councilor Johnson, Yes. The motion passed with four in favor and one opposed.

17. Consideration of LaPuente Restaurant's request for a liquor license.

This item was withdrawn from the agenda.

18. Consideration of approving the 2011 City Council meeting schedule.

Marilyn Banasky reported that approving the annual meeting schedule is a requirement as per Utah State Code. Councilor Dixon inquired if they are amending the schedule from three meetings in June to two meetings due to the Round-up events. Jamie Davidson reported that the City Council has typically only scheduled the first two meetings in June, but given when Round-up falls in June in 2011, they could schedule three City Council meetings. He also pointed out that there is a meeting scheduled for July 5, 2011. Councilor Johnson suggested canceling the June 28 and July 5 and second November 1, 2011 dates. Councilor Holbrook stated that he would rather keep the schedule the same and cancel meetings if they decide that they shouldn't be held rather than adding meetings later. Mayor Wilson agreed.

Motion: Councilor Collins moved to approve the 2011 City Council meeting schedule as presented. Councilor Holbrook seconded the motion.

Roll Call Vote: Councilor Reville, Yes; Councilor Collins, Yes; Councilor Dixon, Yes; Councilor Johnson, Yes; and Councilor Holbrook, Yes. The motion passed unanimously.

19. Approve meeting minutes from: November 9, 2010, Regular City Council November 9, 2010, Closed Executive Session

Councilor Dixon reported that "Davidson" is misspelled at the bottom of page 6. A discussion was held regarding how to approve Closed Executive Session minutes. Ms. Banasky suggested that she provide the minutes to the Council during the Pre-Council meetings for them to look at them. The Council would then submit any changes, initial them, and return them to Ms. Banasky, who in turn would then shred them. The minutes could then be approved with the regular minutes in the City Council meeting. It was determined to try this procedure.

Motion: Councilor Dixon moved to approve the November 9, 2010 regular City Council minutes with the minor adjustment. Councilor Reville seconded the motion.

The motion passed unanimously.

20. City Business

Councilor Collins discussed moving to electronic City Council packets. She stated that she tried using the electronic version tonight and found it difficult to navigate the pages when she wanted to get back to a specific page in the packet. She stated that even though it had some difficulties, she felt it was good. Ms. Banasky stated that she can add additional links within the packet to make navigating the packet easier.

21. Adjournment

With no further business to come before the City Council at this time, Councilor Collins moved to adjourn the meeting. Councilor Holbrook seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:44 p.m.

Approved January 11, 2011

Attest:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder

[BACK TO COVER SHEET](#)

[BACK TO AGENDA](#)

LEHI CITY
CITY COUNCIL AGENDA
January 11, 2011

AGENDA ITEM: 17

SUBJECT: City Business

17.1 Consideration of appointing an alternate to the Planning Commission and appointing the Planning Commission Secretary.

PETITIONER: Councilor Johnson

ACTION REQUESTED BY PETITIONER: Approve appointments

INFORMATION: Councilor Johnson will present the names at the meeting.

[BACK TO AGENDA](#)