



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, **October 22, 2024**, 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  
Heather Newall, Council Member  
Michelle Stallings, Council Member

**Others Present:** Jason Walker, City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Beau Thomas, Deputy Administrator; Dean Lundell, Finance Director; Matthew Lee, 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 Newall gave the opening comment.

### **2. Presentations and Reports**

#### **2.1 Parks Master Plan Update**

This item was pulled from the agenda. It will be presented at a future meeting.

#### **2.2 Discussion of Draft Bike and Pedestrian Plan**

Mike West presented a draft bike and pedestrian plan with seven main goals for the next 5-10 years, focusing on safety and connectivity. Key objectives included updating development codes, adding missing sidewalks, installing trail lighting, connecting key destinations, and adding paved trails. The Council's feedback for consideration included adding a recreational element to the plan, creating a prioritization plan for implementation, and identifying and filling gaps in the existing network.

#### **2.3 FRA Train Regulations Update**

Luke Seegmiller, Lehi City Traffic Engineer, reported on railroad crossing compliance progress, noting most locations have been fixed except for three. The most problematic crossing remains at 1700 South in Salt Lake City, requiring a 60-foot clearance from crossing arms. The discussion included complex calculations about risk catalogs and safety measures required for maintaining quiet zone status.

#### **2.4) Warming Center Contribution**

Mayor Johnson presented the Utah County's request for cities to contribute to homeless warming centers. The proposal suggested \$1,000 per 1,000 residents, which would mean approximately

\$90,000 for Lehi. The Council expressed concerns about the funding formula and requested more detailed cost information. They discussed alternative approaches, including a base fee plus population-based contribution and the possibility of community donations through programs like Amazon wish lists.

#### 2.5) 2300 West Design/Construction Update (300 North- 900 North)

The Lehi City Council engaged in a detailed discussion regarding the design options for 2300 West, specifically focusing on the section between 300 North and 900 North. The discussion centered around a stretch of road where the right-of-way was purchased in 2005, approximately 20 years ago, so the right-of-way is smaller in that area. Brad Kenison, Lehi City Engineer, presented several alternatives in response to property owner concerns about drainage, slope and fencing issues.

The alternatives ranged from maintaining the current design to more extensive modifications. Alternative 2A, estimated at \$165,000, proposed steepening the side slopes slightly and adding a drainage solution, either as a concrete V-ditch or French drain with gravel, while maintaining the existing fence. This option required no additional right-of-way and would work within the approximately 11-foot space from curb and gutter to property line. A more expensive option, Alternative 2B, suggested the same modifications but included replacing the existing fence with an 8-foot tall privacy-slatted fence, costing approximately \$95 per foot. The most extensive option, Alternative 3, carried a \$790,000 price tag and involved extending the field slope to property lines, potentially requiring retaining walls and property owner permissions.

After considerable discussion about property owner rights, maintenance concerns, and project timelines, the Council agreed to proceed with Alternative 2A as the most practical and cost-effective solution. Mayor Johnson directed staff to communicate this decision to property owners while allowing them the option to upgrade to taller fencing at their own expense. This approach was seen as the best compromise, addressing the essential drainage concerns while avoiding complications with property owner permissions and maintaining the project's schedule.

### **3. Agenda Questions**

None.

### **4. Administrative Report**

Joel presented information about two proposed natural gas power plants through UAMPS, discussing Lehi's potential participation levels and associated costs. The Council was informed they would need to make a decision by the next meeting due to upcoming deadlines.

### **5. Mayor and Council Reports**

The Council reported on their committee assignments.

The meeting recessed at approximately 6:55 p.m.

The meeting resumed at approximately 7:02 p.m.

### **Regular Session, 7:08 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. 20 Minute Citizen Input**

During the public input period, Scott Murph, a Lehi resident of six years, addressed the Council regarding the train quiet zone situation. Mr. Murph shared his research on Federal Railroad Administration regulations and proposed pursuing state legislation in the 2025 session to address maintenance and funding of quiet zones through UTA. He suggested that UTA has a vested interest in maintaining quiet zones throughout their system and could potentially oversee their maintenance. Mayor Johnson noted that the city is actively engaged in this issue and had met with a congressman that afternoon regarding the matter.

## **3. Presentation and Reports**

### 3.1) Heart Saver Award Presentation

Chief Robinson presented the Heart Saver Award recognizing the lifesaving efforts that occurred on August 9, 2024, when a 48-year-old male was found unresponsive in his vehicle. The chief detailed how bystanders initiated CPR after breaking the vehicle window, followed by Lehi Police Department assistance and ultimately EMS care from Lehi Fire Department personnel. The patient was successfully resuscitated and has since been released from the hospital. Awards were presented to Battalion Chief Jeff Smith, Captain Trent Stanley, Engineer Steve Berenson, Paramedic Zack Lucero, EMT Kai Hedman, Paramedic Coulter Nordberg, Officers Brandon Rudolph and Brandon Farnsworth, and bystanders Daniel Tulak and James McLarty.

### 3.2) Epilepsy Awareness Month Proclamation

Mayor Johnson signed a proclamation declaring November 2024 as Epilepsy Awareness Month in Lehi City. The proclamation highlighted that epilepsy affects 3.4 million Americans, including nearly 34,000 Utahns, and emphasized the importance of increasing awareness and education about the condition while supporting those affected and their families. Sarah Hansen was in attendance and thanked the Mayor and Council for their support.

### 3.3) Employee Commendations

Three employees received special recognition for achievements:

1. Elva Corteo of the Literacy Center was honored with the Hispanic Heritage congressional recognition from Congressman Burgess Owens' office. Ms. Corteo has served at the Literacy Center for 13 years.
2. Todd Munger received the Friends of the Jordan River award from the Jordan River Commission and Foundation for his exceptional community engagement, including organizing service projects and the puncture weed bounty program that collected nearly 2,500 pounds of weeds.
3. Judge Morgan Cummings was presented with the Quality of Justice Award from Utah Supreme Court Chief Justice Durant for his outstanding dedication and leadership as chair of the Board of Justice Court judges.
- 4.

## **4. Consent Agenda**

### 4.1) Approve Purchase Orders.

**Motion:** Councilor Condie moved to approve the consent agenda which includes PO #7874 for Strong Solutions. Councilor Albrecht seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

**5. Consideration of Ordinance #64-2024 the Bowden General Plan Amendment on 5.18 acres located at 9861 West 9600 North changing the land use designation from VLDR to LDR.**

The applicant, Corey Bowden, was not present at the meeting. Four residents spoke in opposition to the amendment:

Candace Hayward Jones, whose property shares a boundary with the subject property, cited concerns about inconsistency with surrounding lot sizes and potential negative impacts on neighborhood character. She emphasized that neighboring properties maintain half-acre lots and expressed concern about the possibility of future development with smaller lot sizes.

Ashley Frampton spoke about infrastructure concerns, particularly traffic issues on 1500 North, and the importance of maintaining the area's half-acre lot character.

A new resident who had moved to the area two weeks prior expressed that the half-acre lots were a key factor in their decision to move to the neighborhood.

Jared Maruji shared that he and his wife specifically chose the area for its half-acre lots and expressed concerns about increased traffic and the impact on the neighborhood's character.

The Council agreed to move forward with a vote noting that the applicant was notified of the meeting.

**Motion:** Councilor Condie moved to **deny** Ordinance #64-2024 the Bowden General Plan Amendment on 5.18 acres located at 9861 West 9600 North changing the land use designation from VLDR to LDR with the findings from Planning Commission and the Development Review Committee. Councilor Newall seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

**6. Consideration of Resolution #2024-54 approving an agreement between Lehi City and Bureau Veritas for building and construction plan review services related to the Texas Instruments new fabrication plant.**

Kim Struthers explained that this rare third-party review was necessary due to the project's size and technical complexity. The cost will be covered by standard permit fees.

**Motion:** Councilor Hancock moved to Resolution #2024-54 approving an agreement between Lehi City and Bureau Veritas for building and construction plan review services related to the Texas Instruments new fabrication plant. Councilor Albrecht seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

**Consideration of holding a Closed Session to discuss pending or reasonably imminent litigation.**

**Motion:** Councilor Albrecht moved to hold a Closed Session to discuss pending or reasonably imminent litigation. Councilor Newall seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

The meeting closed at approximately 7:44 p.m.  
The meeting resumed at approximately 8:08 p.m.

**7. Adjournment**

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Newall seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 8:09 p.m.

Approved: December 10, 2024

Attest:

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Mark Johnson, Mayor

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Teisha Wilson, City Recorder