Lehi City Council Meeting
Agenda
January 9, 2024

5:30 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Swearing-In Ceremony for Councilors Paige Albrecht, Heather Newall, and Michelle Stallings.

   2.2. Finance Audit Report
   2023 ACFR w Reports.pdf

   2.3. Open Meetings Act and Conflict of Interest Training

   2.4. Meeting Procedures Presentation

3. Agenda Questions
   The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.

4. Administrative Report

5. Mayor and Council Reports
   Calendar items and outside Committee reports

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Proclaim January as Radon Action Month in Lehi City

3. 20 Minute Citizen Input
   (for public comments on items not listed on the agenda. Comments limited to 3 minutes per person

with a time limit not to exceed 20 minutes for this item.)

4. Consent Agenda

4.1. Approve Minutes from the November 14, December 5, and December 12, 2023 City Council Meetings.
120523 WS.docx
121223 CC.docx
111423CC.docx

4.2. Approve Purchase Orders
PO Index.pdf
po #7648.pdf
PO #7650.pdf
PO #7651.pdf

Regular Agenda

5. Consideration of approval for a one-year extension of Hidden Canyon D4 a 10-lot residential development located at 1731 West Royal Circle.
Petitioner: Fieldstone
CC Staff Report Hidden Canyon D4 Extension of Approval 01.09.24.docx
Hidden Canyon D4 Extension DRC 12.06.23.docx
Hidden Canyon Phase D4 Approved Plans.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

6. Consideration of Ordinance #01-2024 the Berry Property Zone Change located at 116 South 600 East changing the zoning on 1.18-acres from Transitional Holding (TH-5) to Neighborhood Commercial (NC).
Petitioner: Tracy Tanner
CC Staff Report Berry Property Zone Change 01.09.24.docx
Berry Property Zone Change DRC 10.25.23.docx
Ord 01-2024.docx
Berry Aerial.pdf
Berry General Plan.pdf
Berry Zoning.pdf

7. Consideration of Ordinance #02-2024 the Beacon Point zone change, on 0.80 acres located at 1054 West Main Street changing the zoning from Commercial to Mixed-Use.
Petitioner: Parker Johnson
CC Staff Report Beacon Point Zone Change 01.09.24.docx
Beacon Point Zone Change DRC 11.29.23.docx

Ord 02-2024.docx
Beacon Point narrative.pdf
Beacon Point Zone Change DRC 11.29.23.pdf
Beacon Aerial.pdf
Beacon General Plan.pdf
Beacon Zoning.pdf

8. Consideration of Concept approval for the Beacon Point Concept, a 17-unit mixed-use residential development located at 1054 West Main Street.
   Petitioner: Parker Johnson
   CC Staff Report Beacon Point Concept 01.09.24.docx
   Beacon Point Concept DRC 11.29.23.docx
   Beacon Aerial.pdf
   Beacon General Plan.pdf
   Beacon Zoning.pdf
   Beacon Point narrative.pdf
   Beacon Point Concept DRC 11.29.23.pdf
   Beacon Point Updated Narrative.pdf
   Beacon Point Updated Concept Options.pdf

9. Consideration of Concept approval for the Marwood Group Concept, a 31-unit residential development on 0.84 acres located at 301 East State Street.
   Petitioner: Britani Bateman
   CC Staff Report Marwood (Bateman) Concept 01.09.24.docx
   Marwood Group Concept DRC 11.29.23.docx
   Marwood (Bateman) Group Concept DRC 11.29.23.pdf
   Bateman Elevations.pdf
   Marwood Aerial.pdf
   Marwood General Plan.pdf
   Marwood Zoning.pdf

10. Consideration of Ordinance #03-2024, the Larson Zone Change for two parcels totaling 3.6 acres located at approximately 1700 North Boston Street changing from Transitional Holding to Light Industrial.
    Petitioner: Daron Johnson
    CC Staff Report Larson Zone Change 01.09.24.docx
    Larson Zone Change DRC Notes 11.29.23.docx
    Ordinance - Larson Zone Change 01.09.24.docx
    Aerial Map.pdf
    General Plan.pdf
    Zoning Map.pdf

11. Consideration of approval for the Gardner Point Phase 6 plat amendment and revisions,

removing 7 single-family lots and converting the land to open space located at approximately 3600 West 1500 North.
Petitioner: Edge Home
CC Staff Report Gardner Point Phase 6 Subdivision Plat Amendment 01.09.24.docx
Gardner Point Phase 6 Revision DRC 12.06.23.docx
Gardner Point Phase 5 6 Revision Narrative 12.06.23.pdf
Gardner Point Phase 6 Revisions 12.06.23.pdf
Aerial map.pdf
General plan.pdf
Zoning map.pdf

12. 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 385-201-2269
- This agenda has been properly posted and a copy provided to the local news media.

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: January 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Swearing-In Ceremony for Councilors Paige Albrecht, Heather Newall, and Michelle Stallings.

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: January 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Finance Audit Report

Suggested Action:

Attachments:

2023 ACFR w Reports.pdf

LEHI CITY CORPORATION

STATE OF UTAH

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED JUNE 30, 2023

LEHI CITY

PREPARED BY:

FINANCE DEPARTMENT

LEHI CITY CORPORATION

ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the Year Ended June 30, 2023

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LEHI CITY CORPORATION

ANNUAL COMPREHENSIVE FINANCIAL REPORT
For the Year Ended June 30, 2023

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INTRODUCTORY SECTION

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LEHI CITY

153 North 100 East
Lehi, Utah 84043-1895
801-768-7100

December 07, 2023

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 annual comprehensive financial report of Lehi City (the City) for the fiscal year ended June 30, 2023.

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, 2023, 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 unmodified opinion that the City's financial statements, for the fiscal year June 30, 2023, 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 provides 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 auditor.

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 Six Member 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 department 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, and 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 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, a swimming and recreation facility and emergency medical services. Solid waste collection is contracted through Waste Management. The City also began construction of a fiber-to-the-home network in September 2022. The first customers are began services during the Spring of 2023, with full buildout expected in Spring of 2025.



Local Economy and Financial Information

The City has a great mix of traditional western feel and modern technology industries. The historic downtown maintains a western feel with many of the businesses operating in buildings built in the late 1800s. The Lehi Roundup is a five-day celebration with many different community events, including a stock parade, a grand parade, and a professional rodeo, which is one of the oldest rodeos in the state. Alternatively, Lehi is located in the heart of *Silicon Slopes*. The City is home to numerous technology companies such as: Adobe, Microsoft, Weave, Ancestory, Xactware, WeWork, Lumio, Young Living Essential Oils, and Podium.

On Nov 2, 2023 Texas Instruments broke ground on an $11 billion expansion of its semiconductor wafer fabrication plant. Utah Gov. Spencer Cox called the plant “the greatest single economic investment in the history of our state”, creating 800 high-paying jobs and thousands of indirect jobs. Additionally Texas Instruments invested $9 million in Alpine School District’s STEM programs.

Spurred by an expanding technology sector, the City continues to experience rapid growth. The population has increased from 54,382 to 84,373 over the past 10 years. With 50% of the City's land still available for development, build-out population, which is estimated to be reached in 2060, is projected at 155,000.

Lehi is continuing to experience rapid growth in both commercial and residential construction. This growth is reflected in both the City's revenues and expenditures. Governmental fund revenues increased from $64,444,491 to $82,863,466 from 2018 to 2023, and expenditures increased from $60,637,837 to $74,323,091. Operating revenues in enterprise funds grew from $54,772,345 to $78,813,410 over the same time frame, while operating expenses rose from $53,068,839 to $102,456,965. Due to difficult conditions in both power and natural gas markets, the Power fund experienced an operating loss of just over $19 million for the year. As a result, the City has increased rates and secured long-term energy contracts to regain profitability and rebuild reserves.

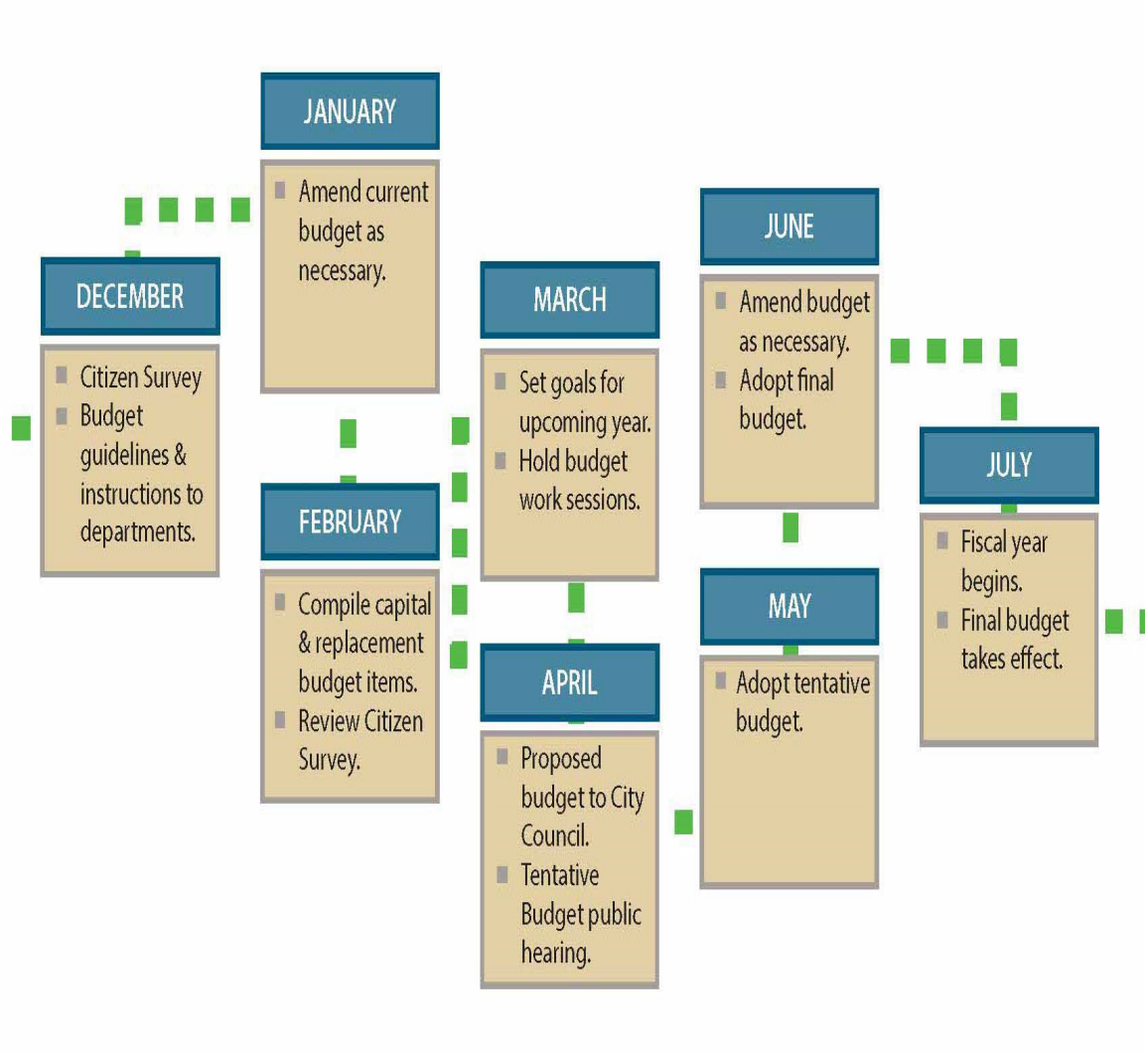
Brigham Young University, Utah Valley University (the largest University in the State) and the University of Utah campuses are within 25 minutes of the City center. These higher education facilities employ more than 3,000 people. These universities provide a strong educated work force for a large number 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 2.6%, Compared to a statewide rate of 2.5%.



The annual budget serves as the foundation for the City's financial planning and control. Annual budgets are adopted for the General fund, Redevelopment Agency Special Revenue fund, Local

Building Authority fund, Capital Projects fund, and Debt Service fund. The City's budget process is well laid out, starting in December for a budget that will be adopted by June 30 and goes into effect July 1. By Utah State law, the City is required to adopt a tentative budget on or before the first council meeting in the month of May. This is a working document which can be amended until the final adoption. State law requires the City to adopt a final budget on or before June 30, unless the City is proposing a property tax increase. A public hearing is required prior to final adoption and the budget must be available for public inspection for 10 days prior to the public hearing. If a property tax increase is proposed, a separate public hearing must be held, and the final budget must be approved by the end of August. For the fiscal 2023-24, the tentative budget was adopted on April 12 and the final budget was adopted on August 16.

The creation of the budget follows the time line shown below:



Within the existing budget, the level of the City's budgetary control is established by activity and purpose within each individual fund. Department heads may make transfers of appropriations within 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, Redevelopment Agency fund and Local Building Authority fund, the comparisons are presented on page 36. For capital projects and debt service funds, those comparisons are presented on pages 112 and 113.

Long-term Financial Planning

Lehi City continues to maintain rapid growth in commercial, retail, and residential development. This growth can put a strain on the City's infrastructure resources. In an effort to look towards the future, the City maintains five-year and ten-year capital plans. Rate studies, which include future capital expenditures have been completed for utility funds. The purpose of these studies is to charge rates sufficient to maintain current infrastructure and plan for future needs.

In 2021, the City completed a needs analysis and long-term plan for future city campus facilities. Their analysis provides a roadmap for facilities at the downtown city campus. These facilities include: City Hall, Justice Court, Recreation Center, and Fire Station. Options are included to phase in the construction of these facilities depending upon needs and available funding. This campus master plan will be a valuable tool as city growth spurs future needs.



In December 2022, the City issued bonds to begin construction on the first phase of the updated City campus. Phase 1 will include the demolition of the old City Library building. In its place a new building housing the library and City hall will be constructed. This facility is anticipated to be completed by November 2024. The City will also begin construction on its fourth fire station. The new station is anticipated to be completed in the Summer of 2024.

The implementation of long-term planning has permitted the City to construct some of the finest park systems in our region. The City is home to more than fourteen major facilities. The community's park system has been transformed to produce 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.

Currently under construction is a regional park located in the Northeast section of the City to be known as Family Park. Phase 1 is planned at an estimated cost of $17 million. The park will feature a state-of-the-art all abilities playground along with other amenities geared toward family leisure and recreation. A new City parks building is also under construction to house the City's growing emphasis on parks and family recreation.

Construction and maintenance of City infrastructure assets is critical to the City's long-term financial health. The City's new fiber network will provide the opportunity for all city residents to access high-speed fiber internet. Lehi City will own the infrastructure, with internet access via third-party providers. Other projects replacing and expanding water infrastructure are also planned to provide and improve service to a continually expanding area.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its annual comprehensive financial report (ACFR) for the fiscal year ended June 30, 2022. This was the twenty-second 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 ACFR. 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 ACFR 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.

The City also received the GFOA's Distinguished Budget Presentation Award for its annual budget document dated July 1, 2022. In order to qualify for the Distinguished Budget Presentation Award, the government's budget document was judged to be proficient in several categories, including its purpose as a policy document, a financial plan, an operations guide, and a communications device.

In addition, the City also received the GFOA's Popular Annual Financial Report (herein referred to as PAFR Award) for year ended June 30, 2022. In order to qualify for the PAFR Award, the government must obtain the ACFR award. The PAFR document provides summary information from the ACFR to citizens and is judged by a panel of GFOA professionals.

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 departments 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 and for maintaining the highest standards of professionalism in the management of the City's finances.

Respectfully submitted,



Jason Walker
City Administrator



Dean Lundell
Director of Finance

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

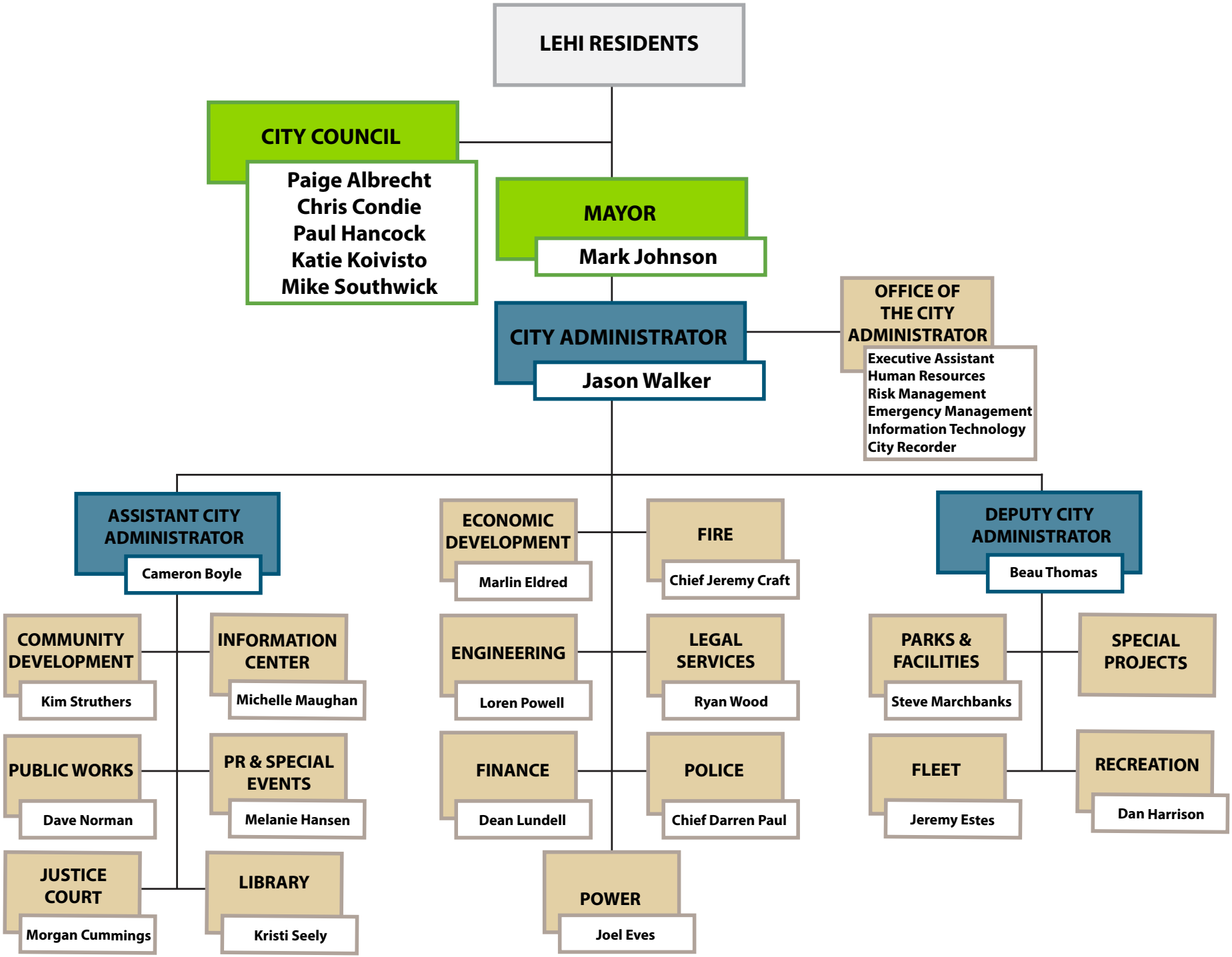
Lehi City Corporation
Utah

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2022

Christopher P. Morrill

Executive Director/CEO


LEHI RESIDENTS
CITY COUNCIL
Paige Albrecht
Chris Condie
Paul Hancock
Katie Koivisto
Mike Southwick
MAYOR
Mark Johnson
CITY ADMINISTRATOR
Jason Walker
OFFICE OF THE CITY ADMINISTRATOR
Executive Assistant
Human Resources
Risk Management
Emergency Management
Information Technology
City Recorder
ASSISTANT CITY ADMINISTRATOR
Cameron Boyle
ECONOMIC DEVELOPMENT
Marlin Eldred
FIRE
Chief Jeremy Craft
DEPUTY CITY ADMINISTRATOR
Beau Thomas
COMMUNITY DEVELOPMENT
Kim Struthers
INFORMATION CENTER
Michelle Maughan
ENGINEERING
Loren Powell
LEGAL SERVICES
Ryan Wood
PARKS & FACILITIES
Steve Marchbanks
SPECIAL PROJECTS
PUBLIC WORKS
Dave Norman
PR & SPECIAL EVENTS
Melanie Hansen
FINANCE
Dean Lundell
POLICE
Chief Darren Paul
FLEET
Jeremy Estes
RECREATION
Dan Harrison
JUSTICE COURT
Morgan Cummings
LIBRARY
Kristi Seely
POWER
Joel Eves

EST 1852

LEHI CITY

PIONEERING UTAH'S FUTURE

Elected Officials

For the Year Ended
June 30, 2023



Mayor
Mark Johnson



Councilperson
Paige Albrecht



Councilperson
Chris Condie



Councilperson
Paul Hancock



Councilperson
Katie Koivisto



Councilperson
Mike Southwick

APPOINTED OFFICIALS

City Administrator.....Jason Walker
City Treasurer.....Alyson Alger
City Recorder.....Teisha Wilson

FINANCIAL SECTION

4527 South 2300 East, Suite 201 • Salt Lake City, Utah 84117-4480 • Phone: (801)308-0220 • Fax: (801)274-8589

REPORT OF INDEPENDENT
CERTIFIED PUBLIC ACCOUNTANTS

Honorable Mayor and Members of the City Council
Lehi City Corporation, Utah

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, 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, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

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, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting

from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 17 through 30 and the Required Supplementary Information - Pensions on pages 105 through 110 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements and schedules 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 basic 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 basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 7, 2023, 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 solely 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 effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City's internal control over financial reporting and compliance.

Osborne Robbins & Bahler PLLC

December 7, 2023

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, 2023. 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 3-9 of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $870,313,400 (*net position*). This is an increase of 7.5% over the previous year. The majority of the City's net position consists of infrastructure assets. A significant portion of these infrastructure assets have been received as a result of required developer contributions.

- The City's governmental funds reported combined fund balances of $117,563,778 which is an increase of $39,791,099 in fund balance reported for 2022 of $77,772,679. Proceeds from the issuance of bonds contributed to the increase in fund balance, along with an increase in tax revenues and interest on investments.

- General fund tax revenues increased by 15.4% over the previous year and utility charges for services revenues increased by 12.4%. During the year, the City enacted an increase to property tax rates of 3.38%, which resulted in just under $400,000 in additional property tax revenue. Recent rate studies have resulted in moderate increases in rates for the water and storm drain funds. The electric fund also increased rates in 2023 to address increased costs.

- New development slowed somewhat in 2023 due to high interest rates and inflation. This resulted in a decrease in impact fee revenues, building permit and inspection fee revenues, and similar charges for services.

- The City's total long-term obligations decreased by a net of approximately $6.3 million during the current fiscal year.

    - Decreases to long-term debt were due primarily to regularly scheduled principal payments and to the extinguishment of a note payable to a developer with a balance of approximately $43 million.
    - During 2023, the City issued $29 million in lease revenue bonds.
    - The City reported a net pension liability of approximately $4.3 million as of June 30, 2023, up from no net pension liability as of June 30, 2023. The City also recognized a net pension asset of $1,208,035 as of June 30, 2023, down from $10,211,768 at June 30, 2022.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of 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 position* presents information on all the City's assets and deferred outflows of resources, and liabilities and deferred inflows of resources, with the difference between them reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial state of the City is improving or deteriorating.

- The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position 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).

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 water, sewer, electric, drainage, garbage and fiber-optic service.

The government-wide financial statements include not only the City itself (known as the *primary government*), but two blended component units.

- The Lehi Redevelopment Agency (Agency) is legally separate from the City. The Agency was established to account for the collection and distribution of revenues associated with the City's economic development areas. However, since the Agency's board of trustees is composed of the Lehi Mayor and City Council and City staff maintain operational responsibility for the Agency, it is presented as a special revenue fund of the City. The Redevelopment Agency Fund contains the financial balances and activities of the Agency.

- The Lehi City Local Building Authority (Authority) is legally separate from the City. The Authority was established to construct city facilities and service the associated debt. Similar to the Lehi Redevelopment Agency, the Authority's board of trustees is composed of the Lehi Mayor and City Council and City staff maintain operational responsibility for the Authority. Thus, it is presented as a special revenue fund of the City. The Local Building Authority Fund contains the financial balances and activities of the Authority.

The government-wide financial statements can be found on pages 32-33 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 five 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, the redevelopment agency special revenue fund, and the local building authority special revenue fund, which are considered to be major funds. The debt service fund is the only non-major governmental fund.

The City adopts annual appropriated budgets for its general fund, its special revenue redevelopment agency fund and its special revenue local building authority fund. A budgetary comparison statement has been provided for the general fund, the redevelopment agency fund, and the local building authority fund to demonstrate compliance with these budgets.

The basic governmental fund financial statement can be found on pages 34-38 of this report.

Proprietary funds. The City maintains two different types of proprietary funds, enterprise funds and internal service 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 water, sewer, electric, fiber, 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 water, sewer, electric, and fiber funds, which are considered to be major funds of the City. The City's nonmajor proprietary funds consist of the drainage and garbage funds.

The City uses four *internal service funds* to account for its fleet maintenance, risk management activities, building and grounds maintenance, 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 40-44 of this report.

Notes to the financial statements. 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 45-103 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the City's progress in funding its obligation to provide pension benefits to its employees. This required supplementary information can be found on pages 105-110 this report.

Individual fund schedules and combining statements and schedules can be found on pages 112-127 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial state. In the case of the City, net position was $870,313,400 at the close of the most recent year.

The statement of net position shows the City's 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 is still outstanding separate from remaining net position. 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.

In governmental activities, the investment in capital assets is larger than total net position resulting in a deficit in unrestricted net position for governmental activities. This is in large part a result of potential tax abatement obligations included as part of long-term liabilities in governmental activities. These obligations can only be paid from tax increment revenues and not from general tax revenues. Of the City's $870,313,400 in net position, $75,057,062 is subject to external restrictions on how those resources may be used.

LEHI CITY CORPORATION
NET POSITION

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Current and other assets	$ 151,725,943	$ 121,067,821	$ 151,600,389	$ 158,381,503	$ 303,326,332	$ 279,449,324
Capital assets	384,426,252	381,171,290	437,174,727	420,172,369	821,600,979	801,343,659
Total assets	$ 536,152,195	$ 502,239,111	$ 588,775,116	$ 578,553,872	$ 1,124,927,311	$ 1,080,792,983
Deferred outflows of resources	$ 5,096,919	$ 3,459,754	$ 7,583,109	$ 7,671,670	$ 12,680,028	$ 11,131,424
Long-term liabilities	$ 113,421,073	$ 122,328,136	$ 102,594,007	$ 99,969,825	$ 216,015,080	$ 222,297,961
Other liabilities	7,892,386	8,679,053	13,194,658	11,795,316	21,087,044	20,474,369
Interfund balances	(2,384,774)	916,378	2,384,774	(916,378)	-	-
Total liabilities	$ 118,928,685	$ 131,923,567	$ 118,173,439	$ 110,848,763	$ 237,102,124	$ 242,772,330
Deferred inflows of resources	$ 26,195,412	$ 36,536,133	$ 3,996,403	$ 3,035,306	$ 30,191,815	$ 39,571,439
Net position						
Net investment in capital assets	$ 358,211,413	$ 348,094,139	$ 395,362,323	$ 391,916,527	$ 753,573,736	$ 740,010,666
Restricted	57,343,991	14,058,585	17,713,071	12,617,730	75,057,062	26,676,315
Unrestricted	(19,430,387)	(24,913,559)	61,112,989	67,807,216	41,682,602	42,893,657
Total net position	$ 396,125,017	$ 337,239,165	$ 474,188,383	$ 472,341,473	$ 870,313,400	$ 809,580,638

As of June 30, 2023, the net position of the City's governmental activities totaled $396,125,017 compared to $337,239,165 in 2022. The governmental activities reported an increase in net position of $58,885,852. Capital grants and contributions, including contributions of infrastructure totaled $16,212,028. The City also received $52,942,619 in property, sales, and other taxes. The City's governmental activities also recognized other income of $48,212,486, which includes a gain on extinguishment of debt totaling $43,040,344.

As of June 30, 2023, the net position of the City's business-type activities totaled $474,188,383 compared to $472,341,473 in 2022. The business-type activities reported an increase in net position of $1,846,910. This increase in net position can be attributed to capital grants and contributions, including contributions of infrastructure.

LEHI CITY CORPORATION
CHANGES IN NET POSITION

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues:						
Program revenues:						
Charges for services	$ 12,530,026	$ 15,000,162	$ 78,193,734	$ 69,596,712	$ 90,723,760	$ 84,596,874
Operating grants and contributions	3,887,912	8,214,996	3,018,272	2,867,704	6,906,184	11,082,700
Capital grants and contributions	16,212,028	37,883,897	24,593,758	48,217,884	40,805,786	86,101,781
General revenues:					-	-
Property taxes	20,725,161	22,350,797	-	-	20,725,161	22,350,797
Sales and other taxes	32,217,458	27,779,419	-	-	32,217,458	27,779,419
Other	48,212,486	1,617,200	4,982,613	1,313,778	53,195,099	2,930,978
Total revenues	133,785,071	112,846,471	110,788,377	121,996,078	244,573,448	234,842,549
Expenses:						
General government	10,240,351	8,020,887	-	-	10,240,351	8,020,887
Public safety	21,948,439	17,507,791	-	-	21,948,439	17,507,791
Community development	5,302,806	5,729,311	-	-	5,302,806	5,729,311
Highways/streets	18,299,870	16,289,645	-	-	18,299,870	16,289,645
Parks, recreation, and culture	14,817,336	12,943,241	-	-	14,817,336	12,943,241
Cemetery	552,761	497,978	-	-	552,761	497,978
Interest on long-term debt	3,737,656	5,399,835	-	-	3,737,656	5,399,835
Water	-	-	18,508,084	16,352,621	18,508,084	16,352,621
Sewer	-	-	12,573,204	11,460,744	12,573,204	11,460,744
Electric	-	-	67,530,830	42,720,326	67,530,830	42,720,326
Fiber	-	-	2,310,916	1,978,842	2,310,916	1,978,842
Nonmajor activities	-	-	8,018,433	7,106,308	8,018,433	7,106,308
Total expenses	74,899,219	66,388,688	108,941,467	79,618,841	183,840,686	146,007,529
Increase in net position before transfers	58,885,852	46,457,783	1,846,910	42,377,237	60,732,762	88,835,020
Transfers	-	-	-	-	-	-
Increase in net position	58,885,852	46,457,783	1,846,910	42,377,237	60,732,762	88,835,020
Net position, beginning	337,239,165	290,781,382	472,341,473	429,964,236	809,580,638	720,745,618
Net position, ending	$ 396,125,017	$ 337,239,165	$ 474,188,383	$ 472,341,473	$ 870,313,400	$ 809,580,638

Governmental activities. During 2023 governmental activities increased the City's net position by $58,885,852. Some specific factors making up the change in net position during 2023 include:

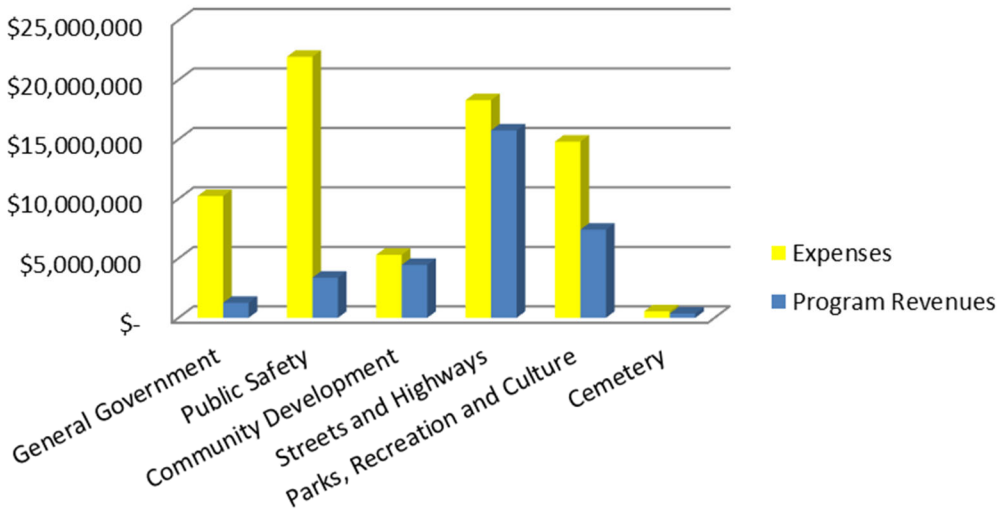
- As previously mentioned, the City reported a gain on extinguishment of debt in the amount of $43,040,344.

- Charges for services decreased in 2023 from the prior year by approximately $2.5 million. These revenues include fees for development, such as building permits and plan reviews. Development fees declined as interest rates began to rise.

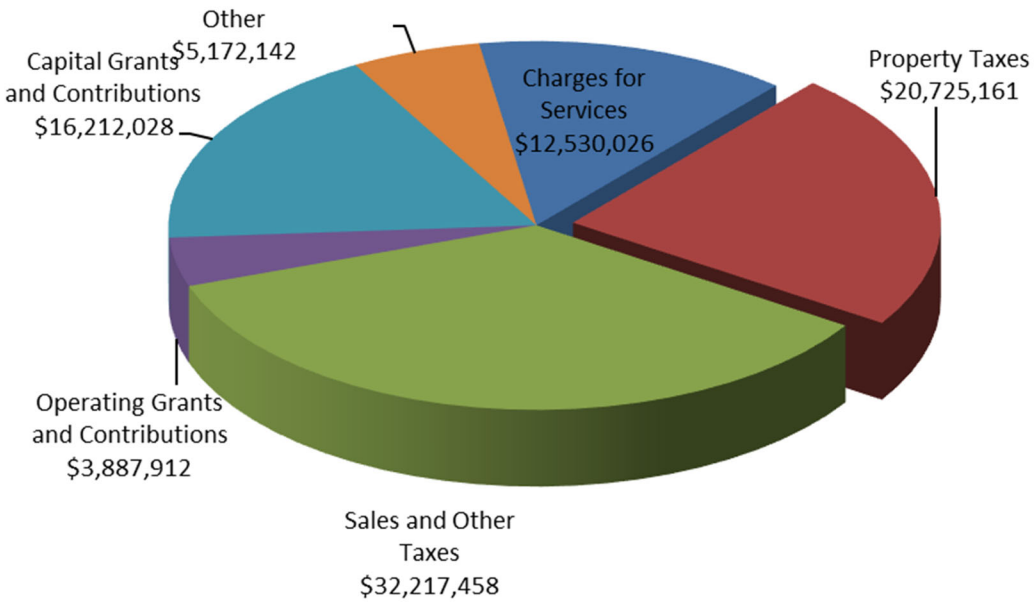
- Capital grants and contributions were also lower than in 2022 by approximately $21.7 million. The decline in revenue was also related to a slow down in development, resulting in a decrease of developer-installed infrastructure. Developer-installed road infrastructure was $14.0 million lower in 2023 than 2022. Intergovernmental capital grants were $3.8 million lower in 2023 than 2022.

- Expenses of the governmental activities increased from 2022 to 2023 by $8,510,531 with the largest increases occurring in public safety expenditures. Depreciation in governmental activities increased $2,691,426 from 2022 to 2023.

Expenses and Program Revenues - Governmental Activities



Revenues by Source - Governmental Activities



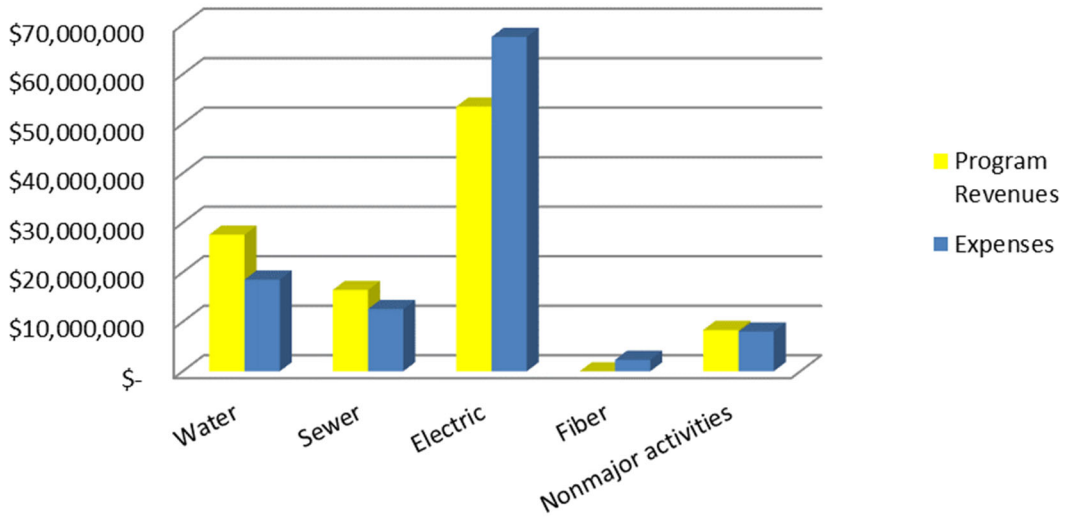
Business-type activities. Business-type activities increased the City's net position by $1,846,910. At the end of the current fiscal year, all of the City's major business-type activities other than the fiber fund reported positive net position. The fiber fund was established in 2021 and will experience a deficit net position for the first few years until the fiber-optic network is installed and the City can begin to collect revenues generated from that system. Key elements of the increase in net position are as follows:

- Charges for services in the business-type activities increased over 2022 by $8,597,022 (12.35%). Most of the enterprise funds experienced an increase in charges for services over 2022, a result of growth in the number of customers served as well as increase to the water, electric, and storm drainage rates.

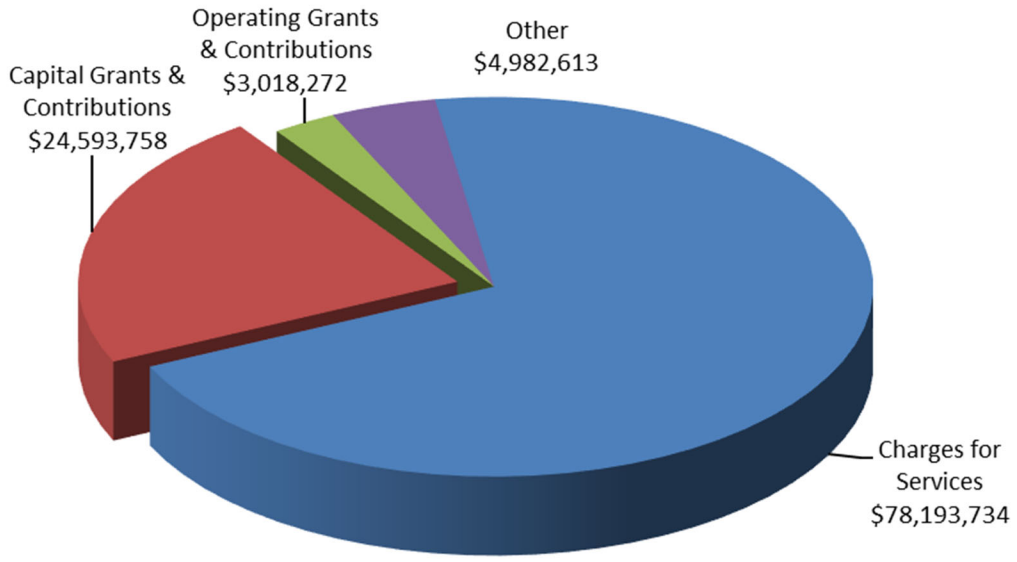
- Capital grants and contributions for the business-type activities added $24,593,758 to the total revenues of the City. This amount was lower than in 2022 by $23,624,126 resulting from the aforementioned slow down in development in 2023.

- Expenses of the business-type activities increased by $29,322,626 from the prior year. This is primarily due to an increase of approximately $21.5 million in the cost of wholesale power. There were also increases in system maintenance costs. Depreciation in business-type activities increased by $1,333,769 from 2022 to 2023. Because the City's customer base has been expanding, the cost of providing services has also increased.

Expenses and Program Revenues - Business-type Activities



Revenues by Source - Business-type Activities



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, *unassigned 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 $117,563,778. $20,183,077 of this total amount (17.2%) constitutes *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of fund balance is either *nonspendable, restricted, committed or assigned* to indicate that it is not available for new spending because it 1) is not in a spendable form, 2) has constraints imposed either externally or by law, 3) has constraints imposed by formal resolution of the city council, or 4) is or intended by the city council and the city manager to be used for specific purposes.

The general fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the general fund was $20,183,077, while total fund balance reached $28,069,795. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 36.8% of total general fund expenditures, while total fund balance represents 51.2% of that same amount. The fund balance of the City's general fund increased by $1,595,406 during the current fiscal year, due largely to higher than anticipated tax revenues and also increased interest on investments.

The special revenue Redevelopment Agency fund has an assigned fund balance of $4,352,790. The project areas that received tax increment revenues in the current year were the Alpine Highway Project, the Alpine Highway West Project Area, the Thanksgiving Park Economic Development Project Area, the West Timpanogos Project Area, the Traverse Mountain Community Development Area and the Meadow Point Project Area. Overall, the fund experienced an increase in fund balance of $453,885.

The special revenue Local Building Authority fund, which was established in 2023 to account for the financial resources to be used for the design and construction of capital assets as well as to pay the associated debt service, has an assigned fund balance of $31,388,374, primarily the result of the issuance of lease revenue bonds.

The capital projects fund had an increase in fund balance in the amount of $6,323,349, which resulted in a fund balance of $53,701,915. During the year, $8 million was transferred from the general fund to the capital projects fund to pay for future projects. The City also recognized approximately $1.9 million in governmental grants used to construct infrastructure.

The City established the debt service fund to account for the debt service on its outstanding 2019, 2018 and 2014 sales tax revenue bonds. Sources of funds for the debt service fund come from transfers from the general fund. The debt service fund has an assigned fund balance of $50,904.

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 position of the proprietary funds at the end of the year totaled $62,997,738. Individually, the electric fund's unrestricted net position totaled $26,637,387, the water unrestricted net position totaled $23,130,231, the sewer unrestricted net position totaled $7,716,712 and the non-major enterprise funds reported a positive unrestricted net position of $6,069,440. The fiber fund reported a deficit net position of $3,141,157. Other factors concerning the finances of these proprietary funds can be found earlier in this section under business-type activities.

General Fund Budgetary Highlights

During the fiscal year, the general fund's budget was amended from budgeted expenditures totaling $54,931,720 to a final budget of $57,061,087, an increase of $2,129,367, or 3.9%. Increased budget allocations were made to various departments based on changing conditions and emergency situations. These adjustments were funded primarily by a combination of increased revenue estimates and appropriating fund balance. Significant variances between the final budget and actual results are shown below:

- Tax revenues recognized in 2023 were $1,577,436 more than budgeted. Property taxes and franchise taxes were higher than originally budgeted, while actual sales tax revenues came in lower than the final budget.

- Interest on investments was higher than budgeted by approximately $1.2 million, due to increased rates available during the year.

- Total expenditures were less than the final budgeted amounts by $2,257,071.

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, 2023 amounts to $821,600,979 (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:

- Infrastructure, land, and water rights were donated to the City by developers. The estimated fair value of the infrastructure, land and water rights donated in the governmental and business-type activities was $7,588,677 and $13,991,656, respectively.

- The City's new public safety building was completed and put into use during 2023. It had been under construction and was finalized in 2023 for a total cost of approximately $19 million.

- A new building for the parks department was under construction with total costs incurred through June 30, 2023 of approximately $2 million.

- During 2023, the City incurred expenditures of approximately $2.4 million in improvements to its parks. The largest expenditure was just under $1.0 million for Family Park, the City's largest regional park.

- Construction of the City's fiber network began in 2023 with total costs incurred through June 30, 2023 of approximately $4.0 million.

- In the water fund, the City completed the construction of a water tank with a cost of approximately $3.3 million and began construction on two reservoirs for its pressurized irrigation system with costs totaling approximately $1.2 million.

- In the electric fund, approximately $3.3 million was spent on subdivision construction projects.

LEHI CITY CORPORATION
CAPITAL ASSETS
(net of depreciation)

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Land	$ 173,861,103	$ 169,778,933	$ 4,321,964	$ 3,962,304	$ 178,183,067	$ 173,741,237
Intangibles	-	-	61,360,305	61,120,555	61,360,305	61,120,555
Construction in progress	8,475,331	22,583,443	19,692,541	12,053,535	28,167,872	34,636,978
Buildings and structures	31,661,393	14,853,174	9,682,676	10,131,435	41,344,069	24,984,609
Improvements, including infrastructure	161,006,387	165,689,292	340,803,534	331,645,579	501,809,921	497,334,871
Machinery, equipment, and vehicles	9,398,540	8,236,703	1,307,359	1,249,840	10,705,899	9,486,543
Office furniture and equipment	23,498	29,745	6,348	9,121	29,846	38,866
Total	$ 384,426,252	$ 381,171,290	$ 437,174,727	$ 420,172,369	$ 821,600,979	$ 801,343,659

Additional information on the City's capital assets can be found in note H on pages 62-63 of this report.

Long-term obligations. At the end of the current fiscal year the City had total bonded debt outstanding of $162,852,334, with the majority of the debt secured solely by specified revenue sources (i.e. revenue bonds). $29 million of the bonded debt outstanding was issued by the Local Building Authority of Lehi and is secured by the capital assets constructed with the proceeds of the bonds.

LEHI CITY CORPORATION
LONG-TERM OBLIGATIONS

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Tax increment notes payable to developers	$ 37,912,094	$ 82,563,476	$ -	$ -	$ 37,912,094	$ 82,563,476
Other notes payable	3,830,109	2,703,620	969,663	1,042,658	4,799,772	3,746,278
Revenue bonds	63,177,140	32,611,418	99,675,194	97,810,695	162,852,334	130,422,113
Lease liabilities	36,438	46,330	-	-	36,438	46,330
Other liabilities	8,465,292	4,403,292	1,949,150	1,116,472	10,414,442	5,519,764
Total	$ 113,421,073	$ 122,328,136	$ 102,594,007	$ 99,969,825	$ 216,015,080	$ 222,297,961

The City's long-term obligations decreased during 2023 by a net of $6,282,881. In addition to regularly scheduled debt service payments, this change was the result of several factors:

- The City issued lease revenue bonds in the amount of $29,000,000 at a premium of $2,763,115.
- The City also issued a water revenue bond with the State of Utah in the amount of $3,643,000.
- A note payable to a developer in the amount of $43,040,344 was extinguished in connection with amendments made to the development agreement with the City.
- At June 30, 2023 the City reported, in accordance with the requirements of GAAP, a net pension liability totaling $4,331,229, whereas at June 30, 2022, the City reported no net pension liability and instead reported a net pension asset of approximately $10 million.

The 2021 Franchise and Sales Tax Revenue Bonds were assigned an underlying rating of A+, with an Assured Guaranty insured rating of AA. The 2019 Sales Tax Revenue Bonds were assigned a municipal bond rating of AA- by Standard and Poor's, while the rating for the City's 2019 Water Revenue Bonds was upgraded to AA+ by Fitch and maintained a Aa3 rating from Moody's. Power Revenue Bonds are rated A+ by Standard and Poor's. The City's Local Building Authority bonds, which were issued during the year, are rated AA- by Standard and Poor's and AA+ by Fitch.

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 $684,697,973 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 debt limitation for business-type projects is $1,369,395,946, which significantly exceeds the outstanding business-type debt the City currently has.

Additional information on the City's long-term obligations can be found in note J on pages 64-82 of this report.

Economic Factors and Next Year's Budgets and Rates

- The City continues to grow rapidly. During the year, property values increased by 31.6% to an estimated market value of $17,117,449,316.

- As part of the budget process, utility rates are reviewed annually. Rates are adjusted based on direct costs as well as capital needs. For the 2024 fiscal year, pressurized irrigation rates were increased by 5%, while culinary rates were not changed. Storm drain rates increased at the same time from $5.25 to $5.50 per month. The electricity rate study implemented a power purchase adjustment clause (PPAC), which adjusts rates automatically based on the wholesale cost of power. Due to dramatic increases in the market price of wholesale power and natural gas, a PPAC of $0.017 per kWh was implemented February 2023. This PPAC will be evaluated and adjusted annually.

- Consistent with conditions throughout the State of Utah, the City's economic conditions continue to trend positively. Sales tax revenues increased 10.6% from fiscal year 2022 to fiscal year 2023. As of August 2023, the State of Utah reports an unemployment rate of 2.5% with a rate of 2.6% in Utah County. The City's population increased from 79,978 to 84,373.

- In December 2022, bonds with a par amount $29 million were issued. The proceeds will be used for the construction of the City's fourth fire station, with an estimated completion date of November 2024; and a city hall/library, with an estimated completion date of November 2025.

- Construction continues on the City's fiber network. Currently, 10% of the households in the City have access to the network. It is anticipated all Lehi households will have access to the network by May 2025. The first customers went live during Spring 2023.

The above factors were considered in preparing the City's budget for the 2024 fiscal year. Budgeted revenues and expenditures for the upcoming year total $307,018,940. This is an increase from the 2023 fiscal year opening budget of $280,700,620. Much of the increase in expenditures is related to one-time, capital expenditures such as construction of a new city hall and a large regional park. Increases to operating expenditures are the result of a growing population.

The City continues to expand with new residential and commercial development, during the year 779 residential and 155 commercial building permits issued. This is fewer permits than the City has issued in the previous five years. As a result, revenue from building permits, inspection fees, and impact fees is lower than anticipated.

In the previous fiscal year, Texas Instruments purchased the facility formerly occupied by Micron Technologies. This semiconductor facility manufactures highly technical computer chips. On November 2, 2023, Texas Instruments broke ground on an $11 billion expansion of the semiconductor plant. Texas Instruments' investment will have a significant impact on jobs in the City and provide future tax revenue for the City.

New growth brings additional revenue, but it also brings increased costs. Infrastructure needs in roads, parks, and utilities will continue to consume additional City resources. Detailed focus must be maintained on capital planning and revenue to keep pace with the current pace of growth.

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

LEHI CITYCORPORATION
STATEMENT OF NET POSITION
JUNE 30, 2023

	PRIMARY GOVERNMENT		
	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL
ASSETS			
CASH AND CASH EQUIVALENTS	$ 37,669,956	$ 42,829,772	$ 80,499,728
INVESTMENTS	19,016,195	-	19,016,195
RECEIVABLES (NET)			
ACCOUNTS	-	7,175,746	7,175,746
UNBILLED	-	1,042,785	1,042,785
TAXES	29,136,881	10,170,792	39,307,673
INTERGOVERNMENTAL	1,867,205	-	1,867,205
LEASES	1,180,683	-	1,180,683
OTHER	1,398,271	-	1,398,271
ADVANCE BILLING ON DEPOSIT WITH POWER SUPPLIER	-	821,098	821,098
INVENTORY	39,602	20,356,143	20,395,745
RESTRICTED CASH AND CASH EQUIVALENTS	58,604,346	69,204,053	127,808,399
RESTRICTED RECEIVABLES	1,582,081	-	1,582,081
NET PENSION ASSET	1,208,035	-	1,208,035
RIGHT TO USE LEASED ASSETS, NET OF AMORTIZATION	22,688	-	22,688
NON-DEPRECIABLE CAPITAL ASSETS	182,336,434	85,374,810	267,711,244
DEPRECIABLE CAPITAL ASSETS, NET	202,089,818	351,799,917	553,889,735
TOTAL ASSETS	$ 536,152,195	$ 588,775,116	$ 1,124,927,311
DEFERRED OUTFLOWS OF RESOURCES			
ADVANCE FUNDING OF UAMPS PROJECT	$ -	$ 5,607,964	$ 5,607,964
PREPAID BOND INSURANCE	-	592,784	592,784
DEFERRED OUTFLOWS RELATED TO PENSIONS	5,096,919	1,382,361	6,479,280
TOTAL DEFERRED OUTFLOWS OF RESOURCES	$ 5,096,919	$ 7,583,109	$ 12,680,028
LIABILITIES			
INTERFUND BALANCES	$ (2,384,774)	$ 2,384,774	$ -
ACCOUNTS PAYABLE	2,019,708	8,776,428	10,796,136
LIABILITIES PAYABLE FROM RESTRICTED ASSETS			
ACCOUNTS PAYABLE	1,245,295	3,224,502	4,469,797
ACCRUED INTEREST	-	909,703	909,703
WAGES PAYABLE	406,567	107,718	514,285
ACCRUED LIABILITIES	3,663,161	-	3,663,161
ACCRUED INTEREST PAYABLE	557,655	125,407	683,062
CUSTOMER DEPOSITS	-	50,900	50,900
NON-CURRENT LIABILITIES			
DUE WITHIN ONE YEAR	3,552,828	2,749,759	6,302,587
DUE IN MORE THAN ONE YEAR:			
COMPENSATED ABSENCES	2,487,091	665,446	3,152,537
NET PENSION LIABILITY	3,598,150	733,079	4,331,229
LANDFILL POSTCLOSURE COSTS	591,012	-	591,012
LEASE LIABILITIES	13,641	-	13,641
TAX INCREMENT NOTE PAYABLE TO DEVELOPER	37,912,094	-	37,912,094
OTHER NOTES PAYABLE	3,174,117	895,529	4,069,646
BONDS PAYABLE	62,092,140	97,550,194	159,642,334
TOTAL LIABILITIES	$ 118,928,685	$ 118,173,439	$ 237,102,124
DEFERRED INFLOWS OF RESOURCES			
PROPERTY TAXES	$ 23,911,016	$ -	$ 23,911,016
LEASES	1,180,683	-	1,180,683
UNEARNED GRANT REVENUE	1,000,000	3,981,833	4,981,833
DEFERRED INFLOWS RELATED TO PENSIONS	103,713	14,570	118,283
TOTAL DEFERRED INFLOWS OF RESOURCES	$ 26,195,412	$ 3,996,403	$ 30,191,815
NET POSITION			
NET INVESTMENT IN CAPITAL ASSETS	$ 358,211,413	$ 395,362,323	$ 753,573,736
RESTRICTED FOR			
CAPITAL IMPROVEMENTS	55,711,119	17,713,071	73,424,190
DEBT SERVICE	30,876	-	30,876
OTHER PURPOSES	1,601,996	-	1,601,996
UNRESTRICTED (DEFICIT)	(19,430,387)	61,112,989	41,682,602
TOTAL NET POSITION	$ 396,125,017	$ 474,188,383	$ 870,313,400

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

LEHI CITYCORPORATION
GOVERNMENT-WIDE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2023

FUNCTIONS/PROGRAMS	EXPENSES	PROGRAM REVENUES: CHARGES FOR SERVICES	PROGRAM REVENUES: OPERATING GRANTS AND CONTRIBUTIONS	PROGRAM REVENUES: CAPITAL GRANTS AND CONTRIBUTIONS	NET REVENUE (EXPENSE) AND CHANGES IN NET POSITION PRIMARY GOVERNMENT: GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL
PRIMARY GOVERNMENT:							
GOVERNMENTAL ACTIVITIES							
GENERAL GOVERNMENT	$ 10,240,351	$ 1,263,448	$ -	$ -	$ (8,976,903)	$ -	$ (8,976,903)
PUBLIC SAFETY	21,948,439	2,676,610	380,838	319,327	(18,571,664)	-	(18,571,664)
COMMUNITY DEVELOPMENT	5,302,806	4,062,359	-	389,654	(850,793)	-	(850,793)
STREETS AND HIGHWAYS	18,299,870	-	3,383,696	12,375,171	(2,541,003)	-	(2,541,003)
PARKS, RECREATION AND CULTURE	14,817,336	4,166,109	123,378	3,127,876	(7,399,973)	-	(7,399,973)
CEMETERY	552,761	361,500	-	-	(191,261)	-	(191,261)
INTEREST ON LONG-TERM DEBT	3,737,656	-	-	-	(3,737,656)	-	(3,737,656)
TOTAL GOVERNMENTAL ACTIVITIES	74,899,219	12,530,026	3,887,912	16,212,028	(42,269,253)	-	(42,269,253)
BUSINESS-TYPE ACTIVITIES							
WATER	18,508,084	13,126,269	3,018,272	11,442,344	-	9,078,801	9,078,801
SEWER	12,573,204	10,543,073	-	5,879,186	-	3,849,055	3,849,055
ELECTRIC	67,530,830	47,350,786	-	6,106,755	-	(14,073,289)	(14,073,289)
FIBER	2,310,916	1,280	-	-	-	(2,309,636)	(2,309,636)
NONMAJOR ACTIVITIES	8,018,433	7,172,326	-	1,165,473	-	319,366	319,366
TOTAL BUSINESS-TYPE ACTIVITIES	108,941,467	78,193,734	3,018,272	24,593,758	-	(3,135,703)	(3,135,703)
TOTAL PRIMARY GOVERNMENT	$ 183,840,686	$ 90,723,760	$ 6,906,184	$ 40,805,786	(42,269,253)	(3,135,703)	(45,404,956)
		GENERAL REVENUES:					
		PROPERTY TAXES			20,725,161	-	20,725,161
		SALES TAXES			23,062,718	-	23,062,718
		FRANCHISE AND OTHER TAXES			9,154,740	-	9,154,740
		INVESTMENT EARNINGS			3,704,651	4,292,314	7,996,965
		GAIN ON DISPOSAL OF CAPITAL ASSETS			199,010	70,623	269,633
		GAIN ON EXTINGUISHMENT OF DEBT			43,040,344	-	43,040,344
		OTHER			1,268,481	619,676	1,888,157
		TOTAL GENERAL REVENUES			101,155,105	4,982,613	106,137,718
		TRANSFERS			-	-	-
		TOTAL GENERAL REVENUES AND TRANSFERS			101,155,105	4,982,613	106,137,718
		CHANGE IN NET POSITION			58,885,852	1,846,910	60,732,762
		NET POSITION AT BEGINNING OF YEAR			337,239,165	472,341,473	809,580,638
		NET POSITION AT END OF YEAR			$ 396,125,017	$ 474,188,383	$ 870,313,400

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

LEHI CITY CORPORATION
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2023

	GENERAL	SPECIAL REVENUE FUNDS: REDEVELOPMENT AGENCY	SPECIAL REVENUE FUNDS: LOCAL BUILDING AUTHORITY	CAPITAL PROJECTS	OTHER GOVERNMENTAL FUND	TOTAL GOVERNMENTAL FUNDS
ASSETS						
CASH AND CASH EQUIVALENTS	$ 13,159,680	$ 2,729,234	$ -	$ 20,507,463	$ 52,654	$ 36,449,031
INVESTMENTS	6,192,729	1,447,004	-	11,376,462	-	19,016,195
RECEIVABLES						
TAXES	17,939,074	11,197,807	-	-	-	29,136,881
INTERGOVERNMENTAL	-	-	-	1,857,205	-	1,857,205
LEASES	1,180,683	-	-	-	-	1,180,683
OTHER	1,218,859	179,412	-	-	-	1,398,271
DUE FROM OTHER FUNDS	-	-	-	10,921,686	-	10,921,686
RESTRICTED ASSETS						
CASH AND CASH EQUIVALENTS	6,330,211	-	39,229,335	11,481,725	-	57,041,271
RECEIVABLES	1,532,081	-	-	50,000	-	1,582,081
TOTAL ASSETS	$ 47,553,317	$ 15,553,457	$ 39,229,335	$ 56,194,541	$ 52,654	$ 158,583,304
LIABILITIES						
ACCOUNTS PAYABLE	$ 871,832	$ 2,860	$ 4,425	$ 923,754	$ 1,750	$ 1,804,621
DUE TO OTHER FUNDS	-	-	7,836,536	-	-	7,836,536
LIABILITIES PAYABLE FROM RESTRICTED ASSETS	671,998	-	-	568,872	-	1,240,870
WAGES PAYABLE	382,639	-	-	-	-	382,639
ACCRUED LIABILITIES	3,663,161	-	-	-	-	3,663,161
TOTAL LIABILITIES	5,589,630	2,860	7,840,961	1,492,626	1,750	14,927,827
DEFERRED INFLOWS OF RESOURCES						
TAXES	12,662,561	11,197,807	-	-	-	23,860,368
LEASES	1,231,331	-	-	-	-	1,231,331
ADVANCE RECEIPT OF GRANT REVENUE	-	-	-	1,000,000	-	1,000,000
TOTAL DEFERRED INFLOWS OF RESOURCES	13,893,892	11,197,807	-	1,000,000	-	26,091,699
FUND BALANCES						
RESTRICTED	7,190,294	-	-	10,962,853	-	18,153,147
COMMITTED	671,873	-	-	-	-	671,873
ASSIGNED	24,551	4,352,790	31,388,374	42,739,062	50,904	78,555,681
UNASSIGNED	20,183,077	-	-	-	-	20,183,077
TOTAL FUND BALANCE	28,069,795	4,352,790	31,388,374	53,701,915	50,904	117,563,778
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	$ 47,553,317	$ 15,553,457	$ 39,229,335	$ 56,194,541	$ 52,654	$ 158,583,304

LEHI CITY CORPORATION
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE
TO NET ASSETS OF GOVERNMENTAL ACTIVITIES
JUNE 30, 2023

AMOUNTS REPORTED FOR GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF NET POSITION ARE DIFFERENT BECAUSE:	
TOTAL GOVERNMENTAL FUND BALANCES	$ 117,563,778
CAPITALAND RIGHT TO USE ASSETS USED IN GOVERNMENTAL ACTIVITIES ARE NOT FINANCIAL RESOURCES AND THEREFORE ARE NOT REPORTED IN THE FUNDS	384,448,940
LONG-TERM LIABILITIES, INCLUDING BONDS PAYABLE, ARE NOT DUE AND PAYABLE IN THE CURRENT PERIOD AND THEREFORE ARE NOT REPORTED IN THE FUNDS	(113,421,073)
INTEREST PAYABLE ON LONG-TERM FINANCIAL RESOURCES IS NOT REPORTED IN THE GOVERNMENTAL FUNDS	(557,655)
THE CURRENT ASSETS, RESTRICTED CASH AND LIABILITIES OF THE INTERNAL SERVICE FUNDS ARE INCLUDED IN THE GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF NET POSITION	2,590,162
DEFERRED OUTFLOWS AND INFLOWS RELATED TO PENSIONS AND THE NET PENSION ASSET WILL NEITHER REQUIRE THE USE OF NOR PROVIDE CURRENT PERIOD FINANCIAL RESOURCES AND THEREFORE ARE NOT REPORTED IN THE FUNDS	6,201,241
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 POSITION	(700,376)
NET POSITION OF GOVERNMENTAL ACTIVITIES	$ 396,125,017

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

LEHI CITY CORPORATION
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2023

		SPECIAL REVENUE FUNDS				
	GENERAL	REDEVELOPMENT AGENCY	LOCAL BUILDING AUTHORITY	CAPITAL PROJECTS	OTHER GOVERNMENTAL FUND	TOTAL GOVERNMENTAL FUNDS
REVENUES						
TAXES	$ 45,262,893	$ 7,311,686	$ -	$ 368,040	$ -	$ 52,942,619
LICENSES, FEES AND PERMITS	2,322,023	-	-	4,580,154	-	6,902,177
INTERGOVERNMENTAL	5,938,093	-	-	1,993,016	-	7,931,109
CHARGES FOR SERVICES	8,988,690	-	-	-	-	8,988,690
FINES AND FORFEITURES	831,962	-	-	-	-	831,962
MISCELLANEOUS	1,655,832	-	-	-	-	1,655,832
INTEREST ON INVESTMENTS	1,213,621	75,059	865,219	1,431,499	25,679	3,611,077
TOTAL REVENUES	66,213,114	7,386,745	865,219	8,372,709	25,679	82,863,466
EXPENDITURES						
CURRENT						
GENERAL GOVERNMENT	8,832,969	-	-	-	-	8,832,969
PUBLIC SAFETY	20,720,538	-	-	-	-	20,720,538
COMMUNITY DEVELOPMENT	3,832,172	945,131	-	-	-	4,777,303
STREETS AND HIGHWAYS	7,513,717	-	-	-	-	7,513,717
PARKS, RECREATION AND CULTURE	13,329,375	-	-	-	-	13,329,375
CEMETERY	551,145	-	-	-	-	551,145
OTHER	-	-	399,000	74,401	5,600	479,001
CAPITAL OUTLAY	-	-	842,606	9,006,911	-	9,849,517
DEBT SERVICE						
PRINCIPAL	9,892	1,611,038	-	179,109	960,000	2,760,039
INTEREST AND FISCAL CHARGES	14,208	3,609,156	798,354	188,931	898,838	5,509,487
TOTAL EXPENDITURES	54,804,016	6,165,325	2,039,960	9,449,352	1,864,438	74,323,091
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	11,409,098	1,221,420	(1,174,741)	(1,076,643)	(1,838,759)	8,540,375
OTHER FINANCING SOURCES (USES)						
TRANSFERS IN	767,535	-	800,000	8,300,496	1,868,844	11,736,875
TRANSFERS OUT	(10,718,840)	(767,535)	-	(900,504)	-	(12,386,879)
PROCEEDS FROM ISSUANCE OF BONDS	-	-	31,763,115	-	-	31,763,115
SALE OF CAPITAL ASSETS	137,613	-	-	-	-	137,613
TOTAL OTHER FINANCING SOURCES (USES)	(9,813,692)	(767,535)	32,563,115	7,399,992	1,868,844	31,250,724
NET CHANGE IN FUND BALANCE	1,595,406	453,885	31,388,374	6,323,349	30,085	39,791,099
FUND BALANCE AT BEGINNING OF YEAR	26,474,389	3,898,905	-	47,378,566	20,819	77,772,679
FUND BALANCE AT END OF YEAR	$ 28,069,795	$ 4,352,790	$ 31,388,374	$ 53,701,915	$ 50,904	$ 117,563,778

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, 2023

AMOUNTS REPORTED FOR GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF ACTIVITIES ARE DIFFERENT BECAUSE:	
NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS	$ 39,791,099
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	13,570,050
DEPRECIATION EXPENSE	(19,481,864)
SOME EXPENSES REPORTED IN THE STATEMENT OF ACTIVITIES SUCH AS COMPENSATED ABSENCES, ACCRUED 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	3,156,227
REPAYMENT OF PRINCIPAL IS AN EXPENDITURE IN GOVERNMENTAL FUNDS, BUT THE REPAYMENT REDUCES LONG-TERM LIABILITIES IN THE STATEMENT OF NET POSITION	2,760,039
THE NET REVENUE OF INTERNAL SERVICES FUNDS IS ALLOCATED BETWEEN GOVERNMENTAL AND BUSINESS-TYPE ACTIVITIES	
INTERNAL SERVICE FUND NET INCOME LESS AMOUNT	(628,352)
ALLOCATED TO BUSINESS-TYPE ACTIVITIES	216,002
GOVERNMENTAL FUNDS REPORT THE DISPOSAL OF ASSETS TO THE EXTEND PROCEES ARE RECEIVED, IN THE STATEMENT OF ACTIVITIES A GAIN OR LOSS IS REPORTED FOR EACH DISPOSAL	(13,259)
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 POSITION	(31,763,115)
GAIN ON EXTINGUISHMENT OF DEBT IS OTHER INCOME IN THE STATEMENT OF ACTIVITES	43,040,344
TRANSFER TO INTERNAL SERVICE FUND NETS TO ZERO IN THE STATEMENT OF ACTIVITIES	650,004
DEVELOPER CONTRIBUTIONS OF INFRASTRUCTURE NOT RECORDED IN GOVERNMENTAL FUNDS	7,588,677
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	$ 58,885,852

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

LEHI CITY CORPORATION
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2023

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES				
TAXES	$ 37,685,457	$ 43,685,457	$ 45,262,893	$ 1,577,436
LICENSES, FEES AND PERMITS	3,344,000	3,344,000	2,322,023	(1,021,977)
INTERGOVERNMENTAL REVENUE	5,023,568	5,258,731	5,938,093	679,362
CHARGES FOR SERVICE	7,910,568	8,075,568	8,988,690	913,122
FINES AND FORFEITURES	737,500	737,500	831,962	94,462
MISCELLANEOUS REVENUE	1,604,500	1,606,500	1,655,832	49,332
INTEREST ON INVESTMENTS	101,000	101,000	1,213,621	1,112,621
TOTAL REVENUES	56,406,593	62,808,756	66,213,114	3,404,358
EXPENDITURES				
GENERAL GOVERNMENT	9,386,699	9,615,588	8,832,969	782,619
PUBLIC SAFETY	20,549,809	21,199,986	20,720,538	479,448
COMMUNITY DEVELOPMENT	4,128,884	4,214,713	3,832,172	382,541
STREETS AND HIGHWAYS	6,478,702	7,114,746	7,513,717	(398,971)
PARKS, RECREATIONS AND CULTURE	13,794,531	14,251,004	13,329,375	921,629
CEMETERY	593,095	640,950	551,145	89,805
DEBT SERVICE	-	24,100	24,100	-
TOTAL EXPENDITURES	54,931,720	57,061,087	54,804,016	2,257,071
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	1,474,873	5,747,669	11,409,098	5,661,429
OTHER FINANCING SOURCES (USES)				
TRANSFERS IN	1,600,000	1,600,000	767,535	(832,465)
TRANSFERS OUT	(3,918,840)	(10,718,840)	(10,718,840)	-
PROCEEDS FROM LEASE LIABILITY	-	-	-	-
SALE OF CAPITAL ASSETS	10,000	10,000	137,613	127,613
TOTAL OTHER FINANCING SOURCES (USES)	(2,308,840)	(9,108,840)	(9,813,692)	(704,852)
NET CHANGE IN FUND BALANCE	(833,967)	(3,361,171)	1,595,406	4,956,577
FUND BALANCE AT BEGINNING OF YEAR	26,474,389	26,474,389	26,474,389	-
FUND BALANCE AT END OF YEAR	$ 25,640,422	$ 23,113,218	$ 28,069,795	$ 4,956,577

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

LEHI CITY CORPORATION
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - REDEVELOPMENT AGENCY
FOR THE YEAR ENDED JUNE 30, 2023

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES				
TAXES	$ 15,495,000	$ 15,495,000	$ 7,311,686	$ (8,183,314)
INTEREST ON INVESTMENTS	7,500	7,500	75,059	67,559
TOTAL REVENUES	15,502,500	15,502,500	7,386,745	(8,115,755)
EXPENDITURES				
CURRENT				
COMMUNITY DEVELOPMENT	4,551,200	4,551,200	945,131	3,606,069
DEBT SERVICE	11,150,228	11,150,228	5,220,194	5,930,034
TOTAL EXPENDITURES	15,701,428	15,701,428	6,165,325	9,536,103
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(198,928)	(198,928)	1,221,420	1,420,348
OTHER FINANCING SOURCES (USES)				
TRANSFERS OUT	(1,793,572)	(1,793,572)	(767,535)	1,026,037
TOTAL OTHER FINANCING SOURCES (USES)	(1,793,572)	(1,793,572)	(767,535)	1,026,037
NET CHANGE IN FUND BALANCE	(1,992,500)	(1,992,500)	453,885	2,446,385
FUND BALANCE AT BEGINNING OF YEAR	3,898,905	3,898,905	3,898,905	-
FUND BALANCE AT END OF YEAR	$ 1,906,405	$ 1,906,405	$ 4,352,790	$ 2,446,385

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

LEHI CITY CORPORATION
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - LOCAL BUILDING AUTHORITY
FOR THE YEAR ENDED JUNE 30, 2023

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES				
INTEREST ON INVESTMENTS	$ -	$ -	$ 865,219	$ 865,219
TOTAL REVENUES	-	-	865,219	865,219
EXPENDITURES				
CURRENT				
OTHER	400,000	400,000	399,000	1,000
CAPITAL OUTLAY	38,663,115	38,663,115	842,606	37,820,509
DEBT SERVICE	800,000	800,000	798,354	1,646
TOTAL EXPENDITURES	39,863,115	39,863,115	2,039,960	37,823,155
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(39,863,115)	(39,863,115)	(1,174,741)	38,688,374
OTHER FINANCING SOURCES (USES)				
TRANSFERS IN	800,000	800,000	800,000	-
PROCEEDS FROM ISSUANCE OF BONDS	31,763,115	31,763,115	31,763,115	-
TOTAL OTHER FINANCING SOURCES (USES)	32,563,115	32,563,115	32,563,115	-
NET CHANGE IN FUND BALANCE	(7,300,000)	(7,300,000)	31,388,374	38,688,374
FUND BALANCE AT BEGINNING OF YEAR	-	-	-	-
FUND BALANCE AT END OF YEAR	$ (7,300,000)	$ (7,300,000)	$ 31,388,374	$ 38,688,374

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

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LEHI CITY CORPORATION
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2023

	BUSINESS-TYPE ACTIVITIES						GOVERNMENTAL ACTIVITIES
	WATER	SEWER	ELECTRIC	FIBER	NONMAJOR PROPRIETARY FUNDS	TOTAL BUSINESS-TYPE FUNDS	INTERNAL SERVICE FUNDS
ASSETS							
CURRENT ASSETS							
CASH AND CASH EQUIVALENTS	$ 17,261,115	7,703,125	$ 9,786,909	$ 2,309,186	$ 5,769,437	$ 42,829,772	$ 1,220,925
RECEIVABLES (NET):							
ACCOUNTS	1,168,932	957,601	4,353,829	1,280	694,104	7,175,746	10,000
UNBILLED	182,863	136,295	623,332	-	100,295	1,042,785	-
INTERGOVERNMENTAL	10,170,792	-	-	-	-	10,170,792	-
REFUND DUE FROM DEPOSIT WITH POWER SUPPLIER	-	-	821,098	-	-	821,098	-
INVENTORY	5,597,283	18,602	9,099,060	5,629,468	11,730	20,356,143	39,602
TOTAL CURRENT ASSETS	34,380,985	8,815,623	24,684,228	7,939,934	6,575,566	82,396,336	1,270,527
NON-CURRENT ASSETS							
RESTRICTED CASH AND CASH EQUIVALENTS	4,561,181	4,558,168	5,388,412	54,335,787	360,505	69,204,053	1,563,075
NONDEPRECIABLE CAPITAL ASSETS	71,714,696	235,520	8,421,702	3,985,274	1,017,618	85,374,810	148,402
DEPRECIABLE CAPITAL ASSETS, NET	137,647,936	61,898,595	100,653,462	-	51,599,924	351,799,917	7,558,095
TOTAL NON-CURRENT ASSETS	213,923,813	66,692,283	114,463,576	58,321,061	52,978,047	506,378,780	9,269,572
TOTAL ASSETS	$ 248,304,798	$ 75,507,906	$ 139,147,804	$ 66,260,995	$ 59,553,613	$ 588,775,116	$ 10,540,099
DEFERRED OUTFLOWS OF RESOURCES							
ADVANCE FUNDING OF UAMPS PROJECT	$ -	$ -	$ 5,607,964	$ -	$ -	$ 5,607,964	$ -
PREPAID BOND INSURANCE	-	-	-	592,784	-	592,784	-
DEFERRED OUTFLOWS RELATED TO PENSIONS	342,644	109,010	768,719	-	161,988	1,382,361	303,806
TOTAL DEFERRED OUTFLOWS OF RESOURCES	$ 342,644	$ 109,010	$ 6,376,683	$ 592,784	$ 161,988	$ 7,583,109	$ 303,806

CONTINUED

LEHI CITY CORPORATION
STATEMENT OF NET POSITION - CONTINUED
PROPRIETARY FUNDS
JUNE 30, 2023

	BUSINESS-TYPE ACTIVITIES						GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS
LIABILITIES	WATER	SEWER	ELECTRIC	FIBER	NONMAJOR PROPRIETARY FUNDS	TOTALS	
CURRENT LIABILITIES							
ACCOUNTS PAYABLE	$ 4,052,412	$ 1,087,287	$ 3,161,225	$ -	$ 475,504	$ 8,776,428	$ 219,512
WAGES PAYABLE	26,133	7,298	60,009	4,308	9,970	107,718	23,928
ACCRUED INTEREST PAYABLE	73,202	-	51,622	-	583	125,407	-
DUE TO OTHER FUNDS	-	-	-	3,085,150	-	3,085,150	-
PAYABLE FROM RESTRICTED ASSETS:							
ACCOUNTS PAYABLE	37,954	16,329	14,511	3,146,783	8,925	3,224,502	-
ACCRUED INTEREST	-	-	-	909,703	-	909,703	69,304
CUSTOMER DEPOSITS	46,500	-	4,400	-	-	50,900	-
CURRENT PORTION COMPENSATED ABSENCES	140,125	31,806	320,665	13,109	44,920	550,625	117,540
CURRENT MATURITIES OF LONG-TERM							
OBLIGATIONS	519,134	-	605,000	875,000	200,000	2,199,134	655,992
TOTAL CURRENT LIABILITIES	4,895,460	1,142,720	4,217,432	8,034,053	739,902	19,029,567	1,086,276
NON-CURRENT LIABILITIES							
COMPENSATED ABSENCES	163,414	22,572	411,750	18,156	49,554	665,446	106,088
NET PENSION LIABILITY	181,708	57,809	407,658	-	85,904	733,079	161,111
NOTES PAYABLE	895,529	-	-	-	-	895,529	-
NOTES PAYABLE, LESS CURRENT							
MATURITIES	-	-	-	-	-	-	2,934,571
BONDS PAYABLE, LESS CURRENT MATURITIES	21,136,223	-	14,266,244	61,942,727	205,000	97,550,194	-
TOTAL NON-CURRENT LIABILITIES	22,376,874	80,381	15,085,652	61,960,883	340,458	99,844,248	3,201,770
TOTAL LIABILITIES	$ 27,272,334	$ 1,223,101	$ 19,303,084	$ 69,994,936	$ 1,080,360	$ 118,873,815	$ 4,288,046
DEFERRED INFLOWS OF RESOURCES							
UNEARNED GRANT REVENUES	$ 3,981,833	$ -	$ -	$ -	$ -	$ 3,981,833	$ -
DEFERRED INFLOWS RELATED TO PENSIONS	3,612	1,149	8,102	-	1,707	14,570	3,202
DEFERRED INFLOWS RELATED TO PENSIONS	$ 3,985,445	$ 1,149	$ 8,102	$ -	$ 1,707	$ 3,996,403	$ 3,202
NET POSITION							
NET INVESTMENT IN CAPITAL ASSETS	$ 186,811,746	$ 62,134,115	$ 94,203,920	$ -	$ 52,212,542	$ 395,362,323	$ 3,967,532
RESTRICTED FOR							
CAPITAL PROJECTS	7,447,686	4,541,839	5,371,994	-	351,552	17,713,071	-
UNRESTRICTED (DEFICIT)	23,130,231	7,716,712	26,637,387	(3,141,157)	6,069,440	60,412,613	2,585,125
TOTAL NET POSITION (DEFICIT)	$ 217,389,663	$ 74,392,666	$ 126,213,301	$ (3,141,157)	$ 58,633,534	473,488,007	$ 6,552,657
ADJUSTMENT TO REFLECT THE CONSOLIDATION OF INTERNAL SERVICE FUND ACTIVITIES RELATED TO ENTERPRISE FUNDS							
CURRENT YEAR ADJUSTMENT						(216,002)	
CUMULATIVE ADJUSTMENT FROM PRIOR YEARS						916,378	
NET POSITION OF BUSINESS-TYPE ACTIVITIES						$ 474,188,383	

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

LEHI CITY CORPORATION
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2023

	BUSINESS-TYPE ACTIVITIES						GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS
	WATER	SEWER	ELECTRIC	FIBER	NONMAJOR PROPRIETARY FUNDS	TOTALS	
OPERATING REVENUES (PLEDGED AS SECURITY FOR REVENUE BONDS)							
CHARGES FOR SERVICES	$ 12,642,858	$ 10,543,073	$ 46,887,368	$ 1,280	$ 7,172,326	$ 77,246,905	$ 7,620,660
HOOK-UP AND SERVICING FEES	483,411	-	463,418	-	-	946,829	-
MISCELLANEOUS REVENUES	189,911	20,102	375,063	-	34,600	619,676	151,619
TOTAL OPERATING REVENUES	13,316,180	10,563,175	47,725,849	1,280	7,206,926	78,813,410	7,772,279
OPERATING EXPENSES							
PERSONNEL	2,529,813	580,589	4,722,845	347,763	846,643	9,027,653	2,359,229
GENERAL ADMINISTRATION	350,741	186,197	698,973	28,614	72,265	1,336,790	-
OPERATING AND MAINTENANCE	5,765,616	8,955,808	55,778,862	65,974	4,710,630	75,276,890	4,763,468
INTERFUND CHARGES	447,072	246,420	883,608	-	212,904	1,790,004	-
DEPRECIATION	5,593,968	2,604,190	4,678,614	-	2,148,856	15,025,628	1,372,561
TOTAL OPERATING EXPENSES	14,687,210	12,573,204	66,762,902	442,351	7,991,298	102,456,965	8,495,258
OPERATING INCOME (LOSS)	(1,371,030)	(2,010,029)	(19,037,053)	(441,071)	(784,372)	(23,643,555)	(722,979)
NON-OPERATING REVENUES (EXPENSES)							
DEVERLOPER FEES	3,018,272	-	-	-	-	3,018,272	-
WATER ACCESS RIGHTS	(3,018,272)	-	-	-	-	(3,018,272)	-
GOVERNMENT GRANTS	6,018,167	-	-	-	-	6,018,167	-
INTEREST INCOME	857,022	384,622	876,626	1,975,255	198,789	4,292,314	93,574
INTEREST EXPENSE	(802,602)	-	(551,926)	(1,868,565)	(27,135)	(3,250,228)	(73,603)
GAIN (LOSS) ON DISPOSAL OF CAPITAL ASSETS	47,429	5,042	44,650	-	(26,498)	70,623	74,656
TOTAL NON-OPERATING REVENUES (EXPENSES)	6,120,016	389,664	369,350	106,690	145,156	7,130,876	94,627
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	4,748,986	(1,620,365)	(18,667,703)	(334,381)	(639,216)	(16,512,679)	(628,352)
CAPITAL CONTRIBUTIONS, IMPACT FEES AND OTHER							
IMPACT FEE REVENUE (PLEDGED AS SECURITY FOR REVENUE BONDS)	1,026,309	678,510	2,748,357	-	130,759	4,583,935	-
CAPITAL CONTRIBUTIONS	4,397,868	5,200,676	3,358,398	-	1,034,714	13,991,656	-
INCOME (LOSS) BEFORE TRANSFERS	10,173,163	4,258,821	(12,560,948)	(334,381)	526,257	2,062,912	(628,352)
TRANSFERS IN	-	-	-	-	-	-	650,004
CHANGE IN NET POSITION	10,173,163	4,258,821	(12,560,948)	(334,381)	526,257	2,062,912	21,652
NET POSITION AT BEGINNING OF YEAR	207,216,500	70,133,845	138,774,249	(2,806,776)	58,107,277		6,531,005
NET POSITION (DEFICIT) AT END OF YEAR	$ 217,389,663	$ 74,392,666	$ 126,213,301	$ (3,141,157)	$ 58,633,534		$ 6,552,657
ADJUSTMENT TO REFLECT THE CONSOLIDATION OF INTERNAL SERVICE FUND ACTIVITIES RELATED TO ENTERPRISE FUNDS						(216,002)	
CHANGE IN NET POSITION OF BUSINESS-TYPE ACTIVITIES (page 35)						$ 1,846,910	

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

LEHI CITY CORPORATION
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2023

	BUSINESS-TYPE ACTIVITIES						GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS
	WATER	SEWER	ELECTRIC	FIBER	NONMAJOR PROPRIETARY FUNDS	TOTALS	
CASH FLOWS FROM OPERATING ACTIVITIES							
CASH RECEIVED FROM CUSTOMERS	$ 13,041,828	$ 10,541,744	$ 46,635,718	$ -	$ 7,105,350	$ 77,324,640	$ -
CASH RECEIVED FROM INTERFUND SERVICES PROVIDED	-	-	-	-	-	-	7,620,660
CASH PAID TO SUPPLIERS	(10,266,323)	(8,348,703)	(60,922,772)	(2,699,865)	(4,724,057)	(86,961,720)	(3,421,452)
CASH PAID TO EMPLOYEES	(2,610,091)	(604,378)	(4,727,061)	(312,190)	(965,259)	(9,218,979)	(3,906,472)
CASH PAID FOR INTERFUND SERVICES	(447,072)	(246,420)	(883,608)	-	(212,904)	(1,790,004)	-
OTHER RECEIPTS	189,911	20,102	375,063	-	34,600	619,676	141,619
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	(91,747)	1,362,345	(19,522,660)	(3,012,055)	1,237,730	(20,026,387)	434,355
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES							
INTEREST PAID ON INTERFUND BORROWING	-	-	-	-	-	-	(3,999)
NET CASH USED IN NON-CAPITAL FINANCING ACTIVITIES	-	-	-	-	-	-	(3,999)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES							
ACQUISITION AND CONSTRUCTION OF CAPITAL ASSETS	(7,719,920)	(148,951)	(8,758,657)	(3,985,274)	(669,427)	(21,282,229)	(2,954,753)
PROCEEDS FROM SALE OF CAPITAL ASSETS	47,429	5,042	44,650	-	25,175	122,296	88,178
PROCEEDS FROM INTERFUND BORROWINGS	-	-	-	3,085,150	-	3,085,150	-
CONTRIBUTIONS FROM DEVELOPERS	3,362,785	-	2,823,499	-	26,214	6,212,498	-
PROCEEDS FROM GOVERNMENT GRANTS	2,547,208	-	-	-	-	2,547,208	-
PAYMENTS MADE FOR WATER ACCESS RIGHTS	(2,862,044)	-	-	-	-	(2,862,044)	-
PROCEEDS FROM ISSUANCE OF BONDS AND NOTES	925,000	-	-	-	-	925,000	1,725,000
PRINCIPAL PAID ON BONDS	(425,000)	-	(575,000)	-	(190,000)	(1,190,000)	-
INTEREST PAID	(899,661)	-	(680,249)	(2,230,688)	(27,408)	(3,838,006)	-
TRANSFERS IN	-	-	-	-	-	-	650,004
PRINCIPAL PAID ON NOTES PAYABLE	(72,994)	-	-	-	-	(72,994)	(455,574)
IMPACT FEES COLLECTED	1,026,309	678,510	2,748,357	-	130,759	4,583,935	-
NET CASH PROVIDED BY (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES	(4,070,888)	534,601	(4,397,400)	(3,130,812)	(704,687)	(11,769,186)	(947,145)
CASH FLOWS FROM INVESTING ACTIVITIES							
INTEREST INCOME COLLECTED	857,022	384,622	876,626	1,975,255	198,789	4,292,314	93,574
NET CASH PROVIDED BY INVESTING ACTIVITIES	857,022	384,622	876,626	1,975,255	198,789	4,292,314	93,574

CONTINUED

LEHI CITY CORPORATION
STATEMENT OF CASH FLOWS - CONTINUED
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2023

	BUSINESS-TYPE ACTIVITIES						GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS
	CULINARY WATER	SEWER	ELECTRIC	FIBER	NONMAJOR PROPRIETARY FUNDS	TOTALS	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(3,305,613)	2,281,568	(23,043,434)	(4,167,612)	731,832	(27,503,259)	(423,215)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	25,127,909	9,979,725	38,218,755	60,812,585	5,398,110	139,537,084	3,207,215
CASH AND CASH EQUIVALENTS AT END OF YEAR	$ 21,822,296	$ 12,261,293	$ 15,175,321	$ 56,644,973	$ 6,129,942	$ 112,033,825	$ 2,784,000
CASH AND CASH EQUIVALENTS AT END OF YEAR CONSISTS OF:							
UNRESTRICTED CASH	$ 17,261,115	$ 7,703,125	$ 9,786,909	$ 2,309,186	$ 5,769,437	$ 42,829,772	$ 1,220,925
RESTRICTED CASH	4,561,181	4,558,168	5,388,412	54,335,787	360,505	69,204,053	1,563,075
	$ 21,822,296	$ 12,261,293	$ 15,175,321	$ 56,644,973	$ 6,129,942	$ 112,033,825	$ 2,784,000
NON-CASH INVESTING, CAPITAL AND FINANCING ACTIVITIES							
CONTRIBUTIONS OF CAPITAL ASSETS FROM DEVELOPERS	$ 4,053,355	$ 5,200,676	$ 534,899	$ -	$ 1,008,500	$ 10,797,430	$ -
BOND PROCEEDS HELD IN ESCROW	$ 2,718,000	$ -	$ -	$ -	$ -	$ 2,718,000	$ -
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES:							
OPERATING INCOME (LOSS)	$ (1,371,030)	$ (2,010,029)	$ (19,037,053)	$ (441,071)	$ (784,372)	$ (23,643,555)	$ (722,979)
ADJUSTMENTS TO RECONCILE OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES							
DEPRECIATION	5,593,968	2,604,190	4,678,614	-	2,148,856	15,025,628	1,372,561
CHANGES IN ASSETS AND LIABILITIES							
ACCOUNTS RECEIVABLE	(130,756)	(6,262)	(706,618)	(1,280)	(66,171)	(911,087)	(10,000)
ALLOWANCE FOR UNCOLLECTIBLE AMOUNTS	26,165	4,933	(6,630)	-	(805)	23,663	-
ADVANCE BILLING ON DEPOSIT WITH POWER SUPPLIER	-	-	(268,860)	-	-	(268,860)	-
INVENTORY	(5,384,589)	(2,028)	(528,323)	(5,629,468)	(7,832)	(11,552,240)	(87)
ACCOUNTS PAYABLE	1,234,623	795,330	(3,891,579)	3,000,159	66,670	1,205,203	(183,892)
WAGES PAYABLE	1,902	2,015	9,334	4,308	1,298	18,857	1,943
COMPENSATED ABSENCES	(3,999)	(1,118)	71,093	31,265	2,358	99,599	45,646
AMORTIZATION OF ADVANCE FUNDING OF UAMPS PROJECT	-	-	243,825	-	-	243,825	-
CHANGE IN PREPAID BOND INSURANCE	-	-	-	24,032	-	24,032	-
CHANGES IN NET PENSION ASSET, LIABILITY AND DEFERRED INFLOWS AND OUTFLOWS RELATED TO PENSIONS	(78,181)	(24,686)	(84,643)	-	(122,272)	(309,782)	(68,837)
CUSTOMER DEPOSITS	20,150	-	(1,820)	-	-	18,330	-
	$ (91,747)	$ 1,362,345	$ (19,522,660)	$ (3,012,055)	$ 1,237,730	$ (20,026,387)	$ 434,355

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

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 as well as a fiber-optic network.

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). 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. Entities that were evaluated by the City for presentation in the City's financial statements consist of the following:

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. Additionally, City staff manage the activities of the RDA in essentially the same manner as it manages the activities of the City. 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. Separate financial statements are not issued for the RDA.

The Lehi City Local Building Authority – The Lehi City Local Building Authority (LBA) constructs and services debt on certain facilities. These facilities are used by the City, which leases the facilities from the LBA, to provide services to its citizens. The LBA is governed by a board comprised of the City Council. The City staff manage the activities of the LBA in essentially the same manner as it manages the activities of the City. In conformity with generally accepted accounting principles, the financial statements of the LBA have been included in the financial reporting entity as a special revenue fund. Separate financial statements are not issued for the LBA.

The Fox Hollow Golf Course – The Fox Hollow 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 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.

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 water, sewer, electric, fiber, drainage, and garbage services are classified as business-type activities.

In the government-wide Statement of Net Position, 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 position is reported in three parts – net investment in capital assets, restricted and unrestricted. 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 regard to interfund activities, payables and receivables. Interfund services provided and used are not eliminated in the process of consolidation.

The government-wide statements focus more on the sustainability of the City in its entirety and the change in the City's net position resulting from the current year's activities.

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 the determination of sources, uses and balances of financial resources, rather than upon net income.

The City reports the following major governmental funds:

- **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.
- **The Redevelopment Agency special revenue fund** is used to account for the property taxes levied on properties within each RDA or EDA project area. This fund is a blended component unit.
- **The Local Building Authority special revenue fund** is used to account for the financial resources to be used for the design and construction of capital assets and to make debt payments. This fund is a blended component unit.
- **Capital projects fund** is 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). The City has only one capital projects fund and it is used to account for major road, sidewalk, parks and land improvements.

The City also has one nonmajor governmental fund:

- **Debt service funds** are used to account for the debt service associated with the City's outstanding sales tax revenue bonds. .

Proprietary Funds
The focus of proprietary fund measurement is upon the determination of net income, changes in net position, 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.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

The City's major enterprise funds are the Water Fund, the Sewer Fund, the Electric Fund, and the Fiber Fund.

- The purpose of the 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 this fund is also to provide the citizens of the City with an adequate supply of clean irrigation water and adequate working water pressure for the City Fire Department.
- The Sewer Fund's mission is to ensure the proper and healthy collection and transmission of the City's sewage and to protect, maintain and expand the City's sewer system.
- The purpose of the Electric Fund is to provide reliable electrical service to the City's customers at competitive rates. This includes the construction, operation and maintenance of the City's power distribution system including underground and overhead lines, meters, and substations.
- The Fiber Fund will be used to account for the acquisition, construction and installation of a fiber-optic network and related facilities and improvements.

In addition to the major enterprise funds, the City also operates two nonmajor enterprise funds. The nonmajor enterprise funds are the Drainage Fund and the Garbage Fund.

- The Drainage Fund is responsible for improving storm water conveyance throughout the City. This includes 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 flooding.
- The Garbage Fund provides refuse collection and recycling services for residences and businesses within the City.

- **Internal service funds** are used to account for the City's fleet maintenance, risk management, information technology, and property management 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. GAAP 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.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

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.

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.

Investments
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. 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. Investments for the City are reported at fair value determined on quoted market prices. Changes in the fair value of investments are recognized as a component of investment income.

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 and prepaid items
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 cost on a weighted average basis. Supplies inventories, consisting principally of office supplies, are valued at cost on a first-in, first-out basis. Transformers are valued at cost on a specific identification basis.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Lease receivables
The City's lease receivable is measured at the present value of lease payments expected to be received during the lease term.

Deferred inflows of resources are recorded for the leases. The deferred inflow of resources is recorded at the initiation of the lease in an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is amortized on a straight-line basis over the terms of the leases.

Intangible assets
The City records donated intangible assets meeting the criteria under GAAP at fair value. The City records purchased intangible assets as capital assets. Water rights are the City's primary intangible asset.

Deferred outflows/inflows of resources
In addition to assets, financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time.

Right to use assets
The City has recorded right to use lease assets as a result of implementing GASB Statement No. 87. The right to use assets are initially measured at an amount equal to the initial measurement of the related lease liability plus any lease payments made prior to the lease term, less lease incentives, and plus ancillary charges necessary to place the asset into service. The right to use assets are amortized on a straight-line basis over the life of the related lease.

Capital assets
Capital assets, which include buildings and structures, improvements (including distributions 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 acquisition 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:

	Years
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

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

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 $1,042,785 at June 30, 2023. The accounts receivable are reported net of the allowance for doubtful accounts of $463,621 at June 30, 2023.

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 240 hours at the end of any calendar year and any vacation in excess of this amount is forfeited. At retirement, death, or termination, 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.

Accumulated sick leave is earned at a rate of one day per month. Employees may accumulate unlimited sick leave. Upon retirement, employees may have 75% of outstanding sick pay deposited into a Retirement Health Savings Account in their name, which is administered by a third party. 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.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

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
Governmental fund equity is classified as fund balance. Fund balance is further classified as follows:

Nonspendable fund balance. This classification includes amounts that cannot be spent because they are either (a) not in spendable form – prepaid items or inventories; or (b) legally or contractually required to be maintained intact. The City had no nonspendable fund balance as of June 30, 2023.

Restricted fund balance. This classification reflects the constraints imposed on resources either (a) externally by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional or enabling legislation.

Committed fund balance. These amounts can only be used for specific purposes pursuant to constraints imposed by formal resolutions of the city council – the City's highest level of decision making authority. Those committed amounts cannot be used for any other purpose unless the city council removes the specified use by taking the same type of action used to impose the commitment. This classification also includes contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

Assigned fund balance. This classification reflects the amounts constrained by the City's "intent" to be used for specific purposes, but are neither restricted nor committed, as established by the city council with the recommendation of the city administrator. It also includes all remaining amounts that are reported in governmental funds other than the general fund that are not classified as nonspendable, restricted, or committed.

Unassigned fund balance. This fund balance is the residual classification for the General Fund.

When both restricted and non-restricted fund balances are available for use, it is the City's policy to use restricted fund balance first, then non-restricted fund balance. Furthermore, committed fund balances are reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those non-restricted fund balance classifications can be used.

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.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Pensions
For purposes of measuring the net pension asset or liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to and deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

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.

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 30 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, the Capital Projects Fund and the Debt Service 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 unassigned General Fund balance until it exceeds 5% of the General Fund revenues. Until unassigned 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 unassigned fund balance is greater than 35% of the next year's budgeted revenues, the excess must be appropriated within the following two years.

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 Statements of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual for the General Fund, the Redevelopment Agency, and the Local Building Authority are prepared on the modified accrual basis of accounting. Encumbrance accounting is not used by the City.

NOTE B – DEPOSITS AND INVESTMENTS

The City's deposits and investments 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, 2023 the book value of cash on deposit was $893,235 and the bank balance was $3,937,603 ($3,604,494 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 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 and the Utah State Public Treasurer's Investment Fund. (See Note C for additional information about the Utah State Public Treasurer's Investment Fund).

Fair Value of Investments

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Valuations based on quoted prices in active markets for identical assets or liabilities that the City has the ability to access. Since valuations are based on quoted prices that are readily and regularly available in an active market, valuation of these securities does not entail any significant degree of judgment. Securities classified as Level 1 inputs include U.S. Government securities and certain other U.S. Agency and sovereign government obligations.

NOTE B – DEPOSITS AND INVESTMENTS - CONTINUED

- *Level 2:* Valuations based on quoted prices in markets that are not active or for which all significant inputs are observable, either directly or indirectly. Securities classified as Level 2 include: corporate and municipal bonds, and "brokered" or securitized certificates of deposit; and,
- *Level 3:* Valuations based on inputs that are unobservable and significant to the overall fair value measurement.

At June 30, 2023, the City had the following recurring fair value measurements:

		Fair Value Measurement Classification		
Investment Type	Fair Value	Level 1	Level 2	Level 3
Utah Public Treasurer's Investment Fund	$ 205,850,129	$ -	$ 205,850,129	$ -
Corporate Debt Securities	4,456,774	-	4,456,774	-
Certificates of Deposit	12,645,854	-	12,645,854	-
U.S. Government Securities	1,183,548	1,183,548	-	-
Federal Agency Bonds	401,385	401,385	-	-
Money Market Funds	1,893,397	1,893,397	-	-
	$ 226,431,087	$ 3,478,330	$ 222,952,757	$ -

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities. For securities that generally have market prices from multiple sources, it can be difficult to select the best individual price, and the best source one day may not be the best source on the following day. The solution is to report a "consensus price" or a weighted average price for each security. The City receives market prices for these securities from a variety of industry standard data providers (e.g., Bloomberg), security master files from large financial institutions, and other third-party sources. Through the help of an investment advisor, the City uses these multiple prices as inputs into a distribution-curve based algorithm to determine the daily market value.

- U.S. Treasuries, Money Markets, U.S. Agencies: quoted prices for identical securities in markets that are active;

Debt securities classified in Level 2 are valued using the following approaches

- Corporate and Municipal Bonds and Commercial Paper: quoted prices for similar securities in active markets;
- Repurchase Agreements, Negotiable Certificates of Deposit, and Collateralized Debt Obligations: matrix pricing based on the securities' relationship to benchmark quoted prices;
- Bond Mutual Funds: published fair value per share (unit) for each fund;
- Utah Public Treasurers' Investment Fund: application of the June 30, 2023 fair value factor, as calculated by the Utah State Treasurer, to Lehi City's average daily balance in the Fund; and,
- Donated Real Estate: recent appraisals of the real estate's value.

NOTE B – DEPOSITS AND INVESTMENTS-CONTINUED

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.

The following table shows the maturities of the City's investments as of June 30, 2023:

		Investment Maturities (in years)			
Investment Type	Fair Value	Less Than 1	1-5	6-10	More Than 10
Debt Securities					
Corporate Debt Securities	$ 4,456,774	$ 495,189	$ 3,961,585	$ -	$ -
Certificates of Deposit	12,645,854	2,055,261	10,590,593	-	-
U.S Government Securities	1,183,548	-	1,183,548	-	-
Federal Agency Bonds	401,385	401,385	-	-	-
Money Market Funds	1,893,397	1,893,397	-	-	-
	20,580,958	$ 4,845,232	$ 15,735,726	$ -	$ -
Other Investments					
Utah Public Treasurer's Investment Fund	205,850,129				
	$ 226,431,087				

NOTE B – DEPOSITS AND INVESTMENTS-CONTINUED

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 quality ratings for the City's investments are presented below:

		Quality Ratings				
Investment Type	Fair Value	AAA	AA	A	BBB	Unrated
Utah Public Treasurer's Investment Fund	$ 205,850,129	$ -	$ -	$ -	$ -	$ 205,850,129
Corporate Debt Securities	4,456,774	-	1,244,214	3,212,560	-	-
Certificates of Deposit	12,645,854	-	1,630,525	1,354,739	213,027	9,447,563
U.S Government Securities	1,183,548	1,183,548	-	-	-	-
Federal Agency Bonds	401,385	401,385	-	-	-	-
Money Market Funds	1,893,397	1,893,397	-	-	-	-
	$ 226,431,087	$ 3,478,330	$ 2,874,739	$ 4,567,299	$ 213,027	$ 215,297,692

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. All investments other than bank deposits or funds invested in the PTIF are to be held by a third party with securities delivered on a delivery vs. purchase basis.

As of June 30, 2023. the City kept all investments either in the PTIF or with custodian counterparty Moreton Asset Management and all investments which were held by the counterparty's trust department or agent are registered in the City's name. The City does not have a formal policy for custodial credit risk.

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, 2023, 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.

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, 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, 2023) and then compare those values to come up with an agreed upon fair value of the securities.

As of June 30, 2023, the City had $205,850,129 invested in the PTIF which had a fair value of $205,865,601 for an unrealized gain of $15,472. Due to the insignificance of this amount in relation to the funds affected by the unrealized loss, 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:

Investment Type	Investment Percentage
Corporate bonds and notes	28.04%
Federal agency bonds	44.77%
Commercial paper	3.00%
Money market accounts	3.10%
U.S Treasury bills	21.09%
	100.00%

NOTE D – RESTRICTED ASSETS

The City's restricted assets consist of the following:

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Restricted cash and cash equivalents			
Reserves for future debt service	$ 37,005	$ 158,484	$ 195,489
Unexpended bond and note proceeds	40,792,410	54,321,419	95,113,829
Unexpended B & C Road funds	4,659,228	-	4,659,228
Unexpended State Grant funds	950,000	-	950,000
Unexpended Parc Tax funds	880,369	-	880,369
Unexpended CDBG funds	192,657	-	192,657
Funds restricted for landfill post-closure costs	538,974	-	538,974
Asset forefeiture account funds	60,056	-	60,056
Fund restricted for library	191,584	-	191,584
Unexpended impact fees	10,302,063	14,724,150	25,026,213
Total restricted cash and cash equivalents	58,604,346	69,204,053	127,808,399
Restricted taxes and intergovernmental receivables	1,582,081	-	1,582,081
Total restricted assets	$ 60,186,427	$ 69,204,053	$ 129,390,480

NOTE E – LEASE RECEIVABLES

The City has entered into agreements for the lease of cell phone towers with four cellular service providers as summarized below:

Receivable Balance June 30, 2023	Lease Term Expires	Payment terms
$ 592,316	2040	Monthly payments currently at $2,600 and increasing annually to $5,267 in the final year.
294,365	2033	Annual payments currently at $24,933, increasing annually to $38,382 in the final year.
254,792	2032	Annual payments currently at $25,929, increasing annually to $38,382 in the final year.
39,210	2032	Monthly payments of $415 through the end of the lease term.
$ 1,180,683		

In 2023, the City recognized $50,978 of lease revenue and $39,168 of interest revenue under the leases.

NOTE F – FUND BALANCES

Fund balances are presented on the governmental fund balance sheet in compliance with the requirements of GAAP. The detail of the fund balance categories is presented below:

	Major Governmental Funds					
	General	Special Revenue Redevelopment Agency	Special Revenue Local Building Authority	Capital Projects	Other Governmental Fund	Total
Restricted:						
Externally imposed by creditors						
Debt reserves	$ -	$ -	$ -	$ 37,005	$ -	$ 37,005
Externally imposed by grantors	191,584	-	-	1,192,657	-	1,384,241
Imposed by law or legislation						
C road funds	5,851,920	-	-	-	-	5,851,920
Less liabilities payable from C road funds	(611,942)	-	-	-	-	(611,942)
Parc tax funds	1,219,758	-	-	-	-	1,219,758
Landfill post-closure costs	538,974	-	-	-	-	538,974
Impact fees	-	-	-	10,302,063	-	10,302,063
Less liabilities payable from impact fees or bond proceeds	-	-	-	(568,872)	-	(568,872)
Total restricted	7,190,294	-	-	10,962,853	-	18,153,147
Committed:						
Library Fund	671,873	-	-	-	-	671,873
Total committed	671,873	-	-	-	-	671,873
Assigned:						
Hutchings Museum	24,551	-	-	-	-	24,551
Redevelopment	-	4,352,790	-	-	-	4,352,790
Capital Projects	-	-	31,388,374	42,739,062	-	74,127,436
Debt Service	-	-	-	-	50,904	50,904
Total assigned	24,551	4,352,790	31,388,374	42,739,062	50,904	78,555,681
Unassigned:	20,183,077	-	-	-	-	20,183,077
Total fund balance	$ 28,069,795	$ 4,352,790	$ 31,388,374	$ 53,701,915	$ 50,904	$ 117,563,778

NOTE G – RIGHT TO USE LEASED ASSETS

The City has recorded right to use leased assets in connection with leases for certain pieces of equipment. The related leases are discussed in the Leases subsection of the Long-term Obligations note below. The right to use leased assets are amortized on a straight-line basis over the terms of the related leases.

During the year ended June 30, 2022, the City adopted the provisions of GASB Statement No. 87 and recorded these assets as right to use leased assets. There was no impact on the City's net assets as a result of adopting GASB Statement No. 87.

Right to use asset activity for the year ended June 30, 2023 was as follows:

	Balance July 1, 2022	Increases	Decreases	Balance June 30, 2023
Right to use assets				
Leased machinery and equipment	$ 81,356	$ -	$ -	$ 81,356
Total right to use assets	81,356	-	-	81,356
Less accumulated amortization				
Leased machinery and equipment	35,980	22,688	-	58,668
Total accumulated amortization	35,980	22,688	-	58,668
Right to use assets, net	$ 45,376	$ (22,688)	$ -	$ 22,688

NOTE H – CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2023 is as follows:

	July 1, 2022	Increases	Decreases	June 30, 2023
Governmental Activities:				
Nondepreciable capital assets:				
Land	$ 169,778,933	$ 4,082,170	$ -	$ 173,861,103
Construction in progress	22,583,443	7,387,170	21,495,282	8,475,331
Total nondepreciable capital assets	$ 192,362,376	$ 11,469,340	$ 21,495,282	$ 182,336,434
Depreciable capital assets:				
Buildings	$ 31,398,556	$ 19,028,530	$ -	$ 50,427,086
Improvements, including infrastructure	325,667,796	12,028,022	-	337,695,818
Machinery, equipment and vehicles	28,216,995	3,082,860	600,177	30,699,678
Office furniture and equipment	1,666,761	-	-	1,666,761
Total depreciable capital assets at historical cost	386,950,108	34,139,412	600,177	420,489,343
Less accumulated depreciation:				
Buildings	16,545,382	2,220,311	-	18,765,693
Improvements, including infrastructure	159,978,504	16,710,927	-	176,689,431
Machinery, equipment and vehicles	19,980,292	1,894,250	573,404	21,301,138
Office furniture and equipment	1,637,016	6,247	-	1,643,263
Total accumulated depreciation	198,141,194	20,831,735	573,404	218,399,525
Depreciable capital assets, net of accumulated depreciation	$ 188,808,914	$ 13,307,677	$ 26,773	$ 202,089,818

Depreciation was charged to functions as follows:

Governmental activities:	
General government	$ 2,422,207
Public safety	2,355,409
Community development	80,546
Streets and highways, including infrastructure	14,088,890
Parks, recreation and culture	1,840,585
Cemetery	44,098
	$ 20,831,735

NOTE H – CAPITAL ASSETS – CONTINUED

	July 1, 2022	Increases	Decreases	June 30, 2023
Business-type Activities				
Nondepreciable capital assets:				
Land	$ 3,962,304	$ 359,660	$ -	$ 4,321,964
Construction in progress	12,053,535	10,676,942	3,037,936	19,692,541
Intangibles	61,120,555	239,750	-	61,360,305
Total nondepreciable capital assets	$ 77,136,394	$ 11,276,352	$ 3,037,936	$ 85,374,810
Depreciable capital assets:				
Buildings	$ 13,408,298	$ -	$ -	$ 13,408,298
Improvements, including infrastructure	460,120,386	23,423,399	-	483,543,785
Machinery, equipment and vehicles	6,804,479	417,845	160,684	7,061,640
Office furniture and equipment	207,160	-	-	207,160
Total depreciable capital assets at historical cost	480,540,323	23,841,244	160,684	504,220,883
Less accumulated depreciation:				
Buildings	3,276,863	448,759	-	3,725,622
Improvements, including infrastructure	128,474,807	14,265,444	-	142,740,251
Machinery, equipment and vehicles	5,554,639	308,653	109,011	5,754,281
Office furniture and equipment	198,039	2,772	-	200,812
Total accumulated depreciation	137,504,348	15,025,628	109,011	152,420,966
Depreciable capital assets, net of accumulated depreciation	$ 343,035,975	$ 8,815,616	$ 51,673	$ 351,799,917

Depreciation was charged to functions as follows:

Business-type activities:	
Culinary water	$ 2,594,671
Sewer	2,604,190
Electric	4,678,614
Pressurized irrigation	2,999,297
Drainage	2,148,856
	$ 15,025,628

NOTE I – CUSTOMER DEPOSITS

Business-type activity deposits consist of deposits from developers for the use of a water meter on a hydrant while a project is in process. The developers are refunded their deposits upon completion of the project.

NOTE J – LONG-TERM OBLIGATIONS

A summary of long-term obligation activity for the year ended June 30, 2023 is as follows:

	Balance July 1, 2022	Additions	Deletions	Balance June 30, 2023	Current Amounts Due
Governmental activities					
Direct Placements					
2014 Sales tax revenue and refunding bonds	$ 1,575,000	$ -	$ 780,000	$ 795,000	$ 795,000
2004 Subordinated sales tax revenue bonds	7,955,000	-	-	7,955,000	-
Other bonds and notes payable					
2022 Lease revenue bonds	-	29,000,000	-	29,000,000	100,000
Unamortized premium	-	2,660,777	-	2,660,777	-
2019 Sales tax revenue bonds	16,470,000	-	-	16,470,000	-
Unamortized premium	1,626,546	-	96,626	1,529,920	-
2018 Sales tax revenue bonds	4,370,000	-	180,000	4,190,000	190,000
Unamortized premium	614,872	-	38,429	576,443	-
Tax increment notes payable to developers	82,563,476	-	44,651,382	37,912,094	-
Other notes payable	2,703,620	1,725,000	598,511	3,830,109	655,992
Total bonds and notes payable	117,878,514	33,385,777	46,344,948	104,919,343	1,740,992
Other liabilities:					
Lease liabilities	46,330	-	9,892	36,438	22,797
Compensated absences	3,890,920	1,924,259	1,539,049	4,276,130	1,789,039
Net pension liability	-	3,598,150	-	3,598,150	-
Landfill closure and post-closure care liability	512,372	78,640	-	591,012	-
	4,449,622	5,601,049	1,548,941	8,501,730	1,811,836
Governmental activities long-term debt	$ 122,328,136	$ 38,986,826	$ 47,893,889	$ 113,421,073	$ 3,552,828

NOTE J – LONG-TERM OBLIGATIONS - CONTINUED

	Balance July 1, 2022	Additions	Deletions	Balance June 30, 2023	Current Amounts Due
Business-type activities					
Direct Placements					
2010 Drainage refunding bonds	$ 595,000	$ -	$ 190,000	$ 405,000	$ 200,000
2022 Water revenue bond	-	3,643,000	-	3,643,000	-
Other bonds and notes payable					
2021 Franchise and sales tax revenue bonds	53,890,000	-	-	53,890,000	875,000
Unamortized premium	9,289,850	-	362,123	8,927,727	-
2019 Water revenue bonds	16,295,000	-	425,000	15,870,000	445,000
Unamortized premium	2,168,556	-	100,333	2,068,223	-
2018 Electric revenue bonds	13,605,000	-	575,000	13,030,000	605,000
Unamortized premium	1,967,289	-	126,045	1,841,244	-
Note payable to Provo Reservoir Water Users Company	332,935	-	22,706	310,229	23,156
Note payable to Provo River Water Users Association	709,723	-	50,289	659,434	50,978
Total bonds and notes payable	98,853,353	3,643,000	1,851,496	100,644,857	2,199,134
Compensated absences	1,116,472	547,232	447,633	1,216,071	550,625
Net pension liability	-	733,079	-	733,079	-
	1,116,472	1,280,311	447,633	1,949,150	550,625
Business-type activities long-term debt	$ 99,969,825	$ 4,923,311	$ 2,299,129	$ 102,594,007	$ 2,749,759

NOTE J – LONG-TERM OBLIGATIONS - CONTINUED

Bonds and notes payable

The City has issued the following notes and bonds payable as of June 30, 2023:

Series	Original Issue	Interest Rate	Premium Paid on Issue	Maturity Date	Principal and Unamortized Premium Outstanding
Governmental Activities					
Bonds Payable					
2022 Lease revenue bonds	$ 29,000,000	5.00% - 5.50%	$ 2,763,115	2049	$ 31,660,777
2019 Sales tax revenue bonds	16,470,000	2.41% - 5.00%	1,932,528	2039	17,999,920
2018 Sales tax revenue bonds	5,000,000	4.00% - 5.25%	768,588	2038	4,766,443
2014 Sales tax revenue and refunding bonds	7,210,000	2.30%	-	2024	795,000
2004 Subordinated sales tax revenue bonds	9,000,000	4.75%	-	2024	7,955,000
Notes Payable					
Tax increment note payable to developer - West Timpanogos Community Development Project Area	19,557,363	-	-	2034	17,220,785
Tax increment note payable to developer - Thanksgiving Park Economic Development Project Area	2,500,000	-	-	2024	239,494
Tax increment note payable to developer - Traverse Mountain Community Development Project Area	13,612,053	-	-	2031	10,451,021
Tax increment note payable to developer - Alpine Highway West Economic Development Project Area	17,478,052	-	-	2031	10,000,794
Note payable to developer	1,000,000	-	-	2025	239,546
Note payable - equipment finance	810,000	1.348%	-	2027	583,991
Note payable - equipment finance	2,200,000	1.686%	-	2026	1,281,572
Note payable - equipment finance	1,725,000	3.112%	-	2026	1,725,000
Total governmental activities					$ 104,919,343
Business-type activities					
Bonds Payable					
2010 Storm Drain revenue and refunding bonds	$ 2,500,000	3.51%	-	2025	$ 405,000
2022 Water revenue bond	3,643,000	1.00%	-	2039	3,643,000
2021 Franchise and sales tax revenue bonds	53,890,000	4.00% - 5.00%	9,777,323	2048	62,817,727
2019 Water revenue bonds	17,205,000	4.00% - 5.00%	2,508,353	2044	17,938,223
2018 Electric revenue bonds	15,640,000	4.00% - 5.00%	2,469,467	2038	14,871,244
Notes Payable					
Note payable to Provo Reservoir Water User Company	419,011	4.00%	-	2035	310,229
Note payable to Provo River Water Users Association	884,380	4.00%	-	2035	659,434
Total business-type activities					$ 100,644,857

For the governmental activities, the sales tax revenue bonds, the net pension liability and compensated absences are generally liquidated by the general fund. Capital project funds provide debt service for the subordinated sales tax revenue bonds and the other notes payable. The debt service for the tax increments notes payable to developer is provided by the RDA. The debt service for the lease revenue bonds will be provided by the Local Building Authority.

NOTE J – LONG-TERM OBLIGATIONS – CONTINUED

As of June 30, 2023 annual debt service requirements of governmental activities to maturity are as follows:

	Direct Placement	
	Sales Tax Revenue Bonds	
Year ending June 30,	Principal	Interest
2024	$ 795,000	$ 18,285

	Other			
	Lease Revenue Bonds		Sales Tax Revenue Bonds	
Year ending June 30,	Principal	Interest	Principal	Interest
2024	$ 100,000	$ 1,520,675	$ 190,000	$ 856,413
2025	220,000	1,515,675	1,025,000	846,912
2026	335,000	1,504,675	1,065,000	806,763
2027	450,000	1,487,925	1,100,000	775,862
2028	530,000	1,465,425	1,155,000	720,863
2029-2033	4,070,000	6,817,375	6,545,000	2,855,462
2034-2038	5,360,000	5,631,761	8,135,000	1,355,211
2039-2043	6,915,000	4,070,249	1,445,000	57,000
2044-2048	8,935,000	2,053,099	-	-
2049	2,085,000	114,316	-	-
	29,000,000	26,181,175	20,660,000	8,274,486
Unamortized Premium	2,660,777	(2,660,777)	2,106,363	(2,106,363)
	$ 31,660,777	$ 23,520,398	$ 22,766,363	$ 6,168,123

NOTE J – LONG-TERM OBLIGATIONS - CONTINUED

	Other Notes Payable	
	Equipment Finance	
Year ending June 30,	Principal	Interest
2024	$ 655,992	$ 76,600
2025	663,384	69,208
2026	677,466	55,125
2027	691,875	40,708
2028	372,639	25,949
2029-2030	529,207	24,830
	$ 3,590,563	$ 292,420

The other notes payable consist of the following:

- Note payable with a balance at June 30, 2023 of $1,725,000, payable in annual installments of $277,208 through August of 2026 including interest at 3.112%, issued for the acquisition of four heavy trucks, a street paver and a street sweeper.
- Note payable with a balance at June 30, 2023 of $1,281,572, payable in annual installments of $334,010 through August of 2026 including interest at 1.686%, issued for the acquisition of a fire engine and ladder truck.
- Note payable with a balance at June 30, 2023 of $583,991, payable in annual installments of $121,564 through August 2027, including interest at 1.348%, issued for the acquisition of a vac truck, a bucket truck and a power line puller.
- Note payable to developer with a balance at June 30, 2023 of $239,546, the amortization of which is unknown due to the uncertainty of the timing of the payments.

NOTE J – LONG-TERM OBLIGATIONS - CONTINUED

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.

The amortization of compensated absences, net pension liability, subordinated sales tax revenues bonds, and the tax increment notes payable to developer have not been included in the above schedules due to the uncertainty of the timing of the payments.

As of June 30, 2023, annual debt service requirements of business-type activities to maturity are as follows:

	Direct Placements			
	Drainage Revenue bonds		Water Revenue Bond	
Year ending June 30,	Principal	Interest	Principal	Interest
2024	$ 200,000	$ 14,215	$ -	$ 36,430
2025	205,000	7,196	-	36,430
2026	-	-	190,000	36,430
2027	-	-	191,000	34,530
2028	-	-	193,000	32,620
2029-2033	-	-	1,167,000	132,040
2034-2038	-	-	1,345,000	68,460
2039-2040	-	-	557,000	8,370
	$ 405,000	$ 21,411	$ 3,643,000	$ 385,310

NOTE J – LONG-TERM OBLIGATIONS - CONTINUED

	Other Bonds and Notes			
	Water Revenue Bonds		Electric Revenue Bonds	
Year ending June 30,	Principal	Interest	Principal	Interest
2024	$ 445,000	$ 793,500	$ 605,000	$ 651,500
2025	465,000	771,250	635,000	621,250
2026	490,000	748,000	665,000	589,500
2027	515,000	723,500	700,000	556,250
2028	540,000	697,750	735,000	521,250
2029-2033	3,130,000	3,056,250	4,255,000	2,017,500
2034-2038	4,000,000	2,190,500	5,435,000	841,750
2039-2043	5,105,000	1,085,250	-	-
2044-2048	1,180,000	59,000	-	-
	15,870,000	10,125,000	13,030,000	5,799,000
Unamortized Premium	2,068,223	(2,068,223)	1,841,244	(1,841,244)
	$ 17,938,223	$ 8,056,777	$ 14,871,244	$ 3,957,756

	Franchise and Sales Tax Revenue Bonds	
Year ending June 30,	Principal	Interest
2024	$ 875,000	$ 2,210,150
2025	915,000	2,175,150
2026	950,000	2,138,550
2027	985,000	2,100,550
2028	1,035,000	2,051,300
2029-2033	7,370,000	9,410,800
2034-2038	11,295,000	7,483,800
2039-2043	13,745,000	5,036,800
2044-2048	16,720,000	2,059,000
	53,890,000	34,666,100
Unamortized Premium	8,927,727	(8,927,727)
	$ 62,817,727	$ 25,738,373

NOTE J – LONG-TERM OBLIGATIONS - CONTINUED

	Note Payable to Provo River Water Users Association		Note Payable to Provo Reservoir Water Users Co.	
Year ending June 30,	Principal	Interest	Principal	Interest
2024	$ 50,978	$ 8,924	$ 23,156	$ 6,145
2025	51,691	8,235	23,614	5,686
2026	52,317	7,535	24,082	5,219
2027	53,078	6,827	24,559	4,742
2028	53,788	6,109	25,046	4,255
2029-2033	280,163	19,421	132,869	13,634
2034-2037	117,419	2,386	56,903	1,694
	$ 659,434	$ 59,437	$ 310,229	$ 41,375

The amortization of compensated absences and the net pension liability has not been included in the above schedules due to the uncertainty of the timing of the payments.

Collateral and Events of Default:
All of the City's sales tax revenue bonds are payable from and secured solely by a pledge and assignment of the sales tax revenues collected by the City.

The outstanding electric, water and drainage revenue bonds in 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 upcoming fiscal year. The following summarizes the debt service coverage calculations for the various revenue bonds:

	Electric Revenues Bonds	Drainage Revenue Bonds	Water Revenue Bonds
Net revenues			
Operating revenues	$ 47,725,849	$ 2,839,259	$ 13,316,180
Operating expenses (excluding depreciation)	(62,084,288)	(1,289,739)	(9,093,242)
Impact fee revenues	2,748,357	130,759	1,026,309
Interest income	876,626	183,845	857,022
Net revenues	(10,733,456)	1,864,124	6,106,269
Cash reserves used	12,302,519	-	-
Net available for debt service	$ 1,569,063	$ 1,864,124	$ 6,106,269
Aggregate debt service for 2023	$ 1,255,250	$ 210,885	$ 1,239,750
Ratio of net revenues to aggregate debt service	1.25	8.84	4.93
Minimum ratio	1.25	1.25	1.25

NOTE J – LONG-TERM OBLIGATIONS – CONTINUED

For the year ended June 30, 2023, the net revenues from operations of the electric fund were insufficient to meet the requirements to pay the debt service on the bonds. Difficult conditions in both power and natural gas markets drove wholesale power costs to increase 70% over the previous fiscal year. In response to the financial difficulties experienced by the electric fund, the City increased user rates and secured pricing in future energy contracts. As a result of these changes and improved market conditions, it is not anticipated that reserves will need to be used to meet debt services requirements in fiscal year 2024.

The outstanding bonds in the fiber fund are secured by revenue pledges from (i) revenues received from the imposition of a municipal energy sales and use tax, (ii) revenues received from the imposition of a local sales and use tax in the amount of 50% of the average annual debt service on the bonds, and (iii) net revenues from the operation of the City's fiber-optic network. Construction of the fiber-optic network is anticipated to begin during the 2022 fiscal year with the receipt of the aforementioned revenues beginning during the 2023 fiscal year. The anticipated build-out period for the fiber-optic network is three years.

In the event of default on the City's bonds, the trustee may pursue any available remedy by suit at law or in equity to enforce payment of the principal and interest then outstanding or to enforce any obligations of the City under its bond indentures.

See Note K – Pledged Revenues for further discussion about revenues pledged as collateral for long-term obligations.

Details of Direct Placement Bonds – Governmental Activities

Series 2014 Sales Tax Revenue and Refunding Bonds

Type:	Direct Placement
Purpose:	Refunding Series 2003 and 2004 Sales Tax Revenue Bonds
Date of issuance:	March 6, 2014
Term:	20 years
Interest rate:	2.30%
Original Issue:	$7,210,000

Debt service requirements, including interest:

Year ending June 30:	Principal	Interest	Total
2024	$ 795,000	$ 18,285	$ 813,285

NOTE J – LONG-TERM OBLIGATIONS – CONTINUED

Series 2004 Suboordinated Sales Tax Revenue Bonds

Type:	Direct Placement
Purpose:	Street and parking improvements around Cabella's store and construction of museum within the store
Date of issuance:	2004
Term:	20 years
Interest rate:	4.75%
Original Issue:	$9,000,000

Debt service requirements, including interest are based on 87.5% of sales tax collections from the Cabela's store located within the City. Timing of the payments is uncertain. If the bonds are not paid in full by 2024, the outstanding balance will be forgiven by the owners of the bonds.

NOTE J – LONG-TERM OBLIGATIONS - CONTINUED

Details of Other Bonds – Governmental Activities

Series 2022 Lease Revenue Bonds

Type:	Public Offering
Purpose:	Construction of city hall, library and fire station
Date of issuance:	December 6, 2022
Term:	27 years
Interest rate:	5.00% - 5.25%
Original Issue:	$29,000,000

Debt service requirements, including interest:

Year ending June 30:	Principal	Interest	Total
2024	$ 100,000	$ 1,520,675	$ 1,620,675
2025	220,000	1,515,675	1,735,675
2026	335,000	1,504,675	1,839,675
2027	450,000	1,487,925	1,937,925
2028	530,000	1,465,425	1,995,425
2029	660,000	1,438,925	2,098,925
2030	790,000	1,405,925	2,195,925
2031	830,000	1,366,425	2,196,425
2032	875,000	1,324,925	2,199,925
2033	915,000	1,281,175	2,196,175
2034	965,000	1,233,137	2,198,137
2035	1,015,000	1,182,475	2,197,475
2036	1,070,000	1,129,187	2,199,187
2037	1,125,000	1,073,012	2,198,012
2038	1,185,000	1,013,950	2,198,950
2039	1,245,000	951,737	2,196,737
2040	1,310,000	886,737	2,196,737
2041	1,380,000	817,600	2,197,600
2042	1,450,000	745,150	2,195,150
2043	1,530,000	669,025	2,199,025
2044	1,610,000	588,700	2,198,700
2045	1,695,000	504,175	2,199,175
2046	1,780,000	415,187	2,195,187
2047	1,875,000	321,737	2,196,737
2048	1,975,000	223,300	2,198,300
2049	2,085,000	114,316	2,199,316
	$ 29,000,000	$ 26,181,175	$ 55,181,175

NOTE J – LONG-TERM OBLIGATIONS – CONTINUED

Series 2019 Sales Tax Revenue Bonds

Type:	Public Offering
Purpose:	Construction of public safety building
Date of issuance:	May 30, 2019
Term:	20 years
Interest rate:	2.41% - 5.00%
Original Issue:	$16,470,000

Debt service requirements, including interest:

Year ending June 30:	Principal	Interest	Total
2024	$ -	$ 653,600	$ 653,600
2025	830,000	653,600	1,483,600
2026	860,000	623,200	1,483,200
2027	880,000	602,550	1,482,550
2028	925,000	558,550	1,483,550
2029	960,000	521,550	1,481,550
2030	985,000	499,950	1,484,950
2031	1,030,000	450,700	1,480,700
2032	1,085,000	399,200	1,484,200
2033	1,125,000	355,800	1,480,800
2034	1,170,000	310,800	1,480,800
2035	1,220,000	264,000	1,484,000
2036	1,265,000	215,200	1,480,200
2037	1,320,000	164,600	1,484,600
2038	1,370,000	111,800	1,481,800
2039	1,445,000	57,000	1,502,000
	$ 16,470,000	$ 6,442,100	$ 22,912,100

NOTE J – LONG-TERM OBLIGATIONS - CONTINUED

Series 2018 Sales Tax Revenue Bonds

Type:	Public Offering
Purpose:	Construction of fire station
Date of issuance:	February 8, 2018
Term:	20 years
Interest rate:	4.00% - 5.25%
Original Issue:	$5,000,000

Debt service requirements, including interest:

Year ending June 30:	Principal	Interest	Total
2024	$ 190,000	$ 202,813	$ 392,813
2025	195,000	193,312	388,312
2026	205,000	183,563	388,563
2027	220,000	173,312	393,312
2028	230,000	162,313	392,313
2029	245,000	150,812	395,812
2030	260,000	137,950	397,950
2031	275,000	124,300	399,300
2032	285,000	113,300	398,300
2033	295,000	101,900	396,900
2034	310,000	90,100	400,100
2035	345,000	77,700	422,700
2036	360,000	59,587	419,587
2037	380,000	40,687	420,687
2038	395,000	20,737	415,737
	$ 4,190,000	$ 1,832,386	$ 6,022,386

NOTE J – LONG-TERM OBLIGATIONS - CONTINUED

Details of Direct Placement Bonds – Business-type Activities

Type:	Direct Placement
Purpose:	Installation of secondary water meters
Date of issuance:	November 15, 2022
Term:	17 years
Interest rate:	1.00%
Original Issue:	$3,643,000

Debt service requirements, including interest:

Year ending June 30:	Principal	Interest	Total
2024	$ -	$ 36,430	$ 36,430
2025	-	36,430	36,430
2026	190,000	36,430	226,430
2027	191,000	34,530	225,530
2028	193,000	32,620	225,620
2029	195,000	30,690	225,690
2030	197,000	28,740	225,740
2031	256,000	26,770	282,770
2032	258,000	24,210	282,210
2033	261,000	21,630	282,630
2034	264,000	19,020	283,020
2035	266,000	16,380	282,380
2036	269,000	13,720	282,720
2037	272,000	11,030	283,030
2038	274,000	8,310	282,310
2039	277,000	5,570	282,570
2040	280,000	2,800	282,800
	$ 3,643,000	$ 385,310	$ 4,028,310

NOTE J – LONG-TERM OBLIGATIONS – CONTINUED

Series 2010 Drainage Refunding Bonds

Type:	Direct Placement
Purpose:	Refund Series 2000 Drainage Revenue bonds and finance drainage system improvements
Date of issuance:	September 30, 2010
Term:	15 years
Interest rate:	3.51%
Original Issue:	$2,500,000

Debt service requirements, including interest:

Year ending June 30:	Principal	Interest	Total
2024	$ 200,000	$ 14,215	$ 214,215
2025	205,000	7,196	212,196
	$ 405,000	$ 21,411	$ 426,411

NOTE J – LONG-TERM OBLIGATIONS – CONTINUED

Details of Other Bonds – Business-type Activities

Series 2021 Franchise and Sales Tax Revenue Bonds

Type:	Public Offering
Purpose:	Construction and installation of fiber-optic network
Date of issuance:	March 17, 2021
Term:	27 years
Interest rate:	4.00% - 5.00%
Original Issue:	$53,890,000

Debt service requirements, including interest:

Year ending June 30:	Principal	Interest	Total
2024	$ 875,000	$ 2,210,150	$ 3,085,150
2025	915,000	2,175,150	3,090,150
2026	950,000	2,138,550	3,088,550
2027	985,000	2,100,550	3,085,550
2028	1,035,000	2,051,300	3,086,300
2029	1,090,000	1,999,550	3,089,550
2030	1,145,000	1,945,050	3,090,050
2031	1,200,000	1,887,800	3,087,800
2032	1,930,000	1,827,800	3,757,800
2033	2,005,000	1,750,600	3,755,600
2034	2,085,000	1,670,400	3,755,400
2035	2,170,000	1,587,000	3,757,000
2036	2,255,000	1,500,200	3,755,200
2037	2,345,000	1,410,000	3,755,000
2038	2,440,000	1,316,200	3,756,200
2039	2,535,000	1,218,600	3,753,600
2040	2,640,000	1,117,200	3,757,200
2041	2,745,000	1,011,600	3,756,600
2042	2,855,000	901,800	3,756,800
2043	2,970,000	787,600	3,757,600
2044	3,085,000	668,800	3,753,800
2045	3,210,000	545,400	3,755,400
2046	3,340,000	417,000	3,757,000
2047	3,475,000	283,400	3,758,400
2048	3,610,000	144,400	3,754,400
	$ 53,890,000	$34,666,100	$ 88,556,100

NOTE J – LONG-TERM OBLIGATIONS - CONTINUED

Series 2019 Water Revenue Bonds

Type:	Public Offering
Purpose:	Construction of detention reservoir and related improvements
Date of issuance:	February 7, 2019
Term:	25 years
Interest rate:	4.00% - 5.00%
Original Issue:	$17,205,000

Debt service requirements, including interest:

Year ending June 30:	Principal	Interest	Total
2024	$ 445,000	$ 793,500	$ 1,238,500
2025	465,000	771,250	1,236,250
2026	490,000	748,000	1,238,000
2027	515,000	723,500	1,238,500
2028	540,000	697,750	1,237,750
2029	565,000	670,750	1,235,750
2030	595,000	642,500	1,237,500
2031	625,000	612,750	1,237,750
2032	655,000	581,500	1,236,500
2033	690,000	548,750	1,238,750
2034	725,000	514,250	1,239,250
2035	760,000	478,000	1,238,000
2036	800,000	440,000	1,240,000
2037	835,000	400,000	1,235,000
2038	880,000	358,250	1,238,250
2039	925,000	314,250	1,239,250
2040	970,000	268,000	1,238,000
2041	1,020,000	219,500	1,239,500
2042	1,070,000	168,500	1,238,500
2043	1,120,000	115,000	1,235,000
2044	1,180,000	59,000	1,239,000
	$ 15,870,000	$10,125,000	$ 25,995,000

NOTE J – LONG-TERM OBLIGATIONS - CONTINUED

Series 2018 Electric Revenue Bonds

Type:	Public Offering
Purpose:	Construction of power generation plant
Date of issuance:	February 8, 2018
Term:	20 years
Interest rate:	4.00% - 5.00%
Original Issue:	$15,640,000

Debt service requirements, including interest:

Year ending June 30:	Principal	Interest	Total
2024	$ 605,000	$ 651,500	$ 1,256,500
2025	635,000	621,250	1,256,250
2026	665,000	589,500	1,254,500
2027	700,000	556,250	1,256,250
2028	735,000	521,250	1,256,250
2029	770,000	484,500	1,254,500
2030	810,000	446,000	1,256,000
2031	850,000	405,500	1,255,500
2032	890,000	363,000	1,253,000
2033	935,000	318,500	1,253,500
2034	985,000	271,750	1,256,750
2035	1,030,000	222,500	1,252,500
2036	1,085,000	171,000	1,256,000
2037	1,140,000	116,750	1,256,750
2038	1,195,000	59,750	1,254,750
	$ 13,030,000	$ 5,799,000	$ 18,829,000

Prior Years Defeasance of Debt

In prior years, certain outstanding bonds were defeased by placing proceeds of bonds in an 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, 2023 the following bonds are considered defeased:

	Bond Series	Defeased Balance
Governmental Activities:	2000 Lease Revenue Bonds	$925,000

NOTE J – LONG-TERM OBLIGATIONS - CONTINUED

Lease liabilities – government activities

The City has entered into four agreements to lease certain equipment. The lease agreements qualify as other than short-term leases under GASB Statement No. 87 and, therefore, have been recorded at the present value of the future minimum lease payments as of the date of their inception. The agreements consist of the following as of June 30, 2022:

Net Book Value of Right To Use Asset	Type of Right to Use Asset	Discount Rate	Lease Terms
$ 13,291	Backhoe	2.85%	Lease executed in September 2020 and requires four annual payments of $14,200. No variable payment components. Discount rate calculated using the City's incremental borrowing rate.
9,397	Track Loader	2.80%	Lease executed in March 2022 and requires three annual payments of $9,900. No variable payment components. Discount rate calculated using the City's incremental borrowing rate.
$ 22,688			

The right to use assets are discussed in more detail at Note G.

The future minimum lease obligations and the net present value of these minimum lease payments as of June 30, 2023 were as follows:

	Principal Payments	Interest Payments	Total
Year ending June 30:			
2024	$ 22,797	$ 1,303	$ 24,100
2025	13,641	-	13,641
	$ 36,438	$ 1,303	$ 37,741

NOTE K – PLEDGED REVENUES

The City has pledged sales tax revenues in the amount of $37,702,771 to fund debt service payments on the sales tax revenue bonds. The 2014 bonds were used to refund the 2003 and 2004 sales tax revenue and to finance infrastructure improvements. The 2018 bonds were used primarily to finance the construction of a new fire station within the City, and the 2019 bonds were used primarily to finance the construction of a new police station within the City. Sales tax revenue has been pledged for debt service payments through the year 2039. Total sales tax collections through 2039 have not been estimated. Sales tax revenue in the current year was $23,062,708 and debt service for the sales tax bonds was $2,047,769.

Tax increment revenues have previously been pledged to fund debt services payments on a tax increment note payable to a developer in the Alpine Highway Project Area. In May of 2023, the development agreement was amended and as part of the amendment, the $43,040,344 remaining balance on the note was extinguished. Future tax increment revenues will be used to fund development expenditures but will no longer be used for debt service. Prior to the date the agreement was amended, tax increment revenues in the amount of $5,155,936 were collected, $3,609,155 of which was paid to the developer as the remaining debt service on the note prior to its extinguishment.

The City has pledged tax increment revenues to fund debt service payments on a tax increment note payable to developer of the Thanksgiving Park Project Area in the amount of $239,494. The note is noninterest bearing. Timing of the payments on the note is contingent upon tax increment revenues collected in the area. The note was issued to reimburse the developer for costs incurred in the project area. Tax increment revenues have been pledged for debt service payments through the year 2024. Tax increment revenue available for debt service in the current year was $218,669. 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 property and sales tax increment revenues to fund debt service payments on a tax increment note payable to developer of the Traverse Mountain Project Area in the amount of $10,451,021. The note is noninterest bearing. Timing of the payments on the note is contingent upon tax increment revenues collected in the area. The note was issued to reimburse the developer for costs incurred in the project area. Tax increment revenues have been pledged for debt service payments through the year 2024. Tax increment revenue available for debt service in the current year was $352,558. 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 property tax increment revenues to fund debt service payments on a tax increment note payable to developer of the Alpine Highway West Project Area in the amount of $10,000,794. The note is noninterest bearing. Timing of the payments on the note is contingent upon tax increment revenues collected in the area. The note was issued to reimburse the developer for costs incurred in the project area. Tax increment revenues have been pledged for debt service payments through the year 2034. Tax increment revenue available for debt service in the current year was $1,167,523. 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.

NOTE K – PLEDGED REVENUES – CONTINUED

The City has pledged property tax increment revenues to fund debt service payments on a tax increment note payable to developer of the West Timpanogos Community Development Project Area in the amount of $17,220,785. The note is noninterest bearing. Timing of the payments on the note is contingent upon tax increment revenues collected in the area. The note was issued to reimburse the developer for costs incurred in the project area. Tax increment revenues have been pledged for debt service payments through the year 2035. Tax increment revenue available for debt service in the current year was $323,355. 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 electric revenues in the amount of $18,829,000 to fund debt service payments on the electric revenue 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 2038. Electric revenues are projected to produce 500 percent of the debt service requirements over the life of the bonds. In the current year, the electric fund had a deficit in net revenues from operations of $10,733,456 and electric revenue bond debt service payments totaling $1,255,250 were funded from electric fund reserves.

The City has pledged drainage revenues in the amount of $426,411 to fund debt service payments on the drainage revenue bonds. The bonds were issued to refund the Series 2000 drainage revenue bonds and to fund drainage system improvements within the City. Drainage revenues have been pledged to fund debt service payments through the year 2025. Drainage revenues are expected to produce approximately 400 percent of the debt service requirements over the life of the bonds. In the current year, net drainage revenues were $1,864,124 and drainage revenue bond debt service payments were $210,885.

The City has pledged water revenues in the amount of $30,023,310 to fund debt service payments on its water revenue bonds. The bonds were issued for the construction of storage and distribution infrastructure for both the City's culinary and pressurized irrigation water systems. Proceeds from the bonds will also be used to supply meters to all pressurized irrigation connections in order to promote conservation of the City's water resources. Water and pressurized irrigation revenues have been pledged to fund debt service payments through the year 2044. Water and pressurized irrigation revenues are expected to produce approximately 400 percent of the debt service requirements over the life of the bonds. In the current year, net water and pressurized irrigation revenues were $6,106,269 and water revenue bond debt service payments were $1,239,750.

The City has pledged municipal energy sales and use tax revenues in the amount of $88,556,100 to fund debt service payments on the 2021 franchise and sales tax revenue bonds. The bonds were issued to fund the acquisition, construction and installation of a fiber-optic network within the City. The franchise and sales tax revenues have been pledged to fund debt service payments through the year 2048. The franchise and sales tax revenues are expected to produce approximately 205 percent of the debt service requirements over the life of the bonds. Debt service payments on these bonds during the year ended June 30, 2023, were $2,210,150. The City anticipates revenues from the system will be in excess of $500,000 during the year ended June 30, 2024. The fiber system is currently under construction with an anticipated completion date of May 2025.

NOTE L - RETIREMENT PLANS

General Information about the Pension Plan

Plan description: Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following pension trust funds:

- Public Employees Noncontributory Retirement System (Noncontributory System) is a multiple employer cost sharing public employee retirement system.
- Firefighters Retirement System (Firefighters System); are multiple employer, cost sharing, public employees, retirement systems.
- Public Safety Retirement System (Public Safety System) is a cost-sharing, multiple-employer retirement system;
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple employer cost sharing public employee retirement system;
- Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters System) is a multiple employer, cost sharing, public employees, retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (URS) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The URS' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the URS under the direction of the Board, whose members are appointed by the Governor. The URS are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms. URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S, Salt Lake City, Utah 84102 or visiting the website: www.urs.org/general/publications.

NOTE L - RETIREMENT PLANS – CONTINUED

Benefits provided: URS provides retirement, disability, and death benefits. Retirement benefits are as follows:

Summary of Benefits by System

System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory system	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Public Safety System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 2.5% to 4% depending on the employer
Firefighters System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years; 2.0% per year July 1, 2020 to present	Up to 2.5%

** Actuarial reductions are applied*

*** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI), increase for the year, although unused CPI increases not met may be carried forward to subsequent years.*

NOTE L - RETIREMENT PLANS - CONTINUED

Contribution Rate Summary

As a condition of participation in the URS, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the URS Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2023 are as follows:

	Employee Paid	Employer Contribution Rates	Employer Rate for 401(k) Plan
Contributory System			
111 - Local Governmental Division Tier 2	N/A	16.01%	0.18%
Noncontributory System			
15 - Local Governmental Division Tier 1	N/A	17.97%	N/A
Public Safety Retirement System			
Contributory			
23 - Other Division A with 2.5% COLA	12.29%	22.79%	N/A
122 - Tier 2DB Hyebrid Public Safety	2.27%	25.83%	N/A
Noncontributory			
43 - Other Division A with 2.5% COLA	N/A	34.04%	N/A
Firefighters System			
31 - Other Division A	15.05%	3.61%	N/A
132 - Tier 2 DB Hybrid Firefighters	2.59%	14.08%	N/A
Tier 2 DC Only			
211 - Local Government	N/A	6.19%	10.00%
222 - Public Safety	N/A	11.83%	14.00%
232 - Firefighters	N/A	0.08%	14.00%

Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For fiscal year ended June 30, 2023, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory	$ 1,419,563	N/A
Public Safety	793,867	28,657
Firefighters	62,021	258,060
Tier 2 Public Employees	1,239,725	-
Tier 2 Public Safety and Firefighter	966,588	121,866
Tier 2 DC Only	81,536	N/A
Tier 2 DC Public Safety and Firefighter	311	N/A
Total Contributions	$ 4,563,611	$ 408,583

NOTE L - RETIREMENT PLANS – CONTINUED

Contributions reported are the URS Board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

Combined Pension Assets, Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2023, the City reported a net pension asset of $1,208,035 and a net pension liability of $4,331,229.

	Proportionate Share	Net Pension Asset	Net Pension Liability
Noncontributory system	0.9765806%	$ -	$ 1,672,637
Public Safety System	1.7042929%	-	2,203,778
Firefighters System	4.6515811%	1,208,035	-
Tier 2 Public Employees System	0.2906501%	-	337,245
Tier 2 Public Safety and Firefighter System	1.5882625%	-	117,569
Total Net Pension Asset/Liability		$ 1,208,035	$ 4,331,229

The net pension asset and liability were measured as of December 31, 2022, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2022 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2023, the City recognized pension expense of $2,453,188.

At June 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 960,874	$ 58,542
Changes in assumptions	667,221	19,313
Net difference between projected and actual earnings on pension plan investments	2,195,238	-
Changes in proportion and differences between contributions and proportionate share of contributions	309,170	40,428
Contributions subsequent to the measurement date	2,346,777	-
Total	$ 6,479,280	$ 118,283

NOTE L - RETIREMENT PLANS – CONTINUED

$2,346,777 reported as deferred outflows of resources was related to contributions made by the City prior to its fiscal year end, but subsequent to the measurement date of December 31, 2022.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30,	Deferred Outflows (Inflows) of Resources
2024	$ (503,569)
2025	144,259
2026	997,316
2027	3,176,615
2028	36,017
Thereafter	163,582

Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2023, the City recognized pension expense of $827,055.

At June 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 567,334	$ -
Changes in assumptions	274,123	6,679
Net difference between projected and actual earnings on pension plan investments	1,103,288	-
Changes in proportion and differences between contributions and proportionate share of contributions	10,073	4,117
Contributions subsequent to the measurement date	712,837	-
Total	$ 2,667,655	$ 10,796

$712,837 reported as deferred outflows of resources was related to contributions made by the City prior to its fiscal year end, but subsequent to the measurement date of December 31, 2022.

NOTE L - RETIREMENT PLANS – CONTINUED

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

	Deferred Outflows (Inflows) of Resources
Year Ended June 30,	
2024	$ (239,698)
2025	46,256
2026	443,148
2027	1,694,316
2028	-
Thereafter	-

Public Safety System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2023, the City recognized pension expense of $781,933.

At June 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 9,757	$ -
Changes in assumptions	59,107	-
Net difference between projected and actual earnings on pension plan investments	510,802	-
Changes in proportion and differences between contributions and proportionate share of contributions	73,634	-
Contributions subsequent to the measurement date	392,086	-
Total	$ 1,045,386	$ -

$392,086 reported as deferred outflows of resources was related to contributions made by the City prior to its fiscal year end, but subsequent to the measurement date of December 31, 2022.

NOTE L - RETIREMENT PLANS – CONTINUED

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

	Deferred Outflows (Inflows) of Resources
Year Ended June 30,	
2024	$ (304,515)
2025	(88,324)
2026	212,937
2027	833,202
2028	-
Thereafter	-

Firefighters System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2023, the City recognized pension benefit of $311,772.

At June 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 213,161	$ 6,175
Changes in assumptions	150,153	-
Net difference between projected and actual earnings on pension plan investments	323,202	-
Changes in proportion and differences between contributions and proportionate share of contributions	145,416	3,906
Contributions subsequent to the measurement date	31,479	-
Total	$ 863,411	$ 10,081

$31,479 reported as deferred outflows of resources was related to contributions made by the City prior to its fiscal year end, but subsequent to the measurement date of December 31, 2022.

NOTE L - RETIREMENT PLANS – CONTINUED

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

	Deferred Outflows (Inflows) of Resources
Year Ended June 30,	
2024	$ 11,055
2025	122,483
2026	239,170
2027	449,143
2028	-
Thereafter	-

Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2023, the City recognized pension expense of $646,794.

At June 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 113,909	$ 13,380
Changes in assumptions	109,486	858
Net difference between projected and actual earnings on pension plan investments	135,966	-
Changes in proportion and differences between contributions and proportionate share of contributions	64,739	14,912
Contributions subsequent to the measurement date	698,271	-
Total	$ 1,122,371	$ 29,150

$698,271 reported as deferred outflows of resources was related to contributions made by the City prior to its fiscal year end, but subsequent to the measurement date of December 31, 2022.

NOTE L - RETIREMENT PLANS – CONTINUED

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30,	Deferred Outflows (Inflows) of Resources
2024	$ 19,614
2025	41,036
2026	65,046
2027	123,136
2028	29,858
Thereafter	116,260

Tier 2 Public Safety and Firefighter Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2023, the City recognized pension expense of $509,179.

At June 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 56,713	$ 38,987
Changes in assumptions	74,352	11,776
Net difference between projected and actual earnings on pension plan investments	121,980	-
Changes in proportion and differences between contributions and proportionate share of contributions	15,309	17,493
Contributions subsequent to the measurement date	512,103	-
Total	$ 780,457	$ 68,256

$512,103 reported as deferred outflows of resources was related to contributions made by the City prior to its fiscal year end, but subsequent to the measurement date of December 31, 2022.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

NOTE L - RETIREMENT PLANS – CONTINUED

Year Ended June 30,	Deferred Outflows (Inflows) of Resources
2024	$ 9,975
2025	22,808
2026	37,015
2027	76,817
2028	6,159
Thereafter	47,324

Actuarial Assumptions

The total pension liability in the December 31, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.25 - 9.25 percent, average, including inflation
Investment rate of return	6.85 percent, net of pension plan investment expense, including inflation

Mortality rates were adopted from actual experience study dated January 1, 2020. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using 80% of the ultimate rates from the MP-2019 improvement assumption using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2022 valuation were based on an experience study of the demographic assumptions as of January 1, 2020, and a review of economic assumptions as of January 1, 2021.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

NOTE L - RETIREMENT PLANS – CONTINUED

		Expected Return Arithmetic Basis	
Asset class	Target Asset Allocation	Real Return Arithmetic Basis	Long-term Expected Portfolio Real Rate of Return
Equity securities	35%	6.58 %	2.30 %
Debt securities	20%	1.08 %	0.22 %
Real assets	18%	5.72 %	1.03 %
Private equity	12%	9.80 %	1.18 %
Absolute return	15%	2.91 %	0.44 %
Cash and cash equivalents	-	(0.11) %	- %
Totals	100%		5.17 %
Inflation			2.50 %
Expected arithmetic nominal return			7.67 %

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50%, a real return of 4.35% that is net of investment expense.

Discount rate: The discount rate used to measure the total pension liability was 6.85%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

NOTE L - RETIREMENT PLANS – CONTINUED

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.85%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.85%) or 1-percentage-point higher (7.85%) than the current rate:

	1% Decrease (5.85%)	Discount Rate (6.85%)	1% Increase (7.85%)
System			
Noncontributory	$10,541,521	$ 1,672,637	$ (5,737,782)
Public Safety	7,097,280	2,203,778	(1,775,791)
Firefighters	962,827	(1,208,035)	(2,969,754)
Tier 2 Public Employees	1,473,576	337,245	(538,154)
Tier 2 Public Safety and Firefighter	941,087	117,569	(536,936)
Total	$21,016,291	$ 3,123,194	$(11,558,417)

Pension plan fiduciary net position: Detailed information about the pension plan's fiduciary net position is available in the separately issued URS financial report.

NOTE M – DEFERRED COMPENSATION PLANS

The City sponsors a defined contribution deferred compensation plan administered by either URS or MissionSquare 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, 2023, was approximately $30,000,000. Employees with proof of other health insurance may choose to opt out of the City's health insurance plan and in lieu of those benefits, receive a contribution to a deferred compensation plan. During the year ended June 30, 2023, contributions totaling $357,274 were made to the plan by employees and $758,334 by the City.

The City sponsors another deferred compensation plan through either URS or MissionSquare 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. During the year ended June 30, 2023 contributions totaling $141,054 were made to the plan by employees and $6,379 by the City.

NOTE N – COMMITMENTS AND CONTIGENCIES

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, 2023, had an outstanding balance of approximately $86 million, of which the City's portion was approximately $8 million. During the year ended June 30, 2023, the City purchased power totaling $52,210,850.

The City has entered into two power purchase agreements with UAMPS wherein UAMPS is required to provide a minimum amount of power to the City and the City is required to purchase that minimum amount of power. In each case, the purchase price is cheaper than other power sources available to the City. The minimum amounts and price per MW are as noted:

- The Red Mesa project commenced operations in 2023. The agreement obligates Red Mesa to provide a minimum amount of power to sell at a rate of $37 per MWh over a 25 year period, and the City is obligated to purchase that quantity. In the first year, the minimum required output is 195,337 MWh with an annual decrease each year of .5%. The total power purchase requirement for all 25 years is estimated to be approximately $170,249,908.
- The Steel Solar project commenced operations in 2023. The agreement obligates Steel Solar to provide a minimum amount of power to sell at a rate of $34.66 per MWh over a 25 year period, and the City is obligated to purchase that quantity. In the first year, the minimum required output is 100,197 MWh with an annual decrease each year of .5%. The total power purchase requirement for all 25 years is estimated to be approximately $81,805,768.

The City has an outstanding Standby Letter of Credit with JP Morgan Chase in the amount of $2 million to provide security on a contract between the City and CIMA Entergy for the purchase of natural gas. The letter of credit expires on April 21, 2024 but will automatically renew until April 20, 2028.

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.

NOTE O – 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 self-insures for claims under $250,000 and carries commercial insurance for risks in excess of that amount, except for risks associated with natural disasters. There were no decreases in coverage during 2023. 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:

	2023	2022
Claims liability, July 1	$ 129,713	$ 62,396
Claims incurred during the year and changes in estimates	293,794	622,220
Payments on claims during the year		
Payments made by insurance	51,792	348,208
Coinsurance and deductible insurance payments made by the City	121,715	206,695
Claims liability, June 30	$ 250,000	$ 129,713

NOTE P – INTERFUND RECEIVABLES AND PAYABLES

The City uses a pooled cash account for administering cash flows. The following interfund balances represent amounts due for cash advances and reimbursement for purchases:

Due to Other Funds	Due from Other Funds	Amount
Local Building Authority	Capital Projects Fund	$ 7,836,536
Fiber Fund	Capital Projects Fund	3,085,150
		$ 10,921,686

NOTE Q - INTERFUND TRANSFERS

The City has transfers from the Redevelopment Agency to the general fund pursuant to the City's participation in various redevelopment projects. The transfers to the Local Building Authority and Capital Projects fund are to fund projects identified by the Council. These projects will be completed in the coming fiscal year. The transfers to the other governmental fund are to provide the resources for debt service on the City's sales tax revenue bonds. The transfers from the Capital Projects fund to the internal service funds were to fund equipment in the Fleet and Information Technology internal service funds where the reserves in those funds was insufficient.

A summary of interfund transfers by fund is as follows:

	Transfers in to:					
	General	Local Building Authority	Capital Projects	Other Governmental Fund	Internal Service Funds	Total
Transfers out from:						
General Fund	$ -	$ 800,000	$ 8,300,496	$ 1,618,344	$ -	$ 10,718,840
Capital Projects Fund	-	-	-	250,500	650,004	900,504
Redevelopment Agency	767,535	-	-	-	-	767,535
	$ 767,535	$ 800,000	$ 8,300,496	$ 1,868,844	$ 650,004	$ 12,386,879

NOTE R – EXPENDITURES EXCEEDING APPROPRIATIONS

During the year ended June 30, 2023, the City incurred expenditures in excess of appropriations in the General Fund as follows:

	Expenditures In Excess of Appropriations
General Fund	
Streets and highways	$ 398,971

NOTE S – SEGMENT INFORMATION FOR ENTERPRISE FUNDS

The City has issued revenue bonds to finance certain improvements to its culinary water distribution system, pressurized irrigation system, electric power distribution system and 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 T - 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.

The Redevelopment Agency entered into an agreement with chip manufacturer, Micron Technologies in May 1997 to provide tax incentives for the construction of a manufacturing facility in Utah. This project is known as the Alpine Highway Project Area. Infrastructure improvements on and off site have been made and the tax increment generated was used for debt service on a note payable to the developer. In November 2021 the facility was sold by Micron to Texas Instruments. In February 2023, Texas Instruments announced an $11 billion expansion for the Lehi facility. The Redevelopment Agency amended the original agreement in May 2023 to expand the project period through 2053 and to expand the area to include an additional 182 acres, which encompasses all property now owned by Texas Instruments. The agreement also extinguished the previous debt between the Redevelopment Agency and the developer. A portion of the tax increment generated through the plant expansion will be remitted to Texas Instruments for the life of the project area.

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.

In August 2010, the 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 $17,953,052, with the Agency electing to receive 93.33% of the tax increment from the project area.

During 2012, the Redevelopment Agency approved a community development project area known as the Traverse Mountain Community 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 $7,895,934 of property tax increment and $5,716,119 of sales tax increment. The Agency will receive 100% of the property tax and sales tax increment from the project area.

In August 2014, the Redevelopment Agency passed a resolution adopting an economic development project area known as the West Timpanogos Community 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 $19,557,363, with the Agency distributing 97% of the tax increment from the project area to the developer and keeping the remaining 3% for administrative services.

NOTE T - REDEVELOPMENT AGENCY OF THE CITY OF LEHI – CONTINUED

In January 2020, the Redevelopment Agency passed a resolution adopting a community reinvestment project area known as the Meadow Pointe Community Reinvestment Project Area. Tax increment generated within the area will be distributed 50% to the Agency and 50% to the City. If the project area generates more than $100,000 of annual funds in any year, 10% of the funds generated for the area will be set aside for affordable housing.

The project life will be a maximum of twenty years or until $6,019,890 has been generated.For the year ended June 30, 2023 the following activity occurred in the City's Redevelopment Agency:

Tax increment collected from other taxing agencies for the project area	
Alpine Highway Project Area	$ 5,155,936
Alpine Highway West Project Area	1,167,523
West Timpanogos Project Area	323,355
Traverse Mountain Project Area	352,558
Thanksgiving Park Project Area	218,669
Meadow Pointe Project Area	93,645
	$ 7,311,686
Outstanding loans to finance RDA projects	$ 37,912,094
Expenditures:	
Tax increments paid to other taxing agencies	$ 863,103
Principal	1,611,038
Interest	3,609,156
Redevelopment costs	82,028
	$ 6,165,325

NOTE U – TAX ABATEMENTS

The City negotiates property and sales tax abatement agreements with local businesses through its RDA and under the state Limited Purpose Local Government Entities Act. Under the Act, localities may grant property and sales tax abatements for the purpose of promoting economic growth.

For the fiscal year ended June 30, 2023, the City abated the following taxes:

	Property Taxes	Sales Taxes
RDA Project Area tax abatements		
Alpine Highway Project Area	$ 777,719	-
Alpine Highway West Project Area	176,109	-
West Timpanogos Project Area	103,457	-
Traverse Mountain Project Area	116,181	183,319
Thanksgiving Park Project Area	40,198	-
Meadow Pointe Project Area	26,140	61,887
	1,239,804	245,206
Other relocation incentive projects	-	272,754
	$ 1,239,804	$ 517,960

NOTE V – 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 is evaluated every three years and as of June 30, 2023, the balance of the liability is as follows based on the cumulative use of 77% of the estimated capacity of the landfill:

Total estimated closure and postclosure care costs	$ 665,418
Capacity used as of June 30, 2023	88.82%
Cumulative closure and postclosure care liability, as revised during 2023	591,012
Amounts previously recognized	512,372
Amount to be recognized as of June 30, 2023	78,640
Amount reported as a long-term liability in the governmental activities statement of net position	$ 591,012

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 2023. The City has a capacity of 230,000 cubic yards. The landfill is only used for City purposes. The City anticipates the landfill not reaching full capacity until at least 2035. 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 W – SUBSEQUENT EVENTS

In November 2023, the City issued Electric Revenue bonds in the amount of $18,970,000 in connection with a project to acquire and construct five natural gas-fired power generation plants in the City. The bonds are payable serially through 2044 and bear interest at 5.00% to 5.25%.

In October 2023, the City was awarded a grant from the State Division of Natural Resources for the second phase of the project to meter all pressurized irrigation connections in the City. The grant will be used to install meters to 3,550 pressurized irrigation connections in order to comply with state law. The amount of the grant is $6,223,500, which represents 70 percent of the cost of this phase of the project.

REQUIRED SUPPLEMENTARY INFORMATION - PENSIONS

LEHI CITY CORPORATION
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY – UTAH RETIREMENT SYSTEMS
For the fiscal Year Ended June 30, 2023
With a Measurement Date of December 31, 2022
Last Ten Fiscal Years*

Noncontributory System for the Fiscal Years Ended June 30,

	2023	2022	2021	2020	2019	2018	2017	2016	2015
Proportion of the net pension liability (asset)	0.9765681%	0.9952875%	0.9920669%	0.9715484%	0.9518516%	0.9004162%	0.8609147%	0.8368340%	0.8252402%
Proportionate share of the net pension liability (asset)	$ 1,672,637	$ (5,700,118)	$ 508,873	$ 3,661,638	$ 7,009,172	$ 3,944,993	$ 5,528,126	$ 4,735,214	$ 3,583,385
Covered payroll	$ 7,882,775	$ 7,914,859	$ 7,970,442	$ 7,934,823	$ 7,802,584	$ 7,400,491	$ 7,264,143	$ 7,048,506	$ 6,956,642
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	21.2%	-72.0%	6.4%	46.1%	89.8%	53.3%	76.1%	67.2%	51.5%
Plan fiduciary net position as a percentage of the total pension liability	97.5%	108.7%	99.2%	93.7%	87.0%	91.9%	87.3%	87.8%	90.2%

Public Safety System for the Fiscal Years Ended June 30,

	2023	2022	2021	2020	2019	2018	2017	2016	2015
Proportion of the net pension liability (asset)	1.7042929%	1.6120417%	1.5591159%	1.4913241%	1.4826790%	1.3389936%	1.3909834%	1.3094092%	1.2531910%
Proportionate share of the net pension liability (asset)	$ 2,203,778	$ (1,309,208)	$ 1,294,442	$ 2,394,496	$ 3,674,341	$ 2,100,423	$ 2,822,689	$ 2,345,629	$ 1,575,992
Covered payroll	$ 2,445,447	$ 2,065,104	$ 2,075,541	$ 1,983,001	$ 1,922,593	$ 1,857,970	$ 2,050,939	$ 1,983,624	$ 2,112,919
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	90.1%	-63.4%	62.4%	120.8%	191.1%	113.0%	137.6%	118.2%	74.6%
Plan fiduciary net position as a percentage of the total pension liability	93.6%	104.2%	95.5%	90.9%	84.7%	90.2%	86.5%	87.1%	90.5%

CONTINUED

LEHI CITY CORPORATION
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY – UTAH RETIREMENT SYSTEMS
For the fiscal Year Ended June 30, 2023
With a Measurement Date of December 31, 2022
Last Ten Fiscal Years*

Firefighters Retirement System for the Fiscal Years Ended June 30,

	2023	2022	2021	2020	2019	2018	2017	2016	2015
Proportion of the net pension liability (asset)	4.6515811%	5.1424352%	5.3271683%	5.2407494%	5.2830772%	5.4021529%	5.6106342%	5.4181698%	5.2918057%
Proportionate share of the net pension liability (asset)	$ (1,208,035)	$ (2,999,152)	$ (1,489,583)	$ (649,957)	$ 685,993	$ (337,393)	$ (44,231)	$ (98,134)	$ (301,971)
Covered payroll	$ 1,666,138	$ 1,738,315	$ 1,880,232	$ 1,805,883	$ 1,716,828	$ 1,698,209	$ 1,704,194	$ 1,573,859	$ 1,523,975
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	-72.5%	-172.5%	-79.2%	-36.0%	40.0%	-19.9%	-2.6%	-6.2%	-19.8%
Plan fiduciary net position as a percentage of the total pension liability	108.4%	120.1%	110.5%	105.0%	94.3%	103.0%	100.4%	101.0%	103.5%

Tier 2 Public Employees System for the Fiscal Years ended June 30,

	2023	2022	2021	2020	2019	2018	2017	2016	2015
Proportion of the net pension liability (asset)	0.3097134%	0.2906501%	0.2818694%	0.2766880%	0.2619050%	0.2458871%	0.2829680%	0.1455133%	0.1454933%
Proportionate share of the net pension liability (asset)	$ 337,245	$ (123,014)	$ 40,541	$ 62,229	$ 112,168	$ 21,679	$ 23,236	$ (318)	$ (4,409)
Covered payroll	$ 6,752,315	$ 5,392,887	$ 4,506,077	$ 3,844,219	$ 3,057,042	$ 2,404,504	$ 1,708,206	$ 940,334	$ 713,760
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	5.0%	-2.3%	0.9%	1.6%	3.7%	0.9%	1.4%	-0.03%	-0.60%
Plan fiduciary net position as a percentage of the total pension liability	92.3%	103.8%	98.3%	96.5%	90.8%	97.4%	95.1%	100.2%	103.5%

CONTINUED

LEHI CITY CORPORATION
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY –
UTAH RETIREMENT SYSTEMS - CONTINUED
For the fiscal Year Ended June 30, 2023
With a Measurement Date of December 31, 2022
Last Ten Fiscal Years*

Tier 2 Public Safety and Firefighters Retirement System for the Fiscal Years Ended June 30,

	2023	2022	2021	2020	2019	2018	2017	2016	2015
Proportion of the net pension liability (asset)	1.4092590%	1.5882625%	1.6160907%	1.6037989%	1.6711253%	1.3301614%	1.1522095%	0.1455133%	0.1454933%
Proportionate share of the net pension liability (asset)	$ 117,569	$ (80,275)	$ 144,957	$ 150,860	$ 41,871	$ (15,391)	$ (10,003)	$ (318)	$ (4,409)
Covered payroll	$ 4,335,990	$ 3,798,141	$ 3,213,228	$ 2,643,299	$ 2,236,149	$ 1,403,195	$ 951,984	$ 940,334	$ 713,760
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	2.7%	-2.1%	4.5%	5.7%	1.9%	-1.1%	-1.1%	-0.03%	-0.60%
Plan fiduciary net position as a percentage of the total pension liability	96.4%	102.8%	93.1%	89.6%	95.6%	103.0%	103.6%	100.2%	103.5%

*In accordance with GAAP, the City will need to disclose a 10 year history of its proportionate share of the net pension liability (asset) in its RSI. The City will continue to present information for available years until a full 10 year trend is compiled.

LEHI CITY CORPORATION
SCHEDULE OF CONTRIBUTIONS – UTAH RETIREMENT SYSTEMS
June 30, 2023
Last Ten Fiscal Years**

	As of fiscal year ended June 30,	Actuarial determined contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contribution as a percentage of covered payroll**
Noncontributory System	2014	$ 1,165,022	$ 1,165,022	$ -	$ 6,864,580	16.97%
	2015	1,282,664	1,282,664	-	7,052,771	18.19%
	2016	1,268,549	1,268,549	-	6,981,779	18.17%
	2017	1,309,056	1,309,056	-	7,475,118	17.51%
	2018	1,424,802	1,424,802	-	8,093,782	17.60%
	2019	1,438,487	1,438,487	-	7,923,875	18.15%
	2020	1,449,852	1,449,852	-	7,939,103	18.26%
	2021	1,472,430	1,472,430	-	8,045,902	18.30%
	2022	1,433,309	1,433,309	-	7,847,242	18.27%
	2023	1,419,653	1,419,653	-	7,961,889	17.83%
Public Safety System	2014	559,089	559,089	-	2,134,344	26.19%
	2015	625,298	625,298	-	2,036,078	30.71%
	2016	629,374	629,374	-	1,983,967	31.72%
	2017	620,098	620,098	-	2,025,956	30.61%
	2018	611,262	611,262	-	1,948,987	31.36%
	2019	653,299	653,299	-	1,991,955	32.80%
	2020	669,305	669,305	-	2,028,984	32.99%
	2021	682,709	682,709	-	2,077,707	32.86%
	2022	713,658	713,658	-	2,224,234	32.09%
	2023	793,867	793,867	-	2,513,596	31.58%
Firefighters System	2014	41,630	41,630	-	1,559,356	2.67%
	2015	54,021	54,021	-	1,527,355	3.54%
	2016	58,367	58,367	-	1,581,637	3.69%
	2017	62,382	62,382	-	1,795,409	3.47%
	2018	64,687	64,687	-	1,795,471	3.60%
	2019	75,547	75,547	-	1,737,870	4.35%
	2020	79,145	79,145	-	1,855,490	4.27%
	2021	81,024	81,024	-	1,854,359	4.37%
	2022	76,928	76,928	-	1,668,726	4.61%
	2023	62,021	62,021	-	1,718,210	3.61%
Tier 2 Public Employees System*	2014	102,833	102,833	-	735,043	13.99%
	2015	113,924	113,924	-	762,543	14.94%
	2016	191,737	191,737	-	1,285,962	14.91%
	2017	302,455	302,455	-	2,107,941	14.35%
	2018	426,116	426,116	-	2,918,623	14.60%
	2019	526,354	526,354	-	3,387,092	15.54%
	2020	667,703	667,703	-	4,264,085	15.66%
	2021	763,792	763,792	-	4,835,021	15.80%
	2022	968,641	968,641	-	6,028,021	16.07%
	2023	1,239,725	1,239,725	-	7,747,196	16.00%

CONTINUED

LEHI CITY CORPORATION
SCHEDULE OF CONTRIBUTIONS – UTAH RETIREMENT SYSTEMS - CONTINUED
June 30, 2023
Last Ten Fiscal Years**

	As of fiscal year ended June 30,	Actuarial determined contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contribution as a percentage of covered payroll**
Tier 2 Public Safety and Firefighter System*	2014	48,582	48,582	-	275,951	17.61%
	2015	73,202	73,202	-	393,710	18.59%
	2016	139,579	139,579	-	745,270	18.73%
	2017	205,341	205,341	-	1,119,520	18.34%
	2018	340,795	340,795	-	2,021,465	16.86%
	2019	420,325	420,325	-	2,391,478	17.58%
	2020	520,464	520,464	-	2,984,517	17.44%
	2021	702,948	702,948	-	3,469,463	20.26%
	2022	841,124	841,124	-	4,111,028	20.46%
	2023	966,588	966,588	-	4,706,187	20.54%
Tier 2 Public Employees DC Only System*	2014	17,563	17,563	-	303,986	5.78%
	2015	33,416	33,416	-	506,307	6.60%
	2016	33,262	33,262	-	497,195	6.69%
	2017	34,392	34,392	-	530,379	6.48%
	2018	39,190	39,190	-	609,291	6.43%
	2019	52,248	52,248	-	780,986	6.69%
	2020	57,441	57,441	-	858,607	6.69%
	2021	69,086	69,086	-	1,032,684	6.69%
	2022	72,284	72,284	-	1,080,486	6.69%
	2023	81,536	81,536	-	1,316,916	6.19%
Tier 2 Public Safety and Firefighter DC Only System*	2014	-	-	-	-	0.00%
	2015	55	55	-	38,946	0.14%
	2016	36	36	-	45,001	0.08%
	2017	39	39	-	50,870	0.08%
	2018	63	63	-	82,150	0.08%
	2019	110	110	-	137,353	0.08%
	2020	181	181	-	225,335	0.08%
	2021	234	234	-	293,132	0.08%
	2022	299	299	-	373,360	0.08%
	2023	311	311	-	388,685	0.08%

*Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011.

**In accordance with GAAP, the City will need to disclose a 10 year history of its proportionate share of the net pension liability (asset) in its RSI. The City will continue to present information for available years until a full 10 year trend is compiled.

Changes in assumptions

No changes were made in actuarial assumptions from the prior year's valuation.

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, 2023

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES				
TAXES				
PROPERTY TAXES	$ 12,847,201	$ 12,847,201	$ 13,658,681	$ 811,480
GENERAL SALES TAX	17,888,256	23,888,256	22,813,067	(1,075,189)
PARC TAX	1,500,000	1,500,000	1,883,532	383,532
FRANCHISE TAX	5,450,000	5,450,000	6,907,613	1,457,613
TOTAL	37,685,457	43,685,457	45,262,893	1,577,436
LICENSES, FEES AND PERMITS				
BUSINESS LICENSES	115,000	115,000	128,483	13,483
BUILDING PERMITS	3,229,000	3,229,000	2,193,540	(1,035,460)
TOTAL	3,344,000	3,344,000	2,322,023	(1,021,977)
INTERGOVERNMENTAL REVENUE				
CLASS "C" ROAD FUNDS	2,900,000	2,955,000	3,383,696	428,696
UTAH COUNTY TRANSPORTATION TAX	1,500,000	1,500,000	2,050,181	550,181
FIRE DEPARTMENT GRANT	268,568	268,568	21,109	(247,459)
POLICE SALARY REIMBURSEMENT	103,000	103,000	157,500	54,500
STATE LIQUOR FUNDS ALLOTMENT	60,000	60,000	94,142	34,142
COUNTY FIRE ALLOCATION	15,000	15,000	6,277	(8,723)
STATE GRANTS	75,000	154,663	123,378	(31,285)
OTHER GRANTS	102,000	202,500	101,810	(100,690)
TOTAL	5,023,568	5,258,731	5,938,093	679,362
CHARGES FOR SERVICE				
PLANNING/INSPECTION FEES	2,420,000	2,420,000	1,740,336	(679,664)
AMBULANCE FEES	1,224,000	1,254,000	2,443,183	1,189,183
FIRE FEES	195,600	210,600	158,934	(51,666)
CEMETERY FEES	186,500	186,500	361,500	175,000
RECREATION FEES	3,634,468	3,754,468	4,058,932	304,464
LIBRARY FEES	95,000	95,000	26,166	(68,834)
LEASE REVENUES	-	-	50,648	50,648
OTHER SERVICE REVENUE	155,000	155,000	148,991	(6,009)
TOTAL	7,910,568	8,075,568	8,988,690	913,122
FINES AND FORFEITURES				
COURTS FINES AND FORFEITURES	737,500	737,500	831,962	94,462
MISCELLANEOUS	1,604,500	1,606,500	1,655,832	49,332
INTEREST ON INVESTMENTS	101,000	101,000	1,213,621	1,112,621
TOTAL REVENUES	56,406,593	62,808,756	66,213,114	3,404,358
EXPENDITURES				
GENERAL GOVERNMENT				
COURT				
PERSONNEL	528,681	539,240	461,513	77,727
OPERATIONS AND MAINTENANCE	142,935	142,935	141,286	1,649
TOTAL	671,616	682,175	602,799	79,376
ADMINISTRATIVE				
PERSONNEL	1,168,106	1,191,468	1,151,188	40,280
OPERATIONS AND MAINTENANCE	278,863	278,863	233,578	45,285
TOTAL	1,446,969	1,470,331	1,384,766	85,565
TREASURY				
PERSONNEL	482,902	492,561	489,095	3,466
OPERATIONS AND MAINTENANCE	76,700	76,700	80,913	(4,213)
TOTAL	559,602	569,261	570,008	(747)

CONTINUED

LEHI CITY CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
GENERAL FUND
JUNE 30, 2023

	BUDGETED AMOUNTS ORIGINAL	BUDGETED AMOUNTS FINAL	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
FINANCE				
PERSONNEL	598,834	610,811	579,640	31,171
OPERATIONS AND MAINTENANCE	141,785	141,785	116,226	25,559
TOTAL	740,619	752,596	695,866	56,730
HUMAN RESOURCES				
PERSONNEL	319,100	325,482	314,235	11,247
OPERATIONS AND MAINTENANCE	77,055	77,055	101,321	(24,266)
TOTAL	396,155	402,537	415,556	(13,019)
CITY RECORDER				
PERSONNEL	130,205	132,809	128,980	3,829
OPERATIONS AND MAINTENANCE	82,900	135,090	104,212	30,878
TOTAL	213,105	267,899	233,192	34,707
LEGAL SERVICES				
PERSONNEL	647,800	660,756	615,838	44,918
OPERATIONS AND MAINTENANCE	122,034	122,034	88,938	33,096
TOTAL	769,834	782,790	704,776	78,014
LEGISLATIVE				
PERSONNEL	294,274	300,159	291,281	8,878
OPERATIONS AND MAINTENANCE	107,000	107,000	62,102	44,898
TOTAL	401,274	407,159	353,383	53,776
NONDEPARTMENTAL				
OPERATIONS AND MAINTENANCE	3,142,442	3,222,442	2,962,798	259,644
CAPITAL	275,000	275,000	230,065	44,935
TOTAL	3,417,442	3,497,442	3,192,863	304,579
EMERGENCY MANAGEMENT				
PERSONNEL	111,047	113,268	109,386	3,882
OPERATIONS AND MAINTENANCE	54,700	54,700	9,148	45,552
TOTAL	165,747	167,968	118,534	49,434
INFORMATION CENTER				
PERSONNEL	554,671	565,765	514,206	51,559
OPERATIONS AND MAINTENANCE	49,665	49,665	47,020	2,645
TOTAL	604,336	615,430	561,226	54,204
TOTAL GENERAL GOVERNMENT	9,386,699	9,615,588	8,832,969	782,619
PUBLIC SAFETY				
POLICE				
PERSONNEL	9,920,089	10,314,816	10,144,210	170,606
OPERATIONS AND MAINTENANCE	1,674,111	1,747,190	1,777,892	(30,702)
TOTAL	11,594,200	12,062,006	11,922,102	139,904
FIRE				
PERSONNEL	7,046,265	7,228,636	6,987,559	241,077
OPERATIONS AND MAINTENANCE	1,909,344	1,909,344	1,810,877	98,467
TOTAL	8,955,609	9,137,980	8,798,436	339,544
TOTAL PUBLIC SAFETY	20,549,809	21,199,986	20,720,538	479,448
COMMUNITY DEVELOPMENT				
ENGINEERING				
PERSONNEL	930,513	949,111	965,847	(16,736)
OPERATIONS AND MAINTENANCE	97,322	97,322	98,019	(697)
TOTAL	1,027,835	1,046,433	1,063,866	(17,433)

CONTINUED

LEHI CITY CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
GENERAL FUND
JUNE 30, 2023

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
PLANNING AND ZONING				
PERSONNEL	931,480	950,110	889,721	60,389
OPERATIONS AND MAINTENANCE	133,915	133,915	107,012	26,903
CAPITAL OUTLAY	-	11,232	-	11,232
TOTAL	1,065,395	1,095,257	996,733	98,524
INSPECTIONS				
PERSONNEL	1,683,523	1,716,994	1,437,277	279,717
OPERATIONS AND MAINTENANCE	96,993	96,993	97,964	(971)
TOTAL	1,780,516	1,813,987	1,535,241	278,746
ECONOMIC DEVELOPMENT				
PERSONNEL	194,863	198,761	194,419	4,342
OPERATIONS AND MAINTENANCE	60,275	60,275	41,913	18,362
TOTAL	255,138	259,036	236,332	22,704
TOTAL COMMUNITY DEVELOPMENT	4,128,884	4,214,713	3,832,172	382,541
STREETS AND HIGHWAYS				
STREETS AND PUBLIC IMPROVEMENTS				
PERSONNEL	1,472,155	1,500,599	1,413,483	87,116
OPERATIONS AND MAINTENANCE	626,547	626,547	620,029	6,518
CAPITAL	-	-	-	-
TOTAL	2,098,702	2,127,146	2,033,512	93,634
C ROAD				
OPERATIONS AND MAINTENANCE	1,910,000	2,201,700	2,097,009	104,691
CAPITAL	2,470,000	2,785,900	3,383,196	(597,296)
TOTAL	4,380,000	4,987,600	5,480,205	(492,605)
TOTAL STREETS AND HIGHWAYS	6,478,702	7,114,746	7,513,717	(398,971)
PARKS, RECREATION AND CULTURE				
PARKS				
PERSONNEL	2,516,587	2,565,919	2,139,257	426,662
OPERATIONS AND MAINTENANCE	1,241,418	1,254,418	1,312,813	(58,395)
CAPITAL	137,000	137,000	105,435	31,565
TOTAL	3,895,005	3,957,337	3,557,505	399,832
COMMUNITY ARTS AND EVENTS				
OPERATIONS AND MAINTENANCE	945,700	945,700	870,263	75,437
TOTAL	945,700	945,700	870,263	75,437
SENIOR CITIZENS				
PERSONNEL	231,346	235,973	189,337	46,636
OPERATIONS AND MAINTENANCE	124,262	124,262	56,314	67,948
CAPITAL	7,805	7,805	8,709	(904)
TOTAL	363,413	368,040	254,360	113,680
RECREATION				
PERSONNEL	3,595,282	3,787,167	3,780,588	6,579
OPERATIONS AND MAINTENANCE	1,959,500	2,109,500	2,091,969	17,531
CAPITAL	685,500	685,500	495,618	189,882
TOTAL	6,240,282	6,582,167	6,368,175	213,992
MUSEUM				
PERSONNEL	-	-	-	-
OPERATIONS AND MAINTENANCE	299,750	299,750	279,347	20,403
TOTAL	299,750	299,750	279,347	20,403

CONTINUED

LEHI CITY CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
GENERAL FUND
JUNE 30, 2023

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
LITERACY CENTER				
PERSONNEL	368,958	376,337	292,051	84,286
OPERATIONS AND MAINTENANCE	67,750	67,750	65,054	2,696
TOTAL	436,708	444,087	357,105	86,982
LIBRARY				
PERSONNEL	1,132,718	1,155,373	1,140,445	14,928
OPERATIONS AND MAINTENANCE	469,907	487,502	491,127	(3,625)
CAPITAL	11,048	11,048	11,048	-
TOTAL	1,613,673	1,653,923	1,642,620	11,303
TOTAL PARKS, RECREATION AND CULTURE	13,794,531	14,251,004	13,329,375	921,629
CEMETERY				
PERSONNEL	421,240	429,595	413,300	16,295
OPERATIONS AND MAINTENANCE	106,855	106,855	91,113	15,742
OPERATIONS AND MAINTENANCE	65,000	104,500	46,732	57,768
TOTAL	593,095	640,950	551,145	89,805
DEBT SERVICE				
CAPITAL LEASE PAYMENTS - PRINCIPAL	-	22,262	9,892	12,370
CAPITAL LEASE PAYMENTS - INTEREST	-	1,838	14,208	(12,370)
TOTAL	-	24,100	24,100	-
TOTAL EXPENDITURES	54,931,720	57,061,087	54,804,016	2,257,071
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	1,474,873	5,747,669	11,409,098	5,661,429
OTHER FINANCING SOURCES (USES)				
TRANSFERS IN	1,600,000	1,600,000	767,535	(832,465)
TRANSFERS OUT	(3,918,840)	(10,718,840)	(10,718,840)	-
PROCEEDS FROM LEASE LIABILITY	-	-	-	-
SALE OF CAPITAL ASSETS	10,000	10,000	137,613	127,613
TOTAL OTHER FINANCING SOURCES	(2,308,840)	(9,108,840)	(9,813,692)	(704,852)
NET CHANGE IN FUND BALANCE	(833,967)	(3,361,171)	1,595,406	4,956,577
FUND BALANCE AT BEGINNING OF YEAR	26,474,389	26,474,389	26,474,389	-
FUND BALANCE AT END OF YEAR	$ 25,640,422	$ 23,113,218	$ 28,069,795	$ 4,956,577

LEHI CITY CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
CAPITAL PROJECTS FUND
JUNE 30, 2023

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES				
IMPACT FEE REVENUE	$ 9,383,693	$ 9,383,693	$ 4,580,154	$ (4,803,539)
SALES TAX REVENUE	432,500	432,500	368,040	(64,460)
INTERGOVERMENTAL REVENUES	5,890,000	7,140,000	1,993,016	(5,146,984)
INTEREST ON INVESTMENTS	32,000	32,000	1,431,499	1,399,499
TOTAL REVENUES	15,738,193	16,988,193	8,372,709	(8,615,484)
EXPENDITURES				
CURRENT				
OTHER	47,500	47,500	74,401	(26,901)
CAPITAL OUTLAY	68,566,253	73,626,377	9,006,911	64,619,466
DEBT SERVICE				
PRINCIPAL	109,000	109,000	179,109	(70,109)
INTEREST AND FISCAL CHARGES	318,500	318,500	188,931	129,569
TOTAL EXPENDITURES	69,041,253	74,101,377	9,449,352	64,652,025
DEFICIENCY OF REVENUES UNDER EXPENDITURES	(53,303,060)	(57,113,184)	(1,076,643)	56,036,541
OTHER FINANCING SOURCES				
TRANSFERS IN	2,300,500	2,300,500	8,300,496	5,999,996
TRANSFERS OUT	(900,504)	(900,504)	(900,504)	-
SALE OF CAPITAL ASSETS	-	-	-	-
TOTAL OTHER FINANCING SOURCES	1,399,996	1,399,996	7,399,992	5,999,996
NET CHANGE IN FUND BALANCE	(51,903,064)	(55,713,188)	6,323,349	62,036,537
FUND BALANCE AT BEGINNING OF YEAR	47,378,566	47,378,566	47,378,566	-
FUND BALANCE AT END OF YEAR	$ (4,524,498)	$ (8,334,622)	$ 53,701,915	$ 62,036,537

LEHI CITY CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
OTHER GOVERNMENTAL FUND – DEBT SERVICE
JUNE 30, 2023

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES				
INTEREST ON INVESTMENTS	$ -	$ -	$ 25,679	$ 25,679
TOTAL REVENUES	-	-	25,679	25,679
EXPENDITURES				
CURRENT				
OTHER	10,000	10,000	5,600	4,400
DEBT SERVICE				
PRINCIPAL	960,000	960,000	960,000	-
INTEREST AND FISCAL CHARGES	898,838	898,838	898,838	-
TOTAL EXPENDITURES	1,868,838	1,868,838	1,864,438	4,400
DEFICIENCY OF REVENUES UNDER EXPENDITURES	(1,868,838)	(1,868,838)	(1,838,759)	30,079
OTHER FINANCING SOURCES				
TRANSFERS IN	1,868,838	1,868,838	1,868,844	6
TOTAL OTHER FINANCING SOURCES	1,868,838	1,868,838	1,868,844	6
NET CHANGE IN FUND BALANCE	-	-	30,085	30,085
FUND BALANCE AT BEGINNING OF YEAR	20,819	20,819	20,819	-
FUND BALANCE AT END OF YEAR	$ 20,819	$ 20,819	$ 50,904	$ 30,085

COMBINING FINANCIAL STATEMENTS
NONMAJOR PROPRIETARY FUNDS

Drainage – This fund is used to account for constructing, improving and maintaining storm water conveyance systems throughout the City.

Garbage – This fund is used to account for the operations and activities related to garbage collection and disposal.

LEHI CITY CORPORATION
NONMAJOR PROPRIETARY FUNDS
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2023

	BUSINESS-TYPE ACTIVITIES		
	DRAINAGE	GARBAGE	TOTAL NONMAJOR PROPRIETARY FUNDS
ASSETS			
CURRENT ASSETS			
CASH AND CASH EQUIVALENTS	$ 5,452,231	$ 317,206	$ 5,769,437
RECEIVABLES (NET):			
ACCOUNTS	269,500	424,604	694,104
UNBILLED	27,182	73,113	100,295
INVENTORY	11,730	-	11,730
TOTAL CURRENT ASSETS	5,760,643	814,923	6,575,566
NON-CURRENT ASSETS			
RESTRICTED CASH AND CASH EQUIVALENTS	360,505	-	360,505
NONDEPRECIABLE CAPITAL ASSETS	1,017,618	-	1,017,618
DEPRECIABLE CAPITAL ASSETS, NET	51,599,924	-	51,599,924
TOTAL NON-CURRENT ASSETS	52,978,047	-	52,978,047
TOTAL ASSETS	$ 58,738,690	$ 814,923	$ 59,553,613
DEFERRED OUTFLOWS OF RESOURCES			
DEFERRED OUTFLOWS RELATED TO PENSIONS	$ 161,988	$ -	$ 161,988
TOTAL DEFERRED OUTFLOWS OF RESOURCES	$ 161,988	$ -	$ 161,988

LEHI CITY CORPORATION
NONMAJOR PROPERIETARY FUNDS
COMBINING STATEMENT OF NET POSITION - CONTINUED
JUNE 30, 2023

	BUSINESS-TYPE ACTIVITIES		
LIABILITIES	DRAINAGE	GARBAGE	TOTAL NONMAJOR PROPRIETARY FUNDS
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	$ 97,580	$ 377,924	$ 475,504
WAGES PAYABLE	9,970	-	9,970
ACCRUED INTEREST PAYABLE	583	-	583
PAYABLE FROM RESTRICTED ASSETS:			
ACCOUNTS PAYABLE	8,925	-	8,925
CURRENT PORTION COMPENSATED ABSENCES	44,920	-	44,920
CURRENT MATURITIES OF LONG-TERM OBLIGATIONS	200,000	-	200,000
TOTAL CURRENT LIABILITIES	361,978	377,924	739,902
NON-CURRENT LIABILITIES			
COMPENSATED ABSENCES	49,554	-	49,554
NET PENSION LIABILITY	85,904	-	85,904
BONDS PAYABLE, LESS CURRENT MATURITIES	205,000	-	205,000
TOTAL NON-CURRENT LIABILITIES	340,458	-	340,458
TOTAL LIABILITIES	$ 702,436	$ 377,924	$ 1,080,360
DEFERRED INFLOWS OF RESOURCES			
DEFERRED INFLOWS RELATED TO PENSIONS	$ 1,707	$ -	$ 1,707
NET POSITION			
NET INVESTMENT IN CAPITAL ASSETS	$ 52,212,542	$ -	$ 52,212,542
RESTRICTED FOR			
CAPITAL PROJECTS	351,552	-	351,552
UNRESTRICTED	5,632,441	436,999	6,069,440
TOTAL NET POSITION	$ 58,196,535	$ 436,999	$ 58,633,534

LEHI CITY CORPORATION
NONMAJOR PROPRIETARY FUNDS
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
JUNE 30, 2023

	BUSINESS-TYPE ACTIVITIES		
	DRAINAGE	GARBAGE	TOTAL NONMAJOR PROPRIETARY FUNDS
OPERATING REVENUES (PLEDGED AS SECURITY FOR REVENUE BONDS)			
CHARGES FOR SERVICES	$ 2,839,259	$ 4,333,067	$ 7,172,326
MISCELLANEOUS REVENUES	-	34,600	34,600
TOTAL OPERATING REVENUES	2,839,259	4,367,667	7,206,926
OPERATING EXPENSES			
PERSONNEL	846,643	-	846,643
GENERAL ADMINISTRATION	52,112	20,153	72,265
OPERATING AND MAINTENANCE	178,080	4,532,550	4,710,630
INTERFUND CHARGES	212,904	-	212,904
DEPRECIATION	2,148,856	-	2,148,856
TOTAL OPERATING EXPENSES	3,438,595	4,552,703	7,991,298
OPERATING INCOME (LOSS)	(599,336)	(185,036)	(784,372)
NON-OPERATING REVENUES (EXPENSES)			
INTEREST INCOME	183,845	14,944	198,789
INTEREST EXPENSE	(27,135)	-	(27,135)
LOSS ON DISPOSAL OF CAPITAL ASSETS	(26,498)	-	(26,498)
TOTAL NON-OPERATING REVENUES (EXPENSES)	130,212	14,944	145,156
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	(469,124)	(170,092)	(639,216)
CAPITAL CONTRIBUTIONS, IMPACT FEES AND OTHER			
IMPACT FEE REVENUE (PLEDGED AS SECURITY FOR REVENUE BONDS)	130,759	-	130,759
CAPITAL CONTRIBUTIONS	1,034,714	-	1,034,714
CHANGE IN NET POSITION	696,349	(170,092)	526,257
NET POSITION AT BEGINNING OF YEAR	57,500,186	607,091	58,107,277
NET POSITION AT END OF YEAR	$ 58,196,535	$ 436,999	$ 58,633,534

LEHI CITY CORPORATION
NONMAJOR PROPERIETARY FUNDS
COMBINING STATEMENT OF CASH FLOWS - CONTINUED
JUNE 30, 2023

	BUSINESS-TYPE ACTIVITIES		
	DRAINAGE	GARBAGE	TOTAL NONMAJOR PROPRIETARY FUNDS
CASH FLOWS FROM OPERATING ACTIVITIES			
CASH RECEIVED FROM CUSTOMERS	$ 2,807,453	$ 4,297,897	$ 7,105,350
CASH PAID TO SUPPLIERS	(171,709)	(4,552,348)	(4,724,057)
CASH PAID TO EMPLOYEES	(965,259)	-	(965,259)
CASH PAID FOR INTERFUND SERVICES	(212,904)	-	(212,904)
OTHER RECEIPTS	-	34,600	34,600
NET CASH PROVIDED BY OPERATING ACTIVITIES	1,457,581	(219,851)	1,237,730
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
OTHER RECEIPTS (PAYMENTS)	-	-	-
NET CASH USED IN NON-CAPITAL FINANCING ACTIVITIES	-	-	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
ACQUISITION AND CONSTRUCTION OF CAPITAL ASSETS	(669,427)	-	(669,427)
CONTRIBUTIONS FROM DEVELOPERS	26,214	-	26,214
PROCEEDS FROM SALE OF CAPITAL ASSETS	25,175	-	25,175
PRINCIPAL PAID ON BONDS	(190,000)	-	(190,000)
INTEREST PAID	(27,408)	-	(27,408)
IMPACT FEES COLLECTED	130,759	-	130,759
NET CASH USED IN CAPITAL AND RELATED FINANCING ACTIVITIES	(704,687)	-	(704,687)
CASH FLOWS FROM INVESTING ACTIVITIES			
INTEREST INCOME COLLECTED	183,845	14,944	198,789
NET CASH PROVIDED BY INVESTING ACTIVITIES	183,845	14,944	198,789
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	936,739	(204,907)	731,832
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	4,875,997	522,113	5,398,110
CASH AND CASH EQUIVALENTS AT END OF YEAR	$ 5,812,736	$ 317,206	$ 6,129,942
CASH AND CASH EQUIVALENTS AT END OF YEAR CONSISTS OF:			
UNRESTRICTED CASH	$ 5,452,231	$ 317,206	$ 5,769,437
RESTRICTED CASH	360,505	-	360,505
	$ 5,812,736	$ 317,206	$ 6,129,942

CONTINUED

LEHI CITY CORPORATION
NONMAJOR PROPERIETARY FUNDS
COMBINING STATEMENT OF CASH FLOWS - CONTINUED
JUNE 30, 2023

	BUSINESS-TYPE ACTIVITIES		
	DRAINAGE	GARBAGE	TOTAL NONMAJOR PROPRIETARY FUNDS
NON-CASH INVESTING, CAPITAL AND FINANCING ACTIVITIES			
CONTRIBUTIONS OF CAPITAL ASSETS FROM DEVELOPERS	$ 1,008,500	$ -	$ 1,008,500
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:			
OPERATING INCOME (LOSS)	$ (599,336)	$ (185,036)	$ (784,372)
ADJUSTMENTS TO RECONCILE OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES			
DEPRECIATION	2,148,856	-	2,148,856
CHANGES IN ASSETS AND LIABILITIES			
ACCOUNTS RECEIVABLE	(31,143)	(35,028)	(66,171)
ALLOWANCE FOR UNCOLLECTIBLE AMOUNTS	(663)	(142)	(805)
INVENTORY	(7,832)	-	(7,832)
ACCOUNTS PAYABLE	66,315	355	66,670
ACCOUNTS PAYABLE FROM RESTRICTED			
WAGES PAYABLE	1,298	-	1,298
COMPENSATED ABSENCES	2,358	-	2,358
CHANGES IN NET PENSION LIABILITY AND DEFERRED INFLOWS AND OUTFLOWS RELATED TO PENSIONS	(122,272)	-	(122,272)
	$ 1,457,581	$ (219,851)	$ 1,237,730

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 responsibility. The City employs a risk manager whose salary and benefits are recorded in this fund.

Building and Grounds – This fund is used to account for the costs of maintaining the buildings and grounds of the City's physical facilities. A service fee is charged to the relevant departments of the City on a monthly basis.

LEHI CITY CORPORATION
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2023

	INTERNAL SERVICE FUNDS				
	INFORMATION TECHNOLOGY	FLEET	RISK MANAGEMENT	BUILDING AND GROUNDS	TOTALS
ASSETS					
CURRENT ASSETS					
CASH AND CASH EQUIVALENTS	$ 364,881	$ 486,769	$ 89,218	$ 280,057	$ 1,220,925
GRANTS RECEIVABLE	-	-	-	10,000	10,000
INVENTORY	-	39,602	-	-	39,602
TOTAL CURRENT ASSETS	364,881	526,371	89,218	290,057	1,270,527
NON-CURRENT ASSETS					
RESTRICTED CASH AND CASH EQUIVALENTS	-	1,563,075	-	-	1,563,075
NONDEPRECIABLE CAPITAL ASSETS	-	148,402	-	-	148,402
DEPRECIABLE CAPITAL ASSETS, NET	309,083	6,910,718	-	338,294	7,558,095
TOTAL NON-CURRENT ASSETS	309,083	8,622,195	-	338,294	9,269,572
TOTAL ASSETS	$ 673,964	$ 9,148,566	$ 89,218	$ 628,351	$ 10,540,099
DEFERRED OUTFLOWS OF RESOURCES					
DEFERRED OUTFLOWS OF RESOURCES RELATED TO PENSIONS	$ 68,995	$ 64,806	$ 23,579	$ 146,426	$ 303,806
LIABILITIES					
CURRENT LIABILITIES					
ACCOUNTS PAYABLE	$ 37,724	$ 133,678	$ 15,268	$ 32,842	$ 219,512
WAGES PAYABLE	4,478	4,736	1,534	13,180	23,928
PAYABLE FROM RESTRICTED ASESTS:					
ACCRUED INTEREST	-	69,304	-	-	69,304
CURRENT PORTION NOTES PAYABLE	-	655,992	-	-	655,992
CURRENT PORTION COMPENSATED ABSENCES	22,837	24,283	11,526	58,894	117,540
TOTAL CURRENT LIABILITIES	65,039	887,993	28,328	104,916	1,086,276
NON-CURRENT LIABILITIES					
COMPENSATED ABSENCES	20,250	37,486	23,459	24,893	106,088
NET PENSION LIABILITY	36,589	34,367	12,504	77,651	161,111
NOTES PAYABLE, LESS CURREENT MATURITIES	-	2,934,571	-	-	2,934,571
TOTAL NON-CURRENT LIABILITIES	56,839	3,006,424	35,963	102,544	3,201,770
TOTAL LIABILITIES	$ 121,878	$ 3,894,417	$ 64,291	$ 207,460	$ 4,288,046
DEFERRED INFLOWS OF RESOURCES					
DEFERRED INFLOWS OF RESOURCES RELATED TO PENSIONS	$ 727	$ 683	$ 249	$ 1,543	$ 3,202
NET POSITION					
NET INVESTMENT IN CAPITAL ASSETS	309,083	3,320,155	-	338,294	3,967,532
UNRESTRICTED	311,271	1,998,117	48,257	227,480	2,585,125
TOTAL NET POSITION	$ 620,354	$ 5,318,272	$ 48,257	$ 565,774	$ 6,552,657

LEHI CITY CORPORATION
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
JUNE 30, 2023

	INTERNAL SERVICE FUNDS				
	INFORMATION TECHNOLOGY	FLEET	RISK MANAGEMENT	BUILDING AND GROUNDS	TOTALS
OPERATING REVENUES					
CHARGES FOR SERVICES - INTERNAL	$ 1,331,220	$ 3,417,408	$ 1,167,036	$ 1,704,996	$ 7,620,660
MISCELLANEOUS REVENUES	2,975	1,782	136,441	10,421	151,619
TOTAL OPERATING REVENUES	1,334,195	3,419,190	1,303,477	1,715,417	7,772,279
OPERATING EXPENSES					
PERSONNEL	488,039	460,401	147,439	1,263,350	2,359,229
OPERATING AND MAINTENANCE	794,966	1,768,067	1,609,576	590,859	4,763,468
DEPRECIATION AND AMORTIZATION	44,280	1,254,349	-	73,932	1,372,561
TOTAL OPERATING EXPENSES	1,327,285	3,482,817	1,757,015	1,928,141	8,495,258
OPERATING INCOME (LOSS)	6,910	(63,627)	(453,538)	(212,724)	(722,979)
NON-OPERATING REVENUES (EXPENSES)					
GAIN ON DISPOSAL OF CAPITAL ASSETS	-	74,656	-	-	74,656
INTEREST INCOME	8,501	72,976	-	12,097	93,574
INTEREST EXPENSE	-	(69,604)	(3,999)	-	(73,603)
TOTAL NON-OPERATING REVENUES (EXPENSES)	8,501	78,028	(3,999)	12,097	94,627
INCOME (LOSS) BEFORE TRANSFERS	15,411	14,401	(457,537)	(200,627)	(628,352)
TRANSFERS IN	150,000	500,004	-	-	650,004
CHANGE IN NET POSTION	165,411	514,405	(457,537)	(200,627)	21,652
NET POSITION AT BEGINNING OF YEAR	454,943	4,803,867	505,794	766,401	6,531,005
NET POSTION AT END OF YEAR	$ 620,354	$ 5,318,272	$ 48,257	$ 565,774	$ 6,552,657

LEHI CITY CORPORATION
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF CASH FLOWS
JUNE 30, 2023

	INTERNAL SERVICE FUNDS				
	INFORMATION TECHNOLOGY	FLEET	RISK MANAGEMENT	BUILDING AND GROUNDS	TOTALS
CASH FLOWS FROM OPERATING ACTIVITIES					
CASH RECEIVED FROM INTERFUND SERVICES PROVIDED	$ 1,331,220	$ 3,417,408	$ 1,167,036	$ 1,704,996	$ 7,620,660
CASH PAID TO SUPPLIERS	(817,682)	(1,855,129)	(149,119)	(599,522)	(3,421,452)
CASH PAID TO EMPLOYEES	(494,560)	(471,848)	(1,675,114)	(1,264,950)	(3,906,472)
OTHER RECEIPTS	2,975	1,782	136,441	421	141,619
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	21,953	1,092,213	(520,756)	(159,055)	434,355
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES					
INTEREST PAID ON INTERFUND BORROWING	-	-	(3,999)	-	(3,999)
NET CASH PROVIDED BY NON-CAPITAL FINANCING ACTIVITIES	-	-	(3,999)	-	(3,999)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
TRANSFERS IN	150,000	500,004	-	-	650,004
PAYMENTS MADE ON NOTES PAYABLE	-	(455,574)	-	-	(455,574)
PROCEEDS FROM ISSUANCE OF NOTES PAYABLE	-	1,725,000	-	-	1,725,000
PROCEEDS FROM SALE OF CAPITAL ASSETS	-	88,178	-	-	88,178
ACQUISITION AND CONSTRUCTION OF CAPITAL ASSETS	(163,959)	(2,747,395)	-	(43,399)	(2,954,753)
NET CASH USED IN CAPITAL AND RELATED FINANCING ACTIVITIES	(13,959)	(889,787)	-	(43,399)	(947,145)
CASH FLOWS FROM INVESTING ACTIVITIES					
INTEREST INCOME COLLECTED	8,501	72,976	-	12,097	93,574
NET CASH PROVIDED BY INVESTING ACTIVITIES	8,501	72,976	-	12,097	93,574
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	16,495	275,402	(524,755)	(190,357)	(423,215)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	348,386	1,774,442	613,973	470,414	3,207,215
CASH AND CASH EQUIVALENTS AT END OF YEAR	$ 364,881	$ 2,049,844	$ 89,218	$ 280,057	$ 2,784,000
CASH AND CASH EQUIVALENTS AT END OF YEAR CONSISTS OF:					
UNRESTRICTED CASH	$ 364,881	$ 486,769	$ 89,218	$ 280,057	$ 1,220,925
RESTRICTED CASH	-	1,563,075	-	-	1,563,075
	$ 364,881	$ 2,049,844	$ 89,218	$ 280,057	$ 2,784,000
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:					
OPERATING INCOME (LOSS)	$ 6,910	$ (63,627)	$ (453,538)	$ (212,724)	$ (722,979)
ADJUSTMENTS TO RECONCILE OPERATING INCOME TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES					
DEPRECIATION	44,280	1,254,349	-	73,932	1,372,561
CHANGES IN ASSETS AND LIABILITIES					
ACCOUNTS AND GRANTS RECEIVABLE	-	-	-	(10,000)	(10,000)
INVENTORY	-	(87)	-	-	(87)
ACCOUNTS PAYABLE	(22,716)	(86,975)	(65,538)	(8,663)	(183,892)
WAGES PAYABLE	285	(145)	101	1,702	1,943
CHANGES IN NET PENSION LIABILITY AND DEFERRED INFLOWS AND OUTFLOWS RELATED TO PENSIONS	(15,624)	(14,715)	(5,339)	(33,159)	(68,837)
COMPENSATED ABSENCES	8,818	3,413	3,558	29,857	45,646
	$ 21,953	$ 1,092,213	$ (520,756)	$ (159,055)	$ 434,355

LEHI CITY CORPORATION
STATISTICAL SECTION
TABLE OF CONTENTS

This part of the Lehi City Corporation annual comprehensive 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.

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FINANCIAL TRENDS These schedules provide trend information to help the reader understand how the City's financial performance and economic conditions have changed over time.	129 - 136
REVENUE CAPACITY These schedules contain information to help the reader understand the City's capacity to raise revenues and the sources of these revenues.	137 - 140
DEBT CAPACITY 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.	141 - 149
DEMOGRAPHIC AND ECONOMIC INFORMATION These schedules present demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	150 - 151
OPERATING INFORMATION 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.	152 - 154

Note: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

LEHI CITY CORPORATION
SCHEDULE 1
NET POSITION BY COMPONENT
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year				
	2019	2020	2021	2022	2023
Governmental activities					
Net investment in capital assets	$ 302,586,651	$ 310,508,319	$ 327,670,060	$ 348,094,139	$ 358,211,413
Restricted	1,480,415	1,330,917	7,486,352	14,058,585	$ 57,343,991
Unrestricted	(78,585,842)	(64,094,902)	(44,375,030)	(24,913,559)	$ (19,430,387)
Total governmental activities net position	225,481,224	247,744,334	290,781,382	337,239,165	396,125,017
Business-type activities					
Net investment in capital assets	325,775,552	341,429,283	355,733,226	391,916,527	395,362,323
Restricted	2,528,731	2,711,961	9,965,009	12,617,730	17,713,071
Unrestricted	49,624,578	58,047,617	64,266,001	67,807,216	61,112,989
Total business-type activities net position	377,928,861	402,188,861	429,964,236	472,341,473	474,188,383
Primary government					
Net investment in capital assets	628,362,203	651,937,602	683,403,286	740,010,666	753,573,736
Restricted	4,009,146	4,042,878	17,451,361	26,676,315	75,057,062
Unrestricted	(28,961,264)	(6,047,285)	19,890,971	42,893,657	41,682,602
Total primary government net position	$ 603,410,085	$ 649,933,195	$ 720,745,618	$ 809,580,638	$ 870,313,400

	Fiscal Year				
	2014	2015	2016	2017	2018
Governmental activities					
Net investment in capital assets	$ 219,129,389	$ 229,907,904	$ 242,558,256	$ 270,733,436	$ 288,966,135
Restricted	8,560,047	6,565,677	4,262,799	590,207	349,363
Unrestricted	(88,715,100)	(108,048,049)	(101,045,130)	(101,325,874)	(90,089,047)
Total governmental activities net position	138,974,336	128,425,532	145,775,925	169,997,769	199,226,451
Business-type activities					
Net investment in capital assets	202,621,488	224,324,128	238,650,352	267,462,097	299,404,845
Restricted	9,063,049	4,293,339	4,555,304	126,965	547,651
Unrestricted	16,429,759	19,502,118	24,970,618	30,640,955	35,236,748
Total business-type activities net position	228,114,296	248,119,585	268,176,274	298,230,017	335,189,244
Primary government					
Net investment in capital assets	421,750,877	454,232,032	481,208,608	538,195,533	588,370,980
Restricted	17,623,096	10,859,016	8,818,103	717,172	897,014
Unrestricted	(72,285,341)	(88,545,931)	(76,074,512)	(70,684,919)	(54,852,299)
Total primary government net position	$ 367,088,632	$ 376,545,117	$ 413,952,199	$ 468,227,786	$ 534,415,695

LEHI CITY CORPORATION
SCHEDULE 2
CHANGES IN NET POSITION (LAST TEN FISCAL YEARS)
(accrual basis of accounting)

	Fiscal Year				
	2014	2015	2016	2017	2018
Expenses					
Governmental activities					
General government	$ 6,608,885	$ 7,536,526	$ 6,904,634	$ 9,041,919	$ 8,274,466
Public Safety	10,046,876	10,178,031	11,170,823	12,096,387	13,656,195
Community Development	21,231,389	23,302,007	4,079,029	5,796,634	4,928,368
Streets and Highways	9,473,624	9,676,339	10,632,298	11,727,234	12,764,811
Parks, recreation, and culture	8,023,291	8,503,024	9,251,152	9,856,045	10,486,576
Cemetery	362,172	386,084	443,058	406,824	414,906
Interest on long-term debt	4,520,957	4,437,878	4,832,597	4,834,457	4,906,081
Total governmental activities	60,267,194	64,019,889	47,313,591	53,759,500	55,431,403
Business-type activities					
Water	6,156,648	6,746,458	7,043,326	9,645,725	48,839,913
Sewer	6,248,401	7,415,879	8,188,182	9,525,964	9,865,657
Electric	24,328,858	25,550,168	26,793,013	28,132,875	30,707,792
Fiber	-	-	-	-	-
Nonmajor activities	3,728,903	3,732,107	3,734,136	4,279,107	4,677,412
Total business-type activities	40,462,810	43,444,612	45,758,657	51,583,671	94,090,774
Total primary government expenses	$ 100,730,004	$ 107,464,501	$ 93,072,248	$ 105,343,171	$ 149,522,177
Revenues					
Governmental activities					
Charges for services					
General government	$ 1,280,770	$ 922,395	$ 1,225,124	$ 1,035,384	$ 1,270,675
Public Safety	735,826	713,288	772,926	1,515,823	1,510,422
Community Development	3,380,948	3,996,282	4,122,688	4,539,888	6,753,793
Parks, recreation, and culture	3,442,123	3,538,275	3,669,216	3,701,396	3,989,072
Cemetery	200,865	235,200	240,285	219,065	232,520
Operating grants and contributions	1,652,937	1,879,304	1,921,433	3,449,482	2,687,038
Capital grants and contributions	6,669,536	15,157,512	17,731,567	24,434,520	28,063,535
Total governmental activities	17,363,005	26,442,256	29,683,239	38,895,558	44,507,055
Business-type activities					
Charges for services					
Water	5,623,896	6,284,597	6,979,710	9,272,889	8,673,125
Sewer	7,518,893	8,561,592	8,632,614	8,515,717	8,560,318
Electric	24,730,251	26,168,996	28,967,401	31,303,180	33,458,042
Fiber	-	-	-	-	-
Nonmajor activities	3,098,067	3,034,091	3,215,374	3,399,318	3,575,009
Operating grants and contributions	-	-	-	-	7,294,687
Capital grants and contributions	13,031,629	20,541,414	17,914,832	28,411,382	35,292,708
Total business-type activities	54,002,736	64,590,690	65,709,931	80,902,486	96,853,889
Total primary government revenues	$ 71,365,741	$ 91,032,946	$ 95,393,170	$ 119,798,044	$ 141,360,944
Net (Expense)/Revenue					
Governmental activities	$ (42,927,489)	$ (42,542,388)	$ (22,076,340)	$ (18,242,733)	$ (15,349,057)
Business-type activities	13,539,926	13,906,694	14,853,433	23,987,587	25,912,376
Total primary government net (expense)/revenue	$ (29,387,563)	$ (28,635,694)	$ (7,222,907)	$ 5,744,854	$ 10,563,319
General Revenues and Other Changes in Net Position					
Governmental activities					
Taxes					
Property taxes	$ 16,373,300	$ 17,134,391	$ 18,943,311	$ 21,435,929	$ 21,124,631
Sales taxes	7,904,519	9,060,843	9,830,594	11,034,838	12,222,987
Franchise taxes	4,285,907	4,626,674	5,221,608	4,886,832	5,287,987
Impact Fees	4,899,084	-	-	-	-
Investment Earnings	98,028	81,658	153,854	193,325	337,123
Gain on disposal of assets	-	-	-	-	256,152
Other	18,862	75,314	100,458	1,534,862	924,150
Transfers	730,920	485,920	730,920	-	-
Total governmental activities	34,310,620	31,464,800	34,980,745	39,085,786	40,153,030
Business-type activities					
Investment Earnings	106,836	114,557	151,462	304,489	560,760
Impact fees	7,617,749	-	-	-	-
Gain on disposal of assets	68,690	6,164	67,014	38,613	29,501
Other	531,204	411,696	617,859	391,826	505,851
Transfers	(730,920)	(485,920)	(730,920)	-	-
Total business-type activities	7,593,559	46,497	105,415	734,928	1,096,112
Total primary government	$ 41,904,179	$ 31,511,297	$ 35,086,160	$ 39,820,714	$ 41,249,142
Change in Net Position					
Governmental activities	$ (8,593,569)	$ (6,112,833)	$ 17,350,393	$ 24,221,844	$ 29,228,682
Business-type activities	21,133,485	21,192,575	20,056,689	30,053,743	36,959,227
Total primary government	$ 12,539,916	$ 15,079,742	$ 37,407,082	$ 54,275,587	$ 66,187,909

LEHI CITY CORPORATION
SCHEDULE 2
CHANGES IN NET POSITION (LAST TEN FISCAL YEARS)
(accrual basis of accounting)

	Fiscal Year				
	2019	2020	2021	2022	2023
Expenses					
Governmental activities					
General government	$ 8,961,845	$ 8,959,799	$ 8,608,259	$ 8,020,887	$ 10,240,351
Public Safety	15,513,181	16,559,907	17,095,653	17,507,791	21,948,439
Community Development	4,836,058	5,777,381	5,280,007	5,729,311	5,302,806
Streets and Highways	13,522,976	14,920,711	16,003,682	16,289,645	18,299,870
Parks, recreation, and culture	11,220,816	11,186,187	12,020,031	12,943,241	14,817,336
Cemetery	430,339	473,663	491,598	497,978	552,761
Interest on long-term debt	4,877,481	5,824,032	5,553,570	5,399,835	3,737,656
Total governmental activities	59,362,696	63,701,680	65,052,800	66,388,688	74,899,219
Business-type activities					
Water	15,761,386	12,777,816	15,634,622	16,352,621	18,508,084
Sewer	11,111,407	12,142,499	11,360,091	11,460,744	12,573,204
Electric	33,073,473	33,265,006	40,214,545	42,720,326	67,530,830
Fiber	-	-	1,149,570	1,978,842	2,310,916
Nonmajor activities	5,200,680	6,173,225	6,981,785	7,106,308	8,018,433
Total business-type activities	65,146,946	64,358,546	75,340,613	79,618,841	108,941,467
Total primary government expenses	$ 124,509,642	$ 128,060,226	$ 140,393,413	$ 146,007,529	$ 183,840,686
Revenues					
Governmental activities					
Charges for services					
General government	$ 1,431,761	$ 1,343,004	$ 1,410,528	$ 1,210,322	$ 1,263,448
Public Safety	1,897,103	1,685,241	1,755,288	2,473,877	2,676,610
Community Development	6,115,690	5,093,446	7,175,492	6,828,003	4,062,359
Parks, recreation, and culture	4,035,165	2,855,378	2,890,148	3,951,817	4,166,109
Cemetery	256,950	322,605	435,350	536,143	361,500
Operating grants and contributions	2,734,035	7,488,372	9,901,485	8,214,996	3,887,912
Capital grants and contributions	28,364,171	17,986,306	34,122,734	37,883,897	16,212,028
Total governmental activities	44,834,875	36,774,352	57,691,025	61,099,055	32,629,966
Business-type activities					
Charges for services					
Water	10,041,008	10,874,910	11,986,309	12,704,938	13,126,269
Sewer	9,213,563	9,399,488	9,553,148	9,930,258	10,543,073
Electric	35,473,772	36,526,512	39,460,193	40,396,786	47,350,786
Fiber	-	-	-	-	1,280
Nonmajor activities	3,889,510	4,836,172	6,070,200	6,564,730	7,172,326
Operating grants and contributions	5,250,596	-	3,338,726	2,867,704	3,018,272
Capital grants and contributions	41,980,410	24,840,140	31,170,218	48,217,884	24,593,758
Total business-type activities	105,848,859	86,477,222	101,578,794	120,682,300	105,805,764
Total primary government program revenues	$ 150,683,734	$ 123,251,574	$ 159,269,819	$ 181,781,355	$ 138,435,730
Net (Expense)/Revenue					
Governmental activities	$ (14,527,821)	$ (26,927,328)	$ (7,361,775)	$ (5,289,633)	$ (42,269,253)
Business-type activities	40,701,913	22,118,676	26,238,181	41,063,459	(3,135,703)
Total primary government net (expense)/revenue	$ 26,174,092	$ (4,808,652)	$ 18,876,406	$ 35,773,826	$ (45,404,956)
General Revenues and Other Changes in Net Position					
Governmental activities					
Taxes					
Property taxes	$ 20,483,605	$ 26,503,325	$ 23,321,339	$ 22,350,797	$ 20,725,161
Sales taxes	13,156,245	14,634,703	17,659,174	21,157,647	23,062,718
Franchise taxes	5,510,813	5,670,790	5,737,987	6,621,772	9,154,740
Investment Earnings	756,650	1,137,458	269,757	161,650	3,704,651
Gain on disposal of capital assets	-	16,461	1,196,294	228,274	199,010
Gain on extinguishment of debt	-	-	-	-	43,040,344
Other	875,281	1,227,701	2,214,272	1,227,276	1,268,481
Transfers	-	-	-	-	-
Total governmental activities	40,782,594	49,190,438	50,398,823	51,747,416	101,155,105
Business-type activities					
Investment Earnings	1,357,423	1,483,453	415,605	385,986	4,292,314
Gain on disposal of capital assets	41,107	-	9,625	34,021	70,623
Other	639,174	657,871	1,111,964	893,771	619,676
Transfers	-	-	-	-	-
Total business-type activities	2,037,704	2,141,324	1,537,194	1,313,778	4,982,613
Total primary government	$ 42,820,298	$ 51,331,762	$ 51,936,017	$ 53,061,194	$ 106,137,718
Change in Net Position					
Governmental activities	$ 26,254,773	$ 22,263,110	$ 43,037,048	$ 46,457,783	$ 58,885,852
Business-type activities	42,739,617	24,260,000	27,775,375	42,377,237	1,846,910
Total primary government	$ 68,994,390	$ 46,523,110	$ 70,812,423	$ 88,835,020	$ 60,732,762

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LEHI CITY CORPORATION
SCHEDULE 3
FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year				
	2019	2020	2021	2022	2023
General Fund					
Nonspendable	$ -	$ -	$ -	$ -	$ -
Restricted	893,511	2,554,024	4,639,096	6,390,766	7,190,294
Committed	568,378	640,659	643,812	647,031	671,873
Assigned	22,927	23,411	23,526	23,643	24,551
Unassigned	10,684,725	11,968,763	16,114,294	19,412,949	20,183,077
Total General Fund	12,169,541	15,186,857	21,420,728	26,474,389	28,069,795
All Other Governmental Funds					
Nonspendable	-	-	-	-	-
Restricted	18,980,465	6,730,618	4,340,039	9,640,000	10,962,853
Assigned	13,995,418	22,430,303	31,744,466	41,658,290	78,531,130
Total all other governmental funds	32,975,883	29,160,921	36,084,505	51,298,290	89,493,983
Total governmental funds	$ 45,145,424	$ 44,347,778	$ 57,505,233	$ 77,772,679	$ 117,563,778

	Fiscal Year				
	2014	2015	2016	2017	2018
General Fund					
Nonspendable	$ 29,902	$ 24,000	$ 103,000	$ 197,599	$ -
Restricted	1,028,085	799,082	574,992	306,630	458,007
Committed	466,584	496,802	624,936	542,731	552,705
Assigned	190,349	191,324	192,026	194,253	22,295
Unassigned	6,645,733	6,758,479	6,918,012	5,052,340	10,887,280
Total General Fund	8,360,653	8,269,687	8,412,966	6,293,553	11,920,287
All Other Governmental Funds					
Nonspendable	-	24,877	-	-	-
Restricted	8,274,991	6,245,868	4,738,086	711,561	1,017,852
Assigned	2,617,559	2,536,176	5,043,913	1,403,153	5,097,302
Total all other governmental funds	10,892,550	8,806,921	9,781,999	2,114,714	6,115,154
Total governmental funds	$ 19,253,203	$ 17,076,608	$ 18,194,965	$ 8,408,267	$ 18,035,441

LEHI CITY CORPORATION
SCHEDULE 4
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year				
	2014	2015	2016	2017	2018
Revenues					
Taxes	$ 28,563,726	$ 30,821,908	$ 33,995,513	$ 37,357,599	$ 38,635,605
Licenses, fees and permits	6,444,720	7,372,672	6,533,438	6,533,438	8,000,076
Intergovernmental	1,671,598	2,056,379	3,539,749	3,539,749	6,253,575
Charges for services	5,762,720	6,081,697	6,519,088	6,519,088	8,636,679
Fines and forfeitures	547,825	554,622	668,151	668,151	799,079
Miscellaneous	806,898	433,344	649,434	649,434	1,818,819
Interest on investments	88,992	72,298	145,662	145,662	300,658
Total revenues	43,886,479	47,392,920	52,051,035	55,413,121	64,444,491
Expenditures					
General government	5,512,993	7,432,107	6,804,485	6,804,485	6,856,047
Public Safety	9,830,309	9,745,736	10,602,138	10,602,138	12,622,099
Community development	21,215,648	23,120,657	3,820,164	3,820,164	5,121,202
Streets and highways	2,462,221	2,790,957	3,114,886	3,114,886	3,372,051
Parks, recreation and culture	8,295,691	7,656,136	8,279,958	8,279,958	9,675,126
Cemetery	334,730	358,145	415,615	415,615	390,147
Other	77,920	12,476	3,600	3,600	63,900
Capital outlay	4,245,051	10,087,085	9,752,734	9,752,734	9,962,532
Debt Service					
Principal	10,722,440	4,353,681	4,764,670	4,764,670	7,683,967
Interest and fiscal charges	4,636,091	4,246,198	4,732,577	4,732,577	4,890,766
Total expenditures	67,333,094	69,803,178	52,290,827	52,290,827	60,637,837
Excess (deficiency) of revenues over (under) expenditures	(23,446,615)	(22,410,258)	(239,792)	3,122,294	3,806,654
Other Financing Sources (Uses)					
Transfers in	4,408,662	3,917,960	5,818,343	5,818,343	4,098,769
Transfers out	(3,677,742)	(3,432,040)	(5,087,423)	(5,087,423)	(4,098,769)
Proceeds from issuance of bonds	25,163,052	19,557,363	-	-	5,768,588
Sale of capital assets	52,930	190,380	627,229	627,229	51,932
Total other financing sources (uses)	25,946,902	20,233,663	1,358,149	1,358,149	5,820,520
Net change in fund balances	$ 2,500,287	$ (2,176,595)	$ 1,118,357	$ 4,480,443	$ 9,627,174
Debt service as a percentage of noncapital expenditures	24.34%	14.40%	22.33%	22.33%	24.81%

LEHI CITY CORPORATION
SCHEDULE 4
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(modified accrual basis of accounting)

`	Fiscal Year				
	2019	2020	2021	2022	2023
Revenues					
Taxes	$ 39,150,663	$ 46,808,818	$ 46,718,500	$ 50,130,216	$ 52,942,619
Licenses, fees and permits	9,613,360	8,168,866	10,640,635	12,654,002	6,902,177
Intergovernmental	8,648,408	11,441,497	23,893,064	15,832,601	7,931,109
Charges for services	8,739,191	7,058,720	8,113,532	9,788,903	8,988,690
Fines and forfeitures	844,289	790,458	710,682	722,270	831,962
Miscellaneous	1,451,781	1,648,639	2,678,250	1,699,551	1,655,832
Interest on investments	692,189	1,099,329	263,761	159,512	3,611,077
Total revenues	69,139,881	77,016,327	93,018,424	90,987,055	82,863,466
Expenditures					
General government	7,112,048	7,538,498	8,259,035	8,539,977	8,832,969
Public Safety	13,821,781	15,404,388	17,120,953	18,385,423	20,720,538
Community development	4,556,038	5,447,678	4,927,696	5,291,722	4,777,303
Streets and highways	3,455,349	3,789,510	5,620,679	5,781,174	7,513,717
Parks, recreation and culture	9,750,314	9,541,822	10,341,966	11,363,509	13,329,375
Cemetery	403,066	433,261	482,707	454,611	551,145
Other	8,250	10,775	5,250	54,316	479,001
Capital outlay	12,490,153	22,420,051	24,345,627	10,651,809	9,849,517
Debt Service					
Principal	4,319,419	7,429,705	4,724,910	4,326,200	2,760,039
Interest and fiscal charges	4,904,070	5,827,154	5,734,224	5,413,602	5,509,487
Total expenditures	60,820,488	77,842,842	81,563,047	70,262,343	74,323,091
Excess (deficiency) of revenues over (under) expenditures	8,319,393	(826,515)	11,455,377	20,724,712	8,540,375
Other Financing Sources (Uses)					
Transfers in	9,572,504	11,836,317	11,521,047	15,040,584	11,736,875
Transfers out	(9,572,504)	(11,836,317)	(11,521,047)	(16,040,584)	(12,386,879)
Proceeds from lease liability	-	-	-	28,193	-
Proceeds from issuance of bonds	18,402,528	-	-	-	31,763,115
Sale of capital assets	388,062	28,869	1,702,078	514,541	137,613
Total other financing sources (uses)	18,790,590	28,869	1,702,078	(457,266)	31,250,724
Net change in fund balances	$ 27,109,983	$ (797,646)	$ 13,157,455	$ 20,267,446	$ 39,791,099
Debt service as a percentage of noncapital expenditures	19.08%	23.92%	18.28%	16.34%	12.83%

LEHI CITY CORPORATION
SCHEDULE 5
TAX REVENUES BY SOURCE
Last Ten Fiscal Years

Fiscal Year	Property Tax	General Use and Sales Tax	Franchise Tax	Fees in Lieu of Personal Property Tax	Total
2014	$ 15,812,205	$ 7,904,519	$ 4,285,907	$ 561,095	$ 28,563,726
2015	16,576,423	9,060,843	4,626,674	557,968	30,821,908
2016	18,985,237	9,377,782	5,067,062	581,027	34,011,108
2017	21,295,398	10,757,971	4,698,705	605,525	37,357,599
2018	20,843,539	12,062,139	5,073,080	656,847	38,635,605
2019	19,787,689	13,381,416	5,285,642	695,916	39,150,663
2020	26,181,863	14,449,857	5,483,232	693,866	46,808,818
2021	22,796,311	17,724,868	5,531,382	665,939	46,718,500
2022	22,119,880	21,475,897	5,815,420	719,019	50,130,216
2023	22,241,729	23,062,708	6,907,613	730,569	52,942,619
Growth 2014-2023	40.7%	191.8%	61.2%	30.2%	85.3%

LEHI CITY CORPORATION
SCHEDULE 6
ASSESSED AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
Last Ten Calendar Years

Fiscal Year	Real Property	Personal Property (1)	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Value	Assessed Value as a Percentage of Actual Value
2014	$ 2,781,443,616	$ 636,160,403	$ 3,417,604,019	0.002172	$ 4,740,895,420	72.1%
2015	3,260,372,368	679,951,110	3,940,323,478	0.002090	5,515,472,867	71.4%
2016	3,659,970,869	841,344,071	4,501,314,940	0.002005	6,273,725,606	71.7%
2017	4,179,645,929	1,001,269,708	5,180,915,637	0.001830	7,122,345,588	72.7%
2018	4,694,115,192	1,049,063,478	5,743,178,670	0.001678	7,936,815,060	72.4%
2019	5,435,544,143	999,783,768	6,435,327,911	0.001538	8,975,243,406	71.7%
2020	6,664,194,033	1,580,861,282	8,245,055,315	0.001451	11,230,420,097	73.4%
2021	7,487,828,024	1,290,653,716	8,778,481,740	0.001429	12,201,577,217	71.9%
2022	8,122,163,455	1,105,949,762	9,228,113,217	0.001189	13,111,613,286	70.4%
2023	10,821,796,821	871,319,922	11,693,116,743	0.001153	17,117,449,316	68.3%

(1) Personal Property has been combined with centrally assessed values.

Source: Values obtained from the Utah County Treasurer and do not include RDA values.

LEHI CITY CORPORATION
SCHEDULE 7
PROPERTY TAX LEVIED AND COLLECTIONS
Last Ten Calendar Years

Fiscal Year	Total Tax Levy	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2014	$ 6,343,087	$ 6,020,853	94.92%	$ 218,213	$ 6,239,066	98.36%
2015	8,631,183	8,222,670	95.27%	303,443	8,526,113	98.78%
2016	9,388,153	8,960,710	95.45%	349,731	9,310,441	99.17%
2017	10,467,968	10,028,134	95.80%	370,879	10,399,013	99.34%
2018	10,682,184	10,215,281	95.63%	448,752	10,664,033	99.83%
2019	10,934,267	10,244,566	93.69%	503,735	10,748,301	98.30%
2020	12,883,259	12,306,550	95.52%	533,879	12,840,429	99.67%
2021	12,837,163	12,108,856	94.33%	633,312	12,742,168	99.26%
2022	13,207,667	12,627,949	95.61%	506,951	13,134,900	99.45%
2023	14,074,665	13,122,251	93.23%	-	13,122,251	93.23%

Source: Utah County Treasurer

LEHI CITY CORPORATION
SCHEDULE 8
DIRECT AND OVERLAPPING PROPERTY TAX RATES
Last Ten Fiscal Years

	Lehi City Direct Rates			Overlapping Rates					
Tax Year	General Fund	Debt Service Fund	Total Direct Rate	Alpine School District	Utah County	Central Utah Water Conservancy District	North Utah County Water Conservancy District	Lehi Metropolitan Water District	Total
2014	0.002172	-	0.002172	0.008096	0.001259	0.000446	0.000025	0.000012	0.012010
2015	0.002090	-	0.002090	0.008177	0.001149	0.000422	0.000024	0.000011	0.011873
2016	0.002005	-	0.002005	0.007718	0.001098	0.000405	0.000023	0.000011	0.011260
2017	0.001830	-	0.001830	0.007167	0.000969	0.000400	0.000021	0.000010	0.010397
2018	0.001678	-	0.001678	0.007033	0.000911	0.000400	0.000019	0.000009	0.010050
2019	0.001538	-	0.001538	0.006699	0.000839	0.000400	0.000017	0.000008	0.009501
2020	0.001451	-	0.001451	0.006800	0.001202	0.000400	0.000016	0.000008	0.009877
2021	0.001429	-	0.001429	0.006904	0.001007	0.000400	0.000015	0.000008	0.009763
2022	0.001189	-	0.001189	0.005724	0.000787	0.000400	0.000012	0.000006	0.008118
2023	0.001153	-	0.001153	0.005518	0.000781	0.000400	0.000012	0.000006	0.007870

The City's certified property tax rate can only be increased through a majority vote of the city council, after holding one or more truth-in-taxation public hearings.

Source: Utah State Tax Commission, Utah County Treasurer

LEHI CITY CORPORATION
SCHEDULE 9
PRINCIPAL PROPERTY TAX PAYERS
Current Year and Ten Years Ago

	2023			2014		
Taxpayer	Taxable Assessed Valuation	Rank	Percentage of Total Taxable Assessed Valuation	Taxable Assessed Valuation	Rank	Percentage of Total Taxable Assessed Valuation
Texas Instruments	$ 455,647,100	1	3.90%	$ -		
Adobe Systems	198,682,800	2	1.70%	72,754,400	2	2.13%
DR Horton	160,530,305	3	1.37%	-		
Young Living Warm Springs	98,081,200	4	0.84%	-		
Tpark Five and Six	75,204,100	5	0.64%			
Geneva Rock Products	69,265,589	6	0.59%	-		
Outlets at Traverse Mountain	68,334,100	7	0.58%	42,881,700	4	1.25%
Tpark One and Two	68,199,600	8	0.58%	-		
Edge Gardner Point	67,891,100	9	0.58%			
MPT of Lehi-Steward	64,355,800	10	0.55%	-		
Traverse Ridge Center III	63,013,200	11	0.54%	-		
RE Plus 1300WTP	58,929,500	12	0.50%	36,104,600	5	1.06%
TMCV #1	55,520,400	13	0.47%			
Boyer Holbrook Farm	50,570,600	14	0.43%			
TMCV Retail #1 Retail Center	48,333,100	15	0.41%			
Questar Gas	45,295,134	16	0.39%			
Toll Southwest	43,172,900	17	0.37%			
TS Office Owner 1	42,697,197	18	0.37%			
Edge Homes Utah	40,874,975	19	0.35%			
Innovation Pointe One	40,869,600	20	0.35%			
Micron Technology				236,364,200	1	6.92%
Thanksgiving Point				68,578,465	3	2.01%
Cabela's				28,913,350	6	0.85%
Fox Ridge Investments				23,545,315	7	0.69%
Thai Properties				17,576,575	8	0.51%
Point Development				11,235,567	9	0.33%
Whistle Stop Development				7,258,987	10	0.21%
Smiths				7,011,554	11	0.21%
Century Link				6,759,501	12	0.20%
Museum of Ancient History				5,879,554	13	0.17%
Total	$ 1,815,468,300		15.53%	$ 564,863,768		16.53%

Source: Utah County Treasurer's Office

LEHI CITY CORPORATION
SCHEDULE 10
RATIO OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years

	Governmental Activities				Business-Type Activities							
Fiscal Year	Sales Tax Revenue Bonds	Lease Revenue Bonds	Leases	Notes Payable	Water Revenue Bonds	Electric Revenue Bonds	Storm Drain Revenue Bonds	Franchise & Sales Tax Revenue Bonds	Notes Payable	Total Primary Government	Percentage of Personal Income	Per Capita
2014	$ 15,165,000	$ -	$ -	$ 95,772,209	$ 140,000	$ 4,560,000	$ 1,920,000	$ -	$ 1,600,010	$ 119,157,219	9.19%	2,191
2015	14,515,000	-	-	111,625,886	-	3,820,000	1,760,000	-	1,561,666	133,282,552	9.92%	2,368
2016	13,855,000	-	-	107,521,217	-	3,075,000	1,610,000	-	1,521,786	127,583,003	8.78%	2,238
2017	13,175,000	-	-	107,169,069	-	2,320,000	1,455,000	-	1,480,286	125,599,355	8.09%	2,055
2018	18,243,588	-	-	100,185,102	-	19,669,467	1,295,000	-	1,291,636	140,684,793	8.20%	2,243
2019	35,736,583	-	-	96,720,683	19,674,558	18,295,426	1,130,000	-	1,226,142	172,783,392	8.91%	2,616
2020	34,721,528	-	-	92,370,979	19,459,224	16,889,380	960,000	-	1,185,284	165,586,395	8.10%	2,375
2021	33,681,473	-	-	89,051,993	18,968,890	16,243,335	780,000	63,541,973	1,114,588	223,382,252	9.18%	2,943
2022	32,611,418	-	46,330	85,267,096	18,463,556	15,572,289	595,000	63,179,850	1,042,658	216,778,197	8.12%	2,710
2023	31,516,363	31,660,777	36,438	41,742,203	21,581,223	14,871,244	405,000	62,817,727	969,663	205,600,638	7.03%	2,437

Note: See Schedule 19 for personal income and population data.

LEHI CITY CORPORATION
SCHEDULE 11
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	Per Capita
2014	$ -	$ -	$ -	- %	-
2015	-	-	-	-	-
2016	-	-	-	-	-
2017	-	-	-	-	-
2018	-	-	-	-	-
2019	-	-	-	-	-
2020	-	-	-	-	-
2021	-	-	-	-	-
2022	-	-	-	-	-
2023	-	-	-	-	-

Note: Lehi City has no outstanding general obligation debt or any other bonds that would commit property taxes for payment.

LEHI CITY CORPORATION
SCHEDULE 12
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF JUNE 30, 2023

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable to Lehi (1)	Estimated Amount Applicable to Lehi
Overlapping Debt:			
Central Utah Water Conservancy District	$ 123,254,854	14.79%	$ 18,224,357
Alpine School District	421,467,570	22.48%	94,756,663
Subtotal, overlapping debt	544,722,424		112,981,020
Direct Debt:			
Lehi City	104,955,781	100.00%	104,955,781
Total direct and overlapping debt	$ 649,678,205		$ 217,936,801

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 City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden born 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 Commision; Alpine School District; Central Utah Water Conservancy District

LEHI CITY CORPORATION
SCHEDULE 13
LEGAL DEBT MARGIN INFORMATION
Last Ten Fiscal Years

Fiscal Year	Debt Limit	Total Debt Applicable to Limit	Legal Debt Margin
2014	$ 189,635,817	$ -	$ 189,635,817
2015	220,618,915	-	220,618,915
2016	250,949,024	-	250,949,024
2017	284,893,824	-	284,893,824
2018	317,472,602	-	317,472,602
2019	359,009,736	-	359,009,736
2020	449,216,804	-	449,216,804
2021	488,063,089	-	488,063,089
2022	524,464,531	-	524,464,531
2023	684,697,973	-	684,697,973

Total debt applicable to the limit as a percentage of debt limit	0.0%

Legal Debt Margin Calculation for Fiscal Year 2023

Estimated market value	$ 17,117,449,316
Debt limit (4% of market value)	684,697,973
Debt applicable to limit	-
Legal debt margin	$ 684,697,973

The debt limitation specifically pertains to general obligation bonded debit, of which the city has none.

Source: Utah State Tax Commission; Utah County Auditor's Office

LEHI CITY CORPORATION
SCHEDULE 14
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) Principal	Interest	Total	Coverage
2014		$ 8,692,057	$ 3,926,658	$ 4,765,399	$ 400,000	$ 66,428	$ 466,428	10.22
2015		9,113,818	4,447,560	4,666,258	140,000	6,860	146,860	31.77
2016		8,561,431	4,448,967	4,112,464	-	-	-	-
2017		11,583,625	6,744,977	4,838,648	-	-	-	-
2018		13,029,446	5,207,971	7,821,475	-	-	-	-
2019	(3)	13,377,347	6,569,152	6,808,195	-	-	-	-
2020		14,111,393	7,410,585	6,700,808	115,000	1,120,679	1,235,679	5.42
2021		15,610,114	7,027,185	8,582,929	390,000	846,550	1,236,550	6.94
2022		16,904,729	7,800,534	9,104,195	405,000	846,113	1,251,113	7.28
2023	(4)	15,199,511	9,093,242	6,106,269	425,000	814,750	1,239,750	4.93

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.
(3) The City issued $17,205,000 in water revenue bonds to finance improvements to the culinary water distribution system and pressurized irrigation system.
(4) The City issued $3,643,000 in water revenue bonds to finance installation of secondary water meters.

LEHI CITY CORPORATION
SCHEDULE 15
PLEDGED REVENUE COVERAGE
SALES TAX REVENUE BONDS
Last Ten Fiscal Years

Fiscal Year		Sales Tax Revenue	Debt Service Requirements Principal	Interest	Total	Coverage
2014		$ 7,904,519	$ 560,000	$ 337,473	$ 897,473	8.81
2015		9,060,843	650,000	165,824	815,824	11.11
2016		9,377,782	660,000	150,880	810,880	11.56
2017		10,757,971	680,000	135,700	815,700	13.19
2018	(1)	12,062,139	700,000	196,433	896,433	13.46
2019	(2)	13,381,416	855,000	725,135	1,580,135	8.47
2020		14,449,857	880,000	976,300	1,856,300	7.78
2021		17,724,868	905,000	950,068	1,855,068	9.55
2022		21,475,897	935,000	924,932	1,859,932	11.55
2023		23,062,708	960,000	898,838	1,858,838	12.41

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) The City issued $5,768,588 in sales tax revenue bonds in fiscal year 2018 to finance the construction of a new fire station.
(2) The City issued $18,402,528 in sales tax revenue bonds in fiscal year 2019 to finance the construction of a new public safety building.

LEHI CITY CORPORATION
SCHEDULE 16
PLEDGED REVENUE COVERAGE
ELECTRIC REVENUE BONDS
Last Ten Fiscal Years

Fiscal Year	Gross Revenues (1)	Operating Expenses (2)	Cash Reserves Used	Net Revenue Available for Debt Service	Debt Service Requirements			Coverage
					Principal	Interest	Total	
2014	$ 28,948,402	$ 22,324,365	$ -	$ 6,624,037	$ 700,000	$ 94,032	$ 794,032	8.34
2015	29,919,796	23,489,726	-	6,430,070	740,000	64,703	804,703	7.99
2016	32,413,055	24,643,464	-	7,769,591	745,000	58,782	803,782	9.67
2017	34,068,518	26,050,071	-	8,018,447	755,000	52,078	807,078	9.94
2018	38,653,790	27,683,496	-	10,970,294	760,000	287,365	1,047,365	10.47
2019	40,759,383	28,965,807	-	11,793,576	1,250,000	819,648	2,069,648	5.70
2020	40,964,919	28,699,649	-	12,265,270	1,280,000	775,520	2,055,520	5.97
2021	45,286,653	35,549,153	-	9,737,500	520,000	733,500	1,253,500	7.77
2022	46,360,981	37,878,941	-	8,482,040	545,000	707,500	1,252,500	6.77
2023	51,350,832	62,084,288	12,302,519	1,569,063	575,000	680,250	1,255,250	1.25

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 and amortization.

LEHI CITY CORPORATION
SCHEDULE 17
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	
2014	$ 1,480,016	$ 363,271	$ 1,116,745	$ 150,000	$ 72,657	$ 222,657	5.02
2015	1,394,965	368,077	1,026,888	160,000	67,393	227,393	4.52
2016	1,427,089	457,652	969,437	150,000	61,776	211,776	4.58
2017	1,491,237	696,897	794,340	155,000	56,511	211,511	3.76
2018	1,711,571	734,418	977,153	160,000	51,986	211,986	4.61
2019	1,739,673	874,651	865,022	165,000	51,873	216,873	3.99
2020	1,959,651	997,399	962,252	170,000	39,663	209,663	4.59
2021	2,563,785	1,262,128	1,301,657	180,000	33,696	213,696	6.09
2022	3,005,373	1,315,530	1,689,843	185,000	27,378	212,378	7.96
2023	3,153,863	1,289,739	1,864,124	190,000	20,885	210,885	8.84

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.

LEHI CITY CORPORATION
SCHEDULE 18
PLEDGED REVENUE COVERAGE
FRANCHISE AND SALES TAX REVENUE BONDS
Last Ten Fiscal Years

Fiscal Year		Limited Sales Tax Revenue	Gas & Electric Franchise Fee Revenue	Gross Revenues (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service Requirements			Coverage
							Principal	Interest	Total	
2014		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
2015		-	-	-	-	-	-	-	-	-
2016		-	-	-	-	-	-	-	-	-
2017		-	-	-	-	-	-	-	-	-
2018		-	-	-	-	-	-	-	-	-
2019		-	-	-	-	-	-	-	-	-
2020		-	-	-	-	-	-	-	-	-
2021		-	-	-	-	-	-	-	-	-
2022	(3)	1,662,673	4,818,503	268,441	134,032	6,615,585	-	1,927,741	1,927,741	3.43
2023		1,662,673	5,967,348	1,976,535	442,351	9,164,205	-	2,210,150	2,210,150	4.15

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) Total revenue including interest.
(2) Total operating expenses exclusive of depreciation and amortization.
(3) The City issued $53,890,000 in franchise and sales tax revenue bonds to fund the acquisition, construction and installation of a fiber-optic network within the City. The Fiber fund will experience a deficit net positon for the first few years until the fiber-optic network is installed and the City can begin to collect revenues generated from that system.

LEHI CITY CORPORATION
SCHEDULE 19
DEMOGRAPHIC AND ECONOMIC STATISTICS
Last Ten Fiscal Years

Fiscal Year	Population Estimate	Personal Income	Per Capita Personal Income (1)	Unemployment Rate (2)
2014	54,382	$ 1,296,640,685	$ 23,843	3.5%
2015	56,275	1,343,453,075	23,873	3.4%
2016	57,000	1,453,767,554	25,505	3.4%
2017	61,130	1,552,978,545	25,405	3.3%
2018	62,712	1,715,886,931	27,361	3.1%
2019	66,037	1,939,815,006	29,375	2.7%
2020	69,724	2,045,205,540	29,333	2.7%
2021	75,907	2,433,095,665	32,054	2.2%
2022	79,978	2,669,505,684	33,378	1.8%
2023	84,373	2,924,452,553	34,661	2.6%

(1) Per capita personal income amounts shown correspond to the tax calendar year that ended within the specified fiscal year.

(2) Unemployment rates are for Utah County.

Source: Utah State Tax Commission, U.S. Census Bureau

LEHI CITY CORPORATION
SCHEDULE 20
PRINCIPAL EMPLOYERS
Current Year and Ten Years Ago

	2023	2014	
Employer	Range of Employees	Estimated Employees	Rank
Adobe	1000-1999	900	2
Alpine School District	1000-1999		
Entrata	1000-1999		
IM Flash/Micron/Texas Instruments	1000-1999	1700	1
Podium	1000-1999		
Young Living Holdings	1000-1999		
Ancestry.com	500-999		
Lehi City	500-999		
Moneydesktop MX	500-999		
Sunrun Inc	500-999		
Weave Communications	500-999		
Xactware	500-999	650	3
Costco	250-499	211	9
Digicert	250-499		
Hadco Construction	250-499	235	7
Mountain Point Medical Center	250-499		
Pure Storage	250-499		
Smiths	250-499	165	10
Thanksgiving Point	250-499	420	6
Younique	250-499		
Cabela's	100-249	425	5
Jack B Parson Co	5-9	215	8
Xango	-	630	4

Source: Utah Department of Workforce Services

Note: The State of Utah only tracks employees by range of employees. The City does not collect employee information as part of the business license or any other process.

LEHI CITY CORPORATION
SCHEDULE 21
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION
Last Ten Fiscal Years

Function/Program	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General Government										
Court	6	6	6	6	6	6	6	6	6	6
Administrative	9.5	11.5	11.5	11.5	15	15	15	16	14	14
Treasury	5	5	6	6	6	6.5	5	5	5	5
Finance	7	7	7	7	4	4	4	4	4	4
Information Center	-	-	-	-	-	-	7	7	7	7
Legal	4.5	5.3	5.3	5.3	5	5	5	5	5	5.5
Legislative (1)	6	6	6	6	6	6	6	6	6	6
Public Safety										
Police	48	51	54	59	59	59	59	62	65	72.5
Fire	42	43	46	50	66	66	67	67	68	68
Animal Control	2	2	2	2	1	1	1	1	2	2
Community Development										
Public Works Administration	5	5	5	5	5	7	8	8	8	8
Planning and Zoning	6	6	6	6	6	6	7	7	7	7
Building Inspections	9	9	9	9	9	9	12	12	13	13
Streets and Highways										
Streets and Public Improvements	12	14	15	15	15	16	16	16	17	17
Parks, Recreation and Culture										
Parks	27	27	29	29	29	31	30	25	28	30
Senior Citizens	2	2	2	2.5	3	4	3	3	3	3
Recreation	84.5	84.5	87.5	82	91	84	64	73	87	92
Library	20	20	21	21	21	21	16	16	16	16
Literacy Center	6.5	6.5	6.5	6	6	6	6	6	6	6
Cemetery	3.5	3.5	4	4	6	6	6	6	6	6
Sewer	3	3	4	8	8	8	7	7	8	8
Power and Fiber	23.5	25.5	27.5	29	32	33	33	33	36	42
Water	15.5	14.5	16.5	16.5	17	17	18	20	21	24
Storm Drain	3	3.65	4.65	5.65	5	7	12	12	12	12

Source: City payroll records

(1) Legislative is made up of 1 part-time mayor and 5 part-time city council members.
(2) Garbage service is contracted out to a private hauler.

LEHI CITY CORPORATION
SCHEDULE 22
OPERATING INDICATORS BY FUNCTION/PROGRAM
Last Ten Fiscal Years

	Fiscal Year									
Function/Program	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Community development										
Residential building permits issued	340	464	548	489	781	871	707	907	826	779
Commercial building permits issued	26	165	195	195	183	172	148	161	167	55
Court										
Traffic and Misdemeanor cases handled	5,845	4,705	6,387	5,547	7,321	7,349	6,988	6,281	5,689	7,603
Police										
Calls for service	27,087	32,130	32,534	28,602	29,832	22,770	25,438	30,175	29,566	30,901
Arrests	1,261	1,188	1,179	1,436	1,414	1,443	1,173	1,121	1,243	1,754
Fire										
Fire/Medical responses	2,200	2,480	2,708	2,946	3,162	3,717	3,866	3,982	4,706	5,229
Recreation										
Recreation programs	70	69	72	80	74	78	62	69	77	80
Participants in recreation programs	25,983	27,445	28,396	27,999	28,549	28,324	20,777	23,600	29,614	29,495
Library										
Books in collection	125,220	114,442	150,158	115,022	122,055	129,002	129,826	127,054	125,469	122,839
Books circulated	529,218	532,094	597,433	474,778	486,687	502,167	402,543	343,828	488,264	514,680
Cemetery										
Acres maintained	55	55	55	55	55	55	55	55	55	55
Total gravesites	25,983	27,645	27,955	27,966	29,528	29,543	29,713	29,729	29,766	29,819
Culinary Water										
Residential accounts serviced	14,419	14,987	15,691	16,043	16,562	17,872	18,811	19,712	20,589	21,976
Average daily consumption (thousands of gallons)	2,740	3,210	3,490	4,210	3,840	4,490	4,638	4,987	4,364	4,034
Sewer										
Sewer lines miles inspected	78	47	47	58	62	54	52	53	55	37
Power										
Accounts serviced	16,764	17,873	18,879	19,656	20,693	22,193	23,611	24,800	26,094	28,009
Energy sold (megawatts in thousands)	270	286	315	342	364	383	402	462	433	462
Secondary Water										
Accounts serviced	13,019	13,247	15,584	14,119	14,799	15,669	16,314	16,579	17,129	17,554

Source: City records

LEHI CITY CORPORATION
SCHEDULE 23
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
Last Ten Fiscal Years

	Fiscal Year									
Function/Program	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Streets and Highways										
Street lights	2,506	2,600	2,689	2,910	3,027	3,359	3,495	3,671	3,796	3,945
Street miles	221	224	233	244	246	256	262	270	278	281
Police				944						
Police stations	1	1	1	1	1	1	1	1	1	1
Police vehicles	57	59	60	65	63	63	66	72	76	78
Fire										
Fire stations	2	2		2	3	3	3	3	3	3
Fire vehicles	12	15	16	17	17	17	20	21	21	26
Ambulances	4	5	4	5	5	5	5	5	5	5
Public works										
Incorporated area in square miles	32	28	28	29	29	29	29	29	29	29
City buildings in square feet	235,000	235,000	235,000	321,600	321,600	321,600	321,600	362,044	348,089	348,089
Parks and recreation										
Park acreage	333	339	339	522	522	531	592	600	630	633
Baseball/softball diamonds	8	8	8	8	8	8	8	12	12	12
Public libraries	1	1	1	1	1	1	1	1	1	1
Soccer fields	9	9	9	9	9	9	9	9	9	9
Outdoor municipal swimming pools	2	2	2	2	2	2	2	2	2	2
Recreation centers	1	1	1	1	1	1	1	1	1	1
Culinary water										
Water main line miles	271	281	297	310	322	339	355	372	387	390
Storage capacity (thousands of gallons)	8,400	10,400	10,400	10,400	10,400	12,600	12,700	13,300	16,900	16,900
Sewer										
Sewer line miles	223	226	241	253	262	271	279	290	300	307
Secondary water										
Secondary water main line miles	272	282	298	312	325	343	360	375	390	395
Power										
Power main feeder line miles	248	258	275	515	680	756	795	816	894	944
Overhead line miles	64	67	65	147	117	117	116	116	116	114

Source: City records

OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants

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December 7, 2023

To the 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, each major fund and the aggregate remaining fund information of the Lehi City (the City) for the year ended June 30, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 11, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices
Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note A to the financial statements. In 2023 the City adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 96, *Subscription-Based Information Technology Arrangements*. There was no effect on the financial statements as a result of adopting this statement. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

> Management's estimate of the net pension liability is based on information provided by Utah Retirement Systems (URS). The net pension liability was calculated by actuaries hired by URS, and details about it and the related deferred inflows and outflows of resources were included in the URS annual report as of December 31, 2022. We traced the information to the URS annual report, as well as to specific other data provided by URS to the City. We also noted that URS engaged its auditor to issue a Service Organization Controls (SOC 1) Type 2 report on the design and operating effectiveness regarding census data maintained by URS. This report was intended to meet the needs of the participating employers and their auditors in evaluating the effectiveness of the controls at URS on the URS financial statement assertions. We noted that the opinion of the URS auditors in the SOC 1 Type 2 report was unqualified.
>
> Management's estimate of the depreciation methods and useful lives of the City's capital assets is based on management's determination of the rate at which the usefulness of the capital assets is expected to deteriorate. We have compared the lives and methods used by the City to independent expectations we have established and have concluded they are reasonable in relation to the financial statements taken as a whole.

Management's valuation of infrastructure contributed by developers is based on the City engineer's estimates. We have evaluated the key factors and assumptions used to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

Notes J and K regarding long-term debt outstanding and pledged revenues at June 30, 2023 is significant to financial statement users because it can be used to understand how the City will keep up with its debt obligations.

Note L regarding the sensitivity of the proportionate share of the City's net pension asset and liability.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit
We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements
Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedules summarize uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the financial statements under audit.

Disagreements with Management
For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations
We have requested certain representations from management that are included in the management representation letter dated December 7, 2023.

Management Consultations with Other Independent Accountants
In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues
We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters
We applied certain limited procedures to the Management's Discussion and Analysis and Pension Information, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on combining statements, individual fund statements and schedules which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory and statistical sections of the City's Annual Comprehensive Financial Report, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

This information is intended solely for the use of the City Council and management of the City and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,
OSBORNE ROBBINS & BUHLER PLLC



Ian J Robbins
Managing Member

LEHI CITY
BUSINESS-TYPE ACTIVITIES
SUMMARY OF AUDIT DIFFERENCES

June 30, 2023

	Current year Over (Under) Statement
Statement of Activities Misstatements:	
Valuation of electric department inventory used in construction and maintenance of infrastructure was understated, resulting in a corresponding overstatement of maintenance expenditures	$ (474,150)
Certain office equipment and furniture was not capitalized, resulting in an understatement of property and equipment and a corresponding overstatement of operation and maintenance expenditures	(123,769)
Effect of prior year audit differences	(318,024)
	$ (915,943)
Statement of Net Assets misstatements:	
Current assets	$ (474,150)
Capital assets	(123,769)
Total assets	(597,919)
Current liabilities	-
Long-term liabilities	-
Total liabilities	-
Net position:	
Beginning	318,024
Ending	(915,943)

LEHI CITY
ELECTRIC FUND
SUMMARY OF AUDIT DIFFERENCES

June 30, 2023

	Current year Over (Under) Statement
Statement of Activities Misstatements:	
Valuation of electric department inventory used in construction and maintenance of infrastructure was understated, resulting in a corresponding overstatement of maintenance expenditures	$ (474,150)
Certain office equipment and furniture was not capitalized, resulting in an understatement of property and equipment and a corresponding overstatement of operation and maintenance expenditures	(123,769)
Effect of prior year audit differences	(318,024)
	$ (915,943)
Statement of Net Assets misstatements:	
Current assets	$ (474,150)
Capital assets	(123,769)
Total assets	(597,919)
Current liabilities	
Long-term liabilities	-
Total liabilities	-
Net position:	
Beginning	318,024
Ending	(915,943)

LEHI CITY CORPORATION

REPORT ON STATE LEGAL COMPLIANCE

MANAGEMENT LETTER

FOR THE YEAR ENDED JUNE 30, 2023

Osborne, Robbins & Buhler, PLLC

OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE AS REQUIRED BY THE STATE COMPLIANCE AUDIT GUIDE

Honorable Mayor and Members of the City Council
Lehi City Corporation, Utah

Report on Compliance

We have audited Lehi City Corporation's compliance with the applicable state compliance requirements described in the *State Legal Compliance Audit Guide*, issued by the Office of the Utah State Auditor for the year ended June 30, 2023.

State compliance requirements were tested for the year ended June 30, 2023 in the following areas:

Budgetary Compliance
Fund Balance
Justice Courts
Restricted Taxes and Related Revenues
Fraud Risk Assessment
Government Fees
Cash Management
Enterprise Fund Transfers, Reimbursements, Loans, and Services
Tax Levy Revenue Recognition
Impact Fees
Utah Retirement Systems
Public Treasurer's Bond
Open and Public Meetings Act

Opinion on Compliance

In our opinion, Lehi City Corporation complied, in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2023.

Basis for Opinion

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the *State Compliance Audit Guide*. Our responsibilities under those standards and the *State Compliance Audit Guide* are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's government programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the *State Compliance Audit Guide* will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of the government program as a whole.

In performing an audit in accordance with GAAS, Government Auditing Standards, and the *State Compliance Audit Guide*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide* but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the *State Compliance Audit Guide* and which is described in our letter to management dated December 7, 2023 as item 2023-A. Our opinion on compliance is not modified with respect to these matters.

Government Auditing Standards require the auditor to perform limited procedures on the City's response to the noncompliance findings identified in our audit described in the letter to management. The City's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses or significant deficiencies, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or to detect and correct, noncompliance with a state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the *State Compliance Audit Guide*. Accordingly, this report is not suitable for any other purpose.

Osborne Rollins & Bahler PLLC

December 7, 2023

OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants

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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, 2023, 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 7, 2023, on the financial statements of the City. Also, reportable conditions and material internal control weaknesses, if any, are included in our report dated December 7, 2023, in accordance with *Government Auditing Standards*.

Item 2023-A

Expenditures in Excess of Budgets

The City incurred expenditures in excess of approved budget amounts in the following governmental fund:

	Expenditures In Excess of Appropriations
General Fund	
Streets and highways	$ 398,971

Recommendation

The City should closely monitor expenditures, including transfers and expenditures related to long term debt. We recommend the City amend the budget throughout the year as circumstances change and additional expenditures and transfers become necessary.

Management Response and Action Plan

The City will closely monitor expenditures and transfers to ensure they do not exceed budgeted amounts. The City will continue its practice of regular analysis of revenues and expenditures and will incorporate the results of those analyses into future budgets.

Osborne Robbins & Buhler PLLC

December 7, 2023

LEHI CITY CORPORATION

SINGLE AUDIT

FOR THE YEAR ENDED JUNE 30, 2023

OSBORNE, ROBBINS & BUHLER, PLLC

Lehi City Corporation, Utah
Single Audit

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OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants

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INDEPENDENT AUDITOR'S REPORT 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, in accordance with the 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, the financial statements of the governmental activities, the business-type activities, 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, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated December 7, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances 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. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

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. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from 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*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Osborne Robbins & Buhler PLLC

December 7, 2023

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR
EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Honorable Mayor and Member of the City Council
Lehi City Corporation, Utah

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the compliance of Lehi City Corporation, Utah (the City), with the types of compliance requirements identified in the *OMB Compliance Supplement* that could have a direct and material effect on the City's major federal program for the year ended June 30, 2023. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for its major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated December 7, 2023, which contained unmodified opinions on those financial statements. Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Osborne Robbins & Buhler PLLC

December 7, 2023

LEHI CITY CORPORATION, UTAH
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2023

Federal grantor/pass-through grantor/program title	Federal Assistance Listing Number	Pass-through Entity's Identifying Number	Total Federal Expenditures
Department of the Treasury			
Passed through the State of Utah Department of Natural Resources:			
Coronavirus State and Local Fiscal Recovery Funds	21.027	RM001	$ 6,018,167
			6,018,167
Department of Housing and Urban Development			
Direct Program:			
Community Development Block Grant	14.218	-	389,654
			389,654
Department of Justice			
Passed through Utah County Government:			
Bulletproof Vest Partnership	16.710	15JCOPS-22-GG-03343-UHPX	84,905
			84,905
Department of Health and Human Services			
Passed through Utah County Government:			
Federal Substance Abuse Prevention and Treatment Block Grant	93.959	2022-565	16,905
			16,905
Total expenditures of federal awards			$ 6,509,631

LEHI CITY CORPORATION, UTAH
Notes to Schedule of Expenditures of Federal Awards
Year Ended June 30, 2023

NOTE A – BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of Lehi City Corporation, Utah (the City) under programs of the federal government for the year ended June 30, 2023. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the City.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance where in certain types of expenditures are not allowable or are limited as to reimbursement.

LEHI CITY CORPORATION, UTAH
Schedule of Findings and Questioned Costs
June 30, 2023

SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued on the basic financial statements:	An unmodified opinion was issued on the basic financial statements of the City.
Internal control over financial reporting:	
Material weakness	None reported.
Significant deficiencies	None reported.
Noncompliance material to the financial statements:	None reported.

Federal Awards

Internal control over major programs:	
Material weakness	No material weaknesses were identified.
Deficiencies in internal control over compliance not considered to be material weaknesses	No deficiencies in internal control were reported.
Type of auditor's report issued on compliance for major programs:	An unqualified opinion was issued on compliance for the major program.
Audit Findings:	No audit findings required to be reported in accordance with the Uniform Guidance or *Government Auditing Standards*.
Identification of Major Program:	
Federal Assistance Listing #21.027	Department of the Treasury
Dollar threshold – type A and type B programs:	$750,000
Qualifications of the auditee:	The City qualified as a low-risk auditee.

FINDINGS RELATING TO THE BASIC FINANCIAL STATEMENTS

No findings or questioned costs related to basic financial statements that are required to be reported.

FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS

No findings or questioned costs related to federal awards that are required to be reported.

LEHI CITY CORPORATION, UTAH
Summary Schedule of Prior Audit Findings
June 30, 2023

The City has no prior findings on which to report status.

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: January 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Open Meetings Act and Conflict of Interest Training

Suggested Action:

Attachments:

Agenda Item No: 2.4

City Council Agenda Item Report

Meeting Date: January 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Meeting Procedures Presentation

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: January 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Presentations and Reports

Subject:
Proclaim January as Radon Action Month in Lehi City

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: January 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the November 14, December 5, and December 12, 2023 City Council Meetings.

Suggested Action:

Attachments:

120523 WS.docx

121223 CC.docx

111423CC.docx

LEHI CITY

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

Minutes of the **Work Session** of the **Lehi City Council and Planning Commission** held Tuesday, **December 5, 2023,** at Lehi City Hall, 153 North 100 East, Lehi, Utah. The meeting began at approximately 5:00 PM.

Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Council Member
Heather Newall, Commissioner Chair
Scott Bunker, Commissioner
Tyson Eyre, Commissioner
Brent Everett, Commissioner
Greg Jackson, Commissioner
Emily Bitton, Commissioner Alternate
Scott Carlson, Commissioner Alternate

Others Present: Jason Walker, City Administrator, Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder

Joint City Council and Planning Commission Work Session
5:00 PM, Broadbent Community Room, 128 N 100 E

1. **Welcome and Roll Call**
   Mayor Johnson welcomed everyone and noted that all Councilmembers were present.

2. **Christmas Dinner with City Council, Planning Commission, and staff.**

3. **Presentation and Discussion of the North Lehi Station Area Plan (formerly Vistas Area Plan)**

The consultants presented on the Vistas Area Plan, emphasizing the importance of transit-supportive development, connectivity, and public input. They also noted that there's a strong desire for a mix of housing types, including affordable housing, the desire for more retail, entertainment, and dining options in the area. Survey participants also expressed interest in having green spaces and recreational opportunities. Connectivity and walkability were highlighted as important aspects, given the grade changes and topography of the area.

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Three different plans were presented for the station area plan, seeking feedback from the council. They emphasized the importance of public input in shaping the preferred path forward. The presentation concluded with an invitation for Council members to interact with the presented concepts and provide their thoughts.

Regular Session of the City Council

Immediately Following the Joint Session, Council Chambers, 153 N 100 E, Lehi

1. Welcome and Roll Call

Mayor Johnson welcomed everyone and noted that all Councilmembers were present.

2. Consideration of Resolution #2023-70 requesting the recertification of the Lehi City Justice Court.

Judge Morgan Cummings was available to answer any questions.

Motion: Councilor Southwick moved to approve Resolution #2023-70 requesting the recertification of the Lehi City Justice Court. Councilor Condie seconded the motion.

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

3. Consideration of Resolution #2023-71 a Resolution of the Board of Canvassers certifying the Official Canvassers' Report of the November 21, 2023 General Municipal Election for Lehi City, Utah.

Motion: Councilor Southwick moved to approve Resolution #2023-71 a Resolution of the Board of Canvassers certifying the Official Canvassers' Report of the November 21, 2023 General Municipal Election for Lehi City, Utah. Councilor Hancock seconded the motion.

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

4. Consideration of Adjourning into a Closed Session to discuss the character, professional competency, or physical or mental health of an individual and to hold a strategy session to discuss the purchase, exchange, or lease of real property.

Motion: Councilor Southwick moved to adjourn into a closed session to discuss the character, professional competency, or physical or mental health of an individual and to hold a strategy session to discuss the purchase, exchange, or lease of real property. Councilor Hancock seconded the motion.

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

4. Adjournment

With no further business to come before the City Council at this time the meeting adjourned at approximately 6:30 p.m.

Approved:	Attest:
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

DRAFT

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **December 12, 2023,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Cameron Boyle, Assistant City Administrator; Dean Lundell, Finance Director; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 5:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Albrecht gave the opening comment.

2. Presentations and Reports

2.1 Finance Update

Dean Lundell presented an update to the Council. He reported that the sales tax is trending well and the general fund balance is healthy. He also reported on the utility fund revenues and expenses. He also stated that there is a budget amendment on the agenda which includes adjustments for capital project carryovers, grants, fiber allocations, Local Building Authority, miscellaneous capital projects, and Station #84.

2.2 Fiber Network Update

Shaye Ruitenbeek provided an update on the project. She said that total subscriptions are at 583. She also noted that all cabinet areas are designed and have been submitted to the Development Review Committee. She also noted that the overall take rate is at 24.5%.

2.3 Discussion of Subdivision Review Process

Kim Stuthers informed the Council that changes will need to be made to city ordinances to comply with SB 174, which states that the City Council can no longer be the Land Use Authority for preliminary or final plats. There was a discussion about preliminary plat approval process and public hearings. The Council agreed that they would prefer to have a different process for PUD/PRD/PC subdivisions. Mr. Struthers stated that he would draft an ordinance for proposed changes that would be presented to the Council.

3. Agenda Questions

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Mayor Johnson disclosed that his son will be presenting an item tonight.

3. Administrative Report
None.

4. Mayor and Council Reports
The Council reported on their assigned committees.

Mayor Johnson asked for a motion to adjourn into a closed session for the purpose of discussing the character, professional competence, or physical or mental health of an individual.

> **Motion:** Councilor Albrecht moved to adjourn into a closed session for the purpose of discussing the character, professional competence, or physical or mental health of an individual. Councilor Koivisto seconded the motion.
>
> **Roll Call Vote**: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

The meeting recessed at approximately 6:40 p.m.
The meeting resumed at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance
Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Hancock led the Pledge of Allegiance.

2. Presentations and Reports
2.1 Presentations to Retiring Councilmembers
Mayor Johnson thanked Councilors Koivisto and Southwick for their years of service on the Council.

3. 20 Minute Citizen Input
None.

4. Consent Agenda

4.1) Approve the option to extend the 2021 agreement with Staker & Parson Construction for road projects.

4.2) Approve Minutes from the City Council Work Session and Regular Meetings.

4.3) Approve Purchase Orders

4.4) Approve 2024 City Council Meeting Schedule

DRAFT

4.5) Approve Surplus Items

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

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

5. **5) FY2024 Budget Amendment.**

a. Public Hearing

Mayor Johnson opened the public hearing. There were no comments.

b. Consideration of Resolution #2023-72 amending the current FY 2024 budget for Lehi City.

Motion: Councilor Koivisto moved to approve Resolution #2023-72 amending the current FY 2024 budget for Lehi City. Councilor Southwick seconded the motion.

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

c. Adjourn for a Local Building Authority meeting to approve its amended budget.

Motion: Councilor Koivisto moved to Adjourn for a Local Building Authority meeting to approve its amended budget. Councilor Southwick seconded the motion.

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

The Meeting Adjourned at approximately 6:20 p.m.
The Meeting Resumed at approximately 6:25 p.m.

6. **Sale of Significant Parcel - This item has been pulled from the Agenda**

a. Public Hearing

b. Consideration of Resolution #2023-73 approving a real estate purchase sales contract for the property at approximately 1200 S 1100 West.

Mayor Johnson noted that this item was pulled from the Agenda.

7. **Consideration of Resolution #2023-74 approving an agreement for the Loop Road with Holy Cross Mountain Point Medical, Salt Development and Howland Development**

Marlin Eldred presented on the agreement.

Motion: Councilor Southwick moved to approve Resolution #2023-74 approving an agreement for the Loop Road with Holy Cross Mountain Point Medical, Salt

Development and Howland Development. Councilor Koivisto seconded the motion.

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

8. Consideration of Resolution #2023-75 awarding the Family Park Estates lot sale RFP and authorizing staff to negotiate and execute the real estate purchase sales contracts for 6 lots in the Family Park Estates subdivision located at approximately 1800 N 600 East.

Marlin Eldred presented on this item. He stated that the bid was awarded to Ivory but asked that the Council allow staff to further negotiate the sale of the properties.

Motion: Councilor Koivisto moved to approve Resolution #2023-75 awarding the Family Park Estates lot sale RFP to Ivory Development and authorized staff to negotiate and execute the real estate purchase sales contracts for 6 lots in the Family Park Estates subdivision located at approximately 1800 N 600 East. Councilor Southwick seconded the motion.

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

9. Consideration of Resolution #2023-76 approving a change order for the Fiber Network Project.

Shaye Ruitenbeek presented this item. She stated that the change is to allow for 466 additional locations in the Traverse Mountain area.

Motion: Councilor Southwick moved to approve Resolution #2023-76 approving a change order for the Fiber Network Project. Councilor Koivisto seconded the motion.

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

10. Consideration of Resolution #2023-77 approving an agreement with Metal Arts Foundry for the installation of historical marker signs in Lehi City.

Jason Bond stated that the city is partnering with the Historic Society on this project.

Motion: Councilor Koivisto moved to approve Resolution #2023-77 approving an agreement with Metal Arts Foundry for the installation of historical marker signs in Lehi City. Councilor Southwick seconded the motion.

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

11. Consideration of Resolution #2023-78 authorizing a tax certificate and agreement for UAMPS Payson Power Project for prepaid natural gas.

Joel Eves, Power Director, explained that this will contribute to overall savings that will benefit the city and partnering municipalities.

Motion: Councilor Southwick moved to approve Resolution #2023-78 authorizing a tax certificate and agreement for UAMPS Payson Power Project for prepaid natural gas. Councilor Koivisto seconded the motion.

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

12. Consideration of Resolution #2023-79 approving two agreements between Lehi City and Nolan & Son Construction for the installation of pressurized irrigation main and construction of a box culvert.

Greg Allred, Water Manager, presented the agreements.

Motion: Councilor Southwick moved to approve Resolution #2023-79 approving two agreements between Lehi City and Nolan & Son Construction for the installation of pressurized irrigation main and construction of a box culvert. Councilor Koivisto seconded the motion.

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

13. Consideration of Resolution #2023-80 approving an agreement between Lehi City and Nelson Brothers for the installation of the Vialetto pressurized irrigation booster pump station.

Lorin Powell, City Engineer, presented this item and item #14.

Motion: Councilor Koivisto moved to approve Resolution #2023-80 approving an agreement between Lehi City and Nelson Brothers for the installation of the Vialetto pressurized irrigation booster pump station. Councilor Southwick seconded the motion.

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

14. Consideration of Resolution #2023-81 approving an agreement between Lehi City and Landmark Excavating for the construction of the Vialetto pressurized irrigation reservoir.

Motion: Councilor Koivisto moved to approve Resolution #2023-81 approving an agreement between Lehi City and Landmark Excavating for the construction of the

Vialetto pressurized irrigation reservoir. Councilor Southwick seconded the motion.

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

15. Consideration of Resolution #2023-82 approving an agreement with Design Workshop for the study and design of the Parks and Recreation Master Plan.

Shawn Winters presented this item. He said that the last update was done in 2015. This will be a very comprehensive update to assess future needs and staff levels. The earliest this could be completed would be 18 months.

Motion: Councilor Southwick moved to approve Resolution #2023-82 approving an agreement with Design Workshop for the study and design of the Parks and Recreation Master Plan. Councilor Koivisto seconded the motion.

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

16. Consideration of Resolution #2023-83 approving an agreement with Prime Landscape Architecture for the design of three city parks in the Traverse Mountain area.

Motion: Councilor Koivisto moved to approve Resolution #2023-83 approving an agreement with Prime Landscape Architecture for the design of three city parks in the Traverse Mountain area. Councilor Southwick seconded the motion.

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

17. Consideration of Resolution #2023-84 approving an amendment to the Lehi City Employee Policy Manual.

David Kitchen, HR Manager, presented this item. He stated that the changes are mostly for clarification and consistency.

Motion: Councilor Southwick moved to approve Resolution #2023-84 approving an amendment to the Lehi City Employee Policy Manual. Councilor Koivisto seconded the motion.

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

18. Consideration of Ordinance #70-2023 approval of the TI Skye Area Plan Amendment changing the location of the Technical Manufacturing Buffer and combining the MD1 and MD2 land use areas into one.

Jack Berry was representing TI. He stated that this does not change the density.

Motion: Councilor Koivisto moved to approve Ordinance #70-2023 approval of the TI Skye Area Plan Amendment changing the location of the Technical Manufacturing Buffer and combining the MD1 and MD2 land use areas into one; and include the Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

19. Consideration of Ordinance #68 approval of the TI Zone Change located at approximately 4000 North Flash Drive changing the zoning on 25.69-acres west of the facility from Planned Community (PC) to Technical Manufacturing (TM) and another 25.69-acres to the south of the facility from TM to PC.

Motion: Councilor Southwick moved to approve Ordinance #68 approval of the TI Zone Change located at approximately 4000 North Flash Drive changing the zoning on 25.69-acres west of the facility from Planned Community (PC) to Technical Manufacturing (TM) and another 25.69-acres to the south of the facility from TM to PC; and include the Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

20. Consideration of Ordinance #69-2023 approval of the Berry Property Zone Change located at 116 South 600 East changing the zoning on 1.18-acres from Transitional Holding (TH-5) to Neighborhood Commercial (NC). -This item has been pulled from the Agenda

Mayor Johnson noted that this item was pulled from the agenda.

21. Consideration of the Park Place Suites Condominium plat, approving the creation of 9 separate units in the approved Mixed-Use building located at approximately 2600 North and 1200 West.

Parker Johnson and Ryan Hales represented the applicant. Mr. Hales showed the updated concepts of the four-story building with residential and commercial uses.

Mr. Hales requested that they be allowed to record the plat before construction.

Motion: Councilor Koivisto moved to approve Park Place Suites Condominium plat, approving the creation of 9 separate units in the approved Mixed-Use building located at approximately 2600 North and 1200 West; and include the Development Review Committee and Planning Commission comments; and also look into

options that would allow the plat to be recorded before construction. Councilor Southwick seconded the motion.

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

22. Consideration of Final subdivision approval for the Vivian Estates Phase 4, including 22 single family lots located at approximately 2250 North 400 East in the RA-1 zone.

Josh Moffit with JDH Development was representing the applicant.

Motion: Councilor Southwick moved to grant Final subdivision approval for the Vivian Estates Phase 4, including 22 single family lots located at approximately 2250 North 400 East in the RA-1 zone; and include the Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

23. Consideration of a monument sign approval for IHC Primary Children's Hospital on city property located at approximately 2250 North Miller Campus Drive.

The applicant stated that this sign will help direct patients to the emergency center. Mr. Struthers stated that the Council must review this because it's on public property.

Motion: Councilor Koivisto moved to approve the monument sign for IHC Primary Children's Hospital on city property located at approximately 2250 North Miller Campus Drive; and include the Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

24. Consideration of Resolution #2023-85 appointing members to the Lehi City Planning Commission.

Motion: Councilor Southwick moved to approve Resolution #2023-85 appointing members to the Lehi City Planning Commission. Councilor Koivisto seconded the motion.

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

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25. Adjournment

With no further business to come before the City Council at this time, Councilor Koivisto moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 8:30 p.m.

Approved: January 9, 2024

Attest:

_____

Mark Johnson, Mayor

_____

Teisha Wilson, City Recorder

DRAFT

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **November 14, 2023,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Cameron Boyle, Assistant City Administrator; Dean Lundell, Finance Director; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 5:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Albrecht gave the opening comment.

2. Presentations and Reports

2.1 Update on The Point Project- Alan Matheson

Alan Matheson, Executive Director of the Point Project, reported on the progress of The Point project. He reported that demolition of the site is now complete, and they will soon be moving into phase 1 of development. Phase 1 composition includes 100 acres of mixed-use, thousands of high-quality jobs, and retail and entertainment venues. Housing options will include condos, apartments, single family, and affordable housing.

2.2 Lehi Fiber Network Update

Shaye Ruitenbeek provided an update on the project. She reported that the pre-registration count has reached 8,000, aiming for a 45% rate. Speed preferences show a majority at one gigabit. Construction progress includes four sign-up areas, seven under construction, and 11 in pre-construction (with some delays).

2.3 Discussion of potential development agreement for the Gardner property at the corner of Redwood Rd and 2100 North.

This item was pulled from the agenda.

2.4 Discussion of draft Traverse Mountain Conservation Easement.

Kim Struthers and Todd Mungers suggested that the Council establish a conservation easement for the Traverse Mountain area to preserve it for open space, recreation, and wildlife habitat.

Mr. Struthers presented a draft easement based on Draper's template, but several issues needed to be resolved including who would be the grantee. Options discussed were Draper, Utah County, state agencies like DWR, and land trusts. The Council wanted the easement language to focus on prohibited uses like development rather than trying to specify allowed recreational uses, so future activities aren't unintentionally restricted. There were concerns about giving a grantee too much control to veto the city's decisions for the land in the future, but having a grantee provides accountability to meet conservation goals. Additional research was requested on how other entities like Sundance have structured their conservation easements and handled amendments.

The council supported the intent but asked for revisions to address concerns before finalizing the easement, with the aim of revisiting it at a future meeting. Overall, there was strong support for preserving the land but unresolved questions about the grantee structure need to be addressed.

3. Agenda Questions

None.

3. Administrative Report

Dean Lundell, Finance Director, reported that the city's bond rating was upgraded to an AA+.

4. Mayor and Council Reports

The Council reported on their assigned committees.

Mayor Johnson asked for a motion to adjourn into a closed session for the purpose of discussing the character, professional competence, or physical or mental health of an individual.

> **Motion:** Councilor Albrecht moved to adjourn into a closed session for the purpose of discussing the character, professional competence, or physical or mental health of an individual. Councilor Koivisto seconded the motion.
>
> **Roll Call Vote**: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

The meeting recessed at approximately 6:40 p.m.
The meeting resumed at approximately 7:00 p.m.

<u>Regular Session, 7:00 p.m.</u>

1. Welcome, Roll Call, Pledge of Allegiance

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

2. Presentations and Reports

<u>2.1 Proclaim November as Epilepsy Awareness Month</u>

Mayor Johnson read and signed the Epilepsy Awareness Month Proclamation.

<u>2.2 Lehi Cares Coalition logo award presentation</u>

The winner of the logo contest was Elizabeth Gurney. She was presented with an award.

DRAFT

3. 20 Minute Citizen Input

Kenneth Glade expressed concerns with the city elections.

Kenneth Bjork expressed concerns with government policies.

Brian Hansen inquired about local fiber network providers.

Kerrilynn Southard raised an issue with parked cars close to the corner creating a safety issue.

Heidi Miller with the Utah Home Builders Association praised Lehi for their low impact fees.

Matthew Bender raised an issue with fencing between his residence and a local business.

Matilynn expressed concerns with the city's recycling process.

Heidi stated that she would like to teach and educate the public about human trafficking.

4. Consent Agenda

3.1 Approve Purchase Orders

3.2) Approve Minutes from the October 24, 2023 City Council Meeting.

Motion: Councilor Condie moved to approve the consent agenda items. Councilor Southwick seconded the motion.

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

5. Consideration of Resolution # 2023-69 approving an agreement with Tycon Construction for the construction of the Flight Park pressurized irrigation reservoir.

Brad Kenison presented the agreement for consideration.

Motion: Councilor Hancock moved to approve Resolution # 2023-69 approving an agreement with Tycon Construction for the construction of the Flight Park pressurized irrigation reservoir. Councilor Koivisto seconded the motion.

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

6. Consideration of Ordinance #65-2023 an Amendment to the Design Standards and Public Improvements Specifications Manual adding standards and requirements for traffic studies.

Mr. Kenison informed the Council that this creates a standard for requiring a traffic study.

Motion: Councilor Southwick moved to approve Ordinance#65-2023 an Amendment to the Design Standards and Public Improvements Specifications Manual adding standards and requirements for traffic studies; including all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

7. Consideration of Ordinance #66-2023 an Amendment to the Master Transportation Plan adding a future offshore freeway along the north side of Utah Lake to the plan.

Luke Seegmiller, Lehi City Traffic Engineer, presented the update on the transportation plan and how based on population projections, this road should be included. Adding this alignment will signal to UDOT that this should be studied.

Mayor Johnson asked for public comments.

Heidi had concerns with adding a road here and what that might do to her neighborhood.

Michelle Dallaglio had questions about the timeline and plans.

Jenn Hall stated that she has plans to develop property nearby and had questions.

Motion: Councilor Southwick moved to approve Ordinance #66-2023 an Amendment to the Master Transportation Plan adding a future offshore freeway along the north side of Utah Lake to the plan; and include the Development Review Committee comments. Councilor Koivisto seconded the motion.

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

8. Consideration of Ordinance #64-2023 an Amendment to the Bike and Pedestrian Master Plan, adding trail connections between Dry Creek Elementary and the Dry Creek Trail.

Motion: Councilor Condie moved to approve Ordinance #64-2023 an Amendment to the Bike and Pedestrian Master Plan, adding trail connections between Dry Creek Elementary and the Dry Creek Trail; including all Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

9. Consideration of Final Subdivision approval for the River Point Phase 3 on 11.36 acres located at approximately 1050 North 3750 West.

Brandon Watts with Edge Homes was representing the applicant.

Motion: Councilor Southwick moved to grant Final Subdivision approval for the River Point Phase 3 on 11.36 acres located at approximately 1050 North 3750 West; including all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

10. Consideration of Concept Plan approval for the Hardman Farms, a 67-unit Planned Unit Development (PUD) located at approximately 3200 North Indian Ford Drive.

Lora Hardman was the applicant. Also representing the applicant was Troy Sanders with Think Architecture. The plan includes a mix of housing types including large lots, duplexes/senior housing, and a community center. The goal is a legacy, equestrian-themed development reflecting the family's wishes rather than maximizing density. The Council expressed support for the concept plan and asked clarifying questions about phasing, senior housing details, and the access gate.

There was discussion about the need to preserve potential roadway connections based on various transportation studies. The Council agreed to move forward, without decisions about road connections which are outside the scope of approving the conceptual plan.

Motion: Councilor Koivisto moved to approve the Concept Plan for the Hardman Farms, a 67-unit Planned Unit Development (PUD) located at approximately 3200 North Indian Ford Drive; and include the Development Review Committee comments and Planning Commission comments. Councilor Condie seconded the motion.

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

11. Consideration of Plat Amendment approval for the Lehi Indoor Storage (Lehi Maverik Commercial Subdivision) located at 1099 South 1100 West.

Jen Hall was representing the applicant.

Matthew Bender neighbors the development. He stated that a fence should have been constructed during the first phase but it was missed, and requested that it be installed now.

There was further discussion regarding the type of fencing and how many feet would need to be installed.

Motion: Councilor Condie moved to grant Plat Amendment approval for the Lehi Indoor Storage (Lehi Maverik Commercial Subdivision) located at 1099 South 1100 West; and include the Development Review Committee comments and Planning Commission comments; and also that the applicant will install a vinyl fence of about 105 linear feet. Councilor Koivisto seconded the motion.

There was discussion about the type of fence they could require. The code states that it must be sight obscuring.

Amended Motion: Councilor Condie amended his motion to state that the fence be constructed according to code requirements but requested that the applicant work with the neighboring property owner on the fence materials. Councilor Koivisto seconded the amendment to the motion.

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

12. Street Vacation

a. Public Hearing

Mayor Johnson opened the public hearing. There were no comments.

b. Consideration of Ordinance #63-2023 approval of the vacation of a public street for the section of 100 North between Center Street and 100 East.

Motion: Councilor Southwick moved to approve Ordinance #63-2023 approval of the vacation of a public street for the section of 100 North between Center Street and 100 East; including all Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

13. Consideration of Ordinance #62-2023 a Development Code Amendments to Chapter 12 and Table 12.260, removing the cumulative requirement for Animal Rights, and an amendment to the Municipal Code, Sections 6-4A-8 and 6-4C-1, increasing the number of dogs to three.

Mr. Struthers stated that the proposed changes include allowing three dogs without a kennel permit. The discussion expanded to potentially allowing certain animals in non-agricultural zones with larger properties. The overall aim is to be more permissive in regulating animal ownership, while also addressing potential neighbor concerns.

Motion: Councilor Southwick moved to approve Ordinance #62-2023 a Development Code Amendments to Chapter 12 and Table 12.260, removing the cumulative requirement for Animal Rights, and an amendment to the Municipal Code, Sections 6-4A-8 and 6-4C-1, increasing the number of dogs to three; and include the Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

14. Consideration of Ordinance #67-2023 a Development Code Amendment to Chapter 37, Multi-Family Design Standards, to include an exceptions clause.

Mr. Struthers stated that this amendment adds an exceptions clause, similar to the one for commercial projects, allowing developers flexibility in adhering to residential standards. The exceptions clause aims to address challenges and requires developers to justify deviations within specified parameters.

Motion: Councilor Southwick moved to approve Ordinance #67-2023 a Development Code Amendment to Chapter 37, Multi-Family Design Standards, to include an exceptions clause; and include the Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

15. Consideration of Resolution #2023-68 appointing Board Members to the John Hutchings Museum Board of Trustees.

Motion: Councilor Hancock moved to approve Resolution #2023-68 appointing Board Members to the John Hutchings Museum Board of Trustees. Councilor Condie seconded the motion.

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

16. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Koivisto seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:27 p.m.

Approved: January 9, 2024 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: January 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

po #7648.pdf

PO #7650.pdf

PO #7651.pdf

LEHI CITY
CITY COUNCIL AGENDA
January 9, 2024

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Balance (before PO)
Stuart C Irby	Transformers for Holbrook Village	$154,850.00	Inventory
Stuart C Irby	Transformers for stock	$182,850.00	Inventory
Stuart C Irby	Wire for upcoming projects	$349,500.00	Inventory

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7648

4164

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

DALLAS TX 75284

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

DEPARTMENT:

PURCHASE ORDER DATE: 12/19/2023

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	TRANSFORMERS FOR PROJECT HOLBROOK VILLAGE G	154,850.00	154,850.00	53-1415

TOTAL 154,850.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	**12/12/2023**
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

Dean Lundell

POWER	53-1415	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
1		HOIN 9150-435659-043 XFMR 3PH PAD-MT	$13,700.00	$13,700.00
		150 KVA HV:12470/7200 LV:208/120		
3		HOIN 9185-435659-049 XFMR 3PH PAD-MT	$24,250.00	$72,750.00
		500 KVA HV:12470/7200 LV:208/120		
2		HOIN 9189-435659-051 XFMR 3PH PAD-MT	$34,200.00	$68,400.00
		750 KVA HV:12470/7200 LV:208/120		
		THESE TRANSFORMERS ARE FOR PROJECT		
		HOLBROOK VILLAGE G		
		PAID INFRASTRUCTURE COST 12/11/2023		
		ALL 3-PH TRANSFORMER HAVE A LEAD TIME		
		OF 52-80 WKS,		
				$154,850.00

Justification:	Price Determination	
ABB TRANSFORMERS COST $284,100.00	Verbal Quote	
	Informal Bid	
	Written Bid	*
	State Bid	
	Other	

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
385-285-3199

QUOTE DATE	ORDER NUMBER
11/14/23	S013817671

REMIT TO:
STUART C. IRBY CO.
POST OFFICE BOX 843959
DALLAS TX 75284

PAGE NO. 1

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

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

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	ABB TRANSFORMERS		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		11/14/23	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********	*********	
1EA		1	*ABB 150KVA3PPAD 150KVA 3PH PADMOUNT TRANSFORMER (2771163) 12470/7200 208/120 TAPS LOOP FEE	23200.000EA	23200.00
			**********		
			99-101 WEEK LEAD TIME		
			**********		
2EA		2	*ABB 750KVA3PPAD2 750KVA PAD HV 12470/7200 LV 208Y/120 LOOP FEED	68200.000EA	136400.00
			**********		
			156-158 WEEK LEAD TIME		
			**********		
3EA		3	*ABB 500KVA3PPAD 500KVA 3PH PADMOUNT TRANSFORMER (2771166) 12470/7200 208/120 TAPS LOOP FEE	41500.000EA	124500.00
			**********		
			99-101 WEEK LEAD TIME		
			**********		

*** This is a quotation ***

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

Subtotal	**284100.00**
S&H CHGS	**0.00**
Sales Tax	**0.00**
TOTAL	**284100.00**

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

** Reprint ** Reprint ** Reprint **

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
385-285-3199

QUOTE DATE	ORDER NUMBER
12/01/23	S013817675

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

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

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

ORDERED BY: KENNY

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

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		12/01/23	Yes	DIRECT

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/UOM	Ext Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********	*********	
1EA		1	*HOIN 9150-435659-043 XFMR 3PH PAD-MT 150KVA HV:12470/7200 LV:208/120	13700.000EA	13700.00
3EA		2	*HOIN 9185-435659-049 500KVA 3PH PAD TRANSFORMER 12470/7200 PRIM 208/120 SECONDARY	24250.000EA	72750.00
2EA		3	*HOIN 9189-435659-051 XFMR 750 12470/7200 PRIMARY 208/120 SECONDARY	34200.000EA	68400.00

*** This is a quotation ***

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

Subtotal	154850.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	154850.00

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** Reprint ** Reprint ** Reprint **

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7650

4164

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

DALLAS TX 75284

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

DEPARTMENT:

PURCHASE ORDER DATE: 01/02/2024

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	TRANSFORMERS FOR STOCK FOR UPCOMING PROJECTS	182,850.00	182,850.00	53-1415

TOTAL 182,850.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	**12/18/2023**
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

Dean Lundell

POWER	53-1415	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
1		HOIN 9125-435672-043 XFMR 3PH PAD-MT	$10,100.00	$10,100.00
		75 KVA HV:12470/7200 LV:208/120		
2		HOIN 9137-435659-042 XFMR 3PH PAD-MT	$12,200.00	$24,400.00
		112.5 KVA HV:12470/7200 LV:208/120		
4		HOIN 9180-435659-047 XFMR 3PH PAD-MT	$18,900.00	$75,600.00
		300 KVA HV:12470/7200 LV:208/120		
3		HOIN 9185-435659-049 XFMR 3PH PAD-MT	$24,250.00	$72,750.00
		500 KVA HV:12470/7200 LV:208/120		
		THESE TRANSFORMERS ARE FOR STOCK		
		FOR UPCOMING PROJECTS		
		ALL 3-PH TRANSFORMER HAVE A LEAD TIME		
		OF 52-80 WKS,		
				$182,850.00

Justification:	Price Determination	
GE PROLEC 52+WKS $199,414.00	Verbal Quote	
ABB 96-110 WKS $311,500.00	Informal Bid	
	Written Bid	*
	State Bid	
	Other	

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
385-285-3199

QUOTE DATE	ORDER NUMBER
12/14/23	S013846408

REMIT TO:
STUART C. IRBY CO.
POST OFFICE BOX 843959
DALLAS TX 75284

PAGE NO. 1

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

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

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	HOWARD BID 12/14/2023		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		12/14/23	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC *		
			* 801-655-3042 MBL *		
			* CLAY 801-900-0420 *		
			**********		
1EA		1	*HOIN 9125-435672-064 75KVA 3PH PA TRANSFORMER 12470/7200 208/120 SECONDARY	10100.000EA	10100.00
			**********		
			52-80 WEEK LEAD TIME		
			**********		
2EA		2	*HOIN 9137-435659-042 112.5KVA 3PH PAD TRANSFORMER 12470/7200 PRIM 208/120 SECONDARY	12200.000EA	24400.00
			**********		
			52-80 WEEK LEAD TIME		
			**********		
4EA		3	*HOIN 9180-435659-047 XFMR 3PH PAD-MT 300KVA HV:12470/7200 208/120	18900.000EA	75600.00
			**********		
			52-80 WEEK LEAD TIME		
			**********		
3EA		4	*HOIN 9185-435659-049 500KVA 3PH PAD TRANSFORMER 12470/7200 PRIM 208/120 SECONDARY	24250.000EA	72750.00
			**********		
			52-80 WEEK LEAD TIME		
			**********		

*** This is a quotation ***

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

Subtotal	**182850.00**
S&H CHGS	**0.00**
Sales Tax	**0.00**
TOTAL	**182850.00**

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** Reprint ** Reprint ** Reprint **

QTY	3-PHASE TRANSFORMER SIZE	VENDOR	VENDOR2	VENDOR3
1 EA	75 KVA 3PH PAD-MNT HV:12470/7200 LV:208/120	$19,336.00 ea. LEAD TIME: 52+ WEEKS.		
2 EA	112.5 KVA 3PH PAD-MNT HV:12470/7200 LV:208/120	$21,578 ea. LEAD TIME: 52+ WEEKS		
4 EA	300 KVA 3PH PAD-MNT HV:12470/7200 LV:208/120	$31,159.00 ea. LEAD TIME: 52+ WEEKS.		
3 EA	500 KVA 3PH PAD-MNT HV:12470/7200 LV:208/120	$40,942.00 ea. LEAD TIME: 52+ WEEKS.		
	PLEASE BID THESE TRANSFORMERS AND INCLUDE LEAD TIMES			
	MFG: GE PROLEC - PROVO SPEC			
	QUOTE ONLY GOOD STILL DEC 31, 2023			
	THANK YOU!			

THANK YOU

Quotation

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
385-285-3199

QUOTE DATE	ORDER NUMBER
12/14/23	S013846416

REMIT TO:
STUART C. IRBY CO.
POST OFFICE BOX 843959
DALLAS TX 75284

PAGE NO. 1

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

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

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	ABB TRANSFORMERS 12/14		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		12/14/23	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions **********		
			* KENNY 385-201-2612 OFC *		
			* 801-655-3042 MBL *		
			* CLAY 801-900-0420 *		
			**********		
1EA		1	*ABB 75KVA3PHPAD 75KVA 3PH PADMOUN TRANSFORMER (2769996) 12470/7200 208/120 TAPS LOOP FEE	20200.000EA	20200.00
			**********		
			96-110 WEEK LEAD TIME		
			**********		
2EA		2	*ABB 1125KVA3PPAD 112.5KVA 3PH PADMOUNT TRANSFORMER (2771162) 12470/7200 208/120 TAPS LOOP FEE	22000.000EA	44000.00
			**********		
			96-110 WEEK LEAD TIME		
			**********		
4EA		3	*ABB 300KVA3PHPAD 300KVA 3PH PADMOUNT TRANSFORMER LOOP FEED 12470/7200 208/120	30700.000EA	122800.00
			**********		
			96-110 WEEK LEAD TIME		
			**********		
3EA		4	*ABB 500KVA3PPAD 500KVA 3PH PADMOUNT TRANSFORMER (2771166) 12470/7200 208/120 TAPS LOOP FEE	41500.000EA	124500.00
			**********		
			96-110 WEEK LEAD TIME		
			**********		

*** This is a quotation ***

Subtotal	311500.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	311500.00

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

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** Reprint ** Reprint ** Reprint **

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7651

4164

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

DALLAS TX 75284

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

DEPARTMENT:

PURCHASE ORDER DATE: 01/02/2024

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	WIRE FOR UPCOMING PROJECTS	349,500.00	349,500.00	53-1415

TOTAL 349,500.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	12/21/2023
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
40,000'		OKON 162-23-3081 4/0-19X AL F/S 220M EPR	$5.10	$204,000.00
		15KV 11X14 2750'(+/-)		
30,000'		OKON 162-23-3072 1/0-19X AL F/S 220M EPR	$4.85	$145,500.00
		15KV 11X14 2500' (+/-)		
		UPCOMING PROJECTS FOR POWER DEPT.		
		THIS PRIMARY WIRE IN STOCK AT IRBY		
		SALT LAKE CITY, UTAH LEAD TIME ON WIRE		
		HAS GONE OUT 52-60 WEEKS		
				$349,500.00

Justification:	Price Determination	
SEE ATT. LETTER	Verbal Quote	
	Informal Bid	
	Written Bid	*
	State Bid	
	Other	

Quotation

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
385-285-3199

QUOTE DATE	ORDER NUMBER
12/19/23	S013848762

REMIT TO:
STUART C. IRBY CO.
POST OFFICE BOX 843959
DALLAS TX 75284

PAGE NO. 1

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

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

ORDERED BY: KENNY

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

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		12/19/23	Yes	120 UTAH COUNTY

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********		
40000FT		1	*OKON 162-23-3081 4/0-19X AL F/S 220M EPR 15KV 11X14 2500' (+/-)	5100.000M	204000.00
30000FT		2	*OKON 163-23-3072 1/0-19X AL F/S 220M EPR 15KV 16X14 2500' (+/-)	4850.000M	145500.00

*** This is a quotation ***

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

Subtotal	**349500.00**
S&H CHGS	**0.00**
Sales Tax	**0.00**
TOTAL	**349500.00**

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

** Reprint ** Reprint ** Reprint **

LEHI CITY
POWER DEPARTMENT

12/21/2023

To: Jason Walker
Cc: Dean Lundell
From: Joel Eves
Re: Okonite Primary Wire

We have an immediate need for the Okonite Primary Wire for work on Commercial & Residential projects currently underway in the city.

We would like to continue purchasing this wire from Irby based on the following reasons:

- Currently they are the only vendor that stock and carry this wire.
- Okonite wire is 90% of the wire on our system,
- To keep our system standardized.
- Ensure safety of lineman.

While there may be other companies who could possibly provide this wire. At the present time Irby is the only company we can purchase Okonite wire from and receive in a timely manner.

Sincerely,

Joel Eves
Lehi City Corporation
Power Department Director

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: January 9, 2024
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for a one-year extension of Hidden Canyon D4 a 10-lot residential development located at 1731 West Royal Circle.

Suggested Action:

Attachments:

CC Staff Report Hidden Canyon D4 Extension of Approval 01.09.24.docx

Hidden Canyon D4 Extension DRC 12.06.23.docx

Hidden Canyon Phase D4 Approved Plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

HIDDEN CANYON PHASE D
PLAT 4 SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

DATE PRINTED
February 1, 2022

EST 1852
LEHI CITY

Approved for Construction

These plans have been reviewed by Lehi City for completeness and compliance with City Ordinances, Development Code and Master Plans. The City does not guarantee their technical accuracy and takes no responsibility for any errors or omissions. Should field or other previously unidentified conditions necessitate a change in these approved plans, the plans shall be referred back to the Public Works Dept. and Planning Division for reconsideration and revision(s).

Public Works Director	Community Dev. Director
Signed Dave Norman	LEHI CITY COMMUNITY DEVELOPMENT
Title	
Date	08/23/2022 11:15:56 AM

Digitally signed by Dave Norman
DN: C=US, E=dnorman@lehi-ut.gov, O=Lehi City, CN=Dave Norman
Date: 2022.08.23 10:36:31-06'00'

This approval is valid for a period of two years from the above signed date.

INDEX OF DRAWINGS

1-1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	SITE PLAN
C-200	GRADING AND DRAINAGE PLAN
C-300	UTILITY PLAN
C-301	OVERALL FIRE HYDRANT PLAN
C-400	EROSION CONTROL PLAN
PP-1	PLAN AND PROFILE ROYAL CIRCLE
C-500	DETAILS
C-501	DETAILS
C-502	DETAILS
C-503	DETAILS
C-504	DETAILS
C-505	DETAILS

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

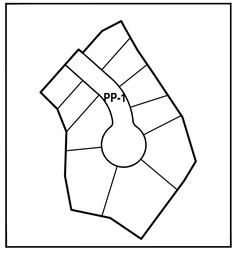
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

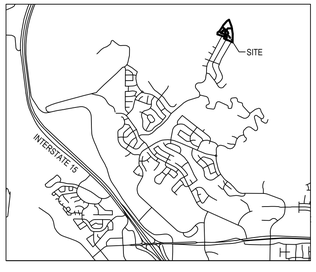
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS, APWA, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = SOUTHEAST CORNER SECTION 19, T4S, R1E SALT LAKE BASE & MERIDIAN ELEV. = 4948.88.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

LEHI CITY
Approved Construction Plans
08/16/2022

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER UT, 84020
CONTACT:
RANDY SMITH
PHONE: 801-441-8190

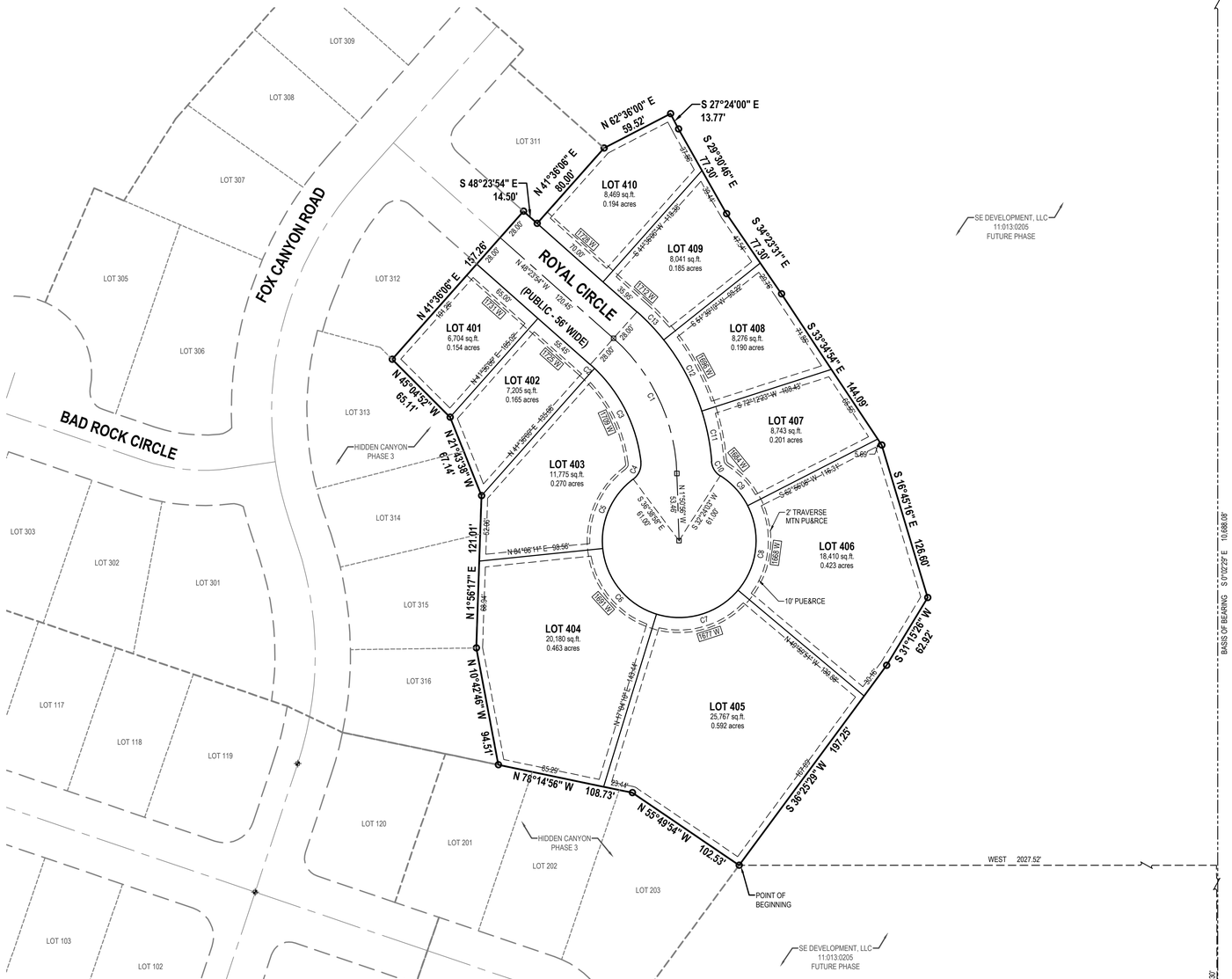
HIDDEN CANYON PHASE D
PLAT 4 SUBDIVISION
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
2-01-2022
STATE OF UTAH

PROJECT NUMBER	PRINT DATE
8739B	2/1/22
DRAWN BY	CHECKED BY
PROJECT MANAGER	

HIDDEN CANYON PHASE D PLAT 4

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
LOCATED WITHIN PC PLANNED COMMUNITY ZONING
RESIDENTIAL SUBDIVISION



CURVE TABLE

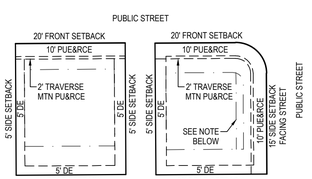
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.00'	121.87'	46°32'58"	N25°07'25"W	118.54'
C2	122.00'	4.55'	2°08'10"	N47°19'49"W	4.55'
C3	122.00'	84.36'	39°36'59"	N26°27'15"W	82.68'
C4	15.00'	15.71'	59°59'48"	N23°21'08"E	15.00'
C5	61.00'	63.04'	59°12'51"	S23°44'37"W	60.27'
C6	61.00'	71.40'	67°04'01"	S39°23'49"E	67.40'
C7	61.00'	71.40'	67°04'01"	N73°32'10"E	67.40'
C8	61.00'	71.40'	67°04'01"	N6°28'08"E	67.40'
C9	61.00'	32.51'	30°32'05"	N42°19'55"W	32.13'
C10	15.00'	13.87'	52°58'12"	S31°06'51"E	13.38'
C11	178.00'	40.90'	13°09'51"	N11°12'41"W	40.81'
C12	178.00'	64.32'	20°42'13"	N28°08'43"W	63.97'
C13	178.00'	30.76'	9°54'04"	N43°26'52"W	30.72'

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT (ENSIGN ENG. LAND SURV.)
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT
- PU&DE — PUBLIC UTILITY, DRAINAGE AND ROADWAY CONSTRUCTION EASEMENT

NOTES
1. SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. STORM WATER RUNOFF FOR THIS DEVELOPMENT WILL BE HANDLED WITH THE EXISTING DETENTION POND PREVIOUSLY APPROVED WITHIN HIDDEN CANYON PLAT "A".

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.



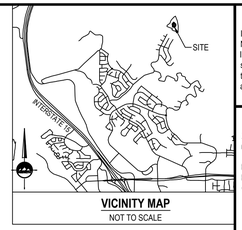
TYPICAL BUILDING SETBACK AND EASEMENTS

NOTE: FRONT PROPERTY LINE IS 9' FROM TBC
DRAINAGE EASEMENT (DE) IN FAVOR OF ADJACENT LOT.

LAND USE TABLE			
LOT AREA	= 2.836	AC	54%
ROADWAYS	= 0.574	AC	14%
OPEN SPACE	= 0.0	AC	0%
TOTAL AREA	= 3.410	AC	100 %

CURRENT ZONE: PC
SINGLE FAMILY LOTS: 10
DENSITY: 2.9 UNITS / ACRE

OWNER
FIELDSTONE CANYON POINT, LLC
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
PHONE: 801.233.8300



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as HIDDEN CANYON PHASE D PLAT 4, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A portion of the Northeast and Northwest Quarters of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 9,534.30 feet and West 2,027.52 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°17'58" West along the section line from the Southeast Corner to the East Quarter Corner of said Section 30); and running

thence North 55°49'54" West 102.53 feet;
thence North 78°14'56" West 108.73 feet;
thence North 10°42'46" West 94.51 feet;
thence North 01°56'17" East 121.01 feet;
thence North 21°43'36" West 67.14 feet;
thence North 45°04'52" West 65.11 feet;
thence North 41°36'06" East 157.26 feet;
thence South 48°23'54" East 14.50 feet;
thence North 41°36'06" East 80.00 feet;
thence North 62°36'00" East 59.52 feet;
thence South 27°24'00" East 13.77 feet;
thence South 29°30'46" East 77.30 feet;
thence South 34°23'31" East 77.30 feet;
thence South 33°34'54" East 144.09 feet;
thence South 16°45'16" East 126.60 feet;
thence South 31°15'26" West 62.92 feet;
thence South 36°25'29" West 197.25 feet to the point of beginning.

Contains 148,555 Square Feet or 3.410 Acres and 10 Lots

1/26/21
DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S DEDICATION

Known all people by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

HIDDEN CANYON PHASE D PLAT 4

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By:
Its:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20 ____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, 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____.

_____ MAYOR

ATTEST: _____ CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

_____ CHAIR, PLANNING COMMISSION

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

HIDDEN CANYON PHASE D PLAT 4

RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 8739B
MANAGER : JKF
DRAWN BY : MWB
CHECKED BY : PMH
DATE : 5/3/22

PLANNING COMMISSION APPROVAL

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

_____ CHAIR, PLANNING COMMISSION

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 1/26/21 No. 286882 PATRICK M. HARRIS STATE OF UTAH			

LEHI CITY
Approved Construction Plans
08/16/2022

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
13. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
14. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
15. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP	x	EXISTING FENCE
WM	EXISTING WATER METER	X	PROPOSED FENCE
WM	PROPOSED WATER METER		EXISTING FLOW LINE
W	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
W	PROPOSED WATER MANHOLE		GRADE BREAK
W	EXISTING WATER BOX	sd	EXISTING STORM DRAIN LINE
WV	EXISTING WATER VALVE	SD	PROPOSED STORM DRAIN LINE
WV	PROPOSED WATER VALVE	RD	ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT	HWL	HIGHWATER LINE
FR	PROPOSED FIRE DEPARTMENT CONNECTION	ss	EXISTING SANITARY SEWER
SWV	EXISTING SECONDARY WATER VALVE	SS	PROPOSED SANITARY SEWER LINE
SWV	PROPOSED SECONDARY WATER VALVE	ss	PROPOSED SAN. SWR. SERVICE LINE
IRR	EXISTING IRRIGATION BOX	ld	EXISTING LAND DRAIN LINE
IRR	EXISTING IRRIGATION VALVE	LD	PROPOSED LAND DRAIN LINE
IRR	PROPOSED IRRIGATION VALVE	LD	PROPOSED LAND DRAIN SERVICE LINE
S	EXISTING SANITARY SEWER MANHOLE	w	EXISTING CULINARY WATER LINE
S	PROPOSED SANITARY SEWER MANHOLE	W	PROPOSED CULINARY WATER LINE
CO	EXISTING SANITARY CLEAN OUT	w	PROPOSED CULINARY WATER SERVICE LINE
D	EXISTING STORM DRAIN CLEAN OUT BOX	sw	EXISTING SECONDARY WATER LINE
D	PROPOSED STORM DRAIN CLEAN OUT BOX	SW	PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX	sw	PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN	irr	EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN	IRR	PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX	ohp	EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX	e	EXISTING ELECTRICAL LINE
CO	EXISTING STORM DRAIN CLEAN OUT	g	EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT	t	EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT	AR	ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
E	EXISTING ELECTRICAL MANHOLE	SF	TEMPORARY SILT FENCE
E	EXISTING ELECTRICAL BOX	LOD	LIMITS OF DISTURBANCE
TR	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
G	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
GV	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
T	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
TRAFFIC	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
CABLE	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
XXXX.XX TBC	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
TBC XXXX.XX	PROPOSED SPOT ELEVATION		EXISTING BUILDING
	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

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HIDDEN CANYON PHASE D PLAT 4 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
2-01-2022
STATE OF UTAH

GENERAL NOTES

PROJECT NUMBER 8739B
PRINT DATE 2/1/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-001

LEHI CITY
Approved Construction Plans
08/16/2022

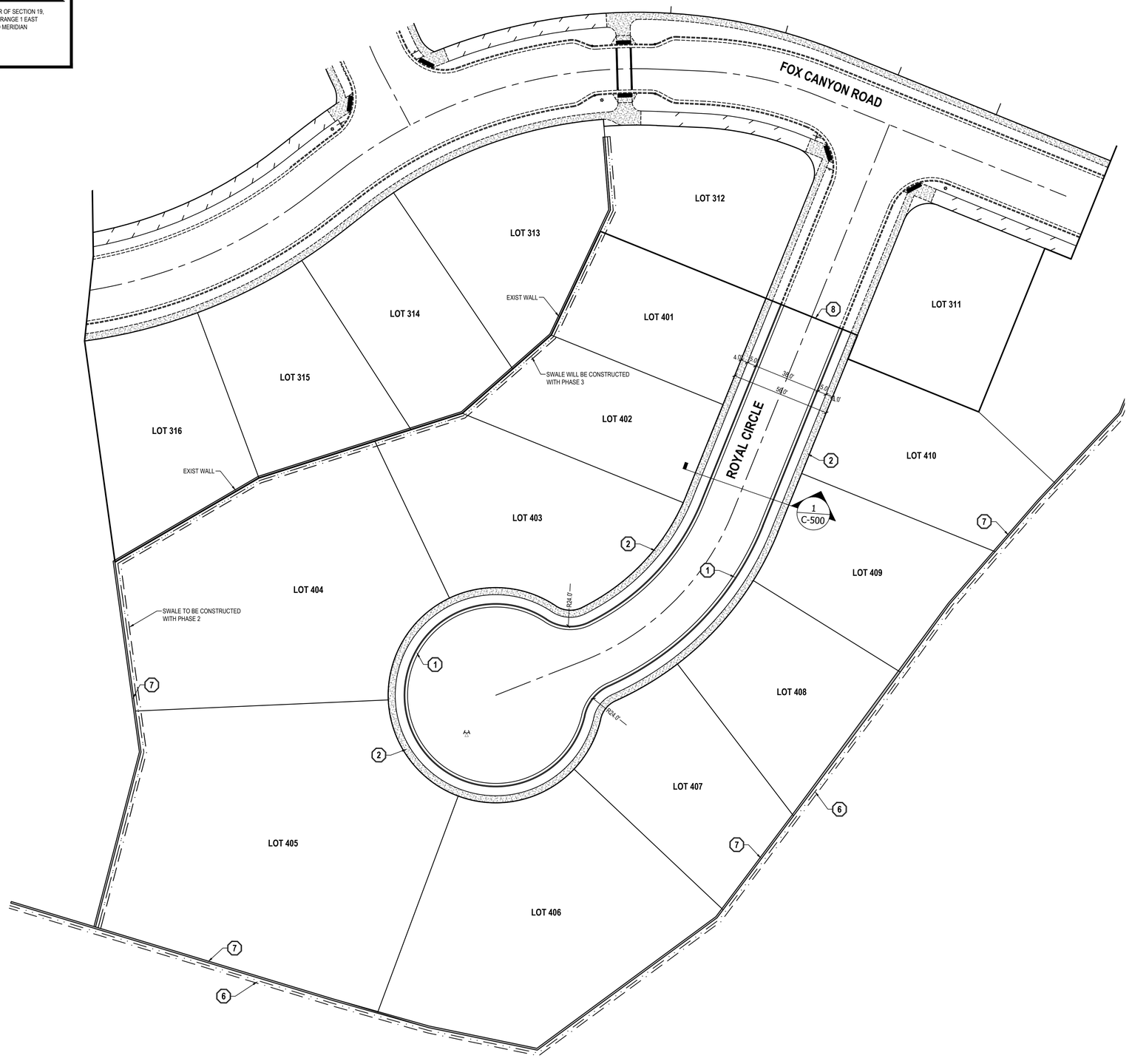
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 24" COLLECTION CURB & GUTTER PER LEHI CITY STDS. SEE SHEET C-501.
2. CONCRETE SIDEWALK PER LEHI CITY STDS. SEE SHEET C-501.
3. ACCESSIBLE RAMP PER LEHI CITY STDS.
4. STREET NAME SIGN PER LEHI CITY STDS.
5. NOT USED.
6. 3' DRAINAGE SWALE PER DETAIL 2/C-500.
7. SEGMENTAL RETAINING WALL. INSTALLED IN PREVIOUS PHASES. SEE GRADING PLAN FOR ELEVATIONS. DESIGN BY OTHERS.
8. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

LEHI CITY

Approved Construction Plans
08/16/2022

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RANDY SMITH
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HIDDEN CANYON PHASE D
PLAT 4 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
2-01-2022
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8739B
PRINT DATE 2/1/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-100

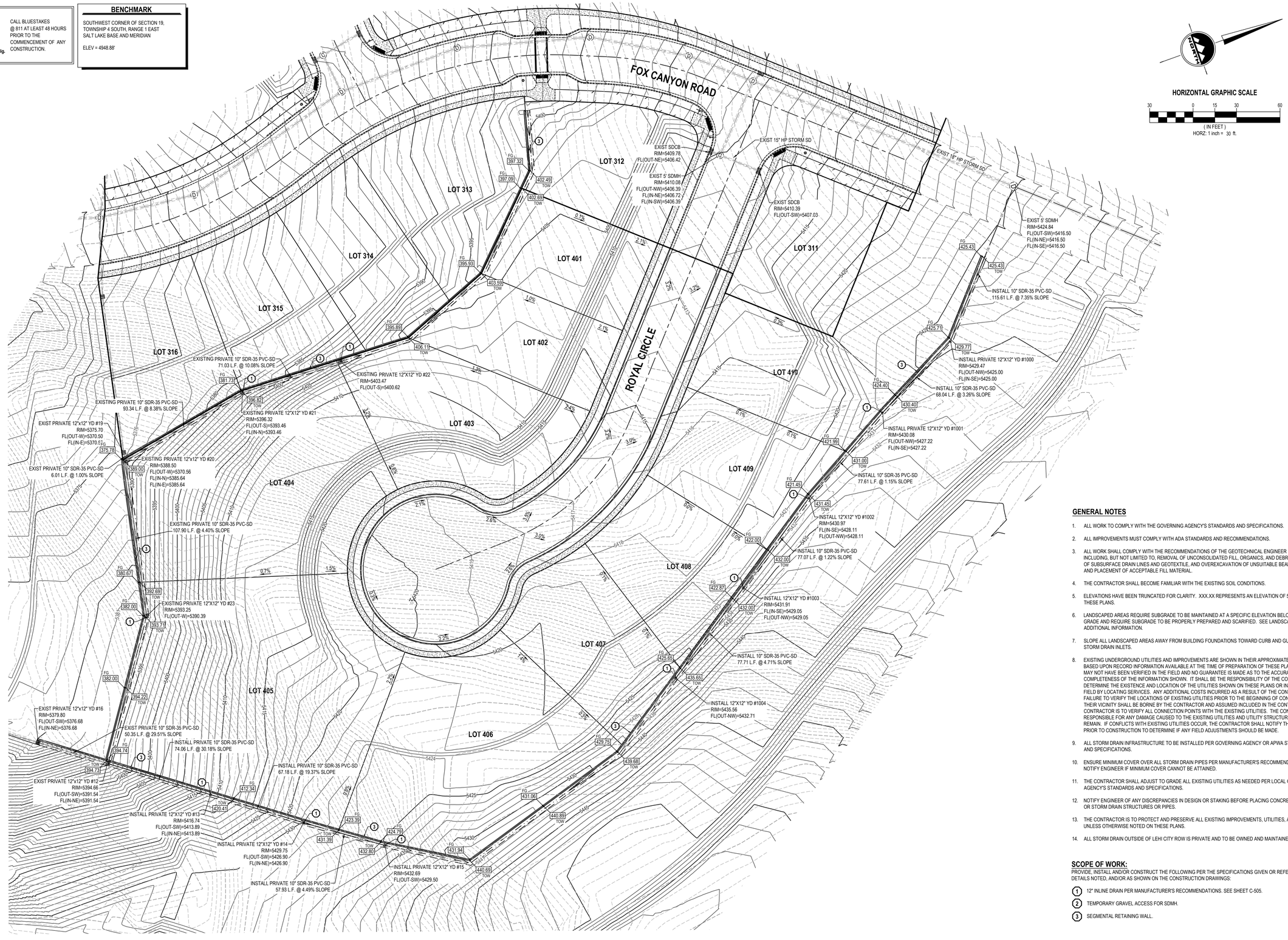
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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXX.XX REPRESENTS AN ELEVATION OF 5XXX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
14. ALL STORM DRAIN OUTSIDE OF LEHI CITY ROW IS PRIVATE AND TO BE OWNED AND MAINTAINED BY THE HOA.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

(1) 12" INLINE DRAIN PER MANUFACTURER'S RECOMMENDATIONS. SEE SHEET C-505.

(2) TEMPORARY GRAVEL ACCESS FOR SDMH.

(3) SEGMENTAL RETAINING WALL.

LEHI CITY

Approved Construction Plans
08/16/2022

ENSIGN
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HIDDEN CANYON PHASE D
PLAT 4 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
2-01-2022
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8739B	2/1/22
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-200

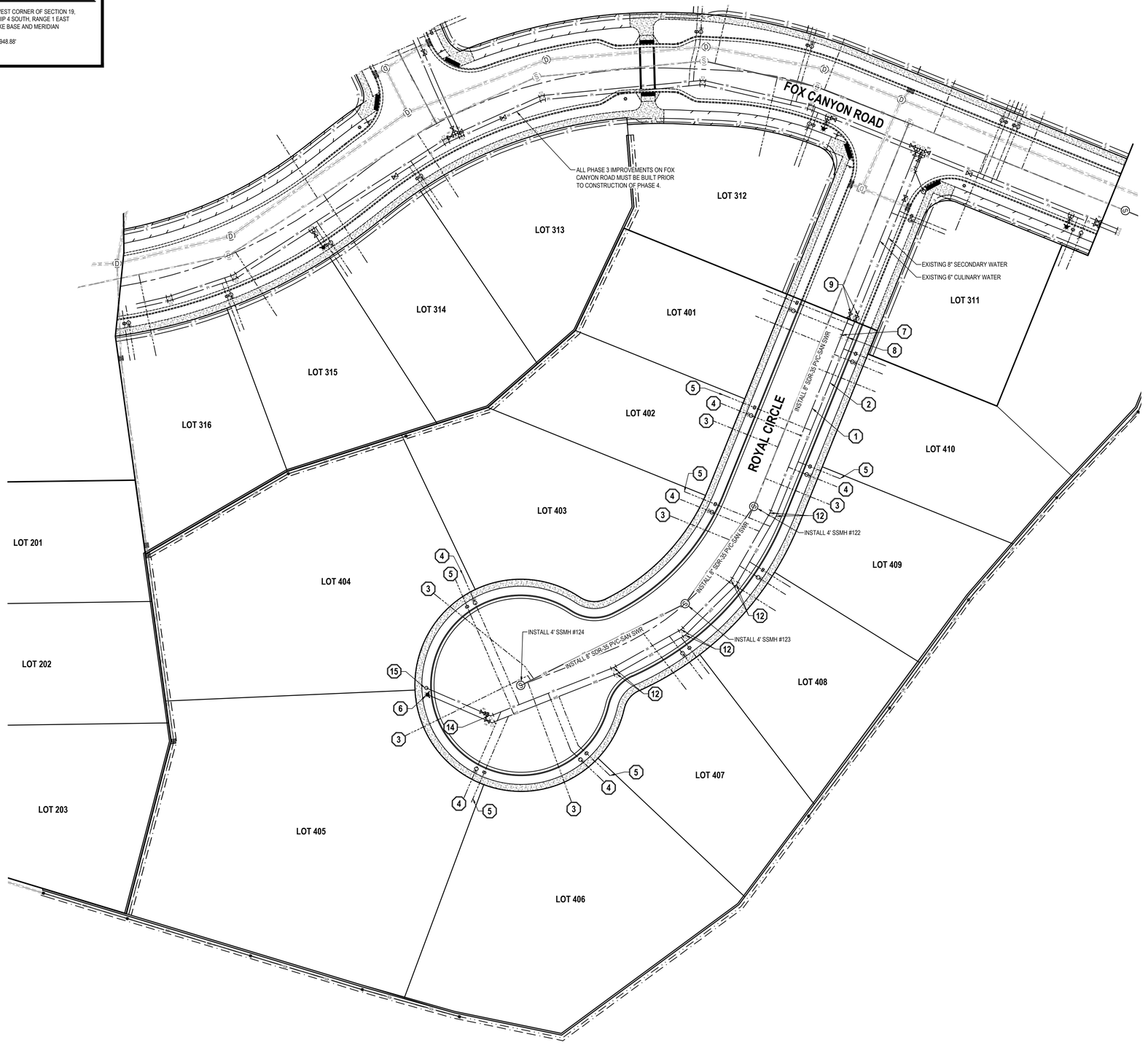
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BENCHMARK

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. ALL MECHANICAL JOINTS WILL REQUIRE A MEGA LUG OF EQUIVALENT JOINT RESTRAINT.
13. ALL LEHI CITY SEWER, WATER AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY STANDARDS.
14. ALL PRESSURIZED IRRIGATION LINES MUST BE CHLORINATED AND PASS BACTERIA TESTS IN THE VIALETTO ZONE.
15. ROADS OVER 5% ARE REQUIRED TO HAVE WHIRLY GIGS ON ALL MANHOLES.
16. ALL ROADWAY AREAS MUST BE FILLED TO SUB-GRADE AND COMPACTED PER LEHI CITY STANDARDS PRIOR TO ANY UTILITIES BEING INSTALLED.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
5. 1" PRESSURIZED IRRIGATION WATER SERVICE WITH METER PER LEHI CITY STANDARDS.
6. FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
7. CONNECT TO EXISTING 6" POTABLE WATER LINE.
8. CONNECT TO EXISTING 8" PRESSURIZED IRRIGATION LINE.
9. CONNECT TO EXISTING WATERLINE WITH CONSTRUCTION VALVE. T- PATCH INTO ROAD APPROX 2 FEET. . SEE DETAIL ON C-501
10. NOT USED
11. NOT USED.
12. 11.25° BEND W/ THRUST BLOCK.
13. NOT USED.
14. INSTALL 6" 45° BEND WITH 6" X 4" REDUCER AND 4" GATE VALVE.
15. INSTALL 4" POTABLE WATER BLOW OFF VALVE PER LEHI CITY STANDARDS AND SPECIFICATIONS.

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

LEHI CITY

Approved Construction Plans
08/16/2022

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HIDDEN CANYON PHASE D
PLAT 4 SUBDIVISION
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
4-25-2022
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER 8739B
PRINT DATE 4/20/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-300

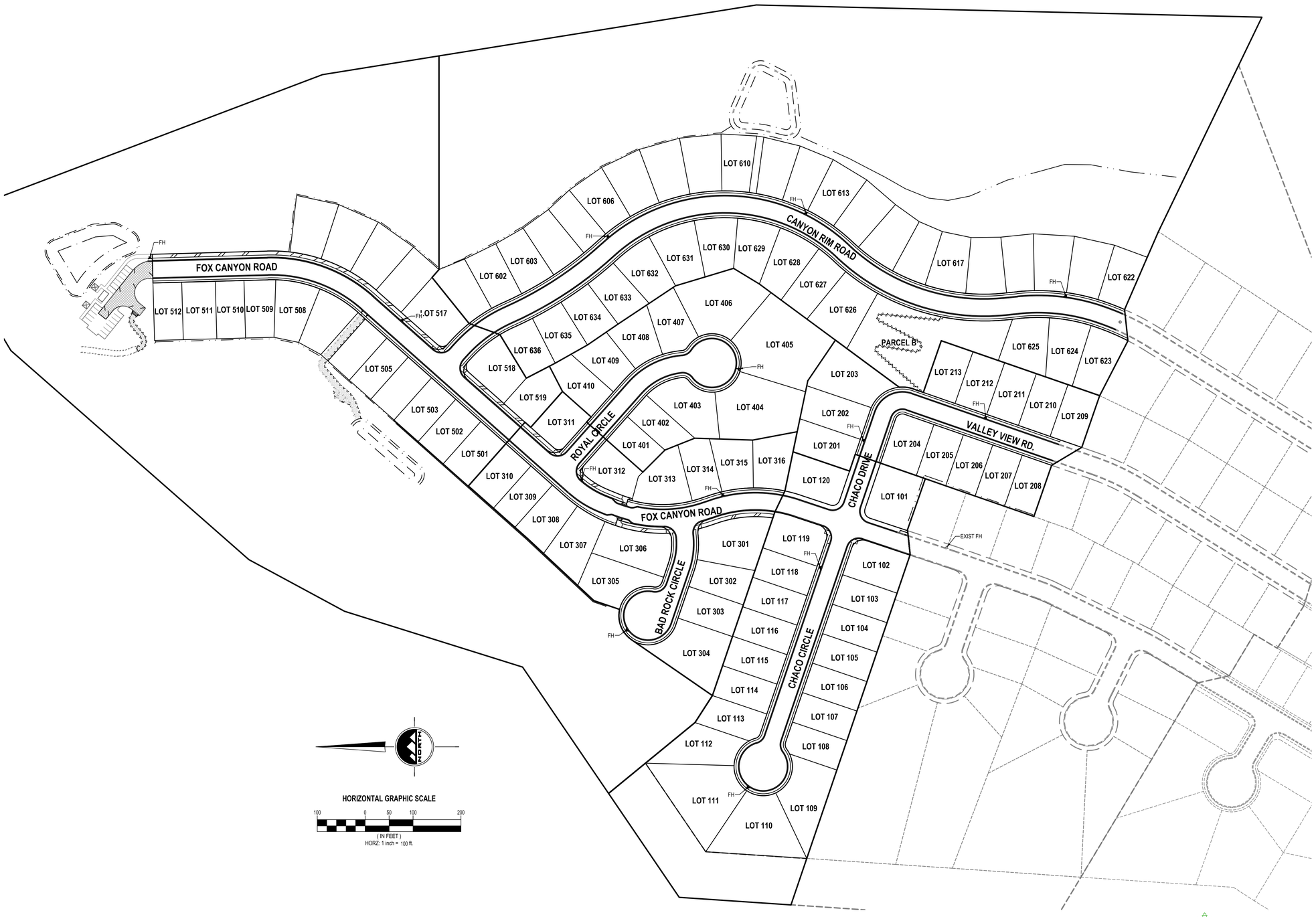
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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

HORZ: 1 inch = 100 ft.

LEHI CITY

Approved Construction Plans
08/16/2022

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HIDDEN CANYON PHASE D
PLAT 4 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
2-01-2022
STATE OF UTAH

OVERALL FIRE HYDRANT PLAN

PROJECT NUMBER	PRINT DATE
8739B	2/1/22
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-301

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BENCHMARK

SOUTHWEST CORNER OF SECTION 19,
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

(1) INLET PROTECTION/STRAW WATTLES PER DETAIL 5/C-504.
(2) SILT FENCE PER DETAIL 5/C-504.
(3) PORTABLE TOILET PER DETAIL 6/C-504.
(4) VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 7/C-504.
(5) SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
(6) SUGGESTED STOCKPILE AREA.

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

LEHI CITY
Approved Construction Plans
08/16/2022

ENSIGN
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HIDDEN CANYON PHASE D PLAT 4 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
2-01-2022
STATE OF UTAH

EROSION CONTROL PLAN

PROJECT NUMBER	PRINT DATE
8739B	2/1/22
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-400

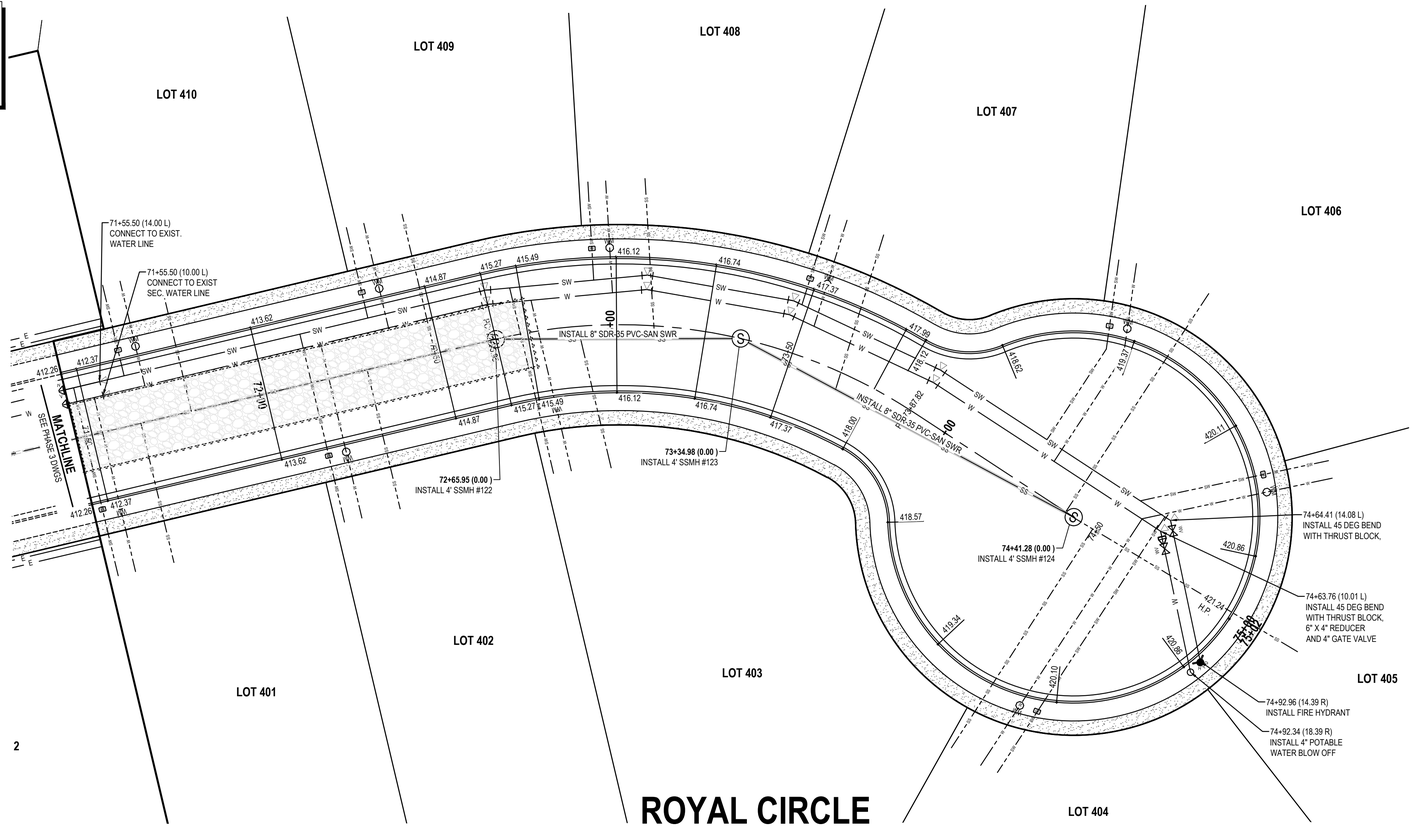
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BENCHMARK

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



NOTES:

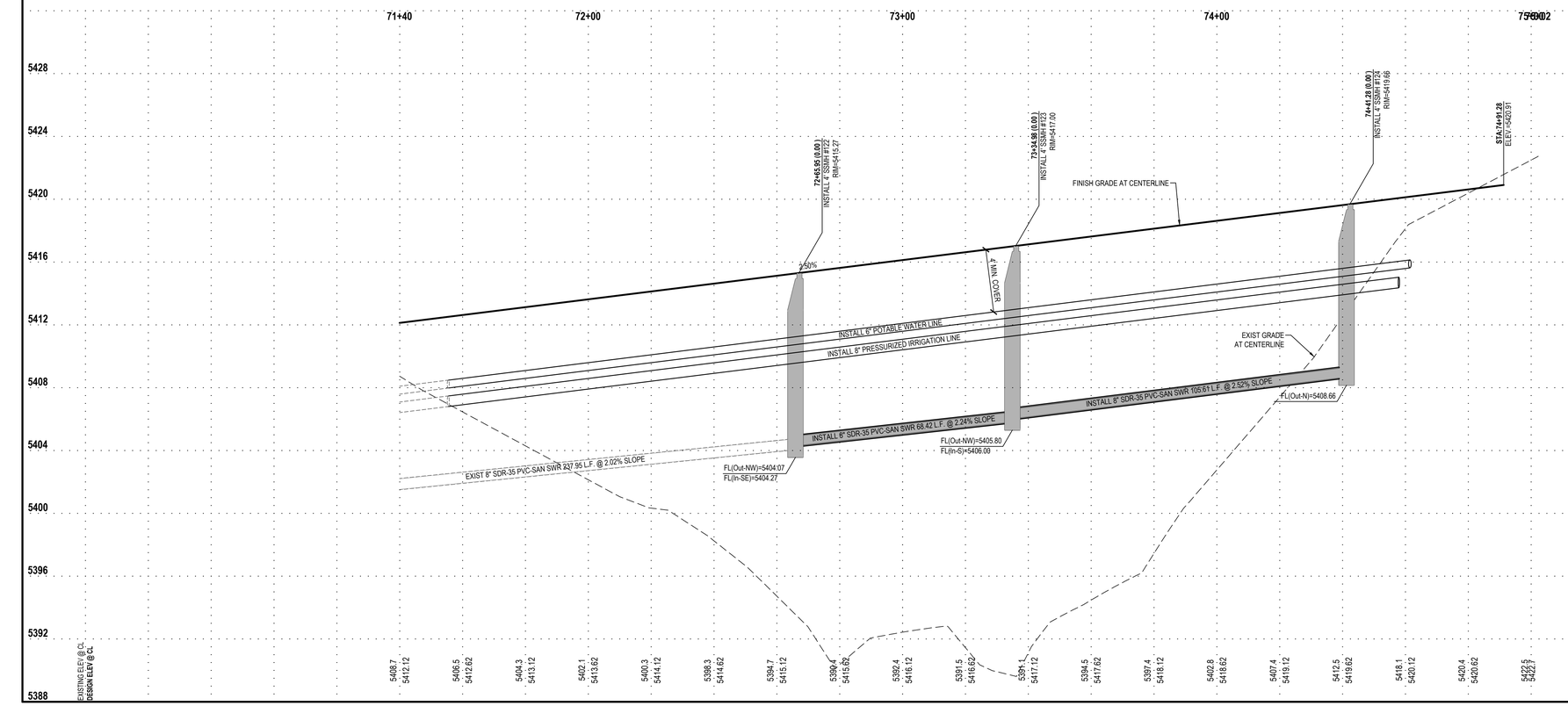
1. ALL ROADWAY AREAS MUST BE FILLED TO SUB-GRADE AND COMPACTED PER LEHI CITY STANDARDS PRIOR TO ANY UTILITY INSTALLATION.
2. INSTALL WHIRLYGIG MANHOLE RISER/COLLAR WITH MANHOLE LIDS ON A GRADE STEEPER THAN 5%.



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.



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PLAT 4 SUBDIVISION
LEHI, UTAH

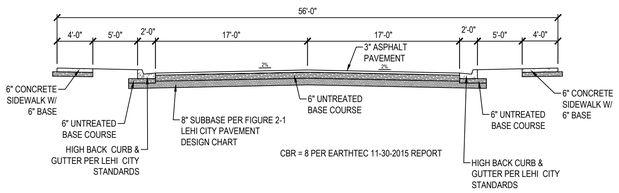
LICENSED PROFESSIONAL ENGINEER
No. 7675711-2202
JARED K. FORD
2-01-2022
STATE OF UTAH

ROYAL CIRCLE
PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
8739B	2/1/22
DRAWN BY	CHECKED BY
PROJECT MANAGER	

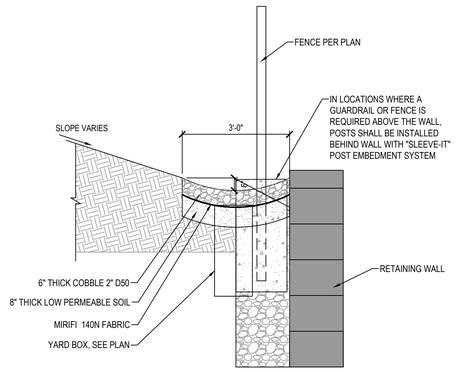
PP-1

LEHI CITY
Approved Construction Plans
08/16/2022



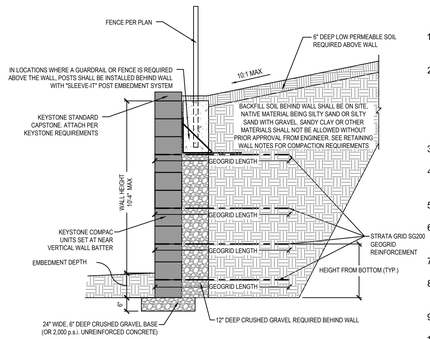
1 56' PUBLIC STREET CROSS SECTION

SCALE: NONE



2 DRAINAGE SWALE

SCALE: NONE

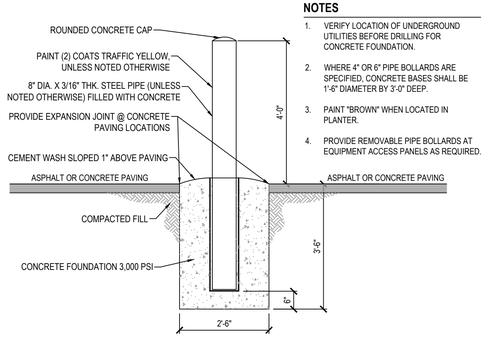


RETAINING WALL NOTES

1. A minimum of 12 inches of free draining crushed gravel needs to be placed behind the wall. Do not use pea gravel or round aggregate in the construction of the wall.
2. Backfill soils shall be on site, native material that is silty sand or silty sand with gravel. Sandy Clay material, or other materials shall not be allowed without approval of engineer prior to use. Soil must be 3" minus and placed in 8 inch lifts and compacted to 95% of modified proctor density as determined in accordance with ASTM D1557. The inplace moisture content shall not exceed the optimum moisture content as determined in accordance with ASTM D1557 and be no lower than 3% below optimum moisture content.
3. Ride-on mechanical compaction equipment should be operated no closer than 3 feet of the back of the wall.
4. Contractor shall provide surface and subsurface drainage, grading, and erosion control during and after wall construction to avoid damage to the wall structure.
5. The owner is responsible for soil testing and inspection quality control during wall construction and earthwork operations.
6. During construction, sweep excess material from top units, at each course. Ensure that each course is completely filled, backfilled and compacted prior to proceeding to next course.
7. Correct orientation (roll direction) of the geogrid shall be verified by the contractor with the strongest direction placed perpendicular to the wall.
8. The geogrid shall be pulled taut to eliminate loose folds and pretension the reinforcement. Stake or secure back edge of geogrid prior to and during backfill and compaction. Geogrid shall be placed side by side with no gaps.
9. Backfill shall be placed from the wall back towards the embankment to ensure that the geogrid remains taut.
10. Tracked construction equipment shall not be operated directly on the geogrid. A minimum backfill thickness of 6" is required prior to operation of tracked vehicles over the geogrid. Turning of tracked vehicles should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.
11. Structural calculations to determine geogrid length to be completed with bldg permit. Contractor will be responsible to obtain permit with South Jordan City.
12. Location of fencing is conceptual. Actual location is to be determined with structural design.

3 KEYSTONE RETAINING WALL SECTION

SCALE: NONE

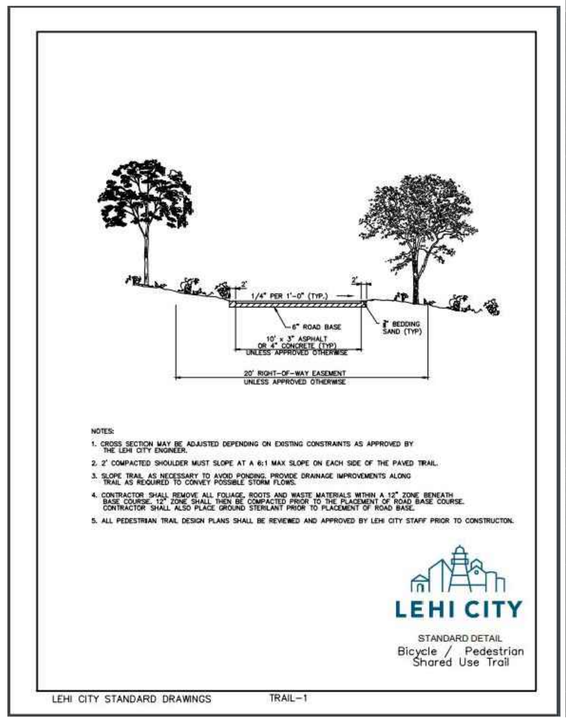


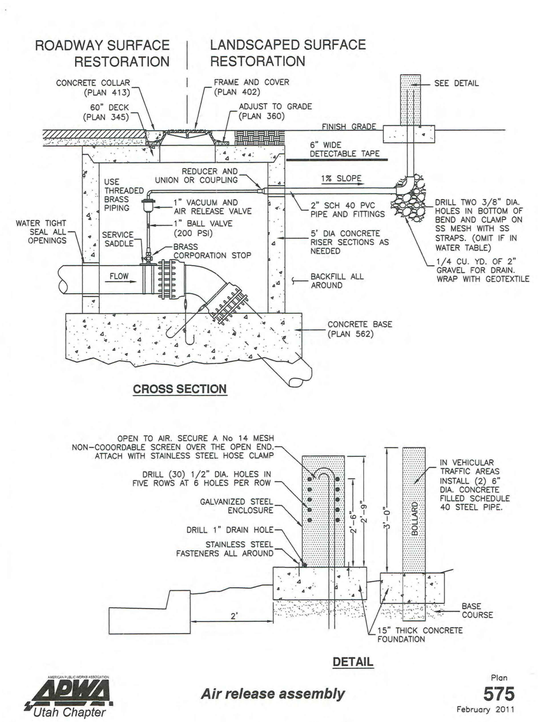
NOTES

1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.
2. WHERE 4" OR 6" PIPE BOLLARDS ARE SPECIFIED, CONCRETE BASES SHALL BE 1'-6" DIAMETER BY 3'-0" DEEP.
3. PAINT "BROWN" WHEN LOCATED IN PLANTER.
4. PROVIDE REMOVABLE PIPE BOLLARDS AT EQUIPMENT ACCESS PANELS AS REQUIRED.

4 BOLLARD

SCALE: NONE





Air release assembly

1. **GENERAL**
   - A. This drawing detail is applicable to water main piping less than 16-inches diameter.
   - B. PCCP, steel, MLAC and other water main pipe materials will require special detail or design drawings. Submit the design and detail drawings and materials to the ENGINEER for review before installation.
   - C. Installation in areas of high ground water or potential for water entering the vent pipe will require a special design to be provided by the ENGINEER.
   - D. Before backfilling around the assembly, secure inspection of installation by ENGINEER.
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.
   - C. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   - D. Concrete: Class 4000, APWA Section 03 30 04.
   - E. Manhole: Riser, ASTM C478.
   - F. Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.
   - G. Small Fittings: Brass. Do not use galvanized materials.
   - H. PVC Pipe and Fittings: Schedule 40, APWA Section 33 05 07.
   - I. Water Tight Wall Seal: Waterproof, compressible.
3. **EXECUTION**
   - A. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - B. Apply tape wrap to the exterior of all buried steel pipe per AWWA C209.
   - C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   - D. Service saddle is required on all PVC and AC pipe taps unless specified otherwise. Ductile iron and cast iron pipe may be direct tapped.
   - E. Seal manhole joints water-tight and ground flush with interior wall.
   - F. Follow applicable AWWA and NSF standards when connecting piping.
   - G. If diameter of air relief valve is greater than 2-inches, provide piping to match its diameter from water main connection to open to air.

575

Approved Construction Plans 08/16/2022

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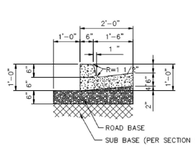
HIDDEN CANYON PHASE D
PLAT 4 SUBDIVISION
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675711-2202
JARED K. FORD
2-01-2022
STATE OF UTAH

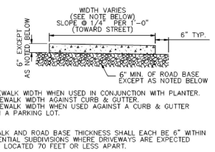
DETAILS

PROJECT NUMBER 8739B
PRINT DATE 2/1/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-500



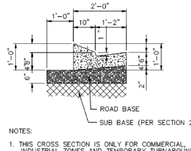
HIGH BACK CURB & GUTTER

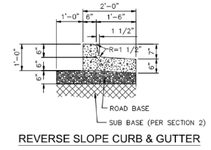


NOTES:

1. 4' SIDEWALK WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

SIDEWALK



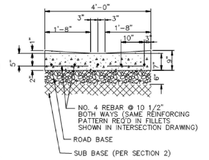


REVERSE SLOPE CURB & GUTTER

NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER
3. THE USE OF THIS CROSS SECTION IS SUBJECT TO THE REQUIREMENTS OF THE A.A.S.H.T.O. ROADSIDE DESIGN GUIDE WITH RESPECT TO A CLEAR VIEW ZONE.

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



4' DRAIN GUTTER

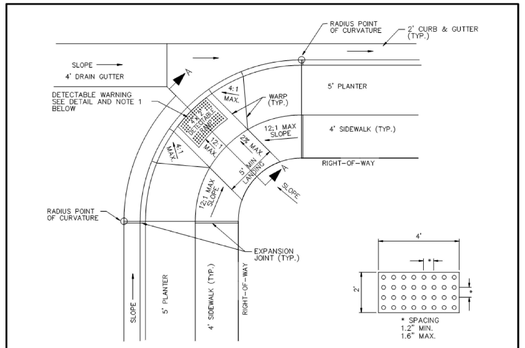
GENERAL NOTES:

1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS ALONG SIDEWALK SECTIONS SHOULD BE PLACED AT INTERVALS MATCHING THE SIDEWALK WIDTH, EXCEPT WITH VERY WIDE CONCRETE SECTIONS WHERE CONTRACTION JOINT SPACING SHALL NOT EXCEED 2 TIMES THE SLAB THICKNESS IN FEET, FOR EXAMPLE, THE MAXIMUM JOINT SPACING FOR A 4" THICK CONCRETE SLAB WOULD BE 8 FEET.
4. WHEN CURB, GUTTER OR SIDEWALK MUST BE REMOVED & REPLACED, FOLLOW WRITTEN GUIDELINES IN SECTION 5.

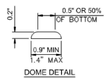
CURB, GUTTER AND SIDEWALK

LEHI CITY STANDARD DRAWINGS ROAD-5

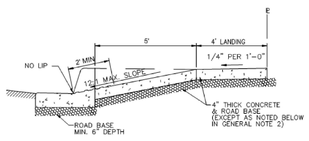
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DETECTABLE RAMP DETAIL



DOME DETAIL



SECTION A-A

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

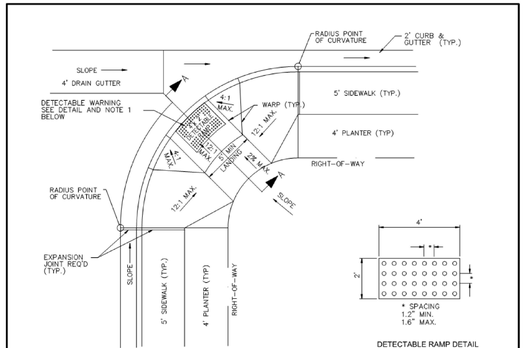
GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

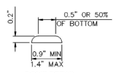
ADA RAMP
PLANTER STRIP
(AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD-6

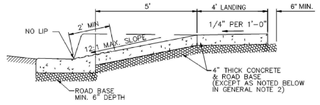
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DETECTABLE RAMP DETAIL



DOME DETAIL



SECTION A-A

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

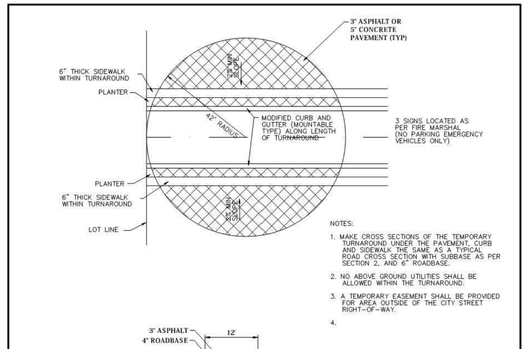
GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

ADA RAMP COMBINATION
CURB, GUTTER & SIDEWALK
(AT INTERSECTION)

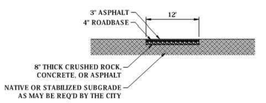
LEHI CITY STANDARD DRAWINGS ROAD-7

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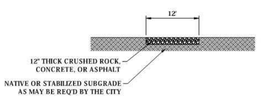


NOTES:

1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4.



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE

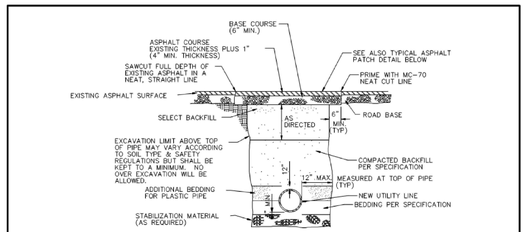


ALL WEATHER ACCESS

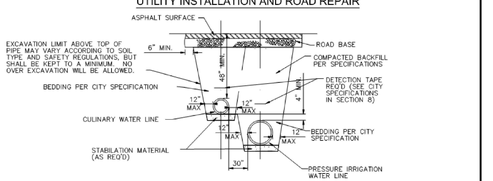
LEHI CITY
TEMPORARY
TURNAROUND
AND ACCESS ROADS

LEHI CITY STANDARD DRAWINGS ROAD-14

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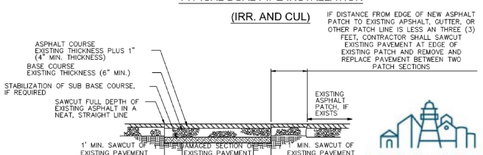


UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)



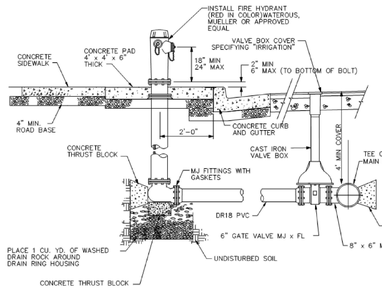
IF DISTANCE FROM EDGE OF NEW ASPHALT PATCH TO EXISTING APSHALT, GUTTER, OR OTHER PATCH LINE IS LESS AN THREE (3) FEET, CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT EDGE OF EXISTING PATCH AND REMOVE AND REPLACE PAVEMENT BETWEEN TWO PATCH SECTIONS

TYPICAL ASPHALT PATCH DETAIL

STANDARD DETAIL
UTILITY TRENCHING

LEHI CITY STANDARD DRAWINGS WATER-1

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FIRE HYDRANT WITH VALVE

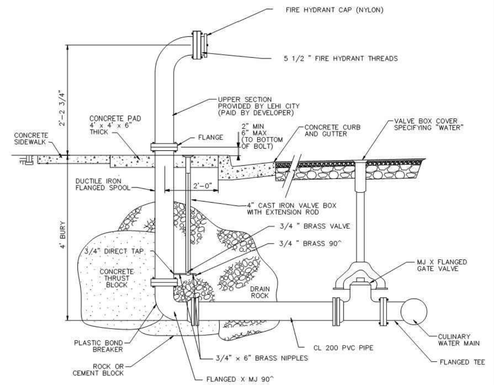
NOTES:

1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.

STANDARD DETAIL
FIRE HYDRANT

LEHI CITY STANDARD DRAWINGS WATER-2

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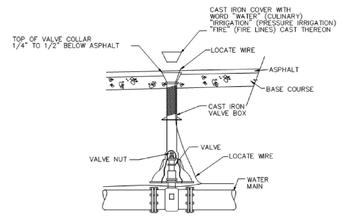
NOTE:

1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE BLOW-OFF TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL BLOW-OFFS.
5. BLOWOFF TOP, ADAPTOR, AND CAP TO BE SUPPLIED BY LEHI CITY WATER DEPARTMENT.

STANDARD DETAIL
BLOW-OFF

LEHI CITY STANDARD DRAWINGS WATER-3

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-3



NOTES:

1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 12" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

STANDARD DETAIL
VALVE BOX

LEHI CITY STANDARD DRAWINGS WATER-4

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Approved Construction Plans
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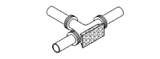
HIDDEN CANYON PHASE D
PLAT 4 SUBDIVISION
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
2-01-2022
STATE OF UTAH

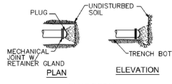
LEHI CITY
DETAILS

PROJECT NUMBER 8739B
PRINT DATE 2/1/22
DRAWN BY
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PROJECT MANAGER

C-501



THRUST BLOCK TYPICAL



PLUG DETAIL

SIZE	BENDS 30°	45°	22 1/2°	11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/CROSS W/ BRANCH PLUGGED	CROSS W/CROSS W/ BRANCH PLUGGED
3	1.0	1.6	0.3	0	0.7		0.5	0.7	0.7
4	1.8	1.0	0.5	0	1.3		0.9	1.3	1.3
6	4.0	2.3	1.1	0	2.9		1.7	2.9	2.9
8	7.1	4.1	2.0	1.0	5.0		2.5	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.4	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	5.5	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.9		102.0	102.0	102.0

SPECIAL DESIGN

* SIZE IS BRANCH SIZE

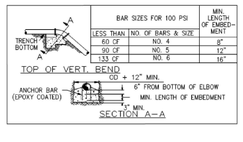
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING



FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.



SIZE	BENDS 45°	22 1/2°	11 1/2°
3	3.7	1.9	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	26.0	13.9	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.8
14	79.5	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.4
20		83.0	41.0
21			45.5
22	SPECIAL DESIGN REQUIRED		50.0
24			59.5
30			
36			

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE}}{100}$

TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

NOTES:

1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK.
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.

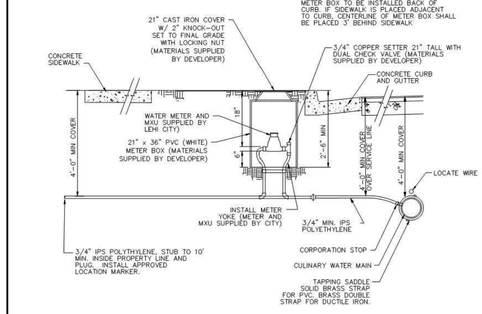
LEHI CITY

STANDARD DETAIL

THRUST BLOCKING

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-5

LEHI CITY STANDARD DRAWINGS WATER-5



GENERAL NOTES:

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.

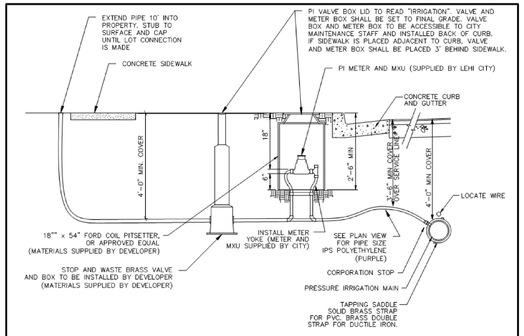
LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-6

LEHI CITY STANDARD DRAWINGS WATER-6



GENERAL NOTES:

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL PRESSURE IRRIGATION METER'S SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. PRESSURE IRRIGATION METER'S SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.

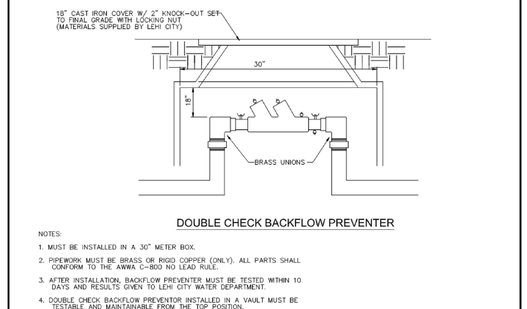
LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-8

LEHI CITY STANDARD DRAWINGS WATER-8



NOTES:

1. MUST BE INSTALLED IN A 30" METER BOX.
2. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
3. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.
4. DOUBLE CHECK BACKFLOW PREVENTOR INSTALLED IN A VAULT MUST BE TESTABLE AND MAINTAINABLE FROM THE TOP POSITION.

NOTES:

1. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
2. HEAT SOURCE DESIGNED TO PROTECT BACKFLOW PREVENT TO -30 F MUST BE INSTALLED WITHIN HEATED ENCLOSURE.
3. HEATED ENCLOSURE MUST BE INSTALLED AND ANCHORED TO PAD.
4. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.

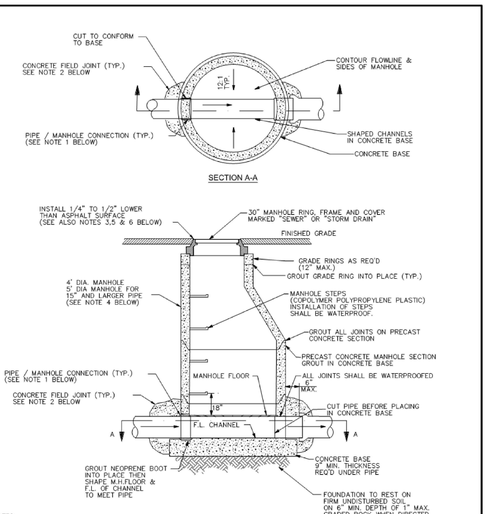
LEHI CITY

STANDARD DETAIL

BACKFLOW PREVENTION

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-13

LEHI CITY STANDARD DRAWINGS WATER-13



NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

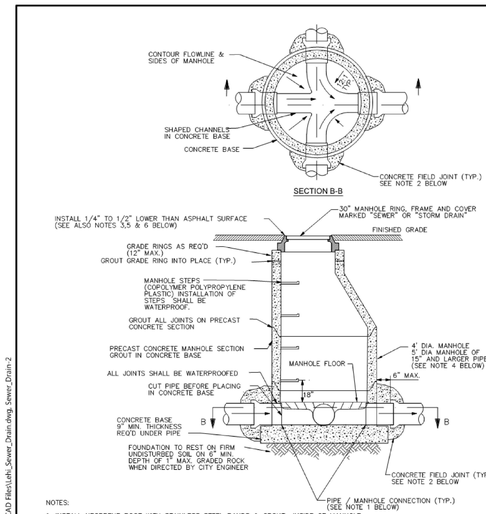
LEHI CITY

STANDARD DETAIL

LINE MANHOLE (SEWER AND STORM DRAIN)

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-1

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1



NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

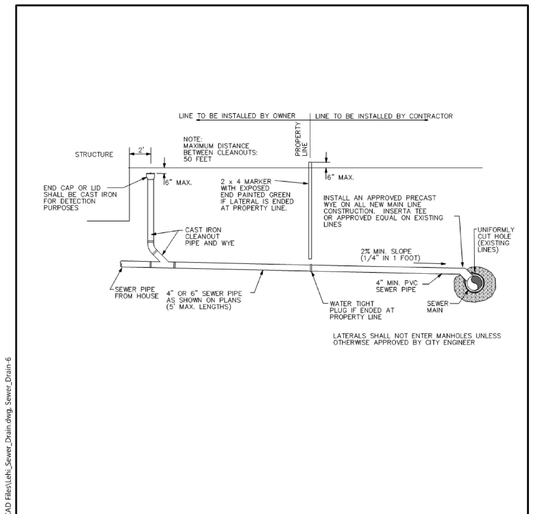
LEHI CITY

STANDARD DETAIL

JUNCTION MANHOLE (SEWER AND STORM DRAIN)

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-2

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-2



LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

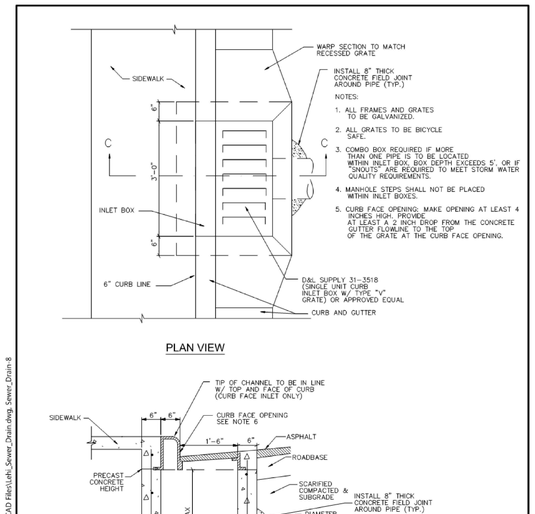
LEHI CITY

STANDARD DETAIL

SEWER LATERAL DETAIL

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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6



LEHI CITY

STANDARD DETAIL

INLET BOX

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-8

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8

LEHI CITY

Approved Construction Plans
08/16/2022

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER UT. 84020
CONTACT:
RANDY SMITH
PHONE: 801-441-8190

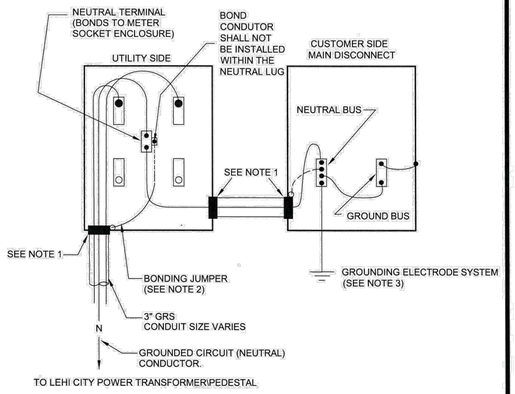
HIDDEN CANYON PHASE D
PLAT 4 SUBDIVISION
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
2-01-2022
STATE OF UTAH

LEHI CITY DETAILS

PROJECT NUMBER 8739B
PRINT DATE 2/1/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-502



NOTES:

1. THE METAL CONDUIT RACEWAY SHALL BE BONDED TO THE NEUTRAL CONDUCTOR BY THE USE OF A GROUNDING BUSHING (WITH BONDING JUMPER), BONDING LOCKNUTS, THREADED CONDUIT HUB, OR OTHER AS APPROVED BY LEHI CITY INSPECTION DEPARTMENT.
2. WHEN A GROUNDING BUSHING IS USED, A BONDING JUMPER SHALL BE INSTALLED TO CONNECT WITH THE NEUTRAL GROUNDING TERMINAL AS REQUIRED BY LEHI CITY INSPECTION DEPARTMENT. SEE NEC TABLE 250-66 FOR BONDING JUMPER SIZES.
3. THE GROUNDING ELECTRODE SYSTEM (CONSISTING OF METAL WATER PIPES, METAL BUILDING FRAME, CONCRETE ENCASED ELECTRODE, GROUND RING, DRIVEN GROUND RODS, ETC.) SHALL BE BONDED TO THE NEUTRAL CONDUCTOR AND INSTALLED AS REQUIRED BY LEHI CITY INSPECTION DEPARTMENT. CONCRETE ENCASED ELECTRODE SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION.

DRAWING: LPRS_DWG.IN.M 2016

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

GROUNDING & BONDING FOR 100 & 200 AMP SERVICES UP TO 480 VOLTS

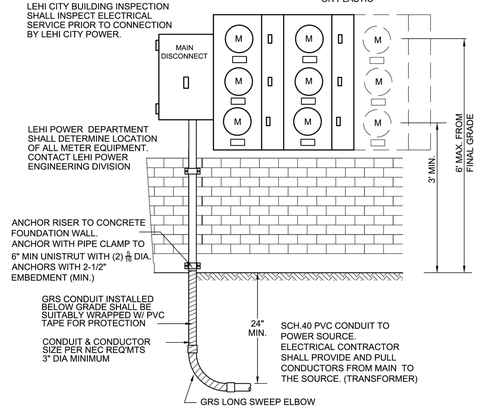
RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG:	2.1
REV.	16.00
BY:	GWK
DATE:	6/6/16

ALL NON-CURRENT CARRYING METALLIC PARTS TO BE BONDED TO NEUTRAL AND EFFECTIVELY GROUNDED -SEE DRAWING 2.1 FOR TYPICAL GROUNDING AND BONDING DETAILS.

LEHI CITY BUILDING INSPECTION SHALL INSPECT ELECTRICAL SERVICE PRIOR TO CONNECTION BY LEHI CITY POWER.

LABEL EACH METER WITH UNIT # ENGRAVED METAL OR PLASTIC



NOTES:

1. OWNER/BUILDER SHALL PROVIDE AND INSTALL CONDUIT AND CONDUCTOR FROM THE TRANSFORMER TO THE LINE SIDE OF THE METER SOCKET.
2. OWNER SHALL MAINTAIN CONDUIT AND CONDUCTOR FROM TRANSFORMER TO METER.
3. CONDUIT CLAMP(S) MUST BE ABOVE GROUND.
4. INSPECTION REQUIRED PRIOR TO BACKFILL OF TRENCH.
5. INSPECTION REQUIRED PRIOR TO PERMANENT POWER CONNECTION.

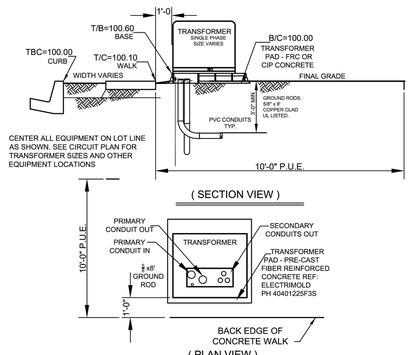
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

MULTI-METER INSTALLATION UNDERGROUND SERVICE

200 AMP & GREATER, SELF CONTAINED METERING

DWG:	3.3
REV.	17.00
BY:	GWK
DATE:	3/28/16



NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, GROUND RODS, EQUIPMENT AND BASES AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. TRANSFORMER BASES SHALL BE PROVIDED AND INSTALLED BY DEVELOPER/CONTRACTOR. TRANSFORMER BASES SHALL BE PRE-CAST FIBER REINFORCED CONCRETE. (ELECTRIMOLD 40401225F3S) OR EQUAL AS APPROVED IN WRITING BY LEHI POWER ENGINEERING.
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. CONTRACTOR SHALL PLACE BASES ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY EXTEND BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT.
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

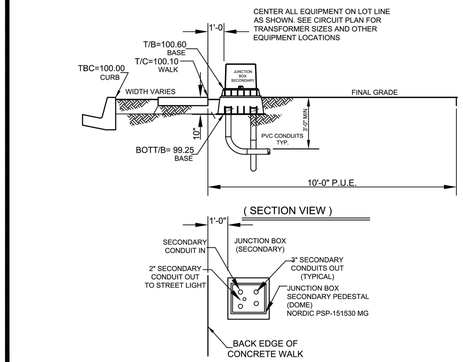
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

TRANSFORMER SINGLE PHASE

(LOCATIONS IN THE P.U.E.)

DWG:	5.1.1
REV.	17.00
BY:	GWK
DATE:	3/10/17



NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, GROUND RODS, EQUIPMENT AND BASES AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. SECONDARY JUNCTION BOXES SHALL BE PROVIDED AND INSTALLED BY DEVELOPER/CONTRACTOR
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE, PULL & TERMINATE CONDUCTORS
6. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

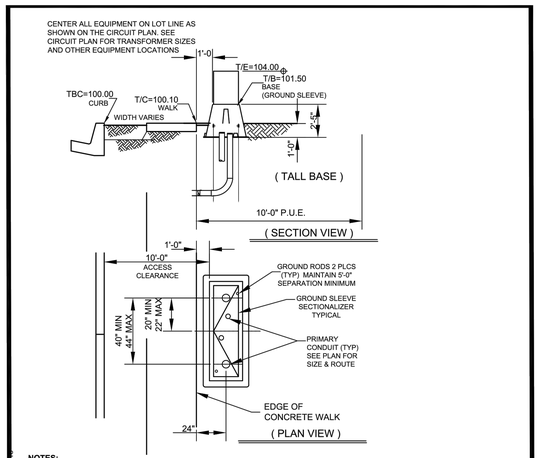
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

SECONDARY JUNCTION BOX (SECONDARY PEDESTAL)

(LOCATIONS IN THE P.U.E.)

DWG:	5.1.2
REV.	17.00
BY:	GWK
DATE:	3/10/17



NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
5. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
6. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
7. EQUIPMENT BASE SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES
8. CONDUIT AND EQUIPMENT BASES SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

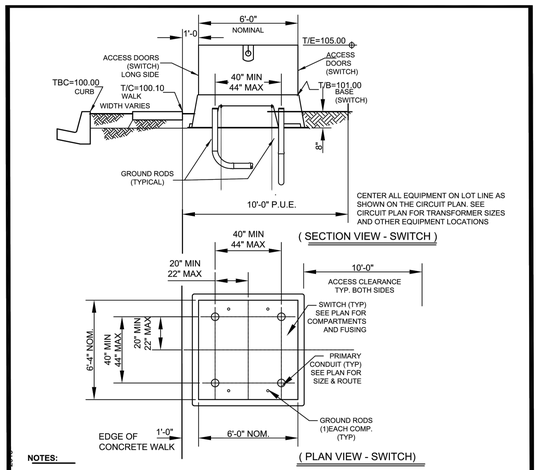
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

GROUND SLEEVE/ SECTIONALIZER

(TYPICAL LOCATION IN THE P.U.E.)

DWG:	5.2.1
REV.	17.00
BY:	GWK
DATE:	3/27/17



NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
5. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
6. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
7. EQUIPMENT BASE SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES
8. CONDUIT AND EQUIPMENT BASES SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

PME SWITCHGEAR

(LOCATIONS IN THE P.U.E.)

DWG:	5.2.2
REV.	17.00
BY:	GWK
DATE:	01/9/16

LIMWWNS: LPMS_DWG.IN.S 2017

TRENCHING REQUIREMENTS

THE DEVELOPER SHALL PROVIDE TRENCHING FOR REQUIRED CONDUIT SYSTEMS AND INSTALL CONDUITS IN ACCORDANCE WITH POWER DEPARTMENT STANDARDS.

ALL TRENCHING SHALL CONFORM TO OSHA (CFR 29) REQUIREMENTS. TRENCHES SHALL BE 18" MINIMIM WIDTH, EXCEPT FOR RESIDENTIAL SERVICE TRENCH MAY BE 12" WIDTH. TRENCH DEPTH VARIES BASED ON THE CONDUIT SIZE AND QUANTITY. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROJECT SAFETY COMPLIANCE.

TRENCHING FOR ELECTICAL POWER CONDUITS SHALL BE LOCATED IN PUBLIC UTILITY EASEMENT PROVIDED BY THE OWNER DEVELOPER, TYPICALLY 10 FEET FROM THE BACK OF WALK. CONDUITS SHALL BE PLACED, BEDDED AND MARKED WITH APPROVED RED WARNING TAPE AS SHOWN IN THE TRENCHING SECTION/DETAIL. CONDUIT MINIMUM DEPTH IS MEASURED FROM TOP OF CONDUIT TO FINISHED GRADE; 1 FOOT DEPTH PER 1 INCH OF NOMINAL CONDUIT DIAMETER.

ALL BACKFILL MATERIAL SHALL BE COMPACTED. IN AREAS OF THE TRENCH WHERE THERE IS NO EQUIPMENT, PAVING OR OTHER STRUCTURAL REQUIREMENT, THE NATIVE MATERIAL MAY BE USED AS BACK-FILL, PROVIDED IT HAS NO COBBLES,CONSTRUCTION WASTE OR OTHER REFUSE OR DELETERIOUS MATERALS. EXCAVATED AREAS THAT SUPPORT ELECTRICAL EQUIPMENT, PAVEMENTS, WALKS, ETC. SHALL BE BACKFILLED WITH COMPACTED STRUCTURAL FILL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASHTO T-99.

JOINT TRENCH USE: JOINT USE OF THE TRENCH WITH OTHER UTILITIES IS TYPICALLY NOT ALLOWED. HOWEVER, JOINT USE OF THE POWER TRENCH FOR COMMUNICATIONS IS APPROVED FOR AREAS OF NEW CONSTRUCTION IF ADEQUATE VERTICAL AND HORIZONTAL CLEARANCE CAN BE ACHIEVED. A SEPARATE TRENCH IS REQUIRED FOR NON-ELECTRIC UTILITIES SUCH AS GAS, SEWER, AND WATER.

UTAH LAW SECTION 54-8A-1 THROUGH 54-8-A-11 REQUIRES THAT BLUE STAKES ONE-CALL LOCATION CENTER BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION.

CONDUIT REQUIREMENTS

ALL CONDUIT SHALL BE SCHEDULE 40 PVC GREY FOR ELECTRICAL USE. ELBOW (90 DEGREE) FITTINGS AND OTHER DIRECTIONAL CHANGE FITTINGS (45 OR 22.5 DEGREE) FOR CONDUITS 4" AND 6" DIAMETER SHALL BE GALVANIZED RIGID STEEL (GRS) WRAPPED WITH PVC CORROSION TAPE AND SHALL HAVE A LONG SWEEP RADIUS OF 36 INCHES. VERTICAL ELBOWS SHALL HAVE CONCRETE OR FLOWABLE FILL ON THE INSIDE OF THE RADIUS NOT TO OBSTRUCT JOINTS SO AS TO IMPROVE RESISTANCE TO FORCES GENERATED WHEN PULLING ELECTRICAL CABLES. FOR CONDUITS 3" AND 2" DIAMETER, PVC SCHEDULE 40 FITTINGS ARE ACCEPTABLE. ALL BENDS MUST BE LONG SWEEP WITH RADIUS OF 36 INCHES. ALL CONDUITS SHALL BE TERMINATED WITH PVC BUSHINGS

CONDUIT SHALL BE PLACED STRAIGHT AND TRUE. CONTRACTOR SHALL KEEP THE INTERIOR OF THE CONDUIT CLEAN AND FREE OF DIRT ROCKS AND DEBRIS. PLUGGED, BROKEN, OR OTHERWISE UNSUITABLE CONDUITS SHALL BE REPLACED AT THE DEVELOPERS EXPENSE. CONDUIT ENDS SHALL BE CAPPED OR TAPED. CONDUIT STUBBED SHALL BE CAPPED AND SUITABLY MARKED AT THE GROUND SURFACE.

TRENCHING AND POWER CONDUIT PLACEMENT SHALL BE DONE AFTER THE CURB AND SIDEWALK IS IN PLACE TO ASSURE PROPER ALIGNMENT IN THE PUE AND VERTICAL LOCATION OF EQUIPMENT. IN THE EVENT THAT CONDUIT MUST BE PLACED PRIOR TO CURB AND SIDEWALK THE DEVELOPER IS RESPONSIBLE FOR CORRECT PLACEMENT. ANY CONDUIT WITH INADEQUATE COVER, OR EQUIPMENT MISPLACED IN ELEVATION OR ALIGNMENT SHALL BE REPLACED AT THE DEVELOPERS EXPENSE. LEHI POWER REQUIRES A SINGLE 2" DIAMETER CONDUIT TO ACCOMPANY ALL POWER CONDUIT RUNS.

DIRECTIONAL BORING MAY BE USED AT SUITABLE LOCATIONS WHERE EXCAVATION IS NOT POSSIBLE, PROBLEMATIC, OR ECONOMICALLY INFEASIBLE. BORING CONDUIT SHALL BE HDPE TYPE SDR-17. BORING CONDUIT SHALL BE "STRAIGHT STICK" WELDED SEAM WITH THE INSIDE SEAM REAMED TO PROVIDE A SMOOTH AND CONSISTENT INSIDE DIAMETER.

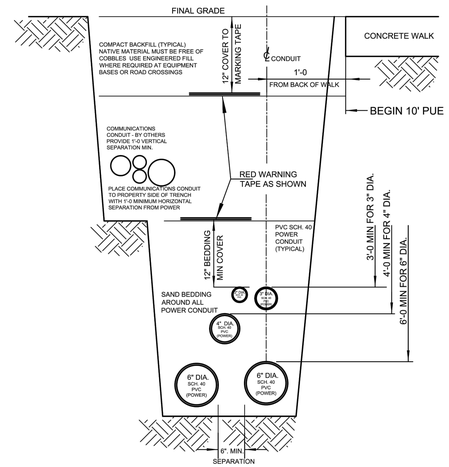
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

ELECTRICAL TRENCH & CONDUIT NOTES

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG:	5.3
REV.	17.00
BY:	GWK
DATE:	01/5/17



NOTES:

1. BEDDING & BACKFILL MATERIAL MUST BE APPROVED BY LEHI POWER
2. INSPECTION REQUIRED PRIOR TO BACKFILL COMPACTION TESTING REQUIRED.
3. SERVICE LATERAL DEPTH 24" MINIMUM.
4. PROVIDE BEDDING ON ALL CONDUIT SURFACES AND 6" SEPARATION BETWEEN POWER CONDUITS
5. PROVIDE DEPTH OF 1 FOOT TO TOP OF CONDUIT FOR EVERY 1 INCH OF NOMINAL DIAMETER

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

POWER TRENCH & JOINT USE TRENCH DETAIL

RESIDENTIAL & COMMERCIAL SUBDIVISION

DWG:	5.4
REV.	17.00
BY:	GWK
DATE:	01/5/17

ENSIGN
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HIDDEN CANYON PHASE D
PLAT 4 SUBDIVISION
LEHI, UTAH

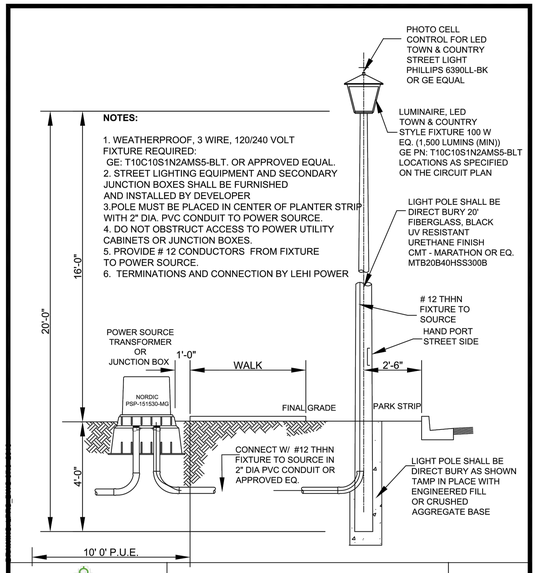
LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
2-01-2022
STATE OF UTAH

LEHI CITY DETAILS

PROJECT NUMBER	PRINT DATE
8739B	2/11/22
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-503

Approved Construction Plans
08/16/2022
LEHI CITY



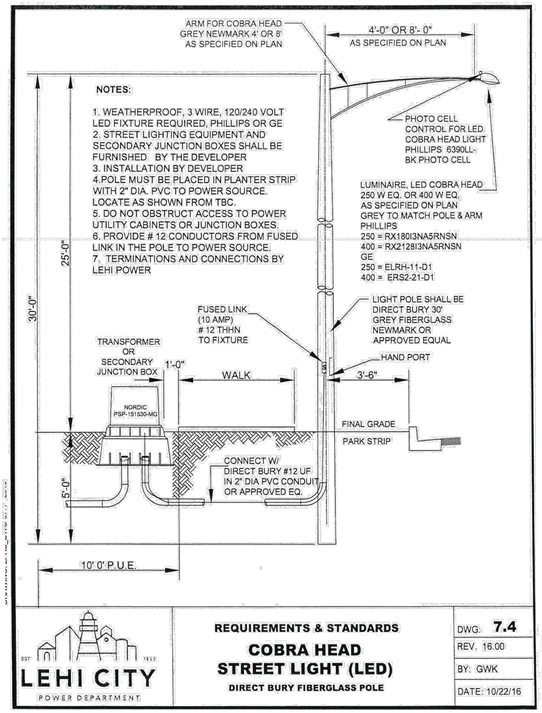
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)

DIRECT BURY FIBERGLASS POLE

DWG: **7.3**
REV. 17.00
BY: GWK
DATE: 3/16/17



LEHI CITY POWER DEPARTMENT

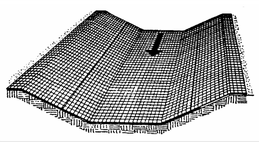
REQUIREMENTS & STANDARDS

COBRA HEAD STREET LIGHT (LED)

DIRECT BURY FIBERGLASS POLE

DWG: **7.4**
REV. 16.00
BY: GWK
DATE: 10/22/16

BMP: Erosion Control Blankets — ECB



Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Erosion control blankets are used in place of mulch on areas of high velocity runoff and/or steep grade, to aid in controlling erosion on critical areas by protecting young vegetation.

APPLICATIONS:
- Where vegetation is likely to grow too slowly to provide adequate cover.
- In areas subject to high winds where mulch would not be effective.

INSTALLATION/APPLICATION CRITERIA:
- Install erosion control blankets parallel to the direction of the slope.
- In ditches, apply in direction of the flow.
- Place erosion control blankets loosely on soil - do not stretch.
- Ends of blankets should be buried no less than six inches deep.
- Staple the edges of the blanket at least every three feet.

LIMITATIONS:
- Not recommended in areas which are still under construction.

MAINTENANCE:
- Check for erosion and undermining periodically, particularly after rainstorms.
- Repair dislocations or failures immediately.
- If washouts occur, reinstall after repairing slope damage.
- Monitor until permanently stabilized.

EROSION CONTROL BLANKETS SHALL BE USED ON SLOPES 3:1 OR STEEPER. BLANKETS SHALL BE NORTH AMERICAN GREENS SC 150 OR APPROVED EQUIVALENT.

FOR EROSION CONTROL ON A DISTURBED SLOPE, USE THE FOLLOWING SPACING:

1:1 SLOPES = 10' APART
2:1 SLOPES = 20' APART
3:1 SLOPES = 30' APART
ETC.

NOTE: INSTALL WATTLE ALONG A LEVEL CONTOUR





2 BMP: STRAW WATTLE DETAIL

SCALE: NONE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

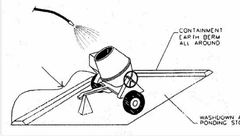
Targeted Pollutants
- ■ Sediment
- ☒ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
- ■ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Concrete Waste Management — CWM



Locate 50' From Nearest Drainage Area.

Objectives
- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
- ☐ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Silt Fence or Straw Bale — IP



Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

INSTALLATION/APPLICATION CRITERIA:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.

LIMITATIONS:
- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

MAINTENANCE:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4-inches in depth.
- Repair or realign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

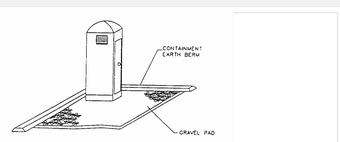
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



1'x1'

Objectives
- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

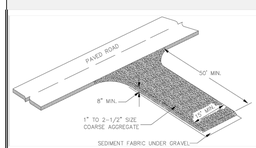
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance — SCE



Objectives
- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATIONS:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

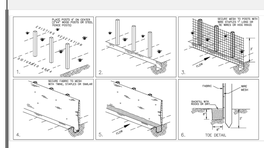
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
- ■ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

APPLICATION:
- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

Approved Construction Plans
08/16/2022
LEHI CITY

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HIDDEN CANYON PHASE D
PLAT 4 SUBDIVISION
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
2-01-2022
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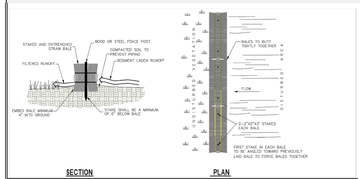
LEHI CITY DETAILS

PROJECT NUMBER 8739B
PRINT DATE 2/1/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-504

BMP: Straw Bale Barrier

STB



DESCRIPTION:
Temporary sediment barrier consisting of a row of entrenched and anchored straw bales.

APPLICATION:
- Perimeter Control: place barrier at downgradient limits of disturbance.
- Sediment barrier: place barrier at toe of slope or soil stockpile.
- Protection of existing waterways: place barrier at top of stream bank.
- Inlet Protection.

INSTALLATION/APPLICATION CRITERIA:
- Excavate a 4-inch minimum deep trench along contour line, i.e. parallel to slope, removing all grass and other material that may allow underflow.
- Place bales in trench with ends tightly abutting, fill any gaps by wedging loose straw into openings.
- Anchor each bale with 2 stakes driven flush with the top of the bale.
- Backfill around bale and compact to prevent piping, backfill on uphill side to be built up 4-inches above ground at the barrier.

LIMITATIONS:
- Recommended maximum area of 0.5 acre per 100 feet of barrier
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)

MAINTENANCE:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Realign bales as necessary to provide continuous barrier and fill gaps.
- Recompact soil around barrier as necessary to prevent piping.

OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

LEHI
PIONEERING UTAH'S FUTURE

ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

TARGETED POLLUTANTS

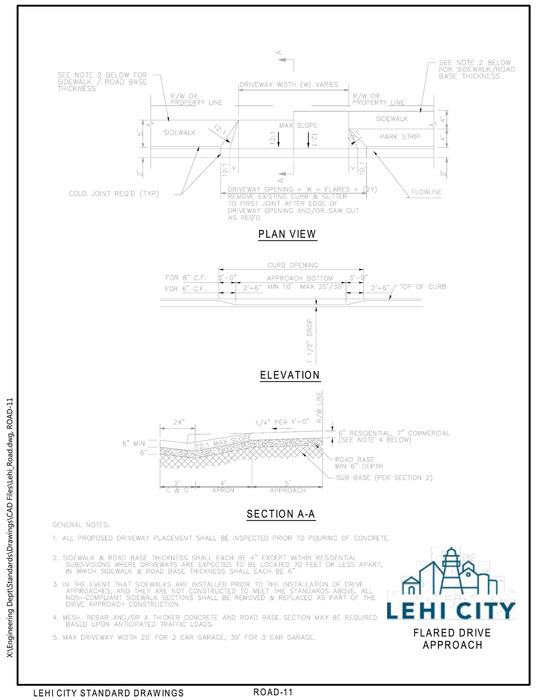
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low



GENERAL NOTES:

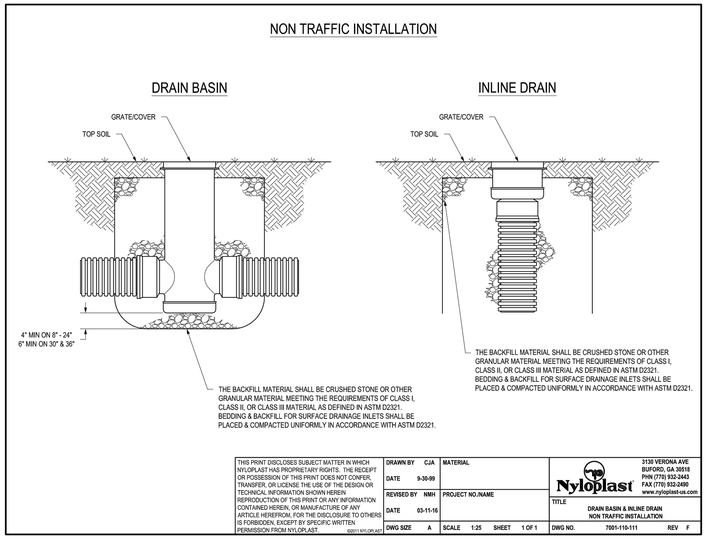
1. ALL PROPOSED DRIVEWAY PLACEMENT SHALL BE INSPECTED PRIOR TO POURING OF CONCRETE.
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 4" EXCEPT WITHIN RESIDENTIAL SUBDIVISIONS, WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART, IN WHICH SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6".
3. IN THE EVENT THAT SIDEWALKS ARE INSTALLED PRIOR TO THE INSTALLATION OF DRIVE APPROACHES, AND THEY ARE NOT CONSTRUCTED TO MEET THE STANDARDS ABOVE, ALL NON-COMPLIANT SIDEWALK SECTIONS SHALL BE REMOVED & REPLACED AS PART OF THE DRIVE APPROACH CONSTRUCTION.
4. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS.
5. MAX DRIVEWAY WIDTH 20' FOR 2 CAR GARAGE, 30' FOR 3 CAR GARAGE.

LEHI CITY
FLARED DRIVE APPROACH

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-11

LEHI CITY STANDARD DRAWINGS ROAD-11

NON TRAFFIC INSTALLATION



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DRAWN BY	CJA	MATERIAL	
DATE	9-30-99		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

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3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-3443
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www.nyloplast-us.com

TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV F

Approved Construction Plans
08/16/2022
LEHI CITY

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HIDDEN CANYON PHASE D
PLAT 4 SUBDIVISION
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675715-2202
JARED K. FORD
2-01-2022
STATE OF UTAH

DETAILS

PROJECT NUMBER 8739B
PRINT DATE 2/1/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-505

Hidden Canyon Phase D Plat 4

Aerial

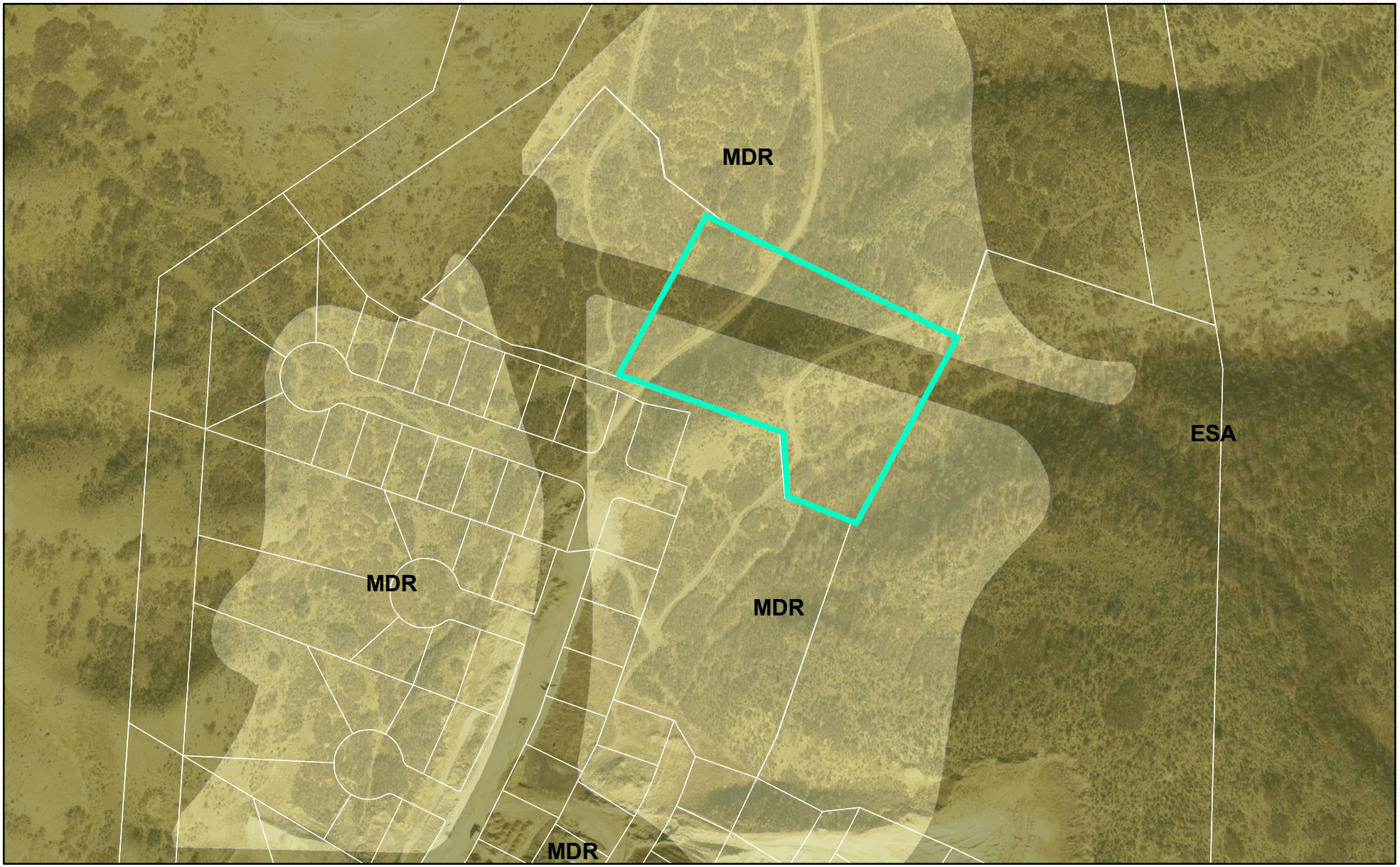


0 290 580 Feet

LEHI CITY

Hidden Canyon Phase D Plat 4

General Plan



0 290 580 Feet

LEHI CITY

Hidden Canyon Phase D Plat 4

Zoning



0 290 580 Feet

LEHI CITY

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: January 9, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #01-2024 the Berry Property Zone Change located at 116 South 600 East changing the zoning on 1.18-acres from Transitional Holding (TH-5) to Neighborhood Commercial (NC).

Suggested Action:

Attachments:

CC Staff Report Berry Property Zone Change 01.09.24.docx

Berry Property Zone Change DRC 10.25.23.docx

Ord 01-2024.docx

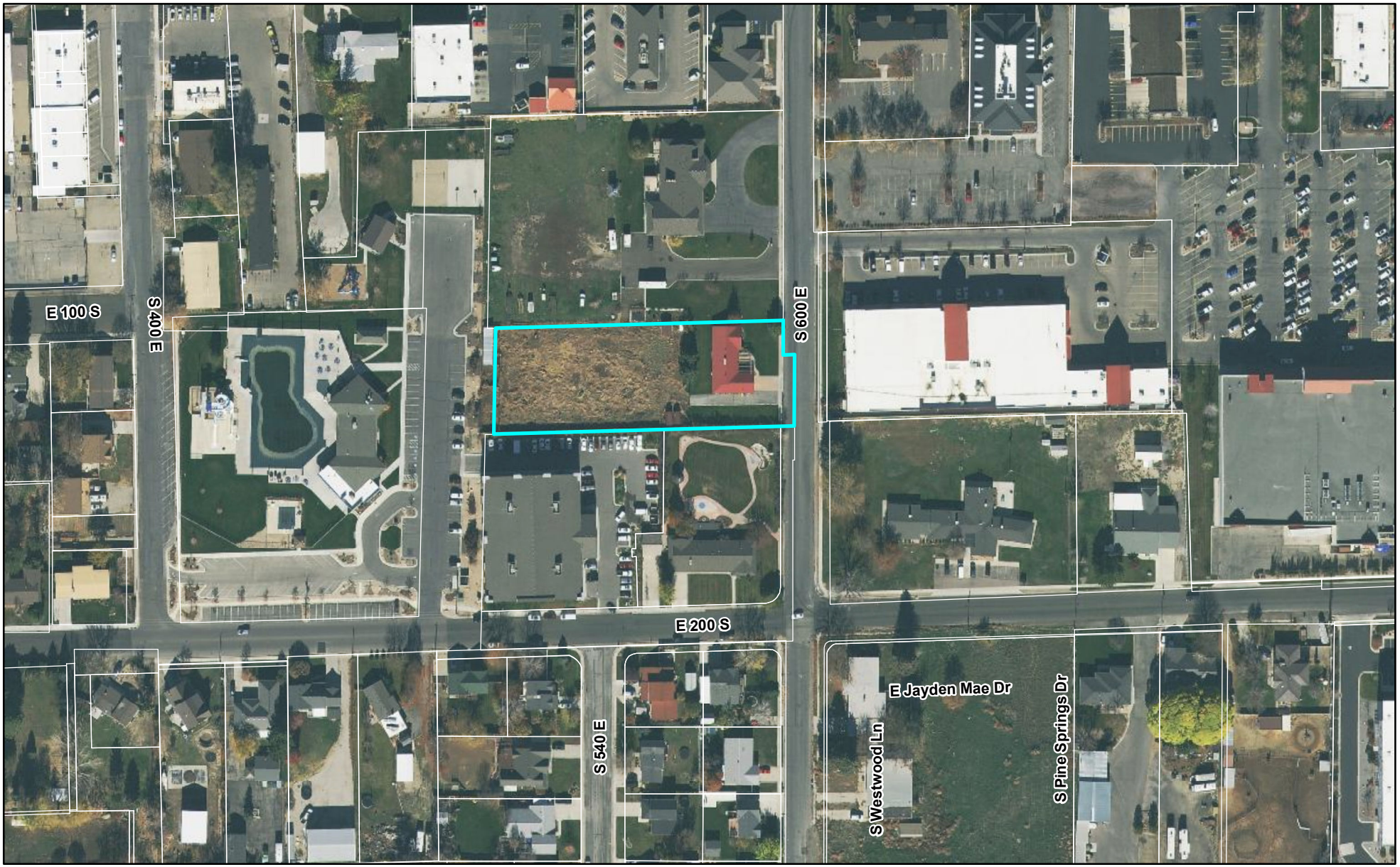
Berry Aerial.pdf

Berry General Plan.pdf

Berry Zoning.pdf

Berry Property Zone Change & Tanner Indoor Pickleball Concept

Aerial

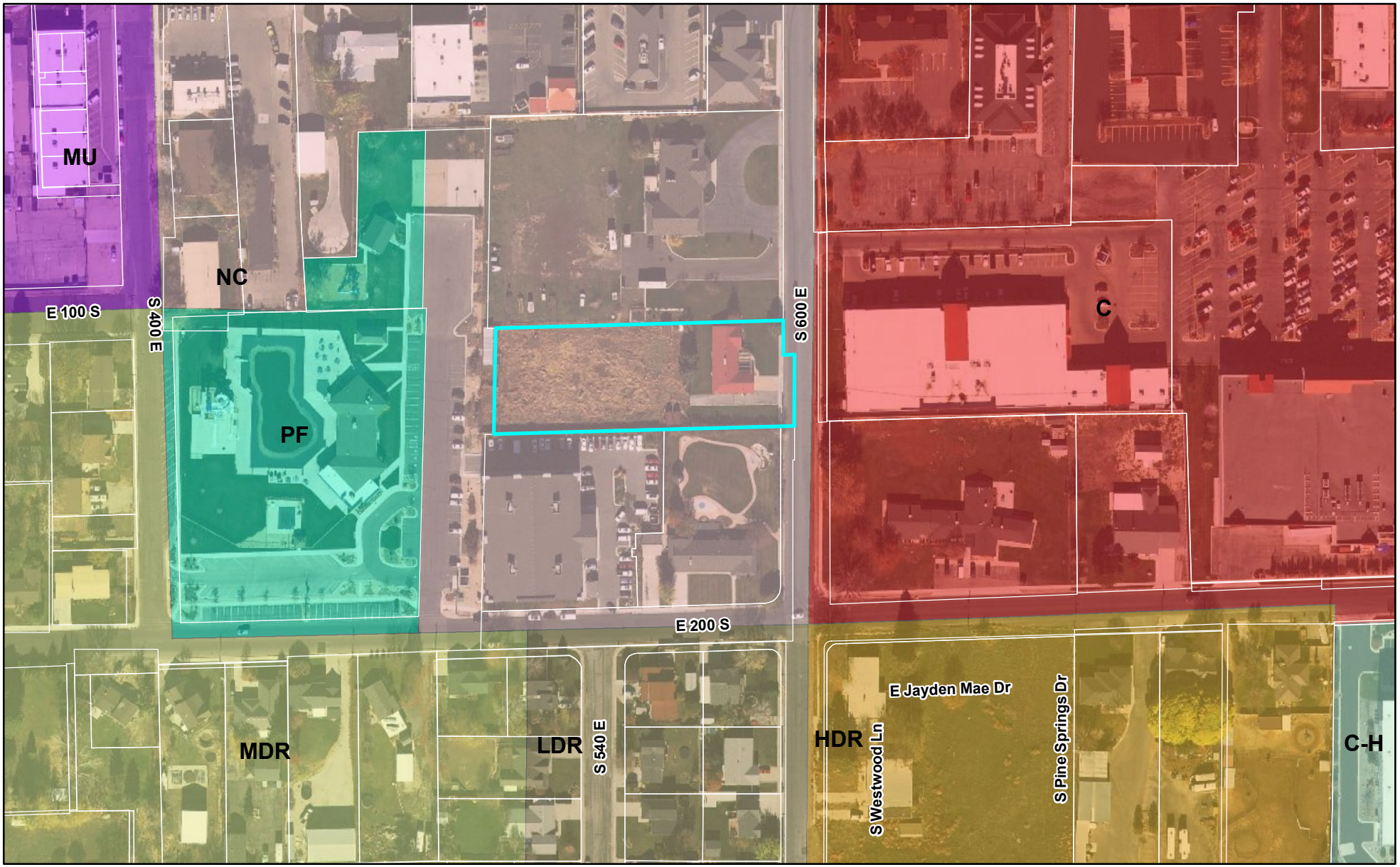


0 210 420 Feet

LEHI CITY

Berry Property Zone Change & Tanner Indoor Pickleball Concept

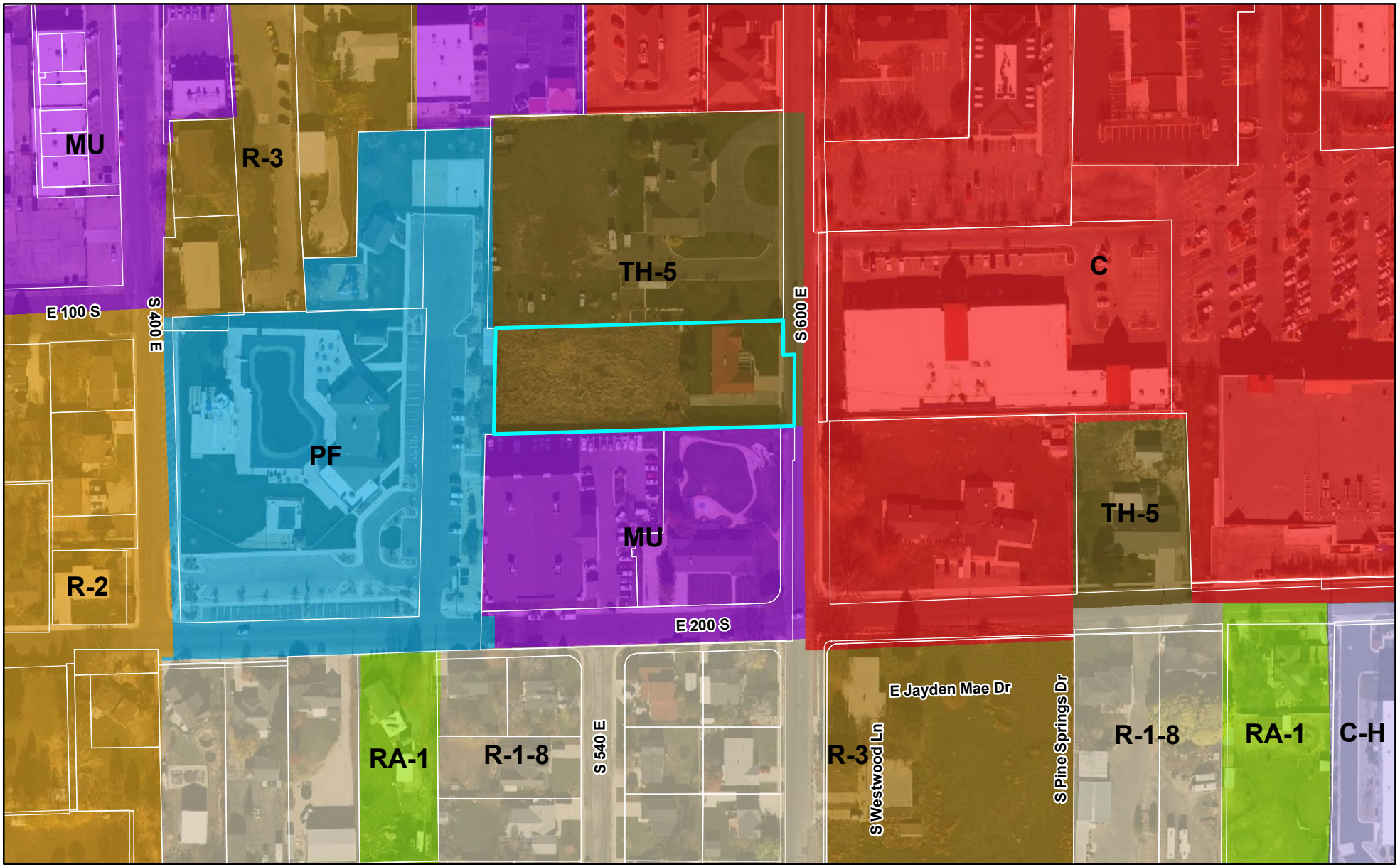
General Plan



LEHI CITY

Berry Property Zone Change & Tanner Indoor Pickleball Concept

Zoning



0 210 420 Feet

LEHI CITY

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: January 9, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #02-2024 the Beacon Point zone change, on 0.80 acres located at 1054 West Main Street changing the zoning from Commercial to Mixed-Use.

Suggested Action:

Attachments:

CC Staff Report Beacon Point Zone Change 01.09.24.docx

Beacon Point Zone Change DRC 11.29.23.docx

Ord 02-2024.docx

Beacon Point narrative.pdf

Beacon Point Zone Change DRC 11.29.23.pdf

Beacon Aerial.pdf

Beacon General Plan.pdf

Beacon Zoning.pdf



BEACON POINT

A MIXED USE PROJECT
1054 W MAIN STREET LEHI

Past project shown, not a complete representation of subject project

Prepared by :
MUSTANG DESIGN

BEACON POINT
LEHI, UTAH

www.mustangdes.com

CONTENTS

INTRODUCTION.....3
EXISTING PROPERTY.....4
DEVELOPER EXPERIENCE.....5
PRELIMINARY ELEVATIONS.....6
DESCRIPTION.....7-8



Past project shown, not a complete representation of subject project

INTRODUCTION

The proposed amendment seeks to rezone a specific property located at 1054 W Main Street, currently designated for commercial use to a mixed-use zone. This initiative is in direct alignment with the city's General Plan, illustrating the future utilization of the property as a mixed-use space. The intent is to transform the existing vehicle and construction material storage yard into a vibrant three-story mixed-use building. This new construction will feature primarily commercial spaces on the ground floor, with residential apartments on the upper two floors. The following is a detailed description addressing various key aspects of this zoning amendment.

EXISTING PROPERTY



Utah County Parcel Map

Beacon Point Existing

1 inch equals 47 feet

Date: 11/8/2023

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.

Utah County

HEART of UTAH

Aerial view of the subject property.



Street view of the subject property.

EXPERIENCE

An example of our experience developing mixed-use projects can be found at 488 W Center Street Pleasant Grove, known as Grovecrest Center. This project has brought vibrancy to downtown Pleasant Grove, providing valuable commercial space as well as luxurious living space. We hope to provide a similar benefit to Lehi Main. The images below are photos of the Grovecrest Center Project.



Grovecrest Phase II mixed-use project.



Grovecrest Phase III mixed use-project.

ELEVATIONS



Preliminary front elevation, design subject to change.



Preliminary side elevation, design subject to change.

DESCRIPTION

JUSTIFICATION

The need for this amendment is driven by the evolving landscape of the city, where there is a growing demand for integrated mixed-use spaces. Rezoning this property from a singular commercial usage to a mixed-use classification is a strategic response to meet the changing needs of the community. It serves to revitalize the area by introducing a multi-functional structure, encouraging pedestrian traffic, and fostering a more diverse, integrated, and sustainable urban environment.

CONSISTENCY WITH GENERAL PLAN

The proposed amendment aligns seamlessly with the long-term vision outlined in the General Plan. The general plan describes mixed use as a “classification that combines a number of land uses within a specific geographic area. These uses may include higher-density residential and may also serve as destinations or corridors of activity. They may build on the existing fabric, such as along State Street or Main Street, or may occur as new nodes of activity”. In Figure 24 of the general plan (below), expanding mixed-use areas is identified as one of the top five methods of accommodating future growth. Furthermore, the general plan was amended by unanimous vote on 09/22/22 by ordinance #52-2022 to include the property as a mixed-use space. This change promotes diversified land use to create vibrant, walkable neighborhoods. By facilitating this transition, the zone change upholds the city's objectives to create livable, interconnected communities, promoting both economic development and residential opportunities.



Figure 24. How do you think we should accommodate future growth? Source, Lehi City Online Land Use Survey, April 2019.

DESCRIPTION

COMPATIBILITY WITH EXISTING LAND USES

The rezoning proposal ensures compatibility with adjacent properties and surrounding land uses. The development plan for a mixed-use building on the subject property corresponds harmoniously with the nearby uses, blending commercial activities with residential purposes. This transition will enhance the streetscape and support a balanced transition within the area.

EFFECT ON THE CHARACTER OF THE SURROUNDING AREA

The proposed amendment is designed to positively impact the character of the surrounding area. The shift from a storage yard to a multi-story mixed-use building will inject vibrancy and vitality into the locality. The inclusion of primarily commercial space on the ground floor will invigorate the main street, fostering economic activity and enhancing the pedestrian experience. Moreover, the addition of residential apartments contributes to a sense of community and supports the city's housing goals.

THE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE AND OVERALL COMMUNITY

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BEACON POINT

A MIXED USE PROJECT
1054 W MAIN STREET LEHI

Past project shown, not a complete representation of subject project

Prepared by :
MUSTANG DESIGN

BEACON POINT
LEHI, UTAH

www.mustangdes.com

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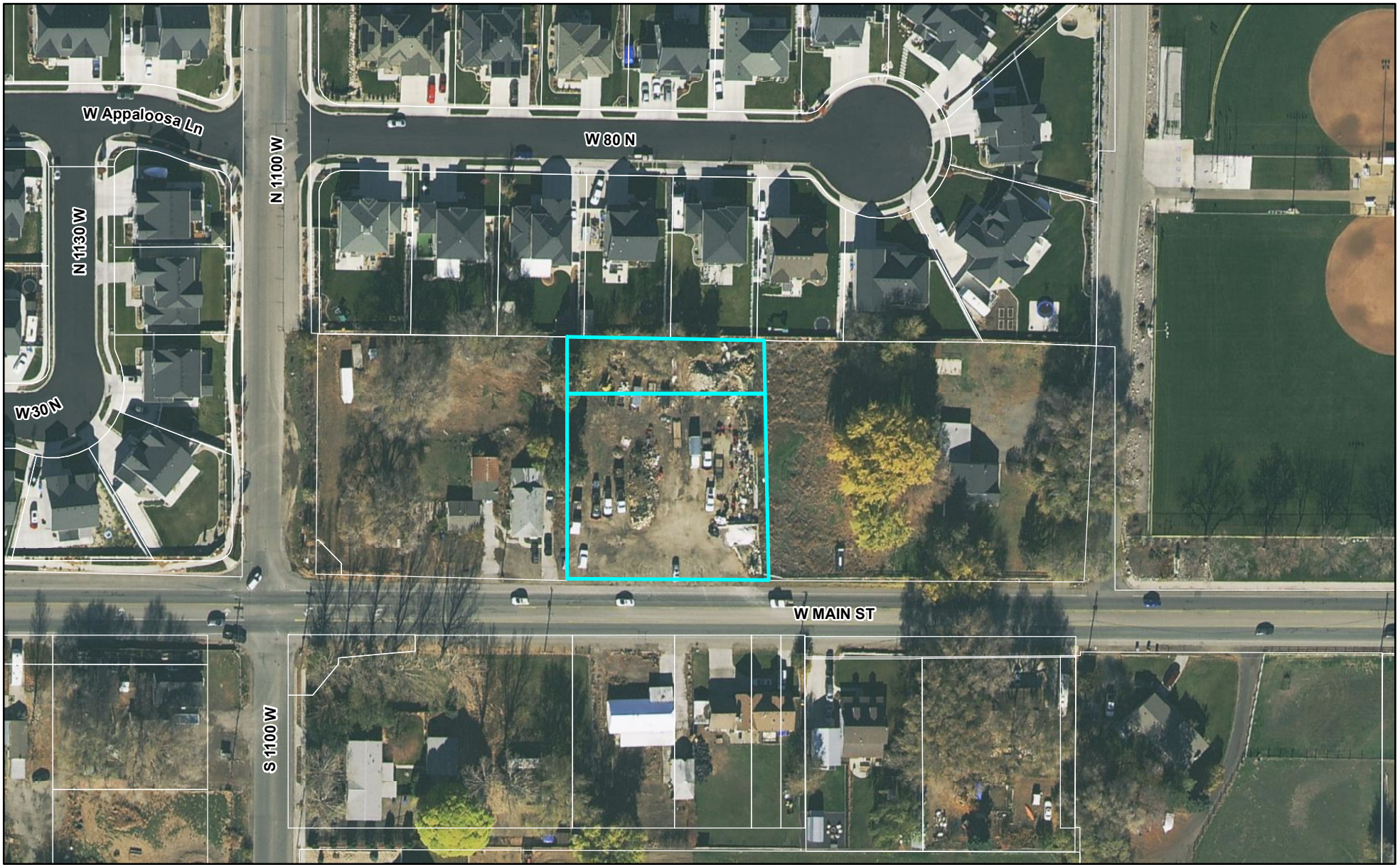
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Beacon Point Zone Change & Concept

Aerial

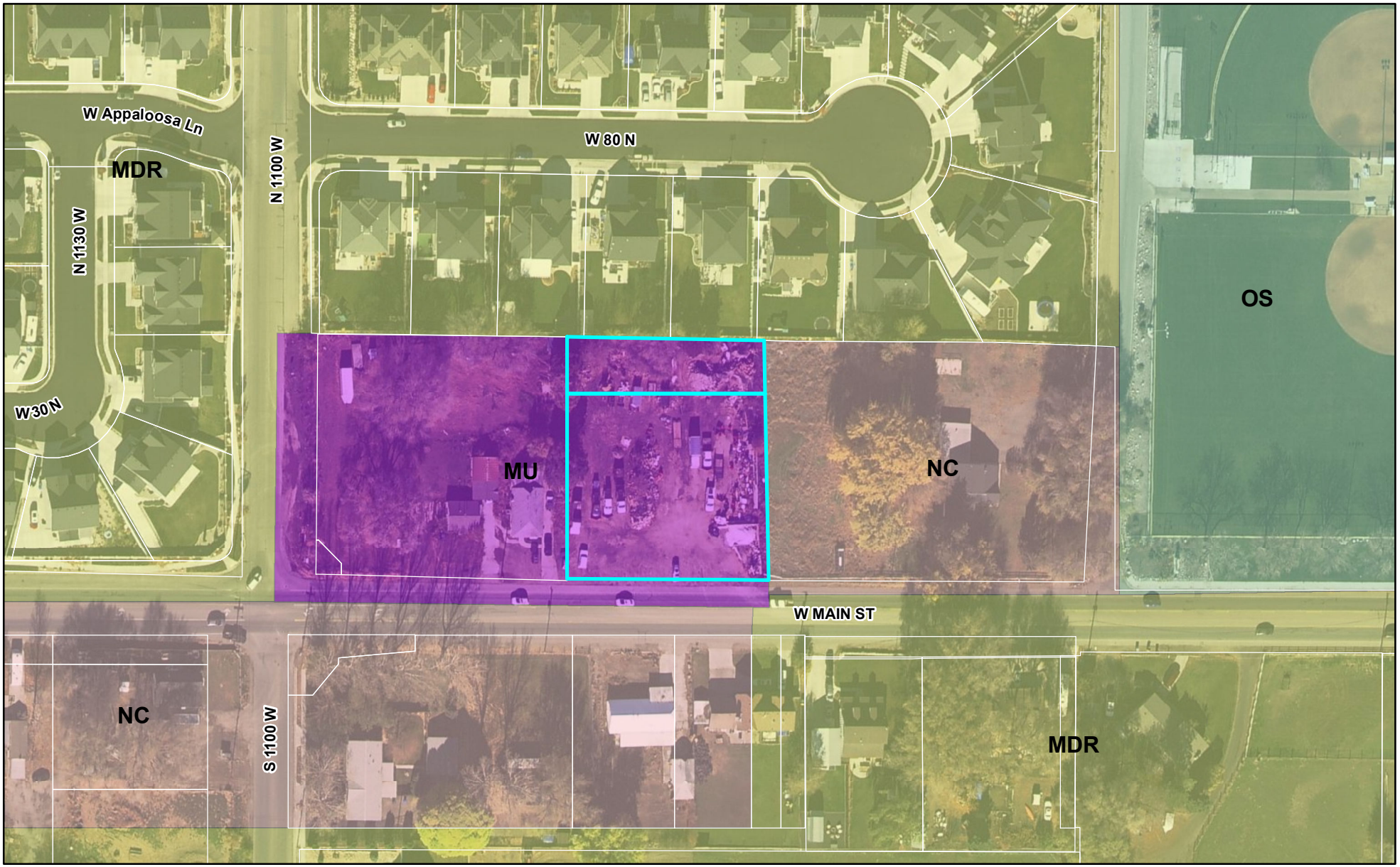


0 140 280 Feet

LEHI CITY

Beacon Point Zone Change & Concept

General Plan

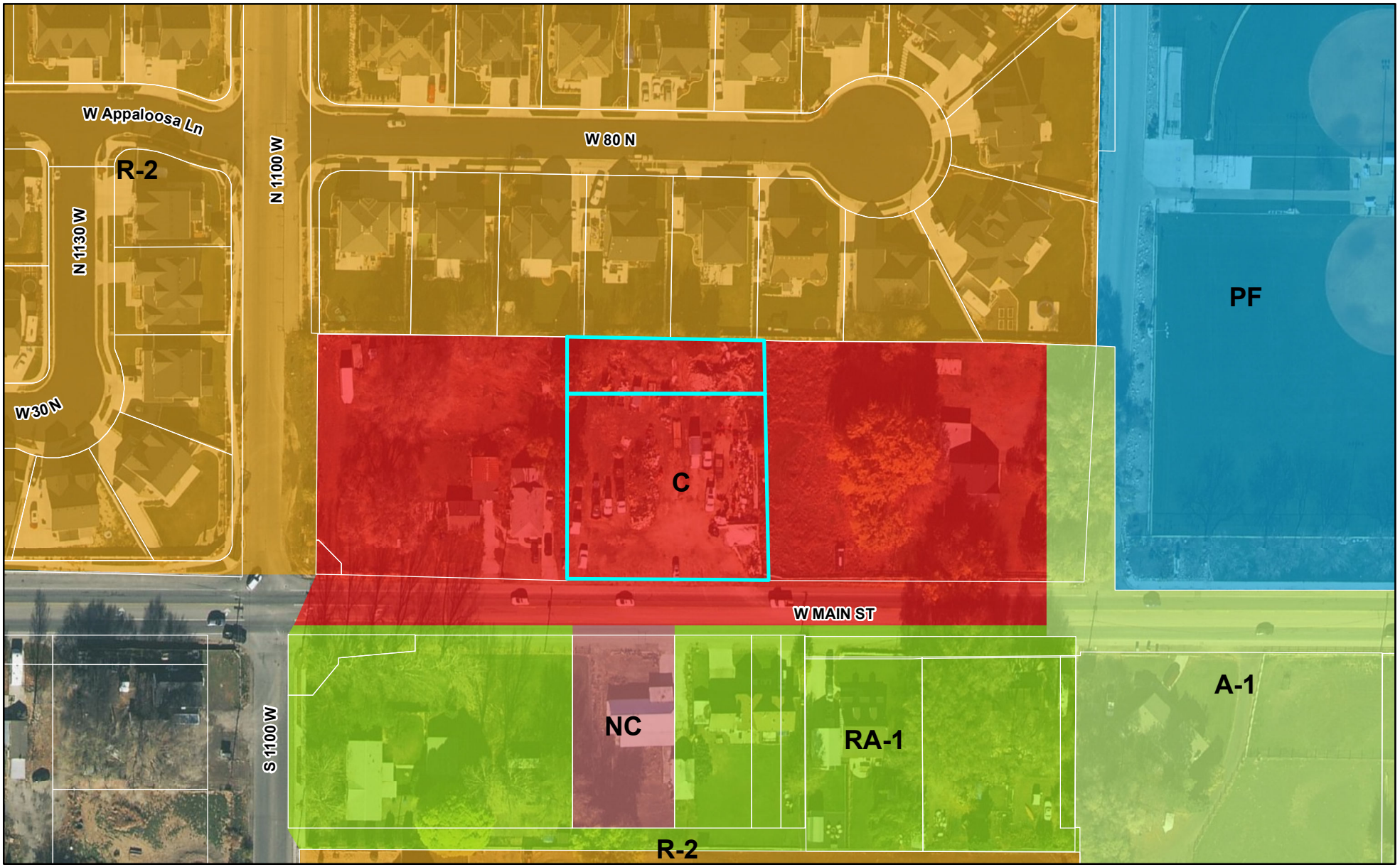


0 140 280 Feet

LEHI CITY

Beacon Point Zone Change & Concept

Zoning



0 140 280 Feet

LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: January 9, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the Beacon Point Concept, a 17-unit mixed-use residential development located at 1054 West Main Street.

Suggested Action:

Attachments:

CC Staff Report Beacon Point Concept 01.09.24.docx

Beacon Point Concept DRC 11.29.23.docx

Beacon Aerial.pdf

Beacon General Plan.pdf

Beacon Zoning.pdf

Beacon Point narrative.pdf

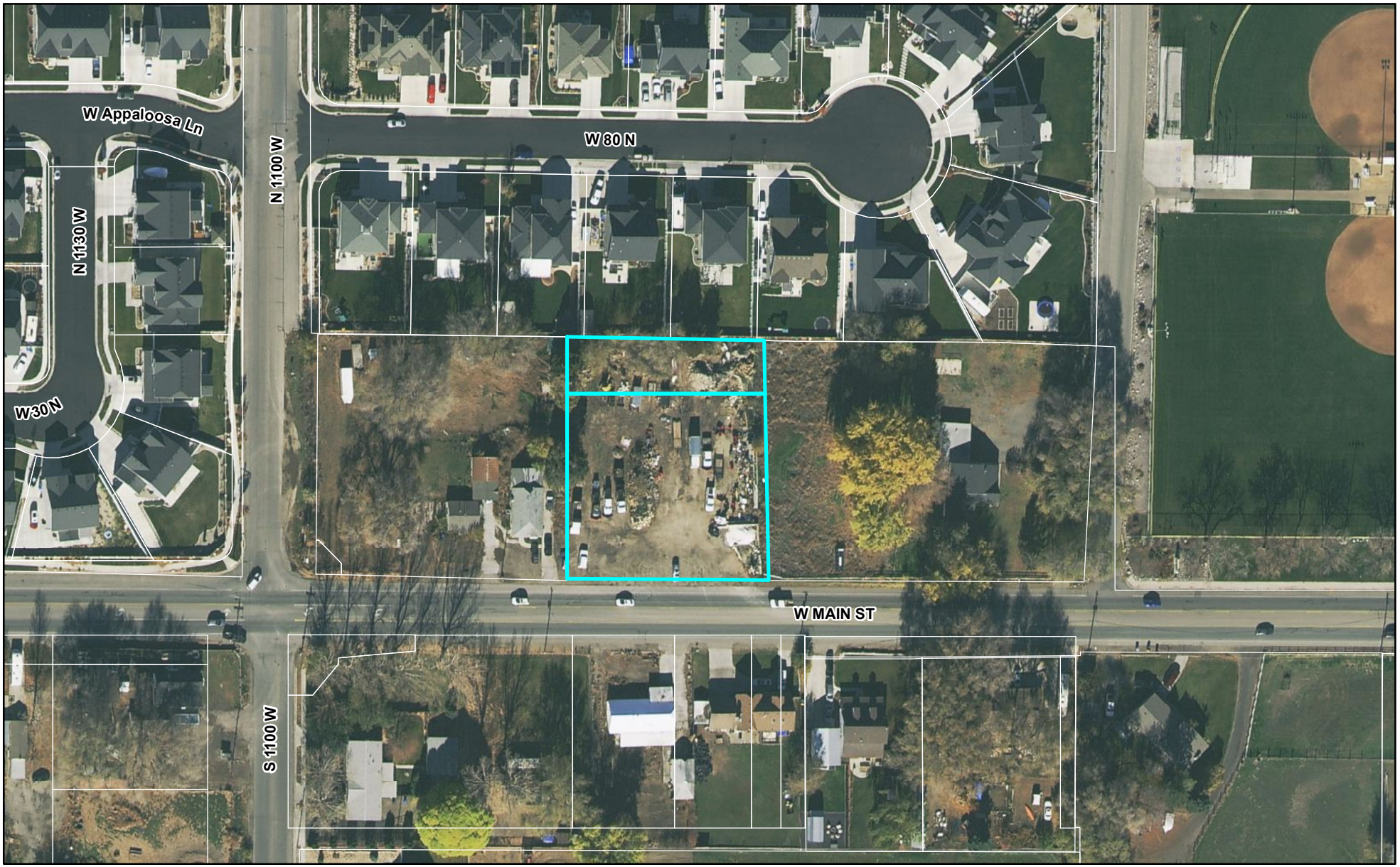
Beacon Point Concept DRC 11.29.23.pdf

Beacon Point Updated Narrative.pdf

Beacon Point Updated Concept Options.pdf

Beacon Point Zone Change & Concept

Aerial

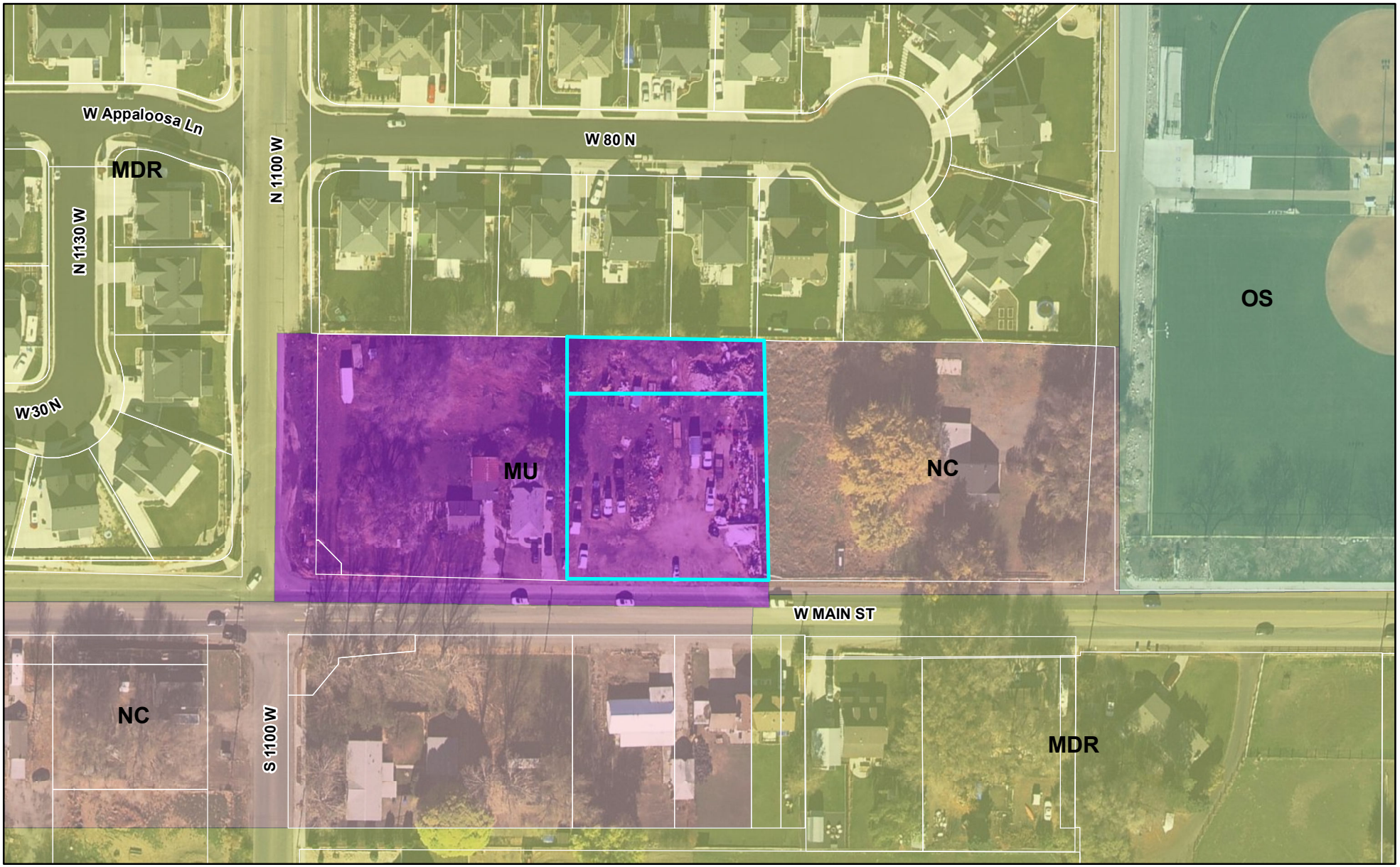


0 140 280 Feet

LEHI CITY

Beacon Point Zone Change & Concept

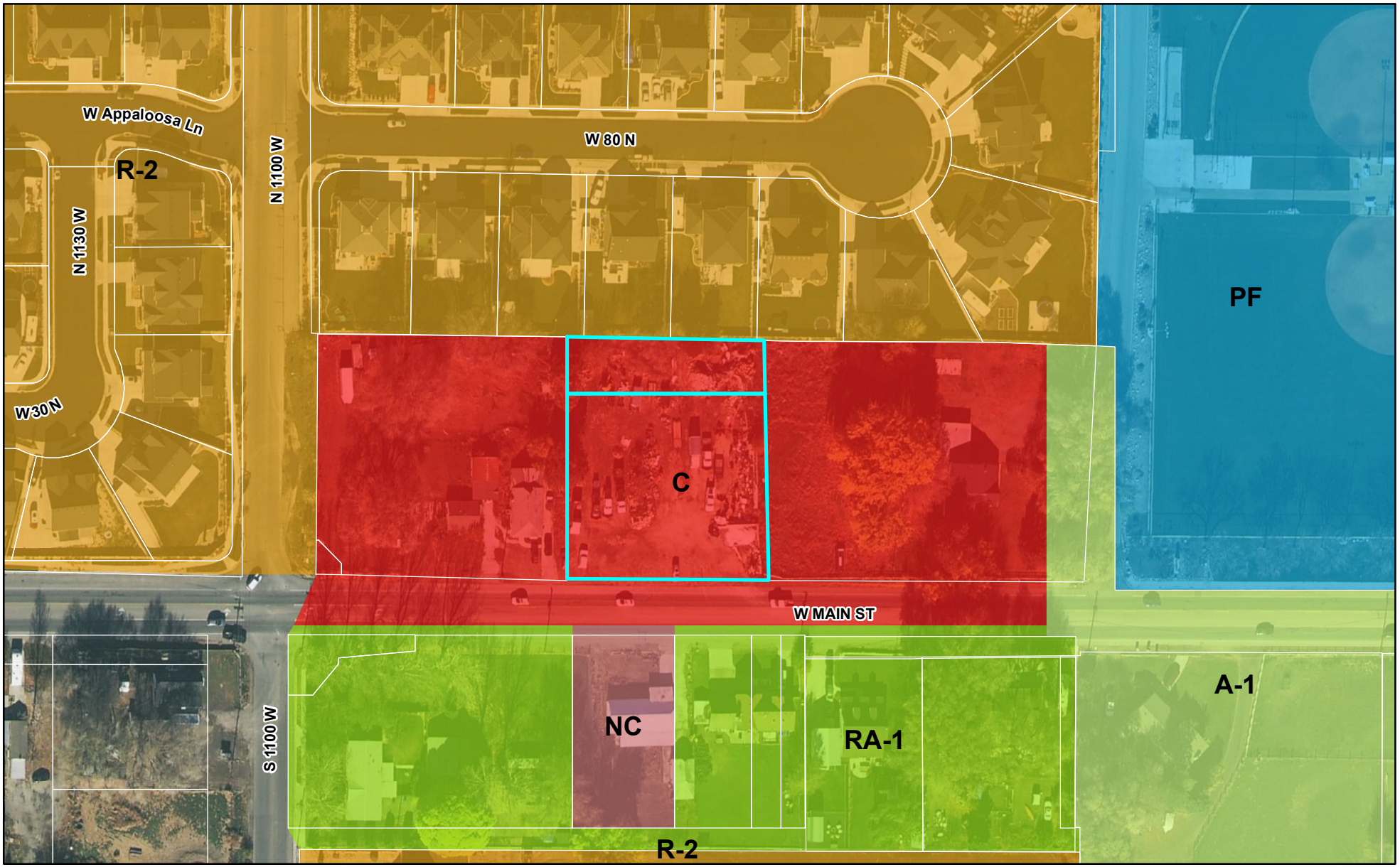
General Plan



LEHI CITY

Beacon Point Zone Change & Concept

Zoning



0 140 280 Feet

LEHI CITY



BEACON POINT

A MIXED USE PROJECT
1054 W MAIN STREET LEHI

Past project shown, not a complete representation of subject project

Prepared by :
MUSTANG DESIGN

BEACON POINT
LEHI, UTAH

www.mustangdes.com

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PRELIMINARY ELEVATIONS.....6
DESCRIPTION.....7-8



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Date: 11/8/2023

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Utah County

HEART of UTAH

Aerial view of the subject property.



Street view of the subject property.

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Figure 24. How do you think we should accommodate future growth? Source, Lehi City Online Land Use Survey, April 2019.

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TABULATIONS					
UNITS					
	RESIDENTAL	17	UNITS		
	COMMERCIAL	7,054	SF		
PARKING		UNITS	PRIMARY	GUEST	TOTALS
	1 BEDROOM	9	9	3	12
	2 BEDROOM	8	16	3	19
	COMMERCIAL	7054	24		24
				REQUIRED	54
				PROVIDED	55
AREAS					
	TOTAL	34,828	100%		
	OPEN SPACE	4,233	12%		
AMENITIES					
	PICNIC AREAS	2			
	PLAYGROUND	1			
	ENHANCED LANDSCAPING				

PROJECT OWNER

VILLA FINANCE
LARRY LINDSTROM
791 N 100 E, STE 100
LEHI, UTAH

Older Plans

65:428:0112
BLACKHURST, RONALD J & JORI L

65:428:0113
PRESTWICH, BRANDON KENT & BRANDON K (ET AL)

65:428:0114
BECK, DANIEL A & AMY

13:018:0081
WILLOW FALLS LLC

13:018:0089
WHITE ROCK FALLS LLC

DUMPSTER

205.37' S01°06'58"E

32'

10' PUE

PROPOSED BUILDING

166.59' S88°56'24"E

170.94' N89°41'24"W

MAIN STREET

EXISTING EDGE OF ASPHALT

26'

SHARED DRIVEWAY ACCESS

187.05' S00°06'07"W

EXISTING ACCESSORY BUILDING TO BE REMOVED

N

0 20

10

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

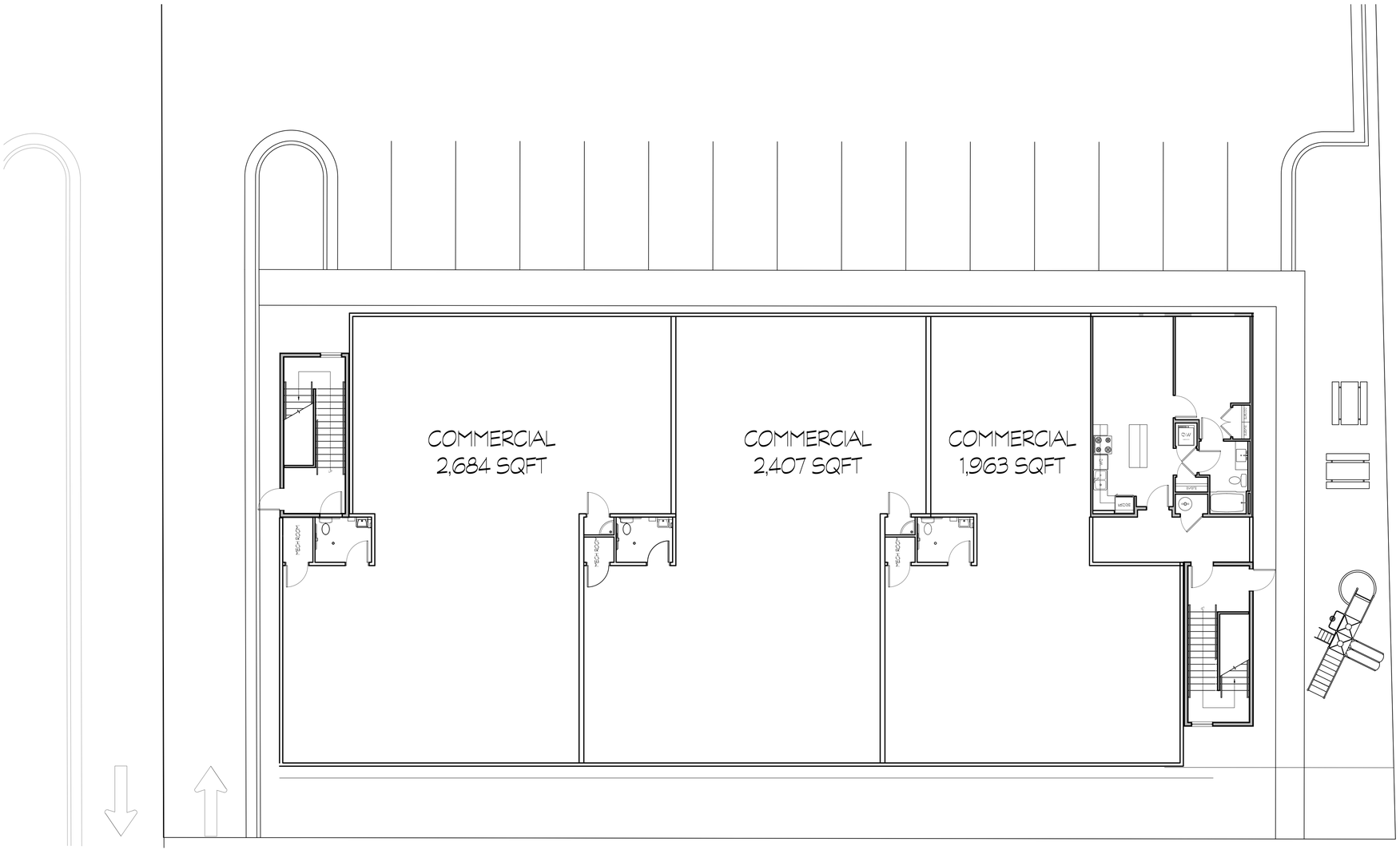
DRAWING REUSE STATEMENT
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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

BEACON POINT CONCEPT PLAN

A MIXED USE DEVELOPMENT
1054 W MAIN STREET
LEHI, UTAH

PROJ. #:	2023008
CAD FILE:	2023008CP01.dgn
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MIJ
SCALE OF SHEET	
HOR SCALE:	1"=10'
VER SCALE:	
SHEET	CP01
OF	1



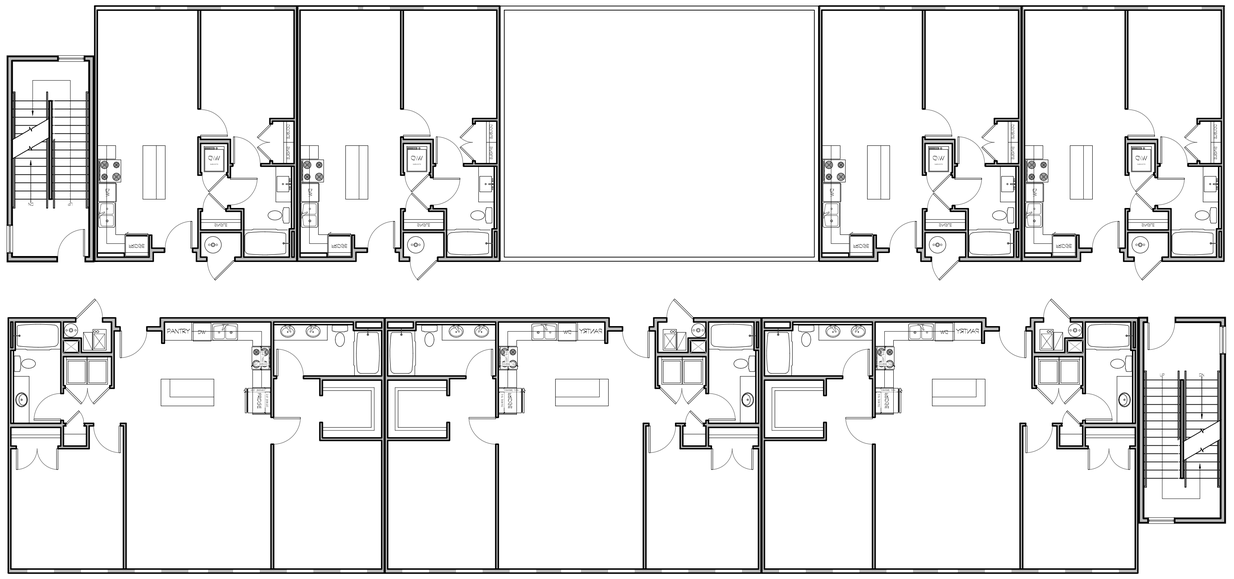
Beacon Point Apartments

Lehi, Utah

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Oct. 17, 2023

Architecture Belgique, Inc.



Beacon Point Apartments

Lehi, Utah

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Oct. 17, 2023

Architecture Belgique, Inc.





Beacon Point Apartments

Lehi, Utah

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Oct. 17, 2023

Architecture Belgique, Inc.

After our meeting last week (with Planning and Engineering Staff), Larry and I worked hard together to further come to an agreeable resolution on Beacon Point. Attached you will find 2 options that we would like to review and present to the council. The key points of these revisions are as follows:

1. Reduced the number of requested residential units to 9.
    a. This was done at the request of staff.
2. Reduced number of stories to 2.
    a. This was done at the request of the neighbors.
3. Increased landscape buffer along rear property line and added trees.
    a. We provided this at the request of the planning commission.
4. Moved trash enclosure.
    a. This was done at the request of the planning commission.

In regard to the widening of main street, we have made the adjustments per the instructions of engineering using the design plans provided by Brad and survey data. Rather than seeking financial compensation for the road widening, we would like to request the following items as compensation:

1. An additional 3 residential units in addition to the pre-designated 6 residential units.
2. The PUE to be no larger than 10'
3. A portion of additional parking/trash enclosure may enter landscape buffer if needed as shown in CP04. However, these two stalls shown in CP04 may be able to be eliminated after the traffic study is completed showing shared parking.

Please provide these new concepts to the city council as well as our comments and requests provided in this email.

PARKING:
43 STALLS
(41 REGULAR, 2 ADA)

OPEN SPACE
SITE AREA 33,963 SF
OPEN SPACE 4,775 SF = 14%

PROJECT OWNER
VILLA FINANCE
LARRY LINDSTROM
791 N 100 E, STE 100
LEHI, UTAH

13:018:0081
WILLOW FALLS LLC

65:428:0112
BLACKHURST, RONALD J & JORI L

65:428:0113
PRESTWICH, BRANDON KENT & BRANDON K (ET AL)

65:428:0114
BECK, DANIELA A & AMY

205.37' S01°06'58"E

166.59' S88°56'24"E

187.05' S00°06'07"W

170.94' N89°41'24"W

20.00'

62.79'

10' PUE

15' BUFFER

9.00'

9.00'

9.00'

146.54'

26

15

2

26.00'

18.00'

18.00'

26.00'

18.00'

22.00'

9.00'

22.00'

20.00'

2' C&G

6' SIDEWALK

NEW ROW LINE

MAIN STREET

EXISTING EDGE OF ASPHALT

32' HALF ASPHALT

SHARED DRIVEWAY ACCESS

TRASH ENCLOSURE

EXISTING ACCESSORY BUILDING TO BE REMOVED

13:018:0089
WHITE ROCK FALLS LLC

PROPOSED BUIDLING
-2-STORY
-COMMERCIAL = 9,000 SF
-RESIDENTIAL (9 UNITS):
1 BED = 5 UNITS
2 BED = 4 UNITS

N

0 20
10

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

BEACON POINT
CONCEPT PLAN 4

A MIXED USE DEVELOPMENT
1054 W MAIN STREET
LEHI, UTAH

PROJ. #:	2023008
CAD FILE:	2023008CP04.dgn
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MIJ
SCALE OF SHEET	
HOR SCALE:	1"=10'
VER SCALE:	
SHEET	CP04
OF	1

PARKING:
43 STALLS
(41 REGULAR, 2 ADA)

OPEN SPACE
SITE AREA 33,963 SF
OPEN SPACE 5,198 SF = 15%

PROJECT OWNER
VILLA FINANCE
LARRY LINDSTROM
791 N 100 E, STE 100
LEHI, UTAH

65:428:0112
BLACKHURST, RONALD J & JORI L

13:018:0081
WILLOW FALLS LLC

205.37' S01°06'58"E

20.50'

62.79'

10' PUE

146.54'

PROPOSED BUIDLING
-2-STORY
-COMMERCIAL = 9,000 SF
-RESIDENTIAL (9 UNITS):
1 BED = 5 UNITS
2 BED = 4 UNITS

2' C&G

6' SIDEWALK

NEW ROW LINE

170.94' N89°41'24"W

MAIN STREET

166.59' S88°56'24"E

17

26

9.00'

9.00'

9.00'

65:428:0113
PRESTWICH, BRANDON KENT & BRANDON K (ET AL)

15' BUFFER

18.00'

26.00'

18.00'

18.00'

26.00'

EXISTING EDGE OF ASPHALT

SHARED DRIVEWAY ACCESS

187.05' S00°06'07"W

20.00'

32' HALF ASPHALT

65:428:0114
BECK, DANIEL A & AMY

TRASH ENCLOSURE

EXISTING ACCESSORY BUILDING TO BE REMOVED

13:018:0069
WHITE ROCK FALLS LLC

N

0 20

10

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

DRAWING REUSE STATEMENT
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NO.	DESCRIPTION	BY	APP.	DATE
REVISION				

BEACON POINT
CONCEPT PLAN 5

A MIXED USE DEVELOPMENT
1054 W MAIN STREET
LEHI, UTAH

PROJ. #:	2023008
CAD FILE:	2023008CP05.dgn
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MIJ
SCALE OF SHEET	
HOR SCALE:	1"=10'
VER SCALE:	
SHEET	CP05
OF	1

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: January 9, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the Marwood Group Concept, a 31-unit residential development on 0.84 acres located at 301 East State Street.

Suggested Action:

Attachments:

CC Staff Report Marwood (Bateman) Concept 01.09.24.docx

Marwood Group Concept DRC 11.29.23.docx

Marwood (Bateman) Group Concept DRC 11.29.23.pdf

Bateman Elevations.pdf

Marwood Aerial.pdf

Marwood General Plan.pdf

Marwood Zoning.pdf

MARWOOD (BATEMAN) GROUP CONCEPT
CITY COUNCIL REPORT

Applicant	Britani Bateman		
Meeting Date	January 9, 2024		
Requested Action/Purpose	Consideration of a proposed conceptual site plan		
Location	301 East State Street		
Project Area	0.84 acres		
Existing Zoning	MU		
General Plan Land Use Designation	TOD (Transit Oriented Development)		
Adjacent Zoning and Land Use	*North*	MU	Rocky Mountain Stainless
	South	MU	Rail Line
	East	MU	Renu Pool Plastering
	West	MU	Modest Molly Boutique
Date of DRC Review	November 29, 2023		
Date of Planning Commission Review	December 14, 2023		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

REPORT ANALYSIS

The applicant requests approval of the Marwood (Bateman) Concept plan to be located at 301 East State Street. This report will discuss the density, concept layout, and DRC comments. The applicant recognizes that the final site plan will need to address a variety of items, but they submitted this proposal to obtain a decision on the number of units.

Density

The applicant's intention is to build 30 total apartment units with one potential additional residential unit in the area of the ground floor retail on the 0.84-acre property, which comes out to a density of 36 units per acre. The zoning classification of MU dictates that the density is determined by Map 05.010. Maximum TOD and Mixed-Use Density Map. There are 250 units allotted to the State Street area and 74 of those are considered existing. That leaves 176 units of usable density for the area. The 31 proposed units do not exceed the remaining units allowed and Staff feels comfortable with the density number. The applicant worked with staff since the previous concept review to adjust the layout to reduce the unit count and increase the parking ratio. Part of this change stemmed from the need to resolve a critical issue raised by Engineering that the previous unit count overwhelmed the required one access per 50 ERU requirement.

Concept Layout

The layout for the proposed concept plan consists of 30 residential units with one residential unit in the commercial space with access from 750 North. The breakdown of the units is 4 smaller two bedrooms, 18 larger two bedrooms, 4 smaller three-bedrooms, and 4 larger three bedrooms. The commercial space is 1,680 square feet of open/office space which could be converted to residential. The applicant has expressed interest in finding a commercial tenant but is concerned about the viability due to the setback location of the property. Unlike the TOD zone, the mixed-use zone and design district where this property is located do not require a percentage of commercial use which is why the unit is shown as being flexible depending on market conditions.

Indoor and outdoor amenities are shown starting on the second level of the building. Those amenities will need to be finalized at the time of site plan. A drive aisle accesses the site and then enters a one-level parking structure that serves as the ground floor and is connected to the commercial/retail space. For parking, 56 on-site stalls are shown within the proposed concept plan. This leaves them with a parking ratio of 1.86 parking stalls per unit.

DRC Comments

The DRC had 35 comments, but the majority of these are technical comments in preparation for site plan submittal. Relevant comments include the following:

1. Please provide a landscaping and irrigation plan. The development code requires a minimum of 10% landscaping and at least one tree per unit, please reference water wise landscaping standards. One tree per 30' of frontage is also required.
2. Site plan should show proposed trail, curb and gutter improvements, existing curb and gutter to the east, existing pavement in front of and to the west of the proposed development, and existing railroad tracks.
3. Parking Study will be needed as well.
4. A traffic impact study will be required if this moves past concept. This would be a Level 2 study per the Lehi Design Standard. It should and analyze existing conditions and opening day and include 400 E State St and 100 E State St and all project driveways.
5. While there isn't a height limitation on the TOD zone, the Planning Commission will need to consider if the scale of this building matches with the vision/character of the State Street TOD area. The nearest 5 story building is over a mile away (Lehi Tech apartments), and the adjacent area is restricted to 3 stories in the Historic Commerce Design District, so 5 story could seem out of place for the area.

Please consider all DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed concept plan. Any motion should include findings. Possible findings include:

1. The proposed Concept is/is not consistent with the Lehi City Development Code
2. The proposed Concept does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on December 14, 2023. The minutes and motion from this meeting are as follows:

Marwood Group Concept
DRC Redline Comments

*Britani Bateman (Underwood)- requests review of the **Marwood Group concept**, a 30 residential development on 0.84-acres located at 301 East State.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller, Jacob Curtis
Representatives of the Applicant Present: Curtis Miner, Britani, Jared
Date of Plans Reviewed: 1/31/23
Time Start: 2:55 pm
Time End: 3:21 pm

DRC REDLINE COMMENTS:

Glade – Power: (Informational comments from last time)

1. Show and label 10' PUE along road frontage. If no landscape strip, a 15' PUE is Required. The sidewalk does not constitute useable PUE space.
2. A power line extension/upgrade is required.
3. Any existing power services that require relocation will be at developer's expense.
4. Transformer location must meet NFPA/ NESC and Lehi Power Standards.
5. Currently lead times for 3-phase commercial transformers at 157 weeks.

Garion – Fire:

6. Provided that the fire department access is less than ideal, we are willing to accept it as provided with the exception that the NFPA 13R fire sprinkler system be upgraded to a NFPA 13 system.

Ryan – Water/Sewer: (Informational comments from last time)

7. Sewer main extension and upgrade will be required to provide sewer service to this site.
   A PI main line up-size would be required to provide exterior fire protection to this site.
   All existing utility stubs to existing buildings must be eliminated per Lehi City standard (Sewer, Water, PI)
   Storm drain extension from 400 East will be required.
   A culinary main line up-size from 100 East may be required to provide adequate interior fire flow
8. If fire hydrants are installed, the hydrant line requires a 20' easement.
9. Existing 8" sewer main
10. Existing 4" lateral into existing buildings

James – Parks: (Informational comments from last time)

11. Please provide a landscaping and irrigation plan. The development code requires a minimum of 10% landscaping and at least one tree per unit, please reference water wise landscaping standards. One tree per 30' of frontage is also required.
12. Where does it cross the tracks from the existing trail? The constructed phase in 2017 was originally designed to be built to the railroad museum, south of 750 North and the existing tracks.

Gary – Building/Inspections:

13. Can we get a written narrative of what the project is.
14. A soil report will be required if this moves past concept.

Jacob – Public Works: No comments

Ross – Engineering:

15. Site plan should show proposed trail, curb and gutter improvements, existing curb and gutter to the east, existing pavement in front of and to the west of the proposed development, and existing railroad tracks.
16. Will need to provide cross access to adjacent parcels (FYI)
17. Will need to upsize approximately 900' of pressurized irrigation line to provide adequate fire flow (FYI)

Luke- Traffic:

18. This will be subject to a Diagnostic Team review to assess traffic impact to the railroad crossing per Utah Admin. Code 930-5-7. I have notified UDOT. This will not hold the project up in the city development review or approval process but the Diagnostic Team may put additional requirements on the site.
19. Parking Study will be needed as well.

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.

20. A traffic impact study will be required if this moves past concept. This would be a Level 2 study per the Lehi Design Standard. It should and analyze existing conditions and opening day and include 400 E State St and 100 E State St and all project driveways.

Kim – Planning:

21. Provide open space calculations. Site is required to have a minimum of 10% as open space, with 2% min as urbanized open space (plazas, rootop amenities,etc.)
22. Cross access easement will be required for future connection to the north.
23. Adequate amenities to serve this size of project will be required as part of the site plan approval process.
24. While there isn't a height limitation on the TOD zone, the Planning Commission will need to consider if the scale of this building matches with the vision/character of the State Street TOD area. The nearest 5 story building is over a mile away (Lehi Tech apartments), and the adjacent area is restricted to 3 stories in the Historic Commerce Design District, so 5 story could seem out of place for the area.
25. The building will need to meet the architectural requirements in Chapter 37 of the Development Code.
26. We have a trail that will need to go along this frontage which might help setback the building to meet this.
27. The Rail Trail is master planned along the north side of 750 North. Show the 750 North improvements, including the trail, curb and gutter of this and adjacent sites, and the existing railroad tracks.
28. Final building elevations will be required at the time of site plan, and must meet the multi-family and Urban Village design requirements.
29. Recommend flared drive approach for the parking access.
30. Both short-term and long-term bike parking is required for multi-family and commercial uses. Here is a summary of the required bike parking for this project:

Bike Parking Type	# Spaces	# Units/SF	Total	Min Requirement
Short-Term				
Per Housing Unit	0.05	30	1.5	2
Per 10,000 SF Office	1	1680	0.168	1
Long-Term				
Per Housing Unit	0.5	30	15	15
Per 3,000 SF Office	1	1680	0.56	1

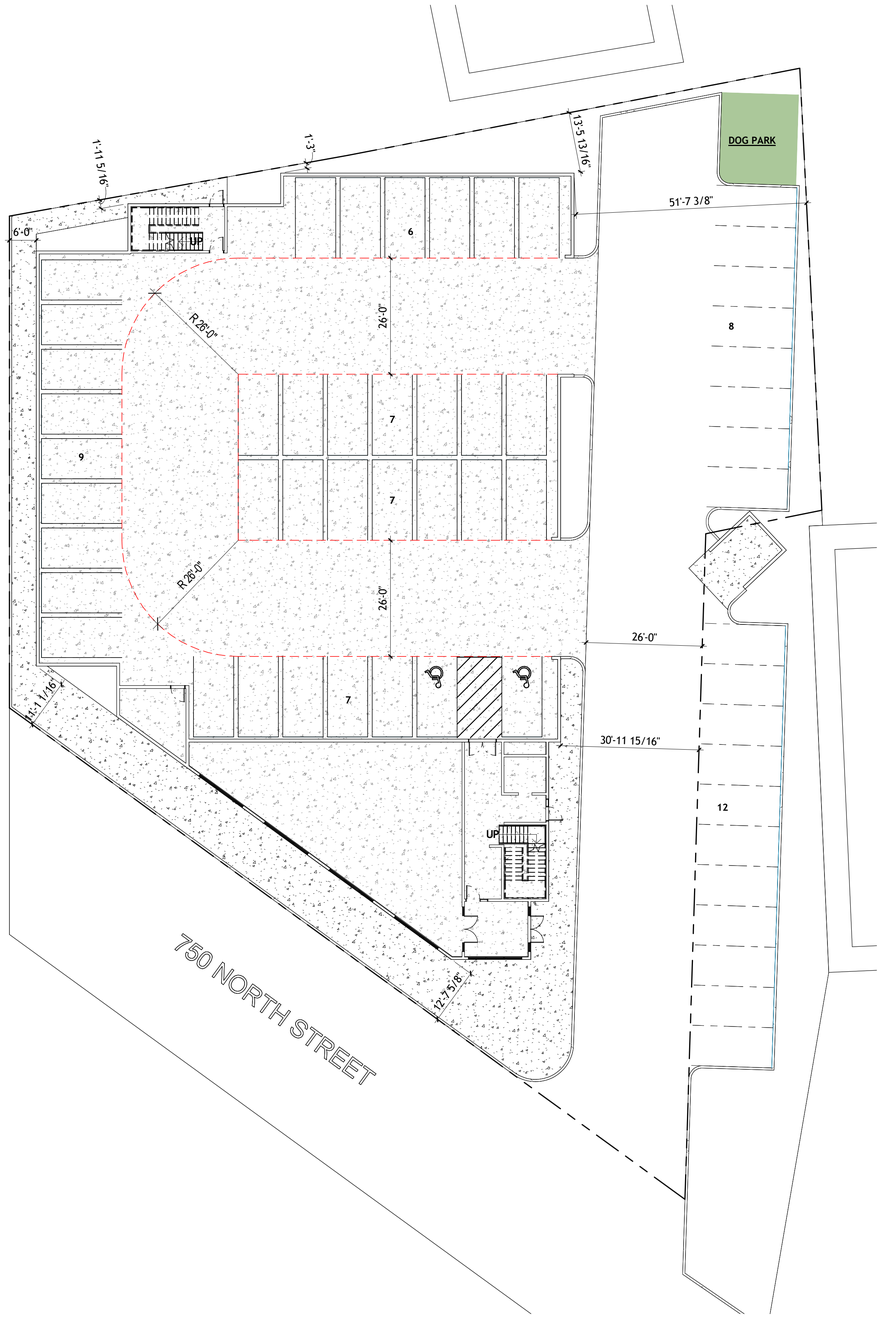
31. Short-term bike parking requires individual inverted "U" racks along the front of the building. Each inverted "U" is two spaces, and this project would just require two inverted "U"s. Long-term bike parking must be located in a secure area of the building, in bike lockers, or in a separate secure structure outside. (All the bike parking comments can be combined into one on the DRC sheet!)
32. I'm not sure the intended use for this room, but it would be the ideal location for the secure long-term bike parking. A secured entrance to the street would be ideal too so people don't have to cycle through the garage and could hop right onto the planned trail here.

Shelbey- Stormwater

33. When you get to storm drain design, the 80th percentile storm must be retained on site.
34. Lot size is less than one acre, so no SWPPP is required
35. Will require a LTSWMP

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISION ON DECEMBER 14, 2023.

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.



KEYNOTES

UNIT ANAYLSIS

2 BEDROOM (789 SF)	4
2 BEDROOM (997 SF)	18
3 BEDROOM (1321 SF)	4
3 BEDROOM (1520 SF)	4
TOTAL UNITS:	30

PARKING ANAYLSIS

TOTAL PARKING STALLS:	56
STALLS PER UNIT:	1.86 STALLS

GENERAL NOTES

A. COORDINATE SITE PLAN WITH LANDSCAPE, ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL SITE PLAN. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. SEE AS501 FOR SITE DETAILS.

D3 ARCHITECTURAL SITE PLAN
AS101 | SCALE: 1/16" = 1'-0"

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

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CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
BATEMAN MULTI-FAMILY - LEHI TOD
750 NORTH STREET
LEHI, UTAH

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	01 NOVEMBER 2023
PROJECT #:	22-024
DRAWN BY:	AMS
PM / PA:	MMA

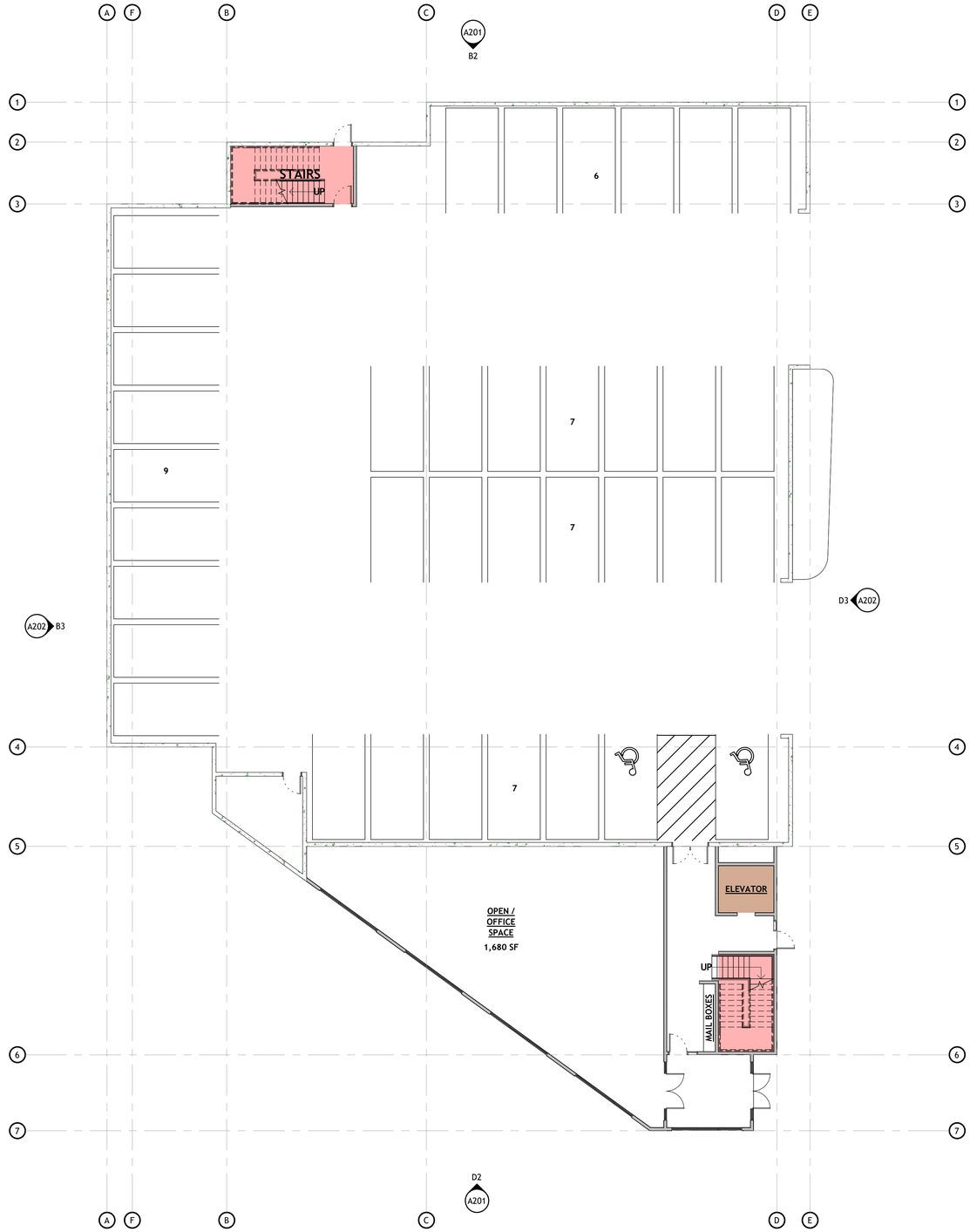
DRAWING SET STATUS
SCHEMATIC DESIGN DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
AS101

J:\CMA Jobs\2022\22-024 Underwood TOD Housing - Lehi\09 Revit\22-024 Bateman TOD Housing - Lehi V3.rvt
11/1/2023 2:13:05 PM



KEYNOTES

SEPARATION LEGEND

- ONE-HOUR VERTICAL EXTERIOR ENCLOSURE (FIRE BARRIER).
- ONE-HOUR FIRE PARTITION.
- TWO-HOUR SHAFT ENCLOSURE (FIRE BARRIER).
- SMOKE PARTITION.
- ONE-HOUR FIRE SEPARATION.
- TWO-HOUR FIRE WALL.
- ONE-HOUR BEARING WALL.

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
C. PROVIDE 18" MINIMUM CLEAR FLOOR SPACE AT PULL SIDE OF ALL DOORS. PROVIDE 12" MINIMUM CLEAR FLOOR SPACE AT PUSH SIDE OF ALL DOORS.
D. UNLESS OTHERWISE NOTED OR DIMENSIONED, LOCATE DOORS AS FOLLOWS:
   - MASONRY WALLS- OUTSIDE OF FRAME 8" FROM FACE OF WALL (ON BLOCK MODULE),
   - FRAMED WALLS-INSIDE OF JAMB 4" FROM FINISHED WALL (ADJUST FOR TILE WHERE SHOWN).
E. CONCRETE FOUNDATION WALLS RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
F. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING PER NFPA 13.
G. SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION
H. SEE INTERIOR ELEVATIONS ON AI201 AND MILLWORK DETAILS ON AI551 FOR FINISHES OF MILLWORK BASES, AND COUNTERTOPS SEE SHEETS A151, A152 FOR REFLECTED CEILING PLAN INFORMATION.
I. SEE SHEETS AI101, AI102, FOR FINISH INFORMATION. CONFIRM FINISHES WITH OWNER PRIOR TO ORDERING.
J. SEE A601, A602, AND A603 FOR DOOR AND WINDOW INFORMATION.
K. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL APPLIANCES WITH OWNER PRIOR TO PURCHASING EQUIPMENT AND FABRICATING MILLWORK.
L. SEE THE SPECIFICATION FOR ADDITIONAL INFORMATION.
M. SEE G000 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND OTHER ARCHITECTURAL GENERAL INFORMATION.
N. SEE G### FOR WALL TYPES.
O. PROVIDE BACKING/BLOCKING FOR WALL MOUNTED ITEMS-INCLUDING GRAB BARS, HANDRAILS, SIGNAGE AND EQUIPMENT AS REQUIRED.
P. TILE IS TO BE SET OVER CEMENTITIOUS BACKER BOARD UNDERLAYMENT. RECESS SLAB AS/IF REQUIRED. VERIFY WITH OWNER.
Q. DO NOT SCALE DRAWINGS.

D1 FLOOR PLAN - LEVEL 1
A101 | SCALE: 3/32" = 1'-0"

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
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PROJECT TITLE AND ADDRESS
BATEMAN MULTI-FAMILY - LEHI TOD
750 NORTH STREET
LEHI, UTAH

REVISIONS

△	DESCRIPTION	DATE

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DATE:	01 NOVEMBER 2023
PROJECT #:	22-024
DRAWN BY:	AMS
PM / PA:	MMA

DRAWING SET STATUS
SCHEMATIC DESIGN DRAWINGS

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SHEET TITLE

FLOOR PLAN - LEVEL 1

SHEET NUMBER
A101

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11/1/2023 2:13:06 PM



KEYNOTES

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TOTAL UNITS:	30

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D1 FLOOR PLAN - LEVEL 2
A102 | SCALE: 3/32" = 1'-0"

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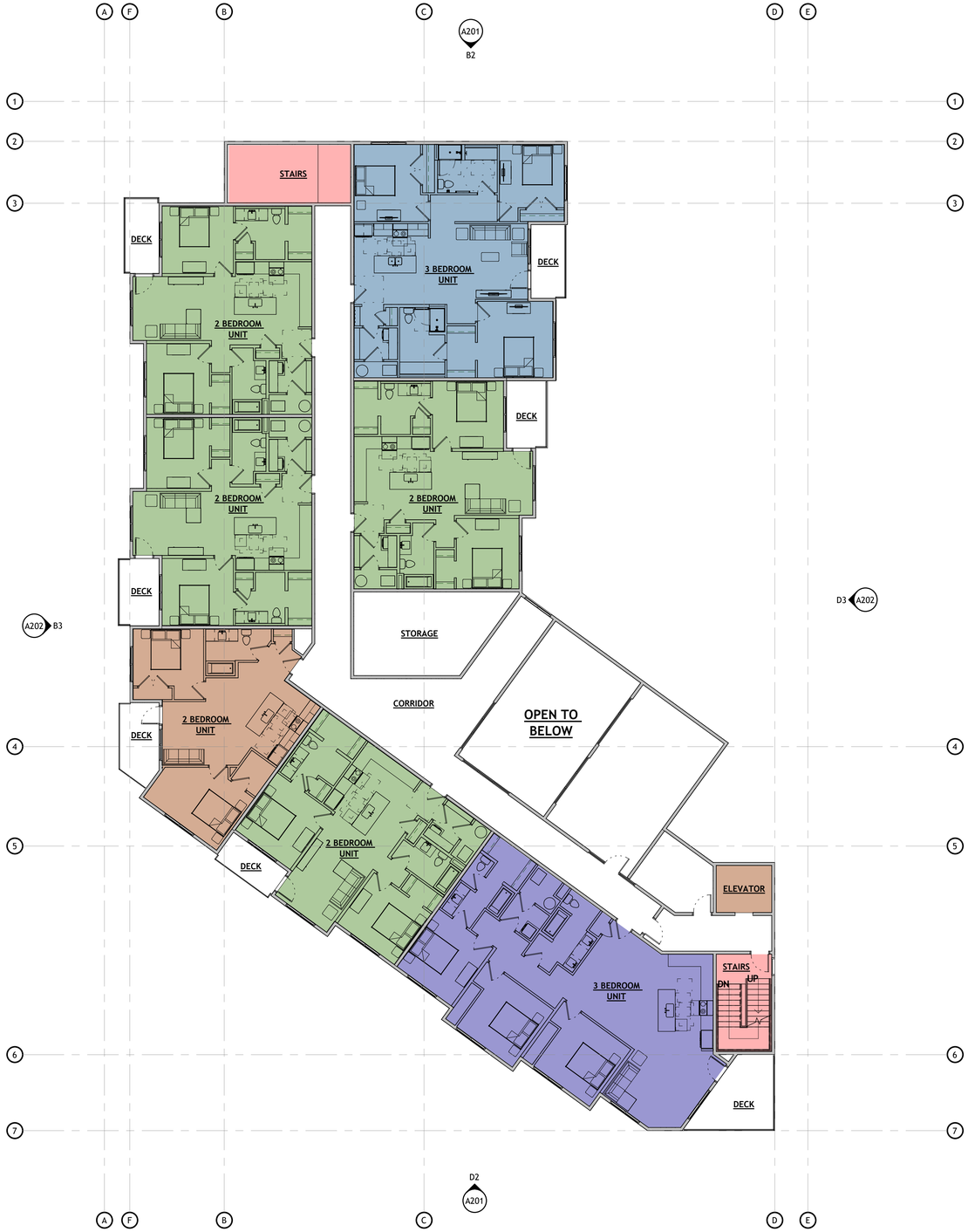
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SCHEMATIC DESIGN DRAWINGS

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FLOOR PLAN - LEVEL 2

SHEET NUMBER
A102

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11/1/2023 2:13:07 PM



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O. PROVIDE BACKING/BLOCKING FOR WALL MOUNTED ITEMS-INCLUDING GRAB BARS, HANDRAILS, SIGNAGE AND EQUIPMENT AS REQUIRED.
P. TILE IS TO BE SET OVER CEMENTITIOUS BACKER BOARD UNDERLAYMENT. RECESS SLAB AS/IF REQUIRED. VERIFY WITH OWNER.
Q. DO NOT SCALE DRAWINGS.

CORE ARCHITECTURE
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PROFESSIONAL STAMP

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CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

BATEMAN MULTI-FAMILY - LEHI TOD

750 NORTH STREET
LEHI, UTAH

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	01 NOVEMBER 2023
PROJECT #:	22-024
DRAWN BY:	AMS
PM / PA:	MMA

DRAWING SET STATUS
SCHEMATIC DESIGN DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

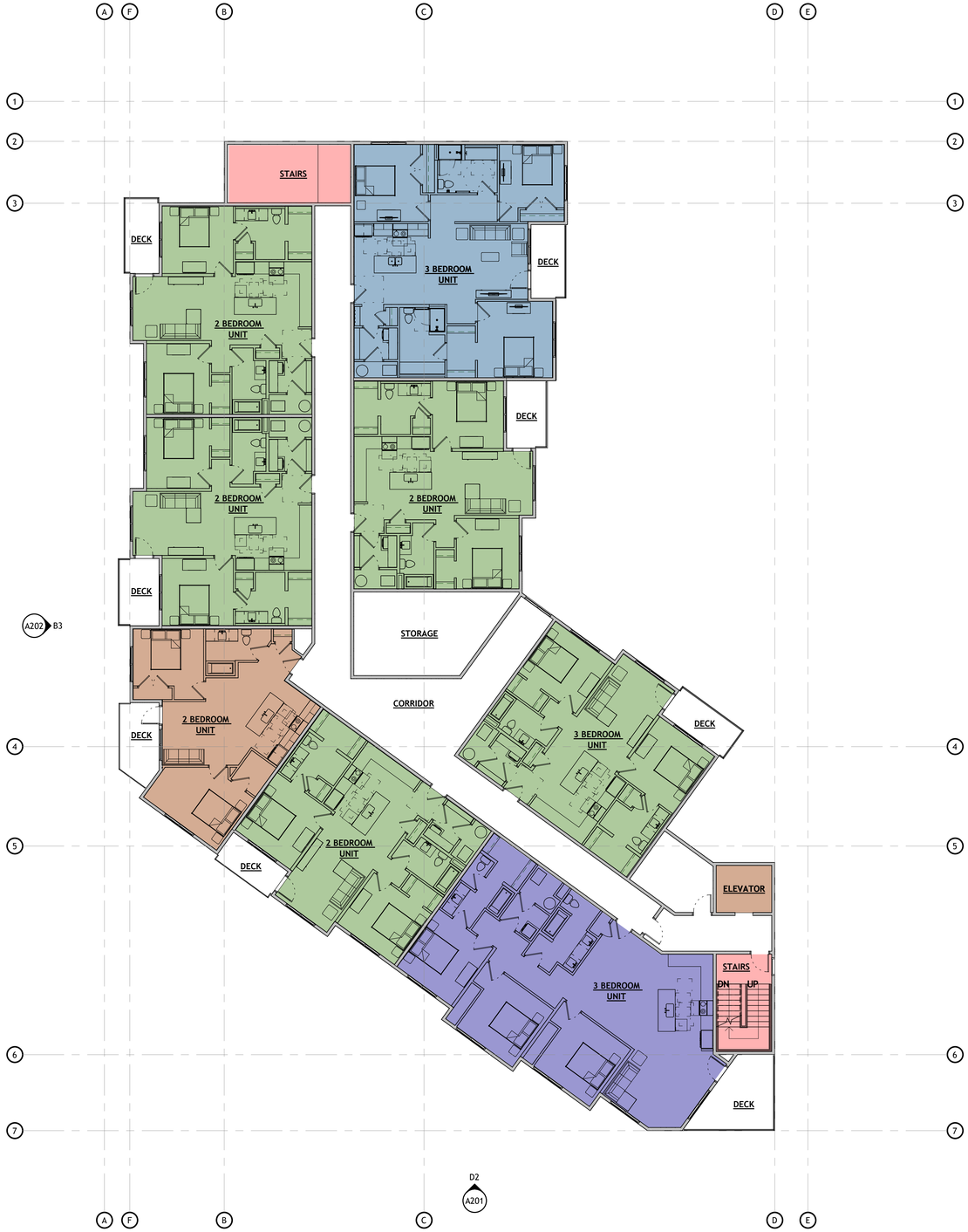
FLOOR PLAN - LEVEL 3

SHEET NUMBER

A103

D1 FLOOR PLAN - LEVEL 3
A103 SCALE: 3/32" = 1'-0"

J:\CMA Jobs\2022\22-024 Underwood TOD Housing - Lehi\09 Revit\22-024 Bateman TOD Housing - Lehi V3.rvt
11/1/2023 2:13:08 PM



KEYNOTES

UNIT ANAYLSIS

2 BEDROOM (789 SF)	4
2 BEDROOM (997 SF)	18
3 BEDROOM (1321 SF)	4
3 BEDROOM (1520 SF)	4
TOTAL UNITS:	30

SEPARATION LEGEND

- ONE-HOUR VERTICAL EXTERIOR ENCLOSURE (FIRE BARRIER).
- ONE-HOUR FIRE PARTITION.
- TWO-HOUR SHAFT ENCLOSURE (FIRE BARRIER).
- SMOKE PARTITION.
- ONE-HOUR FIRE SEPARATION.
- TWO-HOUR FIRE WALL.
- ONE-HOUR BEARING WALL.

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
C. PROVIDE 18" MINIMUM CLEAR FLOOR SPACE AT PULL SIDE OF ALL DOORS. PROVIDE 12" MINIMUM CLEAR FLOOR SPACE AT PUSH SIDE OF ALL DOORS.
D. UNLESS OTHERWISE NOTED OR DIMENSIONED, LOCATE DOORS AS FOLLOWS:
   - MASONRY WALLS- OUTSIDE OF FRAME 8" FROM FACE OF WALL (ON BLOCK MODULE),
   - FRAMED WALLS-INSIDE OF JAMB 4" FROM FINISHED WALL (ADJUST FOR TILE WHERE SHOWN).
E. CONCRETE FOUNDATION WALLS RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
F. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING PER NFPA 13.
G. SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION
H. SEE INTERIOR ELEVATIONS ON AI201 AND MILLWORK DETAILS ON AI551 FOR FINISHES OF MILLWORK BASES, AND COUNTERTOPS SEE SHEETS A151, A152 FOR REFLECTED CEILING PLAN INFORMATION.
I. SEE SHEETS AI101, AI102, FOR FINISH INFORMATION. CONFIRM FINISHES WITH OWNER PRIOR TO ORDERING.
J. SEE A601, A602, AND A603 FOR DOOR AND WINDOW INFORMATION.
K. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL APPLIANCES WITH OWNER PRIOR TO PURCHASING EQUIPMENT AND FABRICATING MILLWORK.
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Q. DO NOT SCALE DRAWINGS.

D1 FLOOR PLAN - LEVEL 4
A104 | SCALE: 3/32" = 1'-0"

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CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
BATEMAN MULTI-FAMILY - LEHI TOD
750 NORTH STREET
LEHI, UTAH

REVISIONS

△	DESCRIPTION	DATE

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PM / PA:	MMA

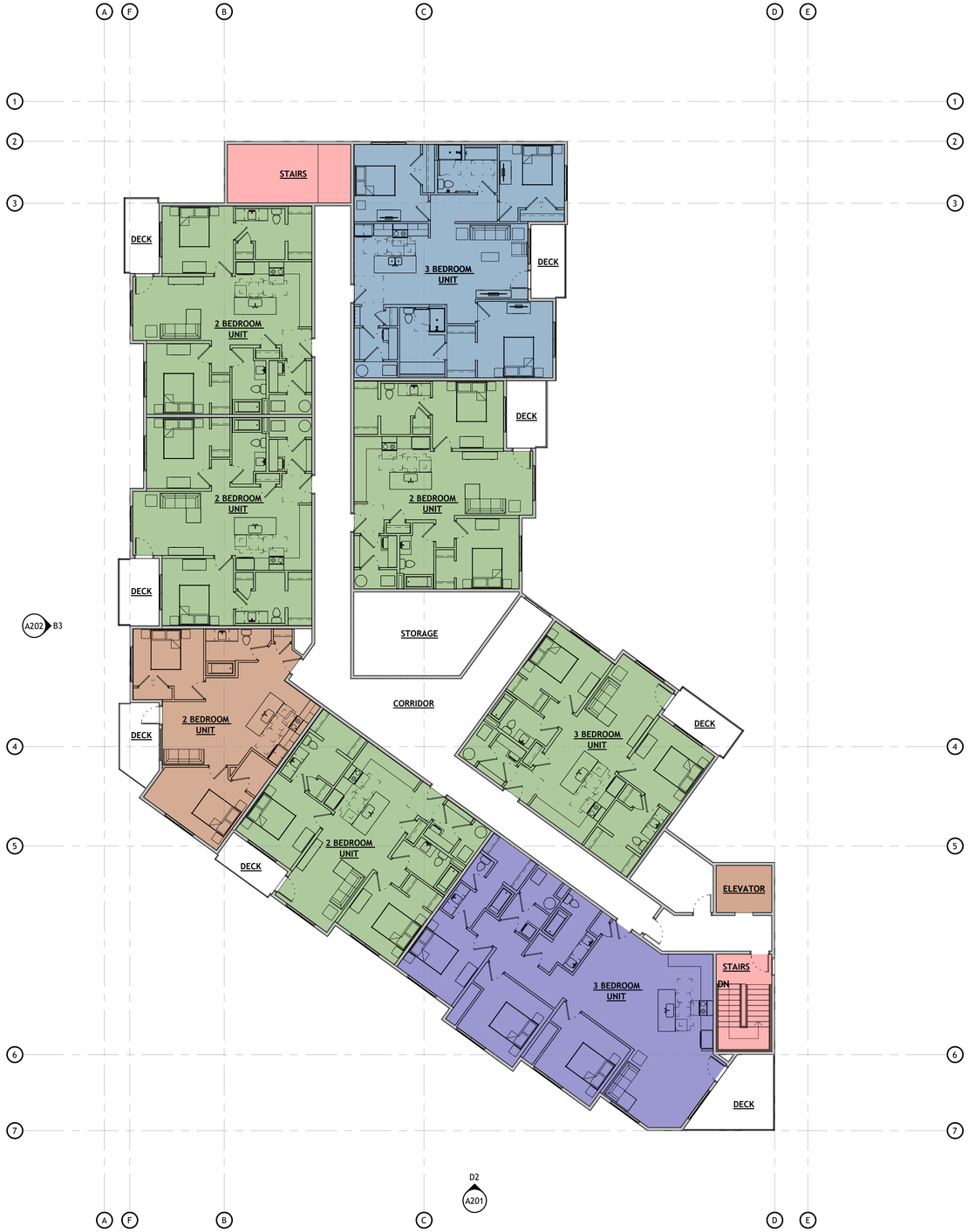
DRAWING SET STATUS
SCHEMATIC DESIGN DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE
FLOOR PLAN - LEVEL 4

SHEET NUMBER
A104

J:\CMA Jobs\2022\22-024 Underwood TOD Housing - Lehi\09 Revit\22-024 Bateman TOD Housing - Lehi V3.rvt
11/1/2023 2:13:10 PM



KEYNOTES

UNIT ANAYLSIS

2 BEDROOM (789 SF)	4
2 BEDROOM (997 SF)	18
3 BEDROOM (1321 SF)	4
3 BEDROOM (1520 SF)	4
TOTAL UNITS:	30

SEPARATION LEGEND

- ONE-HOUR VERTICAL EXTERIOR ENCLOSURE (FIRE BARRIER).
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- TWO-HOUR SHAFT ENCLOSURE (FIRE BARRIER).
- SMOKE PARTITION.
- ONE-HOUR FIRE SEPARATION.
- TWO-HOUR FIRE WALL.
- ONE-HOUR BEARING WALL.

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F. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING PER NFPA 13.
G. SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION
H. SEE INTERIOR ELEVATIONS ON AI201 AND MILLWORK DETAILS ON AI551 FOR FINISHES OF MILLWORK BASES, AND COUNTERTOPS SEE SHEETS A151, A152 FOR REFLECTED CEILING PLAN INFORMATION.
I. SEE SHEETS AI101, AI102, FOR FINISH INFORMATION. CONFIRM FINISHES WITH OWNER PRIOR TO ORDERING.
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Q. DO NOT SCALE DRAWINGS.

D1 FLOOR PLAN - LEVEL 5
A105 | SCALE: 3/32" = 1'-0"

CORE ARCHITECTURE
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CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
BATEMAN MULTI-FAMILY - LEHI TOD
750 NORTH STREET
LEHI, UTAH

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	01 NOVEMBER 2023
PROJECT #:	22-024
DRAWN BY:	AMS
PM / PA:	MMA

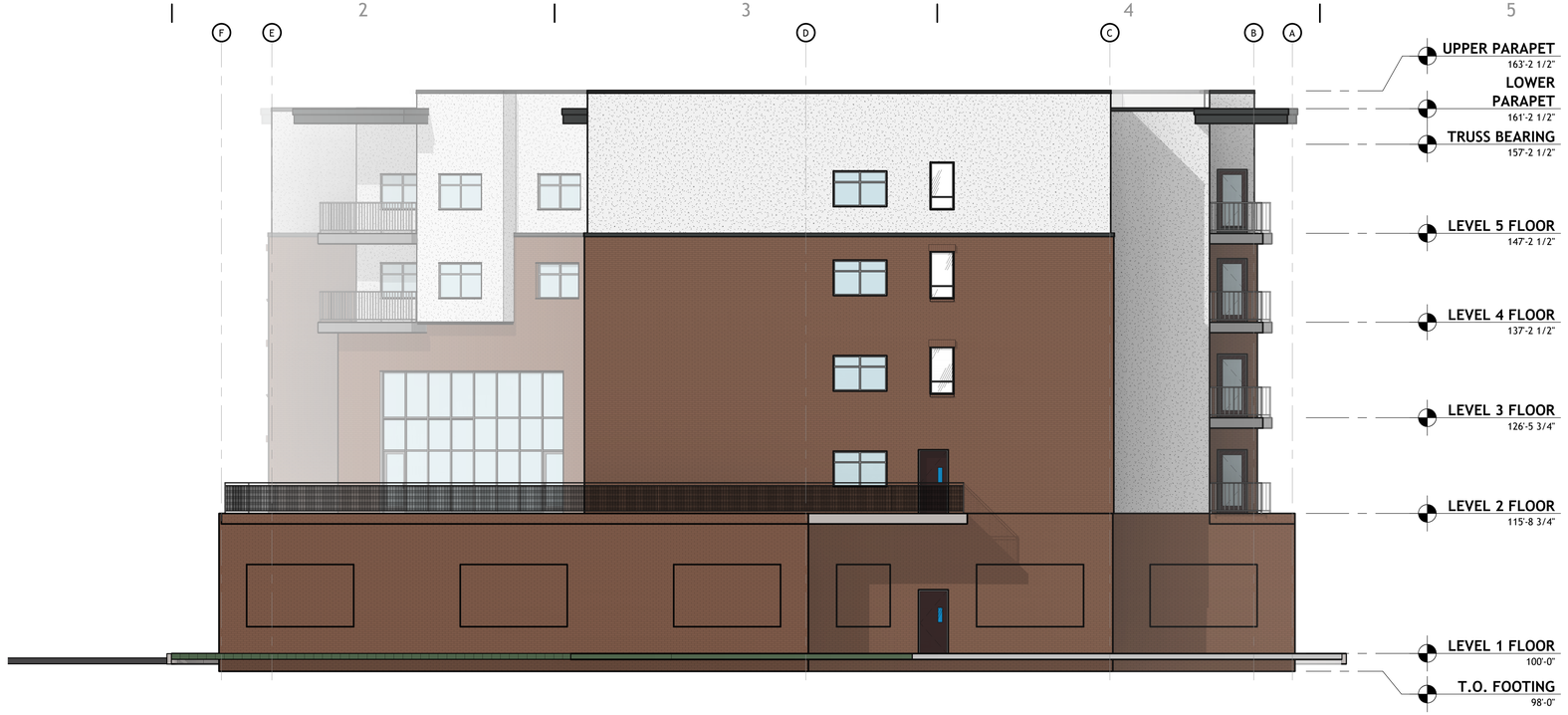
DRAWING SET STATUS
SCHEMATIC DESIGN DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE
FLOOR PLAN - LEVEL 5

SHEET NUMBER
A105

J:\CMA Jobs\2022\22-024 Underwood TOD Housing - Lehi\09 Revit\22-024 Bateman TOD Housing - Lehi V3.rvt
11/1/2023 2:13:11 PM



B2 NORTH ELEVATION
A201 | SCALE: 1/8" = 1'-0"



D2 SOUTH ELEVATION
A201 | SCALE: 1/8" = 1'-0"

KEYNOTES

SHEET NOTES

1. FINISHED GRADE.
2. PREFINISHED ALUMINUM STOREFRONT DOOR SYSTEM WITH THERMAL BREAKS. COLOR: CLEAR ANODIZED. SEE SHEET A601.
3. PREFINISHED ALUMINUM STOREFRONT WINDOW SYSTEM WITH THERMAL BREAKS. COLOR: CLEAR ANODIZED. SEE SHEET A602.
4. PRE-FINISHED METAL PARAPET WALL CAP. SEE DETAIL B6/A501.
5. EXTERIOR WALL LIGHT. SEE ELECTRICAL.
6. CAST NICKEL BRONZE DOWNSPOUT NOZZLE WITH ANCHOR FLANGE. SEE DETAIL C6/A701.
7. STRUCTURAL FOOTINGS AND FOUNDATION WALLS. SEE STRUCTURAL.
8. GAS METER LOCATION. COORDINATE WITH UTILITY COMPANY.
9. FIRE RISER CONNECTION.
10. SCORE LINES AS SHOWN - TYPICAL EIFS 'V' GROOVE SEE B4/A501.

EXTERIOR MATERIAL LEGEND

EM1	8" SMOOTH CMU - #16U OXFORD-U RUNNING BOND (SOLDIER AT HEADER)
EM2	8" SPLITFACE CMU - #16U OXFORD-U RUNNING BOND (SOLDIER AT HEADER)
EM3	ALUMINUM PANEL- PAC CLAD "CARDINAL RED"

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
G. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
H. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
I. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.

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CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
BATEMAN MULTI-FAMILY TOD
750 NORTH STREET
LEHI, UTAH

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	01 NOVEMBER 2023
PROJECT #:	22-024
DRAWN BY:	AMS
PM / PA:	MMA

DRAWING SET STATUS
SCHEDULE DESIGN DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER
A201

J:\CMA Jobs\2022\22-024 Bateman Multi-Family Lehi\09 Revit\22-024 Bateman Multi-Family Lehi - V3.rvt
12/8/2023 1:13:03 PM



B1 WEST ELEVATION

A202 | SCALE: 1/8" = 1'-0"

KEYNOTES

SHEET NOTES

1. FINISHED GRADE.
2. PREFINISHED ALUMINUM STOREFRONT DOOR SYSTEM WITH THERMAL BREAKS. COLOR: CLEAR ANODIZED. SEE SHEET A601.
3. PREFINISHED ALUMINUM STOREFRONT WINDOW SYSTEM WITH THERMAL BREAKS. COLOR: CLEAR ANODIZED. SEE SHEET A602.
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8. GAS METER LOCATION. COORDINATE WITH UTILITY COMPANY.
9. FIRE RISER CONNECTION.
10. SCORE LINES AS SHOWN - TYPICAL EIFS 'V' GROOVE SEE B4/A501.



D1 EAST ELEVATION

A202 | SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

EM1	8" SMOOTH CMU - #16U OXFORD-U RUNNING BOND (SOLDIER AT HEADER)
EM2	8" SPLITFACE CMU - #16U OXFORD-U RUNNING BOND (SOLDIER AT HEADER)
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CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

BATEMAN MULTI-FAMILY TOD

750 NORTH STREET
LEHI, UTAH

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	01 NOVEMBER 2023
PROJECT #:	22-024
DRAWN BY:	AMS
PM / PA:	MMA

DRAWING SET STATUS

SCHEMATIC DESIGN DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A202

J:\CMA Jobs\2022\22-024 Bateman Multi-Family Lehi\09 Revit\22-024 Bateman Multi-Family Lehi - V3.rvt
12/8/2023 1:13:25 PM



B2 **PERSPECTIVE 1**
A203 | SCALE:



D2 **PERSPECTIVE 2**
A203 | SCALE:

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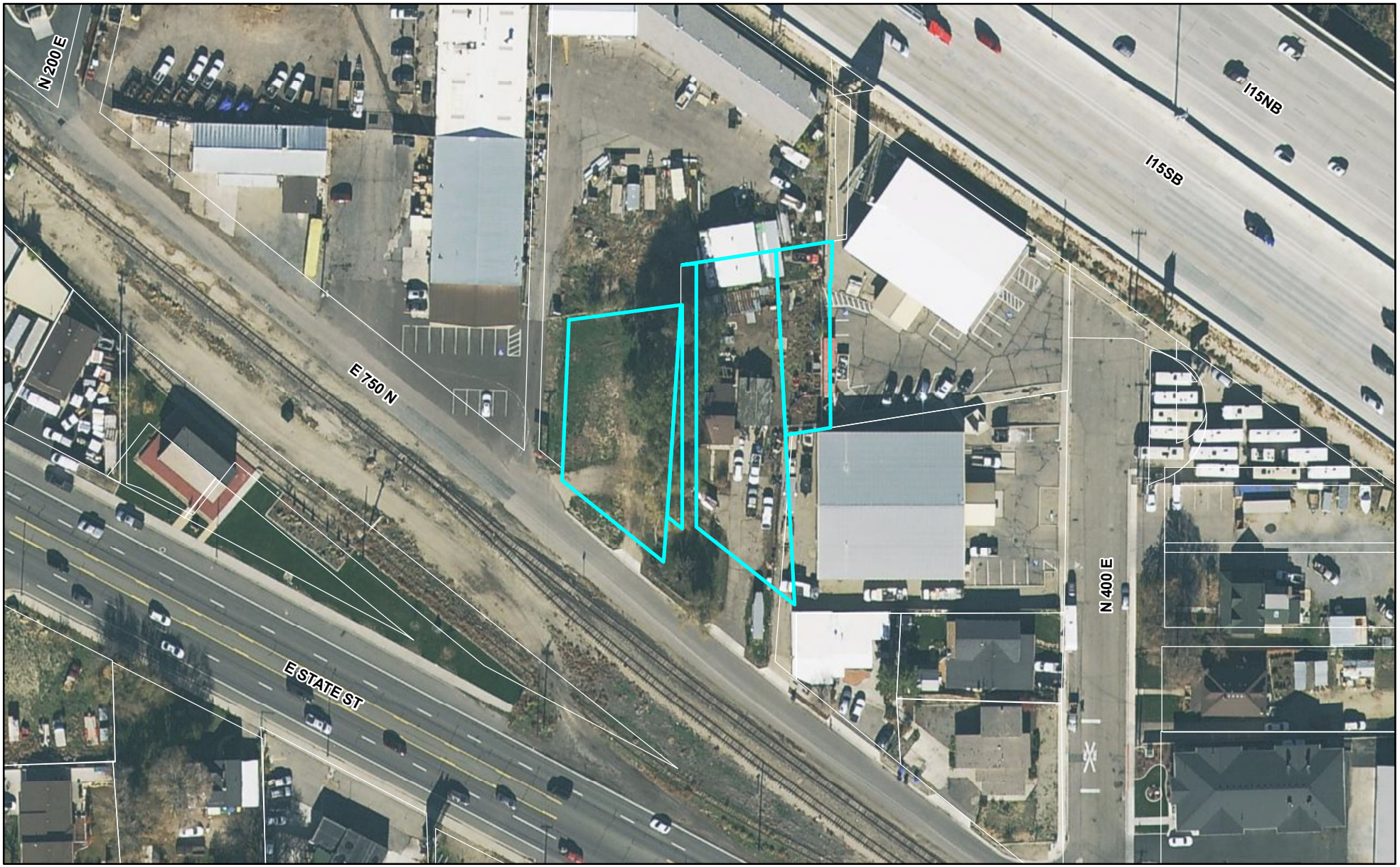
PERSPECTIVES

SHEET NUMBER
A203

J:\CMA Jobs\2022\22-024 Bateman Multi-Family Lehi\09 Revit\22-024 Bateman Multi-Family Lehi - V3.rvt
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Marwood (Bateman) Concept

Aerial

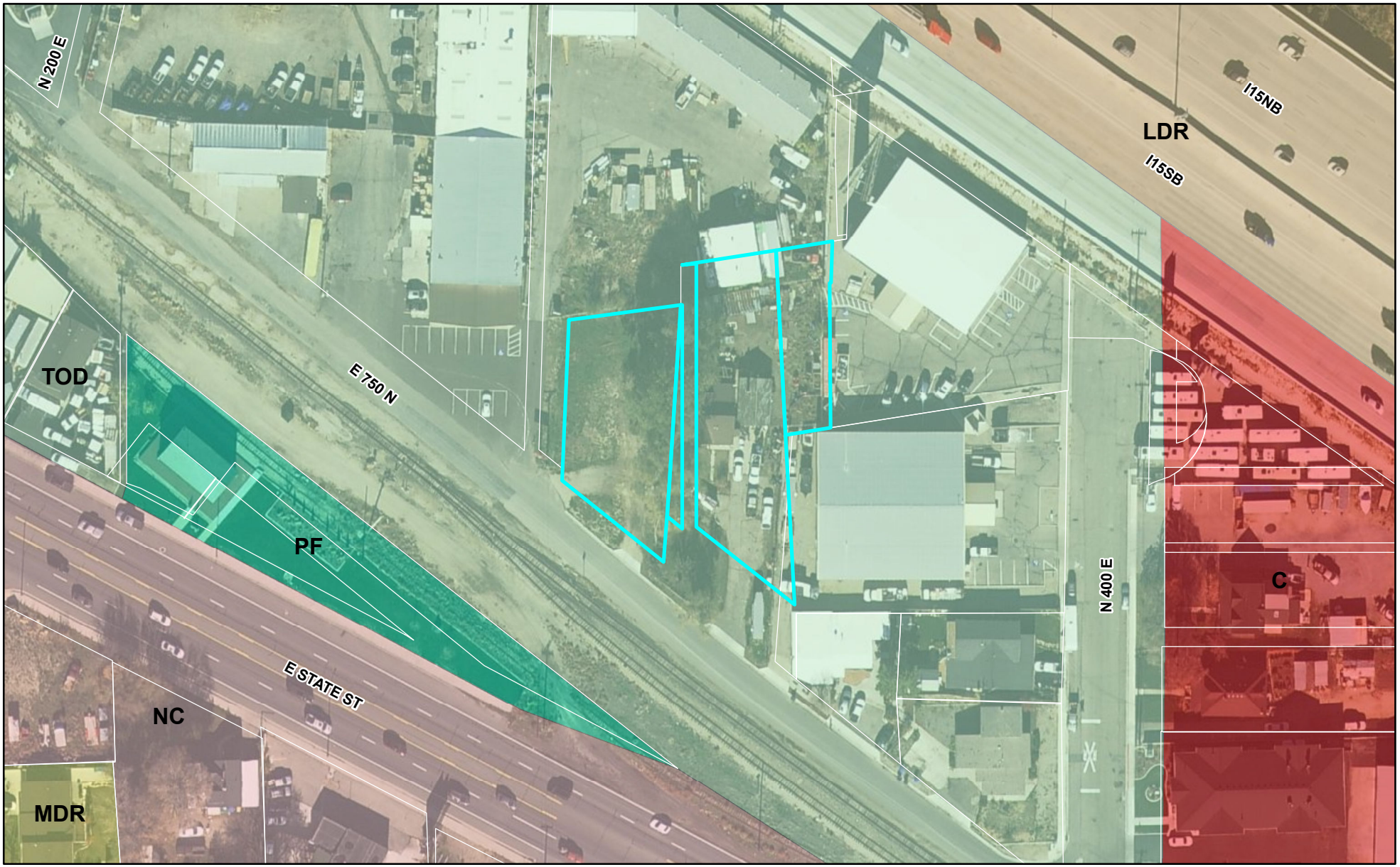


0 110 220 Feet

LEHI CITY

Marwood (Bateman) Concept

General Plan

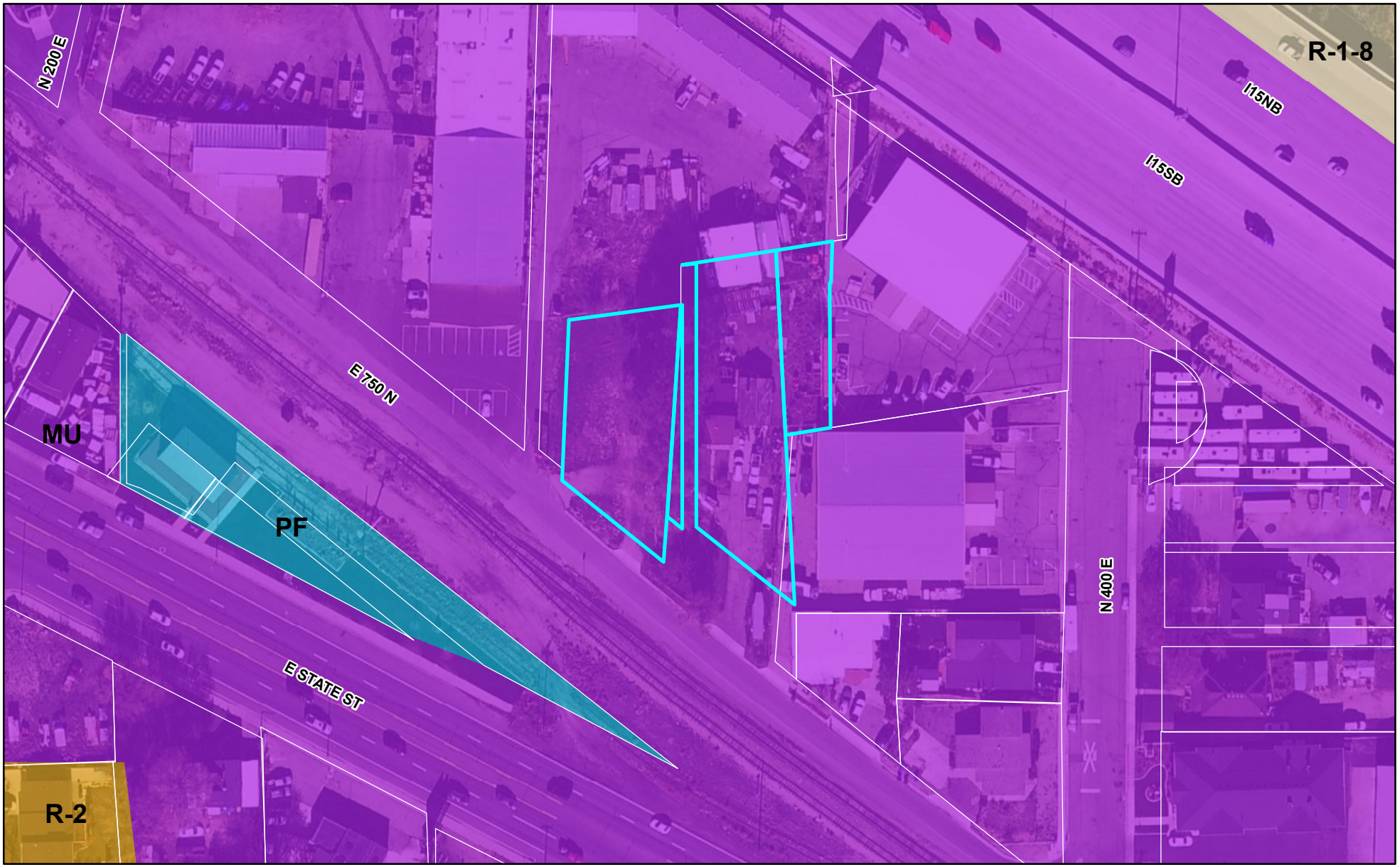


0 110 220 Feet

LEHI CITY

Marwood (Bateman) Concept

Zoning



0 110 220 Feet

LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: January 9, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #03-2024, the Larson Zone Change for two parcels totaling 3.6 acres located at approximately 1700 North Boston Street changing from Transitional Holding to Light Industrial.

Suggested Action:

Attachments:

CC Staff Report Larson Zone Change 01.09.24.docx

Larson Zone Change DRC Notes 11.29.23.docx

Ordinance - Larson Zone Change 01.09.24.docx

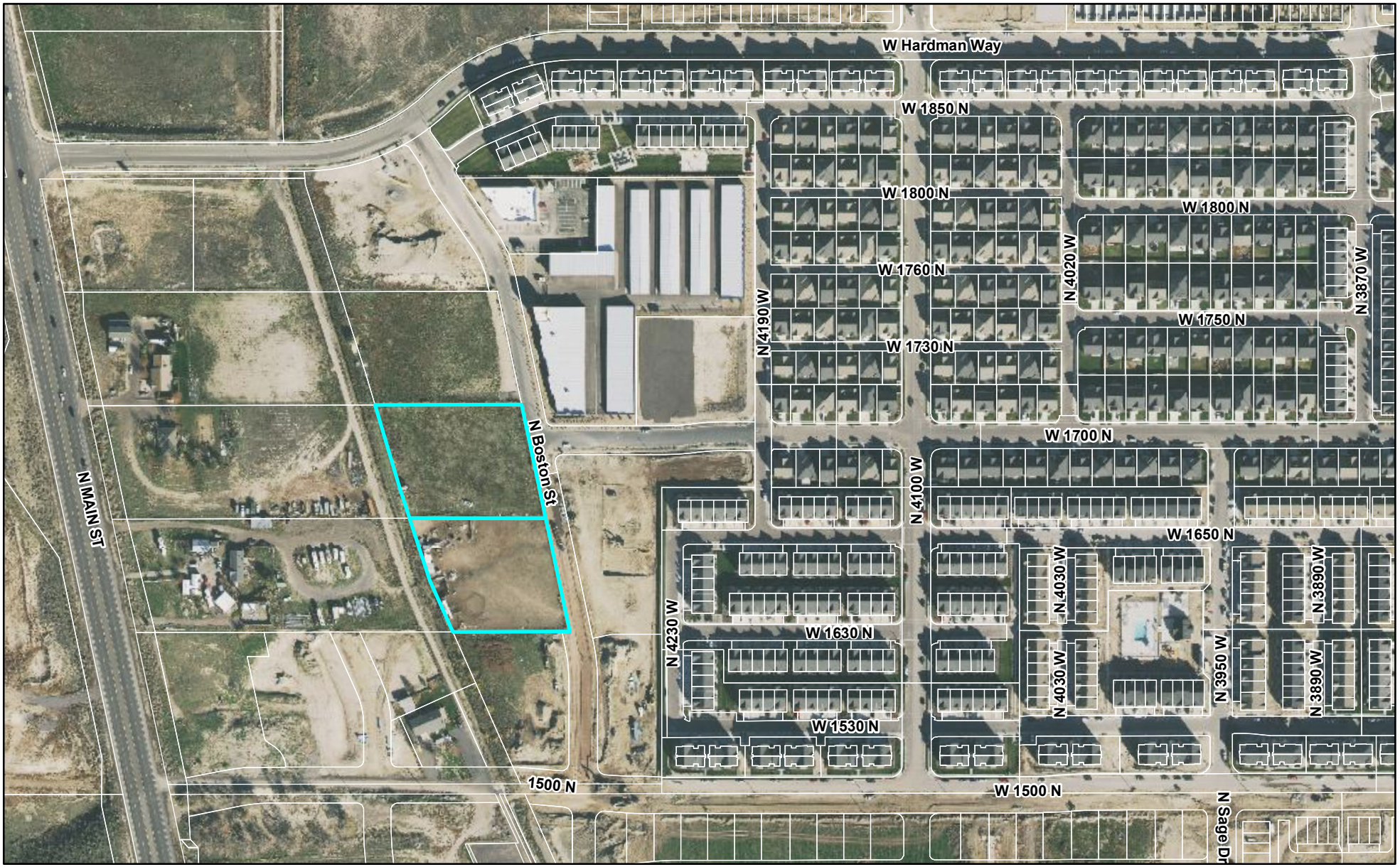
Aerial Map.pdf

General Plan.pdf

Zoning Map.pdf

Larson Zone Change

Aerial Map

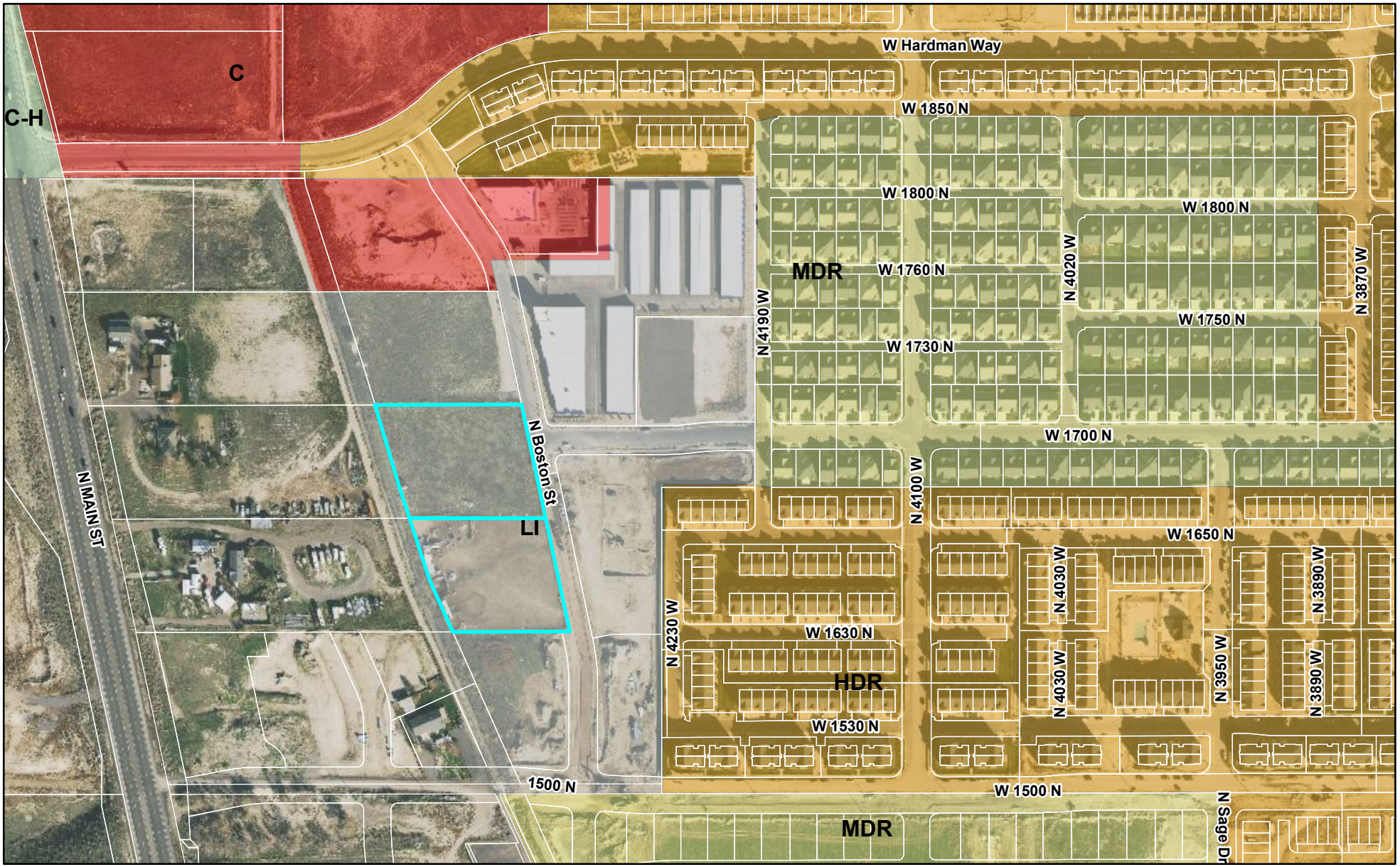


0 350 700 Feet

LEHI CITY

Larson Zone Change

General Plan Map

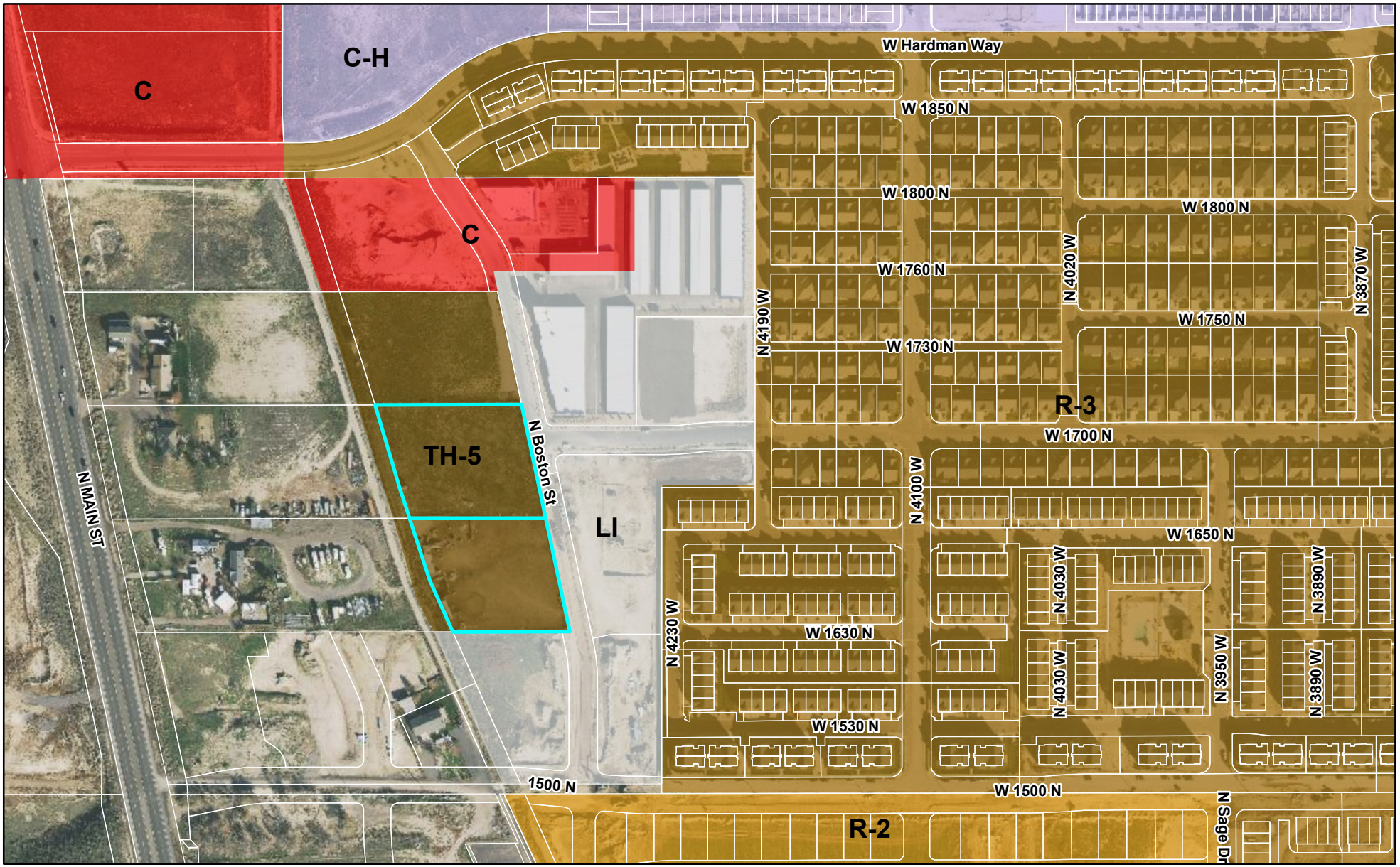


0 350 700 Feet

LEHI CITY

Larson Zone Change

Zoning Map



LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: January 9, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for the Gardner Point Phase 6 plat amendment and revisions, removing 7 single-family lots and converting the land to open space located at approximately 3600 West 1500 North.

Suggested Action:

Attachments:

CC Staff Report Gardner Point Phase 6 Subdivision Plat Amendment 01.09.24.docx

Gardner Point Phase 6 Revision DRC 12.06.23.docx

Gardner Point Phase 5 6 Revision Narrative 12.06.23.pdf

Gardner Point Phase 6 Revisions 12.06.23.pdf

Aerial map.pdf

General plan.pdf

Zoning map.pdf

MEMORANDUM

ENSIGN
THE STANDARD IN ENGINEERING

Structural Engineering
Municipal Services
Civil Engineering
Land Surveying

Date: December 4, 2023

From: Michael Budge, PE
Brady Morris, PE,

RE: **Gardner Point Phase 5 & 6 Revision Narrative**

Ensign Engineering Project No.: 8069O & 8069N

The purpose of this memorandum is to describe revisions made in Phases 5 and 6 of the Gardner Point civil drawings. Lots 639-342, 653-655, and a portion of the private street 'Alder Way' have been converted to 'common area' on the Phase 6 Final Plat. This new common area will be used for amenities that were previously contained entirely within the common area on the Phase 5 plat. The site plan for the Phase 5 amenity area has also been modified to coincide with the new Phase 6 common area site plan.

Water, pressurized irrigation, and sewer pipes that were previously running through this portion Alder way were removed or stubbed. The sewer main along West Rim Drive was re-routed to flow downstream via Sierra Way instead of Alder Way. The storm drain connection under Alder way will remain, but has been modified to pick up water from the amenity space parking areas.

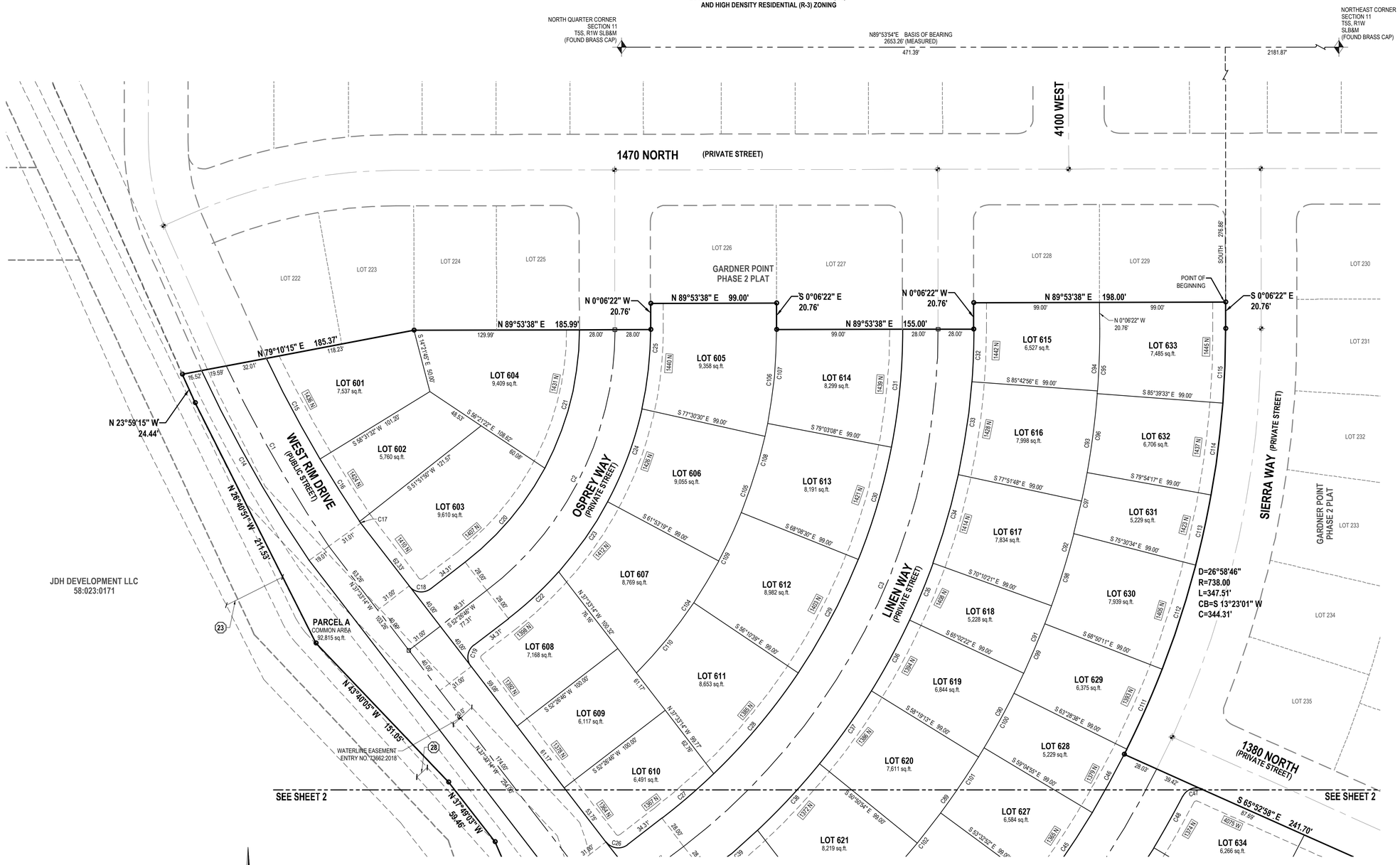
If you have any questions concerning the information noted above, feel free to contact us at any time.

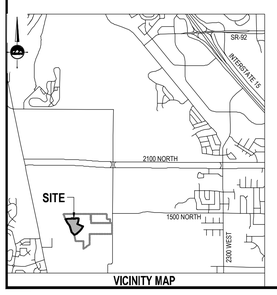
GARDNER POINT PHASE 6 PLAT

RESIDENTIAL DEVELOPMENT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LOCATED WITHIN NEIGHBORHOOD COMMERICAL (NC) AND HIGH DENSITY RESIDENTIAL (R-3) ZONING





VICINITY MAP

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
4. COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. AND DATED MAY 1, 2018.
6. ALL PROJECT AMENITIES INCLUDING CLUBHOUSE, TOT LOT, SPORT COURT, BENCHES, AND TRAILS WITHIN COMMON AREAS WILL BEGIN CONSTRUCTION AT 60% OF BUILDING PERMITS ISSUED FOR THE OVERALL PROJECT AND BE COMPLETED BY 80% OF BUILDING PERMITS ISSUED.

RIGHT TO FARM:
THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

EASEMENT NOTES:
23. The effect, terms and conditions of an Notice of in Canal Property Easement executed by Utah Lake Distributing Company., recorded October 31, 2002, as Entry No. 129142:2002 of official records.
24. The effect, terms and conditions of an Right of Way Easement granted to PacifiCorp, recorded February 5, 2003, as Entry No. 17491:2003 of official records.

SETBACKS FOR THE SINGLE FAMILY LOTS:
FRONT: 16' TO HOUSE; 20' TO GARAGE
REAR: 15'
SIDE: 5'
SIDE CORNER: 15'
FRONT PROPERTY LINE: 12' FROM TBC

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 2
PROJECT NUMBER : 8080
MANAGER : BDM
DRAWN BY : KFW
CHECKED BY : KFW
DATE : 11/20/23

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS** do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **286882** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **GARDNER POINT PHASE 6 PLAT**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast and Northwest Quarters of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 471.39 feet along the section line and South 276.86 feet the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°06'22" East 20.76 feet;
thence Southwesterly 347.51 feet along the arc of a 738.00 foot radius curve to the right (center bears South 89°53'38" West and the chord bears South 13°23'01" West 344.31 feet with a central angle of 26°58'46");
thence South 65°52'58" East 241.70 feet;
thence South 67°38'13" East 68.65 feet;
thence South 63°36'44" East 99.00 feet;
thence Southwesterly 585.04 feet along the arc of a 1,147.00 foot radius curve to the right (center bears North 64°01'08" West and the chord bears South 40°35'36" West 578.72 feet with a central angle of 29°13'28");
thence South 61°37'17" West 193.56 feet to a point on the Easterly Line of the Utah Lake Canal;
thence along the. Easterly Line of said Utah Lake Canal the following nine (9) courses:
(1) North 38°45'41" West 53.40 feet;
(2) North 47°38'31" West 154.70 feet;
(3) North 30°12'56" West 41.80 feet;
(4) North 17°09'04" West 362.70 feet;
(5) North 23°30'23" West 112.48 feet;
(6) North 37°49'03" West 59.46 feet;
(7) North 43°40'05" West 151.05 feet;
(8) North 26°40'51" West 211.53 feet;
(9) North 23°59'15" West 24.44 feet;
thence North 79°10'15" East 185.37 feet;
thence North 89°53'38" East 185.99 feet;
thence North 00°06'22" West 20.76 feet;
thence North 89°53'38" East 99.00 feet;
thence South 00°06'22" East 20.76 feet;
thence North 89°53'38" East 155.00 feet;
thence North 00°06'22" West 20.76 feet;
thence North 89°53'38" East 198.00 feet to the point of beginning.

Contains 633,221 Square Feet or 14.537 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Lehi City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" and "COMMON AREA" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Know all by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

GARDNER POINT PHASE 6 PLAT

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public. Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area and Private Streets as indicated hereon to _____

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By:
Its:

ACKNOWLEDGMENT

STATE OF UTAH)S.S.
COUNTY OF)

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

NUMBER

NOTARY PUBLIC (SIGNATURE) PRINTED NAME MY COMMISSION EXPIRES:
RESIDING IN UTAH COUNTY, STATE OF UTAH

PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20_____

MAYOR: _____ *ATTEST:* _____
CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 6 PLAT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYORS SEAL

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

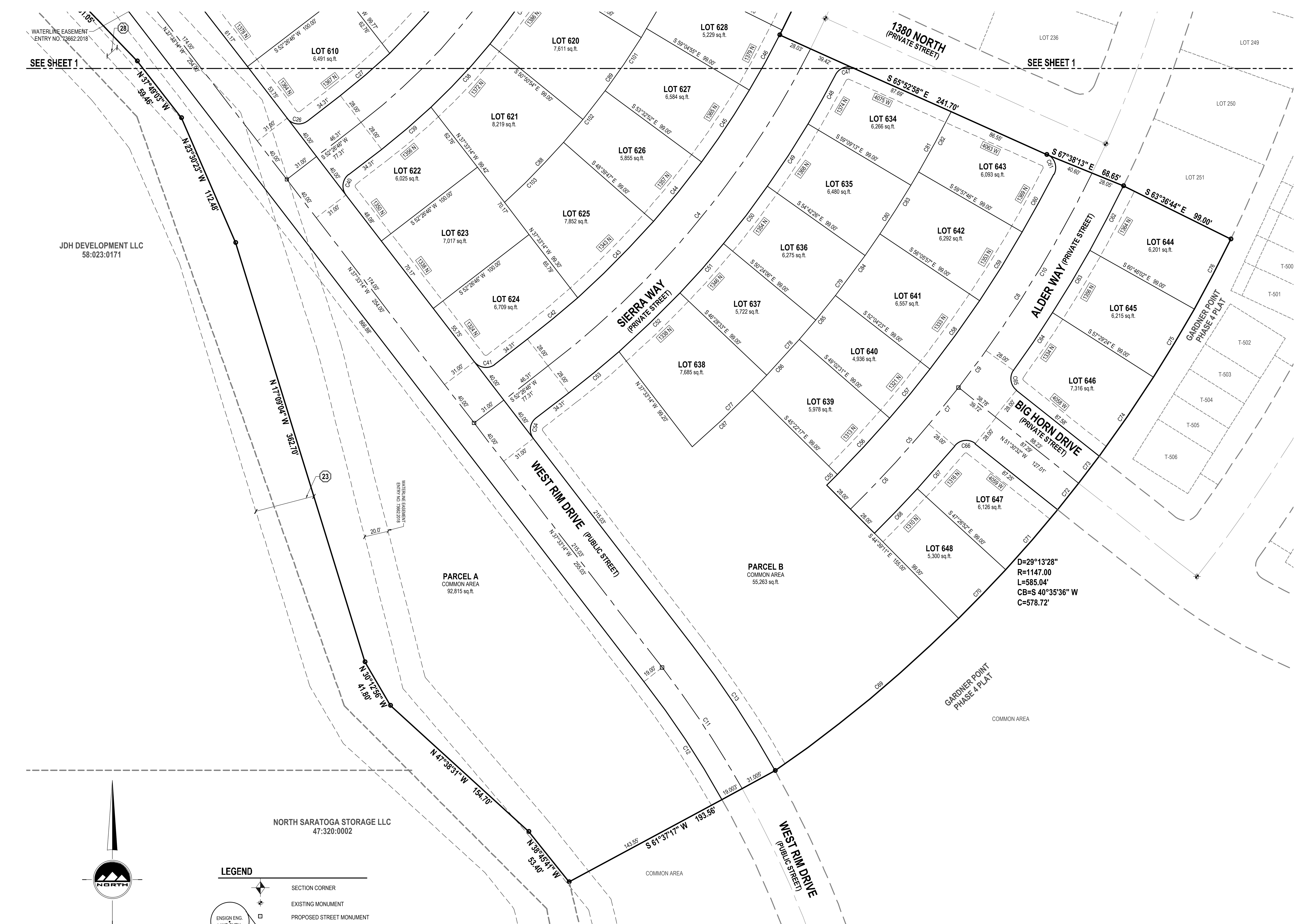
CLERK-RECORDER SEAL

GARDNER POINT PHASE 6 PLAT

RESIDENTIAL DEVELOPMENT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
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LOCATED WITHIN NEIGHBORHOOD COMMERICAL (NC)
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LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1033.07'	163.23'	9°03'10"	S29°37'04"E	163.06'
C2	258.00'	236.64'	52°33'08"	N26°10'12"E	228.43'
C3	512.00'	469.61'	52°33'08"	N26°10'12"E	453.32'
C4	766.00'	343.24'	25°40'25"	N39°36'34"E	340.37'
C5	1020.00'	134.43'	7°33'05"	N41°34'16"E	134.34'
C6	1020.00'	95.47'	5°21'47"	N42°39'55"E	95.44'
C7	1020.00'	38.96'	2°11'19"	N38°53'23"E	38.96'
C8	1020.00'	209.25'	11°45'15"	N31°55'06"E	208.89'
C9	1020.00'	38.04'	2°08'13"	N36°43'37"E	38.04'
C10	1020.00'	171.21'	9°37'02"	N30°50'59"E	171.01'
C11	840.00'	120.08'	8°11'27"	N33°29'03"W	119.98'
C12	821.00'	117.03'	8°10'03"	N33°29'45"W	116.93'
C13	871.00'	125.06'	8°13'36"	N33°27'58"W	124.95'
C14	1052.07'	171.62'	9°20'48"	S29°30'06"E	171.43'
C15	1002.07'	89.66'	5°07'35"	S28°06'20"E	89.63'
C16	1002.07'	58.15'	3°19'29"	S32°19'52"E	58.14'
C17	1002.07'	1.72'	0°05'54"	S34°02'33"E	1.72'
C18	12.00'	18.85'	90°00'00"	S82°33'14"E	16.97'
C19	12.00'	18.85'	90°00'00"	S7°26'46"W	16.97'
C20	230.00'	97.62'	24°19'08"	N40°17'12"E	96.89'
C21	230.00'	113.34'	28°14'00"	N14°00'38"E	112.19'
C22	286.00'	54.01'	10°49'10"	N47°02'11"E	53.93'
C23	286.00'	67.46'	13°30'56"	N34°52'09"E	67.31'
C24	286.00'	77.97'	15°37'11"	N20°18'05"E	77.73'
C25	286.00'	62.88'	12°35'52"	N6°11'34"E	62.76'
C26	12.00'	18.85'	90°00'00"	S82°33'14"E	16.97'
C27	484.00'	53.80'	6°22'06"	N49°15'43"E	53.77'
C28	484.00'	103.53'	12°15'19"	N39°57'00"E	103.33'
C29	484.00'	101.06'	11°57'51"	N27°50'25"E	100.88'
C30	484.00'	92.17'	10°54'38"	N16°24'11"E	92.03'
C31	484.00'	93.38'	11°03'14"	N5°25'15"E	93.23'
C32	540.00'	41.38'	4°23'26"	N2°05'21"E	41.37'
C33	540.00'	74.01'	7°51'08"	N8°12'38"E	73.95'
C34	540.00'	72.49'	7°41'27"	N15°58'56"E	72.43'
C35	540.00'	48.38'	5°07'59"	N22°23'39"E	48.36'
C36	540.00'	63.32'	6°43'08"	N28°19'13"E	63.29'
C37	540.00'	70.42'	7°28'19"	N35°24'56"E	70.37'
C38	540.00'	71.52'	7°35'20"	N42°56'46"E	71.47'
C39	540.00'	53.77'	5°42'20"	N49°35'36"E	53.75'
C40	12.00'	18.85'	90°00'00"	S7°26'46"W	16.97'
C41	12.00'	18.85'	90°00'00"	S82°33'14"E	16.97'
C42	738.00'	53.73'	4°10'18"	N50°21'37"E	53.72'
C43	738.00'	88.92'	6°54'12"	N44°49'22"E	88.87'
C44	738.00'	63.36'	4°55'08"	N38°54'42"E	63.34'
C45	738.00'	71.28'	5°32'03"	N33°41'06"E	71.26'
C46	738.00'	56.61'	4°23'43"	N28°43'13"E	56.60'
C47	12.00'	18.14'	86°37'20"	S70°48'22"W	16.46'
C48	794.00'	46.44'	3°21'05"	N29°10'14"E	46.44'
C49	794.00'	61.62'	4°26'47"	N33°04'10"E	61.60'
C50	794.00'	59.67'	4°18'20"	N37°26'44"E	59.65'
C51	794.00'	54.40'	3°55'33"	N41°33'40"E	54.39'
C52	794.00'	69.91'	5°02'42"	N46°02'48"E	69.89'
C53	794.00'	53.73'	3°52'37"	N50°30'27"E	53.72'
C54	12.00'	18.85'	90°00'00"	S7°26'46"W	16.97'
C55	992.00'	12.43'	0°43'05"	N44°59'16"E	12.43'
C56	992.00'	63.55'	3°40'14"	N42°47'36"E	63.54'
C57	992.00'	52.48'	3°01'52"	N39°26'33"E	52.47'
C58	992.00'	69.71'	4°01'34"	N35°54'50"E	69.69'
C59	992.00'	66.89'	3°51'49"	N31°58'09"E	66.88'
C60	992.00'	54.41'	3°08'34"	N28°27'58"E	54.41'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C61	12.00'	19.43'	92°46'39"	N19°29'39"W	17.38'
C62	1048.00'	60.18'	3°17'24"	N27°35'16"E	60.17'
C63	1048.00'	59.94'	3°16'38"	N30°52'17"E	59.94'
C64	1048.00'	57.59'	3°10'02"	N34°05'03"E	57.58'
C65	12.00'	18.26'	87°10'03"	S7°55'31"E	16.55'
C66	12.00'	18.54'	88°30'27"	S84°14'15"W	16.75'
C67	1048.00'	46.98'	3°12'51"	N41°16'05"E	46.97'
C68	1048.00'	51.12'	2°47'41"	N43°56'58"E	51.11'
C69	1147.00'	197.36'	9°51'32"	N50°16'35"E	197.12'
C70	1147.00'	55.95'	2°47'41"	N43°56'58"E	55.94'
C71	1147.00'	65.68'	3°16'52"	N40°54'42"E	65.67'
C72	1147.00'	28.00'	1°23'55"	N38°34'18"E	28.00'
C73	1147.00'	28.01'	1°23'57"	N37°10'22"E	28.01'
C74	1147.00'	79.34'	3°57'48"	N34°29'30"E	79.33'
C75	1147.00'	65.61'	3°16'38"	N30°52'17"E	65.60'
C76	1147.00'	65.09'	3°15'06"	N27°36'25"E	65.08'
C77	893.00'	85.34'	5°28'31"	N46°15'42"E	85.31'
C78	893.00'	61.19'	3°55'33"	N41°33'40"E	61.18'
C79	893.00'	67.11'	4°18'20"	N37°26'44"E	67.09'
C80	893.00'	69.30'	4°26'47"	N33°04'10"E	69.28'
C81	893.00'	69.38'	4°27'06"	N28°37'14"E	69.36'
C82	893.00'	56.77'	3°38'34"	N28°12'58"E	56.76'
C83	893.00'	60.22'	3°51'49"	N31°58'09"E	60.21'
C84	893.00'	62.75'	4°01'34"	N35°54'50"E	62.74'
C85	893.00'	47.24'	3°01'52"	N39°26'33"E	47.24'
C86	893.00'	57.21'	3°40'14"	N42°47'36"E	57.20'
C87	893.00'	68.12'	4°22'15"	N46°48'51"E	68.11'
C88	639.00'	94.52'	8°28'30"	N43°23'21"E	94.43'
C89	639.00'	83.33'	7°28'19"	N35°24'56"E	83.27'
C90	639.00'	74.93'	6°43'08"	N28°19'13"E	74.89'
C91	639.00'	57.25'	5°07'59"	N22°23'39"E	57.23'
C92	639.00'	85.77'	7°41'27"	N15°58'56"E	85.71'
C93	639.00'	87.57'	7°51'08"	N8°12'38"E	87.50'
C94	639.00'	48.97'	4°23'26"	N2°05'21"E	48.95'
C95	639.00'	51.01'	4°34'25"	N2°10'51"E	51.00'
C96	639.00'	62.76'	5°37'39"	N7°16'53"E	62.74'
C97	639.00'	49.02'	4°23'43"	N12°17'34"E	49.01'
C98	639.00'	74.42'	6°40'23"	N17°49'38"E	74.38'
C99	639.00'	59.77'	5°21'32"	N23°50'35"E	59.75'
C100	639.00'	49.02'	4°23'43"	N28°43'13"E	49.01'
C101	639.00'	61.72'	5°32'03"	N33°41'06"E	61.70'
C102	639.00'	54.92'	4°55'27"	N38°54'51"E	54.90'
C103	639.00'	69.71'	6°15'01"	N44°30'05"E	69.67'
C104	385.00'	109.66'	16°19'09"	N36°16'15"E	109.29'
C105	385.00'	104.96'	15°37'11"	N20°18'05"E	104.63'
C106	385.00'	84.65'	12°35'52"	N6°11'34"E	84.48'
C107	385.00'	74.28'	11°03'14"	N5°25'15"E	74.16'
C108	385.00'	73.31'	10°54'38"	N16°24'11"E	73.20'
C109	385.00'	80.39'	11°57'51"	N27°50'25"E	80.25'
C110	385.00'	71.28'	10°36'29"	N39°07'35"E	71.18'
C111	738.00'	69.03'	5°21'32"	N23°50'35"E	69.00'
C112	738.00'	85.95'	6°40'23"	N17°49'38"E	85.90'
C113	738.00'	56.61'	4°23'43"	N12°17'34"E	56.60'
C114	738.00'	72.71'	5°38'41"	N7°16'23"E	72.68'
C115	738.00'	58.69'	4°33'24"	N2°10'20"E	58.68'

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
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LAYTON Phone:801.547.1100
TOODELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8069O
MANAGER : BDM
DRAWN BY : KFW
CHECKED BY : KFW
DATE : 11/20/23

GARDNER POINT PHASE 6 PLAT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH		

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Know what's below. Call before you dig.

BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
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TYPE OF DEVELOPMENT:
RESIDENTIAL PUD

UNIT COUNT

SINGLE FAMILY RESIDENTIAL = 55
TOWNHOMES = 0
CONDOMINIUMS = 0
TOTAL UNITS = 55
UNITS PER ACRE = 3.79

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE.RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK

SITE SUMMARY TABLE

DESCRIPTION	AREA (AC)	PERCENTAGE
HARDSCAPE / ROAD ROW	3.61	25%
BUILDABLE AREA	8.78	60%
OPEN SPACE	2.13	15%
TOTAL SITE	14.51	100%

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

CEDAR CITY
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

SALT LAKE CITY
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TOOELE
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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-494-0150

GARDNER POINT PHASE 6
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/21/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

NO.	DATE	REVISION	BY
1	3-24-2022	WEST TRAIL RET. WALL	CDO
2	11-27-2023	ALDER WAY COMMON AREA	MSB
3			
4			
5			
6			
7			
8			

SITE PLAN

PROJECT NUMBER 8069O
PRINT DATE 11/20/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



GENERAL NOTES

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SITE SUMMARY TABLE	
DEVELOPABLE UNITS	55
ACRES	14.51
DENSITY	3.78 DU/AC
NODES	5
LINKS	11
ADDITIONAL HALF LINKS DUE TO TRAIL SECTIONS (SEE LIST)	1
INDEX SCORE	230
MIN. INDEX SCORE	1.75
MAX. BLOCK LENGTH	547 FT

NODES - STREET INTERSECTION OR CUL-DE-SAC LOCATED WITHIN A PROPOSED DEVELOPMENT. A STREET INTERSECTION EXISTS WHERE TWO OR MORE NAMED ROADS INTERSECT MARKED WITH A CIRCLE.

LINKS - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

ADDITIONAL HALF LINKS DUE TO TRAIL SYSTEMS

1 TRAIL ALONG WEST RIM DRIVE

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
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REGISTERED PROFESSIONAL ENGINEER
11/21/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D. Morris

NO.	DATE	REVISION	BY
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2	11-2-2023	ALDER WAY COMMON AREA	MSB
3			
4			
5			
6			
7			
8			

CIRCULATION PLAN

PROJECT NUMBER 8069O
PRINT DATE 11/20/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200A

811 Know what's below. Call before you dig.

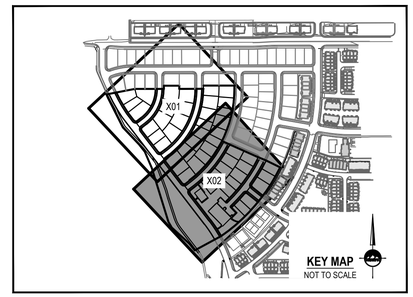
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BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
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SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 5/C-600.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 3/C-600.
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING ROAD-5.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. ASPHALT PAVEMENT: 3" THICK ASPHALT WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 4/C-600.
6. INSTALL FLARED DRIVE APPROACH PER LEHI CITY STANDARD DRAWING ROAD-11.
7. EXIST EDGE OF ASPHALT.
8. ROCK RETAINING WALL PER DETAIL 4/C-603. SEE GRADING PLAN FOR ELEVATIONS. RETAINING WALLS 4 FEET IN HEIGHT WILL REQUIRE A BUILDING PERMIT.
9. ADA RAMP PER LEHI CITY STANDARD DRAWING ROAD-6.
10. ASPHALT TRAIL PER LEHI CITY STANDARD DRAWING TRAIL-1. WIDTH PER PLAN. INCLUDE 2' SHOULDER ON DOWNSLOPE SIDE OF TRAIL BEFORE SLOPE BEGINS.
11. SITE AMENITIES. REFER TO LANDSCAPE DRAWINGS.
12. STREET SIGN. INSTALL PER M.U.T.C.D. STANDARDS WITH STREET SIGNS PER LEHI CITY STANDARDS.
13. INSTALL PROTECTIVE BOLLARD SPACED AT 2' MAX PER DETAIL 8/C-600.
14. INSTALL HIGH BACK REVERSE SLOPE CURB AND GUTTER PER LEHI CITY STANDARD DRAWING ROAD-5.
15. INSTALL 'NO PARKING' SIGN PER M.U.T.C.D. STANDARD PLANS. 'NO PARKING' SIGNS TO BE MAINTAINED BY DEVELOPER/HOA
16. INSTALL (2) K-RAILS WITH M.U.T.C.D. SIGN OM4-2 (18" SIGN) ATTACHED TO EACH
17. INSTALL ALL WEATHER ACCESS PER LEHI CITY STANDARD DRAWING ROAD-14.
18. INSTALL HIGH BACK REVERSE SLOPE CURB AND GUTTER PER LEHI CITY STD DRAWING ROAD-5.
19. INSTALL 3' WATERWAY PER DETAIL 15/C-600.
20. INSTALL 'NO PARKING' SIGN PER M.U.T.C.D. STANDARD PLANS. 'NO PARKING' SIGNS TO BE MAINTAINED BY DEVELOPER/HOA.
21. 5" THICK CONCRETE FLAT WORK OVER 4" UNTREATED BASE COURSE. COORDINATE WITH ARCHITECT AND LANDSCAPE DRAWINGS FOR SPECIFIC SURFACE TREATMENT.

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
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REGISTERED PROFESSIONAL ENGINEER
11/21/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D. Morris

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2	11-21-2023	ALDER WAY COMMON AREA	MSB
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SITE PLAN

PROJECT NUMBER 8069O
PRINT DATE 11/20/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-202

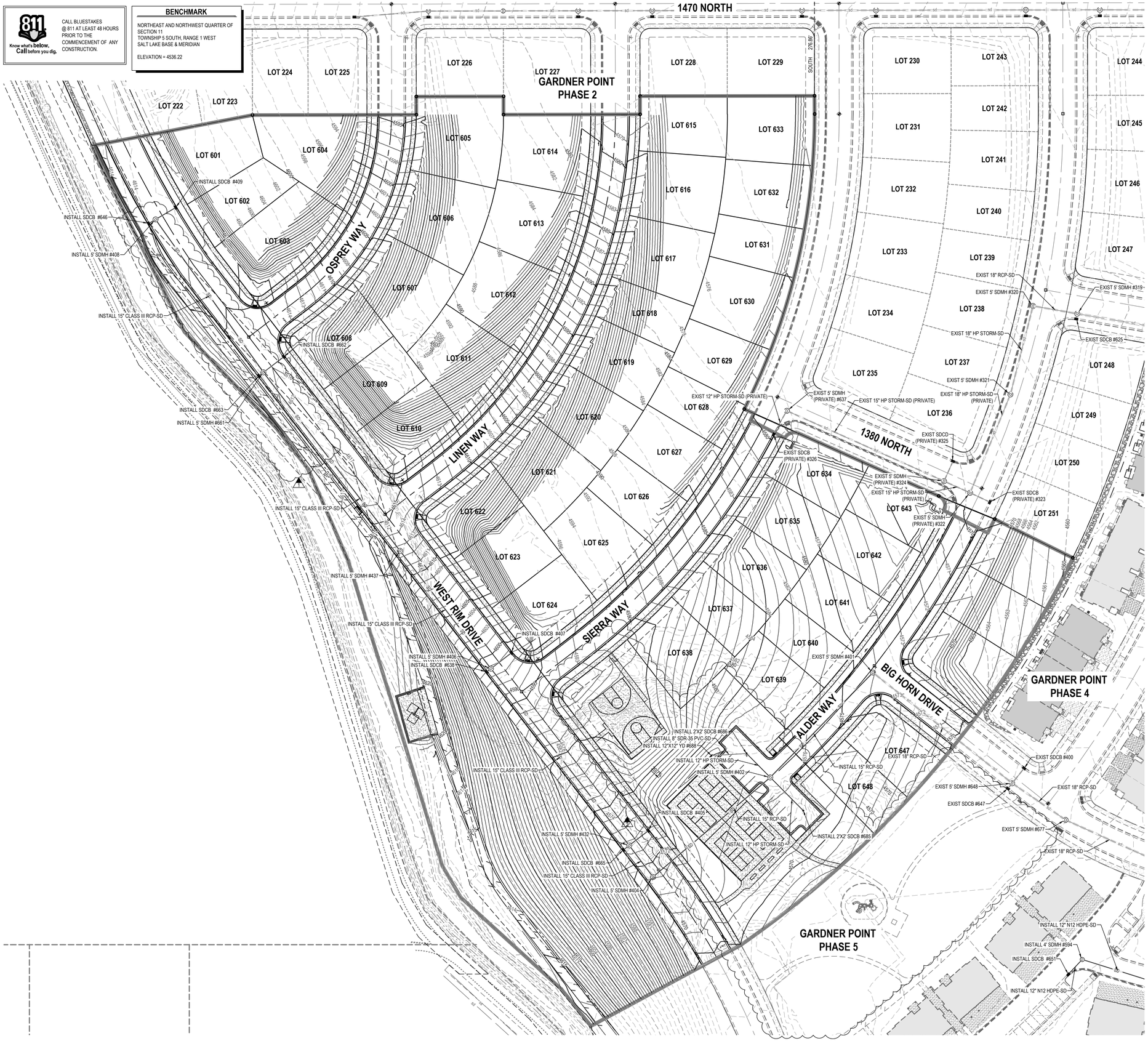
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BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



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NORTH

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50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

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REGISTERED PROFESSIONAL ENGINEER
11/21/2023
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

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2	11-21-2023	ALDER WAY COMMON AREA	MSB
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GRADING PLAN

PROJECT NUMBER 8069O
PRINT DATE 11/21/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-300

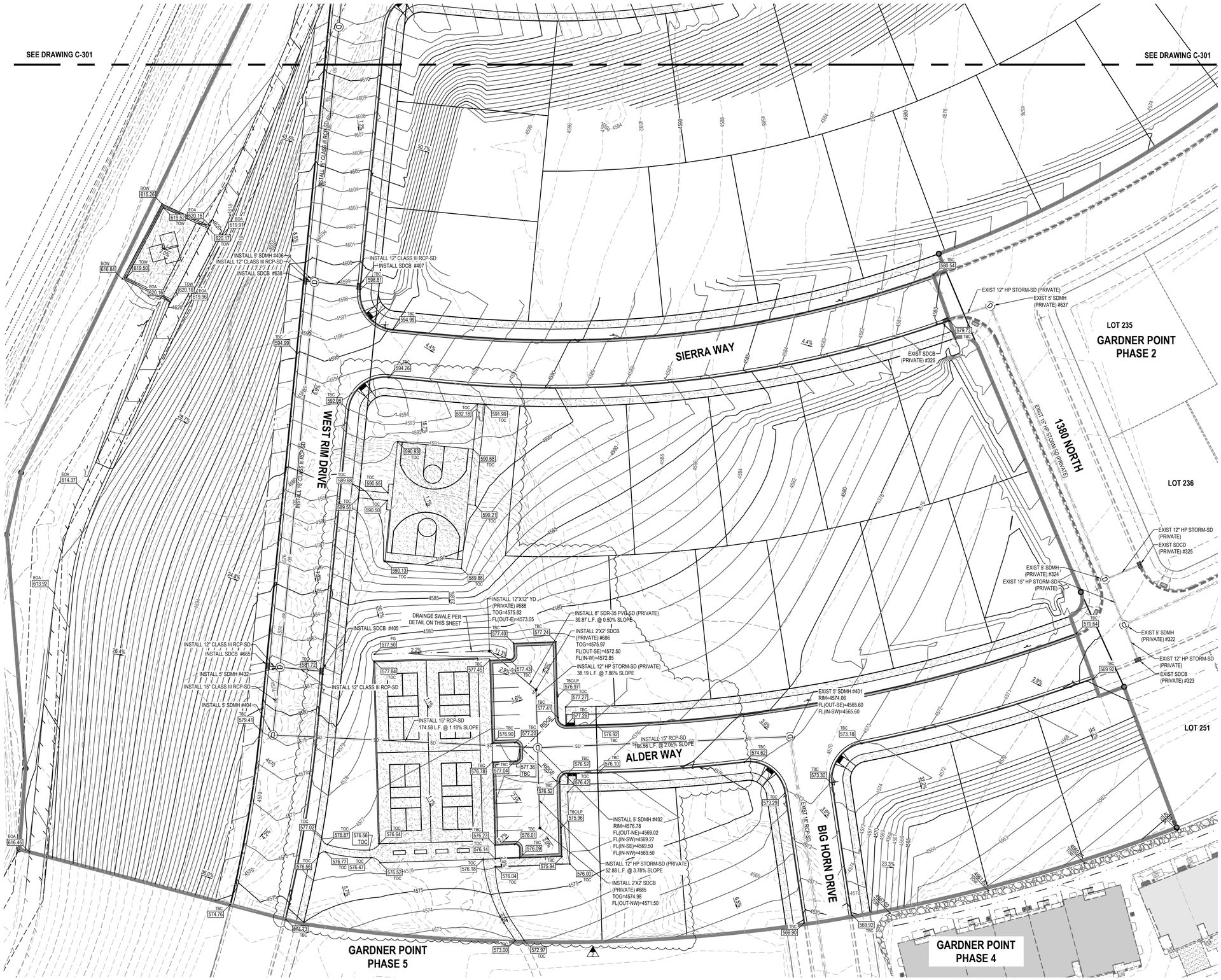
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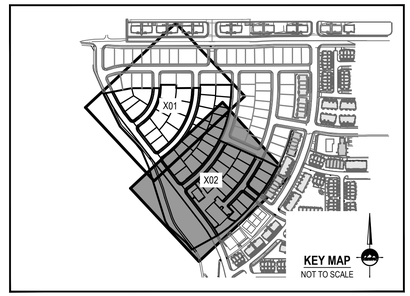
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BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

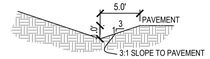
ELEVATION = 4536.22





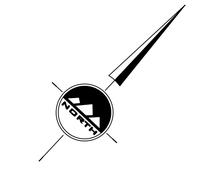
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NOTES:
1. PROTECT CHANNEL FROM EROSION AS NECESSARY WITH RIP RAP AND /OR ROCK CHECK DAMS

C-302 **DRAINAGE SWALE**
SCALE: NONE



HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

ENSIGN
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REGISTERED PROFESSIONAL ENGINEER
11/21/2023
5150016-2202
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STATE OF UTAH
Braden D. Morris

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GRADING PLAN

PROJECT NUMBER 80690
PRINT DATE 11/21/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-302

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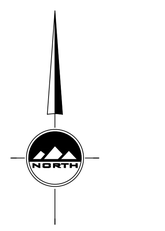
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HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
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A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/21/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

NO.	DATE	REVISION	BY
1	3-24-2022	WEST TRAIL RET. WALL	CDO
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PROJECT NUMBER 8069O
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CHECKED BY M. BUDGE
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C-400

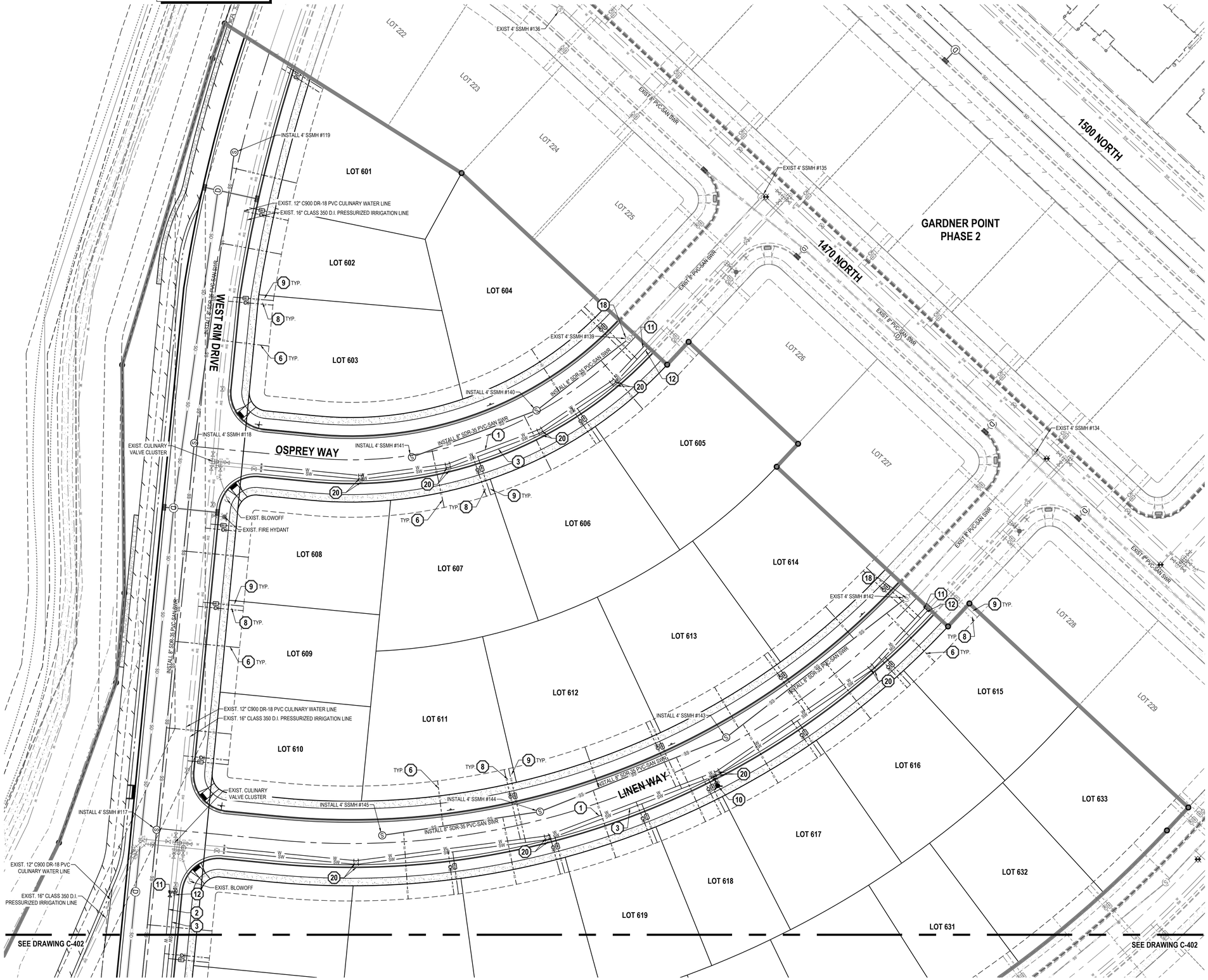
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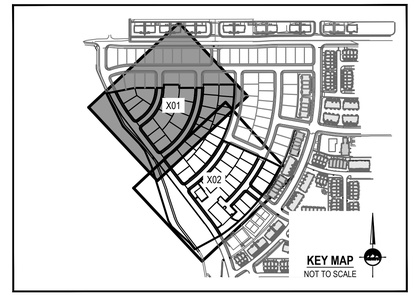
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BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
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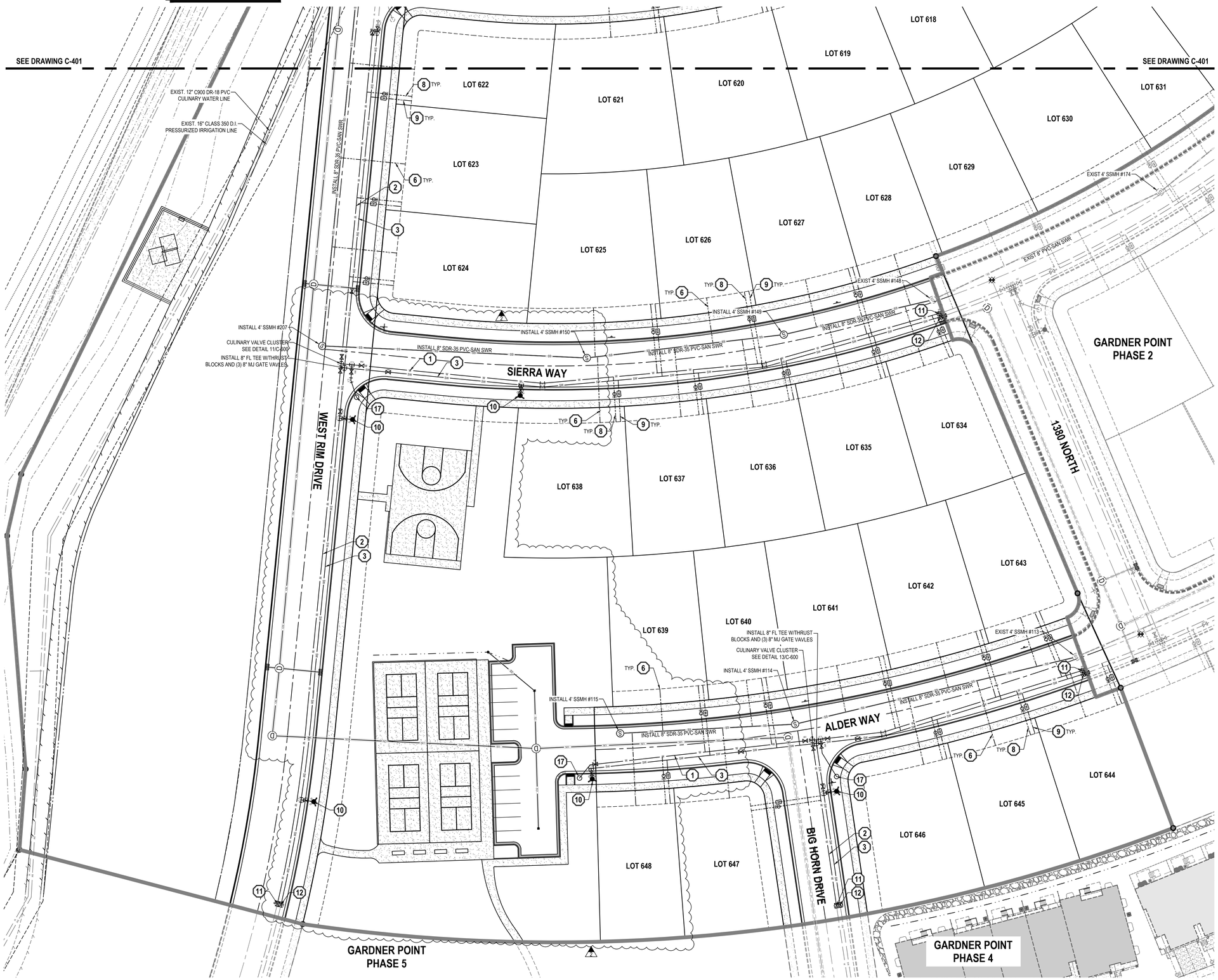
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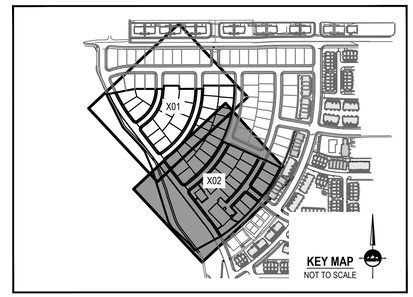
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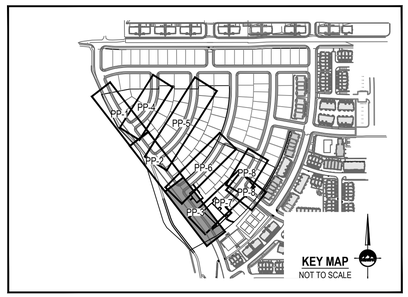
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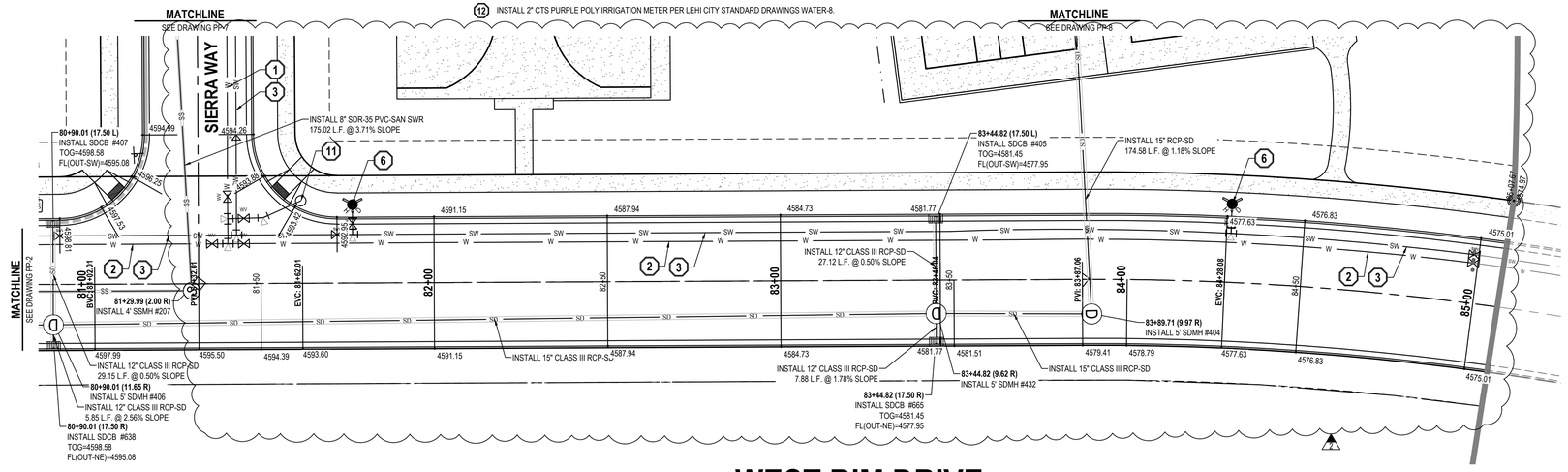
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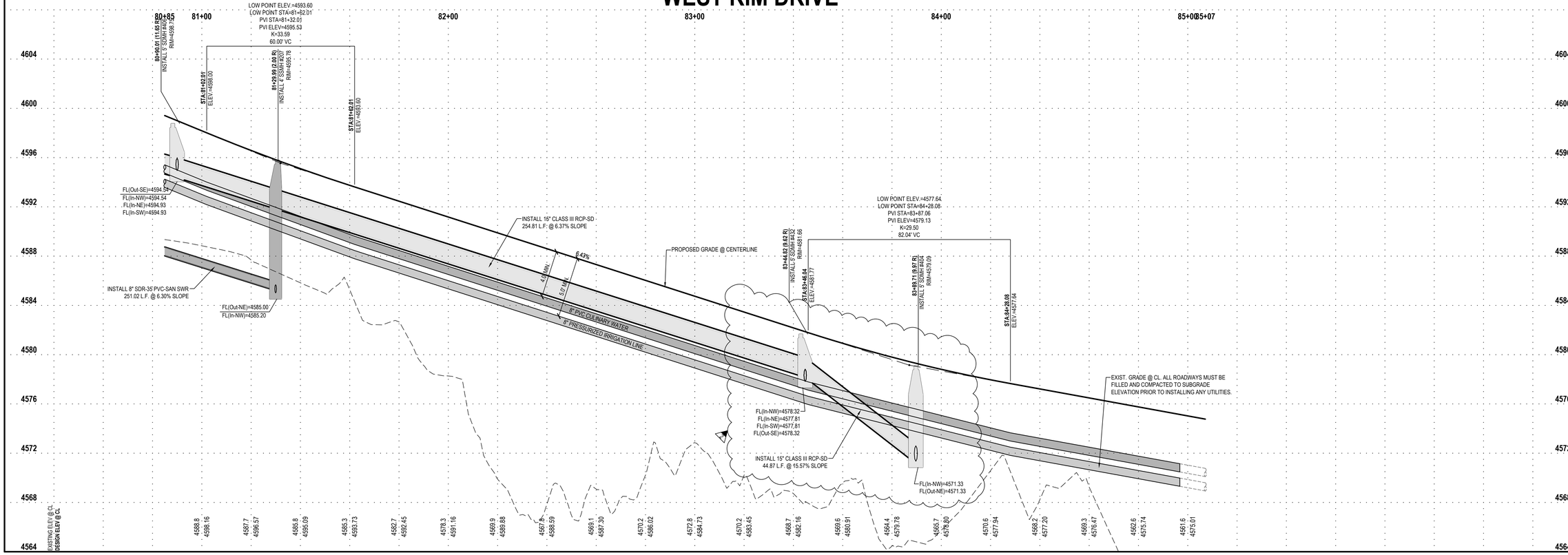




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5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

NO.	DATE	REVISION	BY
1	3-24-2022	WEST TRAIL RET. WALL	CDO
2	11-27-2023	ALDER WAY COMMON AREA	MSB
3			
4			
5			
6			
7			
8			

PLAN AND PROFILE
WEST RIM DRIVE

PROJECT NUMBER 8069O
PRINT DATE 11/22/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

PP-3

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

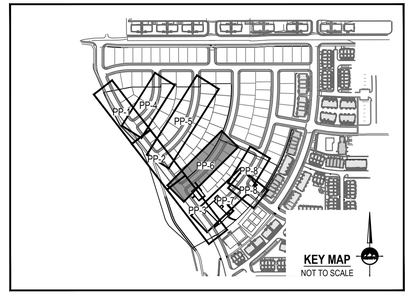
NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

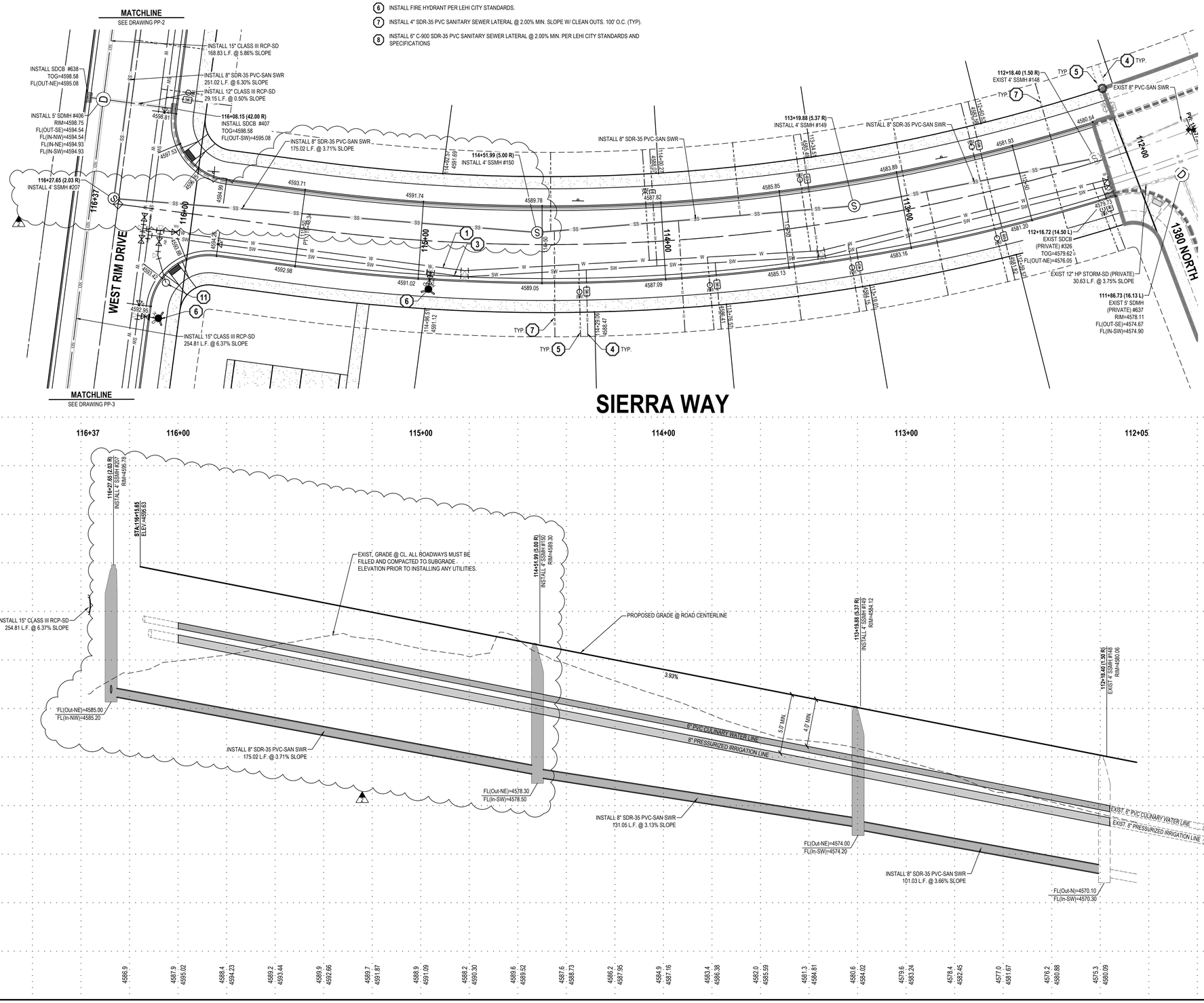
ELEVATION = 4536.22

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" C-900 DR-18 PVC CULINARY WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC CULINARY WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WATER-8
5. INSTALL 3/4" CULINARY SERVICE CONNECTION WITH METER PER LEHI CITY STANDARD DETAIL WATER-6.
6. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
7. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MIN. SLOPE W/ CLEAN OUTS. 100' O.C. (TYP).
8. INSTALL 6" C-900 SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MIN. PER LEHI CITY STANDARDS AND SPECIFICATIONS
9. INSTALL 4" C-900 DR-18 PVC FIRE SERVICE WATER LINE PER LEHI CITY STDS WITH 8"x4" TEE, 4" GATE VALVE FLANGED TO TEE, AND TEMPORARY 2" BLOWOFF VALVE TO END LINE.
10. INSTALL CULINARY WATER AND PRESSURIZED IRRIGATION LOOP, SOLID DUCTILE IRON W/ FLANGED SPOOLS. NO MECHANICAL JOINTS.
11. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WATER-3. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
12. INSTALL 2" CTS PURPLE POLY IRRIGATION METER PER LEHI CITY STANDARD DRAWINGS WATER-8.







HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

ENSIGN
THE STANDARD IN ENGINEERING

CEDAR CITY
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

LAYTON
Phone: 801.547.1100

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-694-0150

GARDNER POINT PHASE 6
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/21/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

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PLAN AND PROFILE SIERRA WAY

PROJECT NUMBER 8069O
PRINT DATE 11/22/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

PP-6

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BENCHMARK

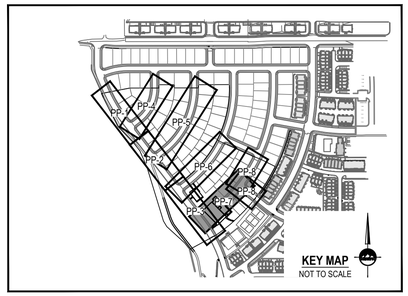
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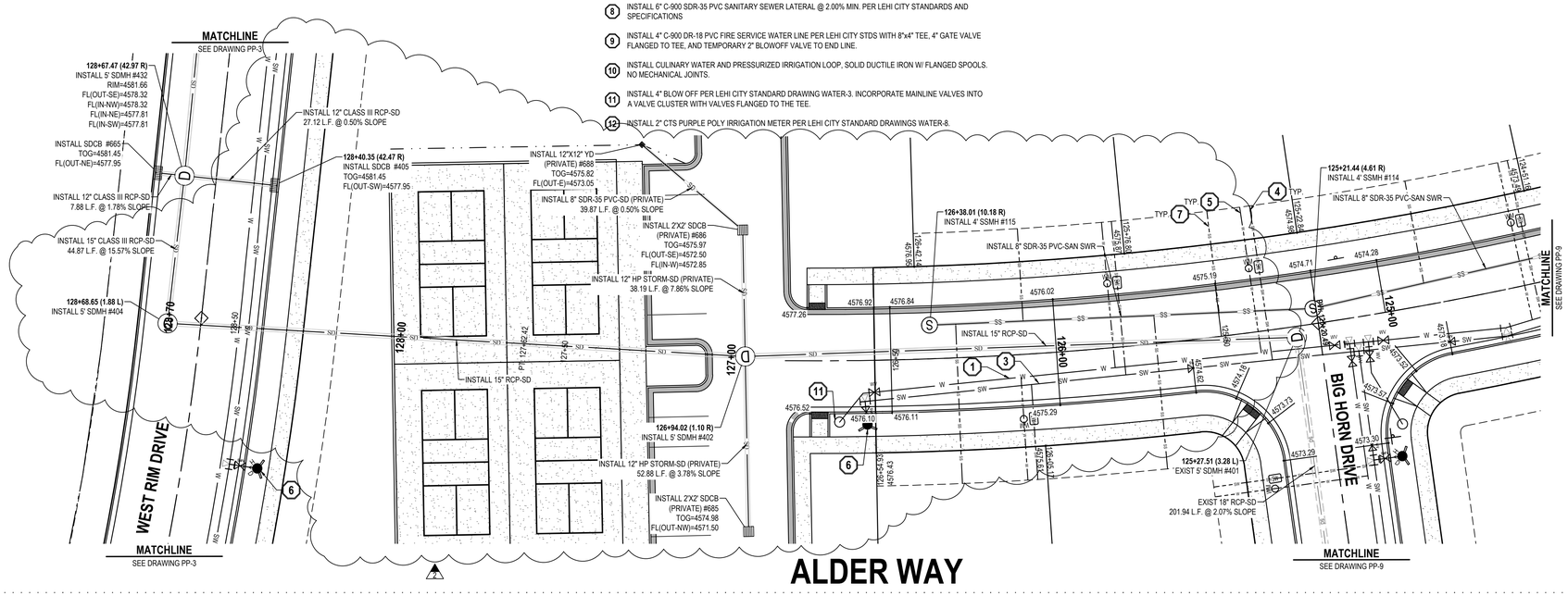
ELEVATION = 4536.22

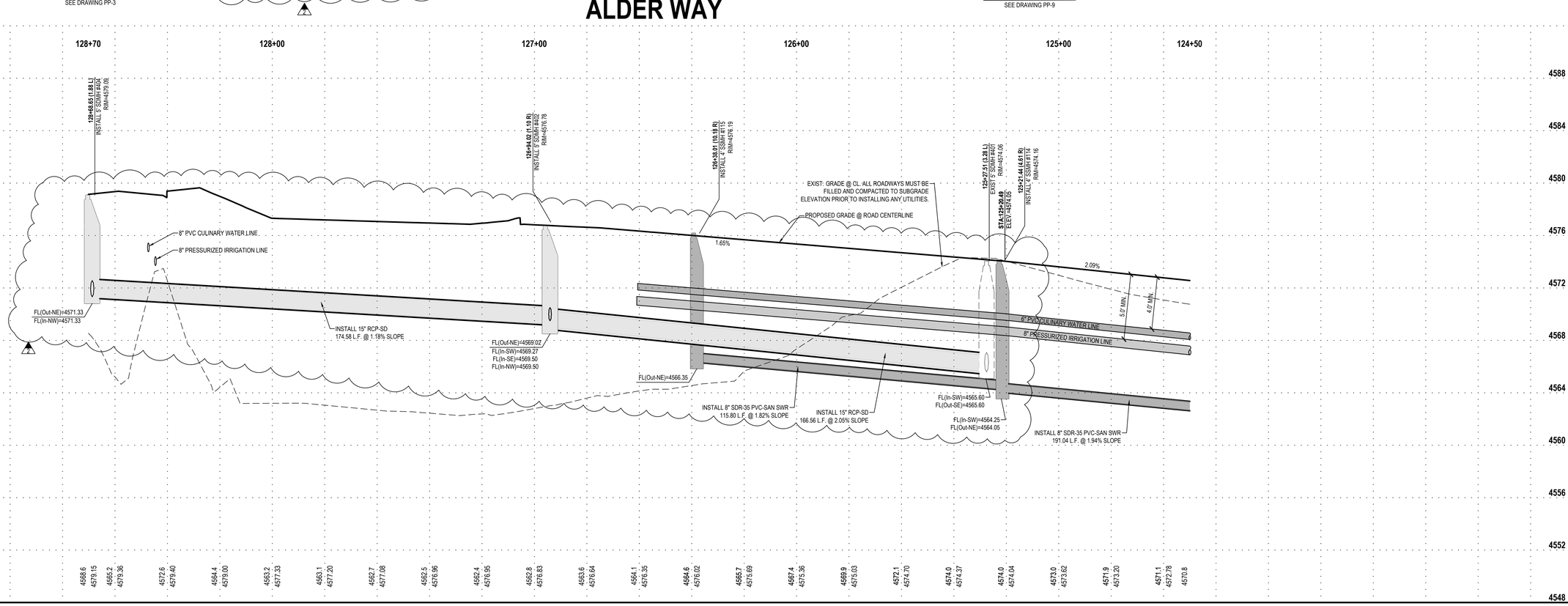
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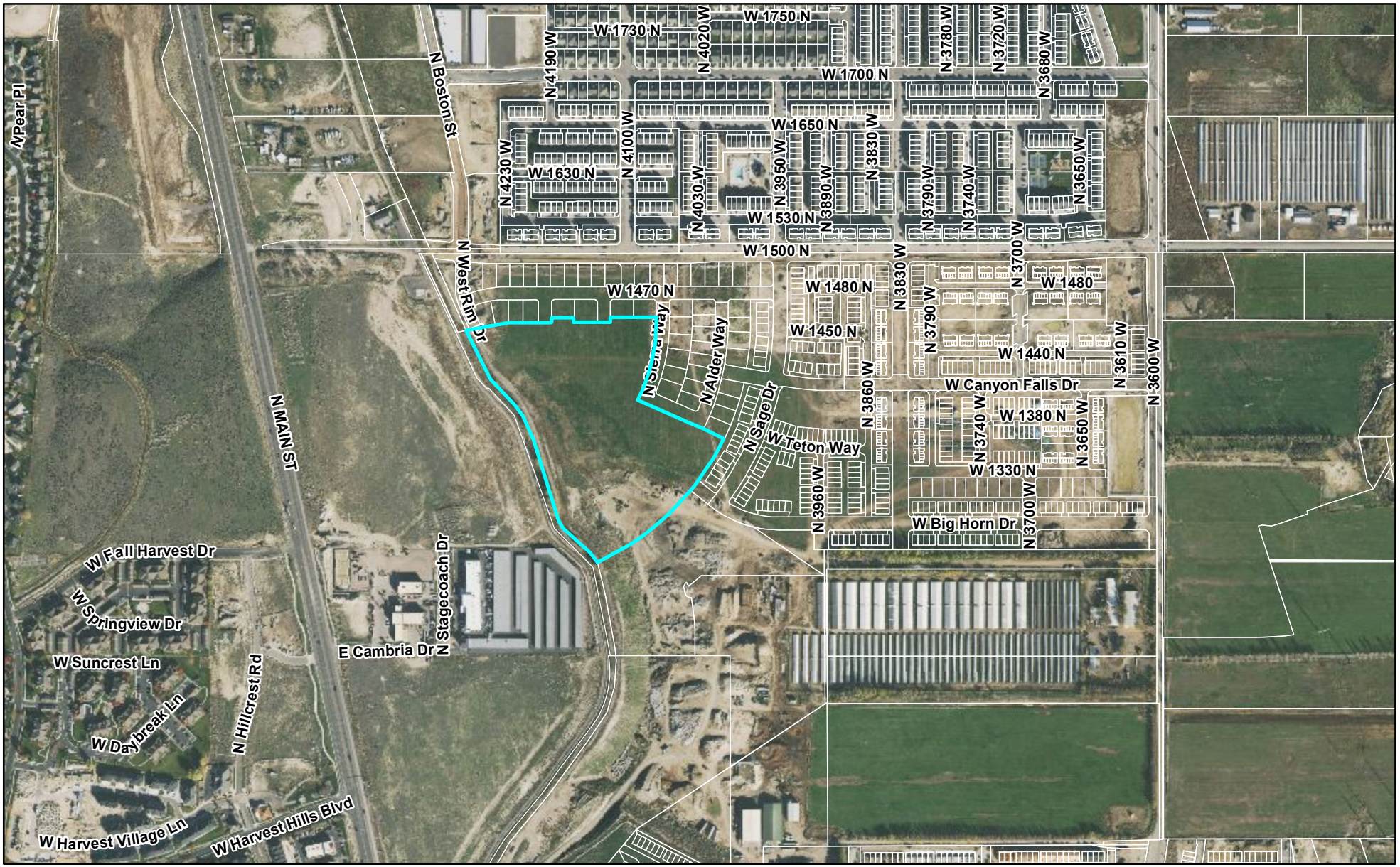
PLAN AND PROFILE
ALDER WAY

PROJECT NUMBER 8069O
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PROJECT MANAGER B. MORRIS

PP-7

Gardner Point Phase 6 Amendment

Aerial Map



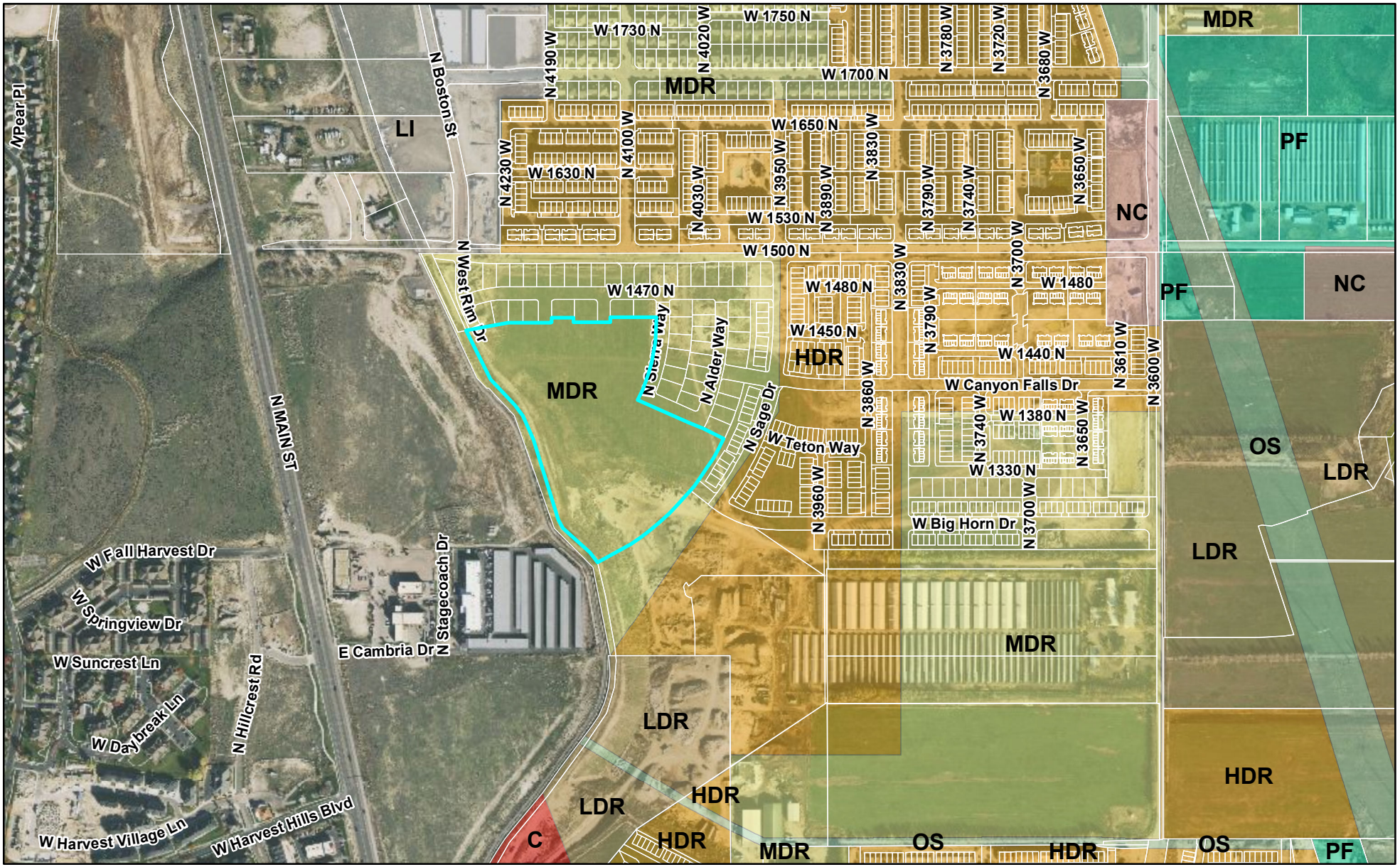
Feet

0 710 1,420

LEHI CITY

Gardner Point Phase 6 Amendment

General Plan

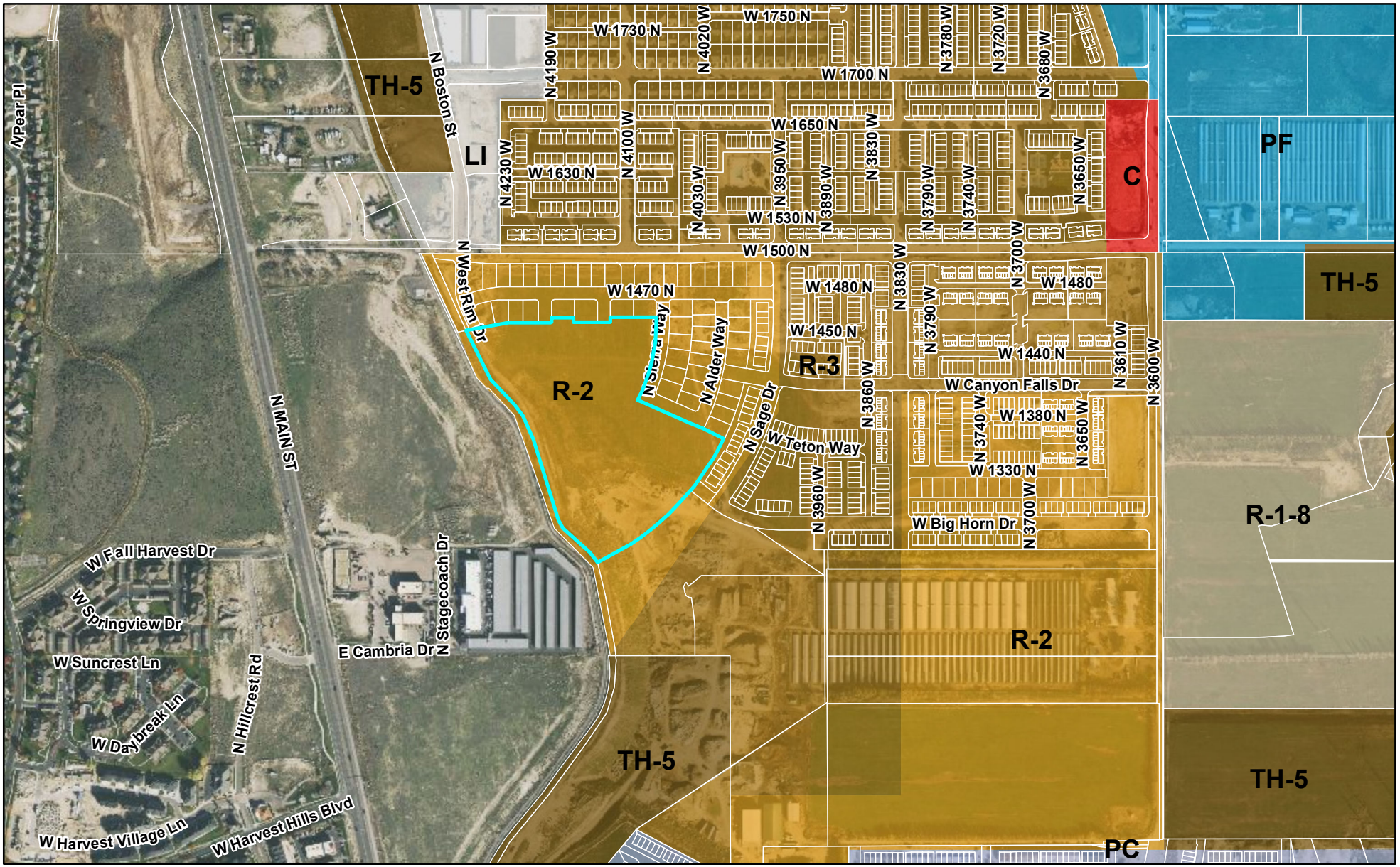


0 710 1,420 Feet

LEHI CITY

Gardner Point Phase 6 Amendment

Zoning



Feet

0 710 1,420

LEHI CITY