

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **November 12, 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 Albrecht gave the opening comment.

Mayor Johnson noted that there is a small change to the agenda. Michelle Holbrook will now present the report on the Curtis Center as part of the PARC Tax recipient reports and presentations.

Michelle Holbrook reported on the \$4,000 grant for Just for Kids of Utah County had received. She explained that they had spent \$865.08 on various items like a zoom camera, art supplies, theater scripts, and ink cartridges. There were constraints with other grants and timing issues, so in the end, they had \$3,134.93 remaining from the original \$4,000 grant, which she had delivered as a check to the accounting office that morning.

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

Motion: Councilor Condie moved to hold a Closed Session to discuss pending or reasonably imminent litigation and to discuss the character, professional competence, or physical or mental health of an individual. 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 5:44 p.m.
The meeting resumed at approximately 8:08 p.m.

3. Presentations and Reports

3.1 PARC Tax Recipient Reports and Presentations

The Curtis Center presented their report earlier in the meeting.

Representatives from various organizations provided detailed reports on how the PARC Tax funds were utilized for community improvement projects. The Hutchings Museum used its grant to enhance temperature-controlled storage and security features for artifact preservation. The Lehi Area Music Association reported on the impact of the grant. The Lehi Literacy Center renovated the boy's restroom facilities to accommodate increased student enrollment. The Arts Council upgraded its theater equipment, including new microphones and LED stage lighting, to improve performance quality and reduce long-term costs. The Chalk It Up Festival reported on its event with nearly 11,000 people in attendance. The Lehi Archives was able to make improvements to their digital archive system. Thanksgiving Point and Wasatch Contemporary Dance also reported on their projects.

3.2 Discussion of Transportation System in North Lehi

This item was moved to the end of the meeting.

3. Agenda Questions

None.

4. Administrative Report

None.

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.

3. Presentation and Reports

3.1) Community Development Block Grant (CDBG) Presentation and Priorities Discussion - Mountainland Association of Governments.

Claudia Saldana with Mountainland Association of Governments (MAG) presented the Community Development Block Grant (CDBG) priorities for Lehi's upcoming five-year Consolidated Plan. She outlined that Lehi receives approximately \$300,000 annually from HUD, which can be invested in housing, public services, public facilities, improvements, and economic development. Using a community survey, she highlighted residents' priorities, with housing emerging as the top concern, followed by streets and utilities, community services, and business support. The presentation involved having council members allocate five total points across various funding categories to help determine future investment priorities. Claudia noted they would continue gathering input from other stakeholders, including service providers and residents, to create a comprehensive plan. She plans to conduct a separate survey specifically for Lehi residents to ensure more localized feedback, as the initial survey had limited participation from the

city. The goal is to develop a strategic five-year plan that addresses the community's most pressing needs across different development and service sectors.

2. 20 Minute Citizen Input

Marshall Gary: Shared his positive experience living in Lehi, praising the city's bike-friendly infrastructure, multi-use paths, and community support. He highlighted his family's use of a cargo bike and appreciation for local amenities.

Leah Jay: Introduced the Strong Towns Lehigh group, focusing on financial solvency and improving bikeability and walkability. She appreciated the 700 South bike lanes and the city's incremental construction approach to the bike lane improvements.

Bryce: Supported his colleagues' comments, emphasizing the group's collaborative approach with city officials and their commitment to positive community change.

Mike Bentley: Raised concerns about noise issues from a nearby business, requesting the city develop a more effective noise ordinance that provides citizens with clear recourse for addressing continuous noise problems.

4. Consent Agenda

4.1) Approve City Council Meeting Minutes.

4.2) Approve Purchase Orders

4.3) Approve Surplus Items

Motion: Councilor Hancock moved to approve the consent agenda. 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 Resolution #2024-55 authorizing and approving the Power County Power Project Power Sales Contract with Utah Associated Municipal Power Systems; and related matters.

Joel Eves, Power Director presented both Contracts to the Council. They engaged in a comprehensive discussion about two power project contracts with Utah Associated Municipal Power Systems (UAMPS), involving a 360-megawatt base load plant in Power County Idaho and a 200-megawatt peaking power plant in Millard County. The projects are strategically designed with an initial growth projection of 5%, transitioning to 1% growth by 2035. Mr. Eves clarified that the total costs are shared among the project participants. He explained how the Project Management Committee (PMC) will oversee critical decision-making and Lehi will be a committee member. There was discussion about the PMC's authority, financing mechanisms, and long-term implications.

There was discussion of Lehi's future power needs, emphasizing flexibility and careful planning.

Motion: Councilor Hancock moved to approve Resolution #2024-55 authorizing and approving the Power County Power Project Power Sales Contract with Utah Associated Municipal Power Systems; and related matters. 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.

6. Consideration of Resolution #2024-56 authorizing and approving the Millard County Power Project Power Sales Contract with Utah Associated Municipal Power Systems; and related matters.

This item was discussed with the previous item.

Motion: Councilor Hancock moved to approve Resolution #2024-56 authorizing and approving the Millard County Power Project Power Sales Contract with Utah Associated Municipal Power Systems; and related matters. 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.

The meeting recessed at approximately 8:35 p.m.

The meeting resumed at approximately 8:40 p.m.

7. Consideration of Ordinance #65-2024 an Amendment to the Development Code Table 05.040A, revising the allowed rear yard setback on corner lots from 30' to 15' for remodels.

Kim Struthers, Community Development Director, explained that this change will help homeowners expand their homes after the initial build. The amendment is similar to a previous side yard setback adjustment, designed to provide more flexibility for homeowners wanting to add onto their home.

Motion: Councilor Condie moved to approve Ordinance #65-2024 an Amendment to the Development Code Table 05.040A, revising the allowed rear yard setback on corner lots from 30' to 15' for remodels; including all Development Review Committee comments and Planning Commission comments. 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.

8. Consideration of Ordinance #66-2024 an Amendment to the Development Code Chapter 26, Accessory Uses, amending the side yard setback requirements for a detached accessory dwelling unit.

After discussion, the Council agreed to postpone the ordinance to allow staff to address potential issues, such as differentiating between one-story and two-story structures and

ensuring appropriate privacy for neighboring properties. The ordinance will be revisited in a future meeting after further refinement.

3.2 Discussion of Transportation System in North Lehi (*From Pre Council Agenda*)

Luke Seegmiller, Lehi Traffic Engineer, presented an update to Lehi's transportation system. The transportation discussion revolved around a proposed freeway-to-freeway connector project linking I-15 and Mountain View Corridor. Mayor Johnson and city staff met with UDOT representatives, including Director Carlos Bracer0s, to discuss traffic projections and potential road improvements. They explored a new alternative (4b) for the freeway connector that better aligns with existing interchanges, with the potential to significantly reduce traffic on Porter Rockwell Road and 2100 North. Mayor Johnson noted that the meeting was notably productive, marking a shift in UDOT's approach, as they acknowledged and seriously considered the city's traffic projections, which had been a point of contention in previous discussions. The presentation also highlighted alternative transit options, including expanded bike lanes and pedestrian pathways, as part of a comprehensive mobility plan for the region.

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 9:25 p.m.

Approved: December 10, 2024

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder