



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

Minutes of the **Work Session** of the **Lehi City Council** held Tuesday, **May 6, 2025**, at Lehi City Hall, 153 North 100 East, Lehi, Utah. The meeting began at approximately 4:00 PM.

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; Cameron Boyle, Assistant City Administrator; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Beau Thomas, Assistant to the City Administrator; Teisha Wilson, City Recorder and Department Directors and Managers.

1. Welcome and Opening Comment

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

2. SHAR affordable Housing Overlay Discussion- Planning Department

Brittney Harris presented an update on the SHAR Ordinance. The discussion explored various approaches to creating more accessible housing, ranging from engineering's proposal of allowing development everywhere with a 50% density increase to alternative models that could make housing more attainable. Presenters examined specific subdivision examples, such as Grandeur Estates and Longhorn Meadows, to illustrate potential implementation strategies. Key considerations included managing utility impacts, maintaining reasonable lot sizes, and creating financially viable options for developers. Notably, feedback from Flagship Homes revealed significant challenges in the current affordable housing landscape, suggesting that hitting a \$400,000 price point might require innovative solutions like public-private partnerships or alternative ownership models. The presentation aimed to align council members' perspectives, emphasizing the need to balance developer interests, community needs, and practical economic constraints in creating an effective affordable housing strategy for Lehi City.

Councilor Albrecht clarified that it is unlikely that the city will find a developer who wants to do an entire development under the SHAR zone, the lots will likely be mixed into larger developments, which will make them easier to manage. Councilor Newall mentioned that this is the method that Weber County used with JD ranch. She also thinks that deeds should be restricted indefinitely. The most important aspect in her opinion is creating new homeowners and allowing them that equity that they need to get into better homes later.

Councilor Condie thinks that a new flex zone needs to be implemented. Give developer flexibility in a flex zone. He doesn't think that Lehi is a hub for first time homebuyers. The city doesn't have a lot of homes that first-time buyers can afford. He thinks that the price point should be higher—he recommends \$500,000—to accommodate for the current market state of Lehi. He thinks that developers should be given as much leeway as possible to design and plan and the city can follow up with a development agreement.

Brittney Harris presented a list of pros and cons for allowing the SHAR overlay anywhere vs. only allowing it in specific designated locations. Harris and fellow city staff continued to explain the specifics of the density increase. While smaller lot sizes will limit the building of ADUs, there is still concern over utility usage from members of the council. Councilor Stallings shared her discomfort with approving the zone without a trial period. Harris explained that code can be written before putting the new zone into place that anticipates and mitigates negative impacts.

Councilor Hancock shared his view that as ADUs are allowed anywhere due to State legislation, he thinks that the flex zone is a good way to anticipate and plan on city population. He likes that it's interspersed among larger swathes of the city which helps to economically diversify areas of the city rather than segregating people into economic classes. He likes a hybrid approach with both the flex zone and a development agreement that works with developers on design factors. He mentions economy of scale in which the smaller houses will also be improved by having higher-end fixtures installed in all homes in the development. Councilor Newall agreed, and shared that she doesn't want developers to lose creativity in their designs. Her main goal is to increase homeownership.

Mayor Johnson wants to maintain options for builders. He thinks that it is important to have developers get projects approved by city council, because he wants to ensure that the city's goals are made. He admits that developers will have to work hard to find opportunities, but he thinks that that is an acceptable ask from the city. He likes the hybrid approach.

Brittney Harris clarified that the Council likes the idea of the zone being available everywhere with the 50% bonus density as long as the layouts and design are brought before City Council and approved. The price goal will be set at \$400,000 but there will be flexibility with justification.

3. Lehi City FY 2026 Budget Discussion with Departments

Cameron Boyle presented first for the Info Center, the Literacy Center, and the Library.

The Info Center requested new software that will help with business licensing renewals. It would be an ongoing cost. Currently reminders are being handled by other softwares, but this would help to consolidate and move the process further online.

The Literacy Center requested staffing and programming for the new extension at Holbrook farms. The new building will be completed by the end of January, meaning programs can start in March. They plan on beginning with the after-school programs. They will be removing the 3 o'clock hour as there historically are not enough kids at those programs. Councilor Albrecht asked if Ivory

Homes is making any continued investment into the literacy center, as it is part of a planned HOA they are constructing. Boyle explained that the city will be working on an official contract later, but that the deal is still good for the city, as it opens a new location in an underserved area. Councilor Stallings asked if rent and utilities costs were included in the request from the Literacy Center. They were not, as they are currently unknowns in the budget. Boyle assures the council that the contract will come before the City Council when it is drafted.

Kristi Seely came up to speak on the library's request. She mentioned that there is a similar problem of being unable to serve citizens on the outskirts of the city as well as those living close to the city center. The library requested personnel for the new building and space (which would only be for the last six months of the fiscal year), a budget increase for programming, and the book budget which is an ongoing cost. Books are getting more expensive and that needs to be accommodated for. Councilor Condie asked why the programming budget was not approved. Jason Walker explained that the city doesn't have the money to fund that this year. Seely explained that they plan on shifting any paper supplies needed for programming to the office supplies budget, rather than keeping them in the programming budget. The library also plans on using their budget wisely in the meantime and carefully selecting which programs are done this year. Councilor Hancock asked for data on programming attendance to be prepared before the budget meeting next year. He also asked if the city is anticipating these partial funding projects to be increased to full funding projects. Dean Lundell confirmed that the city is thinking ahead.

The Fiber Department spoke next. Councilor Condie asked about buildout percentage. Shaye Ruitenbeek said the city is at 83% buildout. The city is in the third year of building and should be open completely by summer. Councilor Stallings asked about the Fiber completion event. Ruitenbeek said the city is hoping for a more celebratory open house style event where citizens can come to have questions answered.

Joel Eves spoke for the power department. Councilor Albrecht asked about the bathroom in the power station. Eves explained that there are 31 employees using two bathrooms. The department wants to reconfigure and put in more stalls where the locker rooms are. Councilor Albrecht shared that she is concerned about lack of funding for the police department and is looking at a lot of one-time expenses. Eves acknowledged that the bathroom remodel is lower on his list of priorities. Councilor Stallings asked about the 100 year celebration budget. Jason Walker acknowledged Councilor Albrecht's concerns, but mentioned that the power department's funding is separate from the general fund, so any cuts made here will not have an impact on the police department. Eves is comfortable with shaving down the budget for the celebration if needed. Councilor Stallings asked how often rate studies are done. They happen every five years. The cost will be lower because it will be combined with another city

Jeff Magnuson spoke for the police department. Councilor Albrecht and Mayor Johnson acknowledged that funding for the police department hasn't been keeping up with city growth. Councilor Albrecht asked how many students were at the military academy, and if there was a full-time resource officer. Magnuson explained that there are about 450 students, but their budget for a resource officer is about a third of what a full-time officer costs. The department is also training school guardians, which is a current financial drain, but will hopefully pay off in the future. There are similar situations in the public schools. Councilor Condie asked about the downsizing from

four K-9 officers to two. Magnuson affirmed that if the city had more dogs then officers could be trained to be K-9 units. Due to legal changes being made, there is some debate over whether dogs should be trained for cannabis or not, and while the department would like to get back up to four units, they are unsure how quickly they should get back up to that number. The primary draw for Magnuson is specializing the department further to entice applicants. Councilor Condie also asked about motorcycle units. Magnuson explained that it was paid for from a grant from the state for DUI enforcement. Dean Lundell explained that the police department didn't go outside the budget when purchasing the equipment. Councilor Condie asked what the change was that the department changed their minds on wanting motorcycle units. Jason Walker explained that the only new additions to the department were the two motorcycles, no new hires were made. The program is being evaluated annually. Councilor Stallings asked if officers were required in schools if guardians were present. Magnuson clarified that guardians are required at all schools and that resource officers are a bonus, but that resource officers have more leeway in what they are allowed to do in a school. The current cost is not in the budget as it's an evolving project so costs are uncertain. Councilor Stallings expressed concern over an undermanned police department. Magnuson shared that there has been an increase in calls requiring more personnel. Councilor Newall asked about experience level of officers, instances in which officers had to enter domestic situations alone, and current overtime. Magnuson explained that officers wait for backup to go into domestic situations. He explained that retention is good in the department.

Chief Jeremy Craft spoke for the fire department. Councilor Newall asked how often Lehi fire department is being called out to other cities. Chief Craft doesn't have the numbers for this year, but last year it happened 60 times. There has been an increased need in Saratoga Springs, and Lehi has been covering their 911 calls while they are otherwise occupied. Most of the help Lehi City receives is for larger fires. The city is helping more than they are receiving help currently. Councilor Albrecht asked if other cities are getting revenue from ambulance calls while Lehi is helping with other emergency calls. Councilor Hancock asked if it would be less of a burden on the city if we handled other city's interfacility transport rather than answering calls the way the department currently is. Chief Craft said that it would likely be better for the city financially, but that it likely would cause a steep drop in morale as personnel don't enjoy them. Councilor Stallings asked how the department would manage without an assistant fire chief. Chief Craft said he will be asking for it again next year. The 25% increase with the opening of the new station is proving to be more work than expected. The department can get by, it just makes it less progressive.

Council took a brief break at 6:05 to get refreshments.

Steve Marchbanks spoke for the parks department. He began by discussing wetlands and phragmites, an invasive reed species. They are very flammable when dry and choke out biodiversity. Removing them is a priority of the city before the problem can get worse. He presented a list of equipment the city would need to do it on their own, as contractors who take care of the work are rare and hard to schedule. Councilor Stallings asked if the city could hire out the equipment once it was purchased. Marchbanks said that they could, but that they would want to outsource our labor with it to ensure that the equipment is used properly. He also put together the costs for outsourcing the project. This is a much more expensive method. Councilor Hancock asked what fire station would be responding to a phragmite fire. Station 84 would take the call and would have a five minute response time. Access into the area is difficult for the fire department

due to their locations on wetlands. Councilor Albrecht asked the expected lifespan of the equipment. Marchbanks said they expect it to last eight years. Councilor Hancock clarified that this was not a request put into the budget. Councilor Condie asked if it would come out of impact fees. As it's equipment, it doesn't qualify for an impact fee. Councilor Newall asked if it could come out of the PARC tax. Marchbanks thinks that it could if the council opts for that. Councilor Newall asked if this is primarily for fire prevention or for making the land more useful. Marchbanks mentioned that the area is wetland so it likely won't be used for much more than viewing, but the phragmites are destroying the local ecosystem, and people come to the area to see nature. He says that the phragmite will take over the area if nothing is done. Councilor Stallings mentioned that removed plants need to be replaced. She asked if the replacement plants would also be fire hazards. Marchbanks said they wouldn't be, but that the main issue with the phragmites is getting rid of the biomass and root systems. He explained that the city has had success in smaller areas where they've been able to maintain. Councilor Condie asked the average height of the phragmites. They are currently about ten feet high. Councilor Condie shared concerns about the smoke the plants create when they burn. Councilor Stallings asked about potential grants, as she's worried about financing. Mayor Johnson mentioned that there has been success at Utah Lake in getting rid of them. Councilor Hancock considers it an obvious choice, as purchasing the equipment is far less expensive than hiring removal services every year. Mayor Johnson asked where the phragmites came from. Marchbanks says he can't remember the origin point, but the primary spreaders of seeds are birds. Councilor Stallings asked why the city stopped mowing them. There was a lack of resources. Councilor Albrecht agreed that the expense is justified, but asks the council where they want to take the money from. Councilor Hancock mentioned that parks has taken a back seat budget-wise in recent years.

Councilor Condie asked to set up a tour of new parks facilities. Marchbanks explained that parks is combining with streets to finish improvements around the new salt storage facility. Councilor Stallings asked about title and wage adjustments. Marchbanks explained that supervisors are overwhelmed with hiring. He would like to internally promote people in order to reallocate work. Councilor Stallings asked about ice rink funding. Marchbanks shared that the proposal is to buy the rink outright after information gathered from the last two years. There are many different factors that will be taken into account while they find the ideal location. Larger pieces of equipment will still need to be rented. The city is looking at several different grants. Mayor Johnson asked if an area could be designed that is could be used for something else during the summer. Marchbanks confirmed that that is the plan. Councilor Hancock asked if the rink could possibly be a year-long amenity. Marchbanks explained that that may be possible in the future, but at the moment would be too expensive for equipment rental. Councilor Stallings asked about how long it would take the rink to pay itself off. Marchbanks estimates between three and five years. Like any other park amenity, there will need to be subsidization. Councilor Stallings asked clarifying questions about ongoing costs. Councilor Hancock asked how much various parks cost to make a point about the role of subsidizing and the parks department. Councilor Stallings clarified that she is speaking on fee-based amenities rather than a free amenity like a park. Mayor Johnson brought up that unless something is an enterprise fund, it will run into the deficit. Councilor Albrecht asked what the cost would be after revenue. Marchbanks gave a ballpark estimate of \$133,000. Councilor Albrecht asked to be kept updated on any grants that are approved.

The public works department spoke next. Councilor Condie asked about snowpack for the last year. Snowpack is normal at high elevations. Water supply is anticipated to be at a normal level. Councilor Stallings asked about the water department facility costs. There is a current need to expand, and the goal is to expand an amount that the department will be at a comfortable level for several years. They are looking at adding an additional storage building. In the near future they hope to expand office space. Councilor Stallings asked about ADA ramps that weren't approved. It is a legal requirement, but the plan is to implement it in phases. Ramps are being fixed as projects happen.

Kim Struthers spoke for the planning department. Councilor Stallings asked about plans for code enforcement in the future. Currently there is a monthly meeting to evaluate and deal with code violations that involves the planning department, sewers, and police department. Ideally in the future, there will be someone who has the specific job to find and correct code violations.

Brad Kenison spoke for the streets department. They are requesting funding for an intern. Kenison showed the current cycle track at 700 S. These cycle tracks are commonly used in other cities. Councilor Albrecht clarified that the project was initially funded for concrete barriers, but that the price had increased by the time the lanes were put in, and the city had to put in pylons instead. This is because money was pulled from the cycle track program and put towards a pair of pedestrian bridges. Councilor Newall mentioned that the curbing should be the first priority. She also doesn't like the aesthetics of the current cycle track. Kenison explained that he has looked into painting the track green, and the cost would be over a million dollars. Councilor Newall shared worries over intersections. The design that Lehi City is using is similar to the design in other cities, but Lehi City has placed posts around the corner. Mayor Johnson asked if the turning radius was any different. Kenison explained that the radius is the same as a normal road, as is the distance for the stop bar. Councilor Condie mentioned that he's received positive feedback about the bike track. The council agreed that curbing would be a better method of dividing the lanes. Kenison presented several options for improvements to cycle tracks: full curb islands, which would cost about \$735,000; partial concrete curbing, which would cost about \$445,000; partial parking stops which would cost about \$165,000, or purchase a curbing machine, which would cost about \$820,000. Mayor Johnson asked if Kenison had met with plows to determine if they had any input. He has not yet heard back from them. Councilor Newall asked if there would be other uses for the curbing machine. Kenison explained that it doesn't install sidewalk, but that it does install different types of curb. Councilor Condie mentioned that other cities may be open to cost-sharing or renting the machine from the city if it is purchased.

Councilor Hancock asked about utilizing the general fund in order to make some of the larger purchases being asked for this year. Mayor Johnson suggests looking at past ways the fund has been used for, and typically it is used for emergencies. Councilor Hancock suggests remembering it as a source of funds, and using it only for one-time things, as it's not designed to support ongoing costs. Mayor Johnson is in favor of capital investment, as things like the curbing machine and the phragmite machine will pay themselves off eventually.

Councilor Stallings wanted to hear more from the residents about bike lanes before making any major financial decisions regarding them. Mayor Johnson recounted the history of 700 South, as it was intended to be an arterial road, which had to be changed when Pioneer Crossing was

connected, and when developers allowed homes to have driveways out onto it. He thinks that this is why the cycle track has been added. Councilor Newall asked Kenison his opinions on what bike lanes would be best. He is a fan of the bike lanes, and feels the pylons do help protect him. He likes barriers better, and he doesn't like the appearance of the pylons. He sees it being used as a multi-use path more than a cycle track specifically. Councilor Stallings expressed concern over streets being able to clear roads with additional curbing. Mayor Johnson discussed the attitude towards cyclists in Holland. Councilor Stallings asked if the priority was safety or aesthetics. Kenison says that safety is the priority, which is the main reason he advocates for an 8-inch curb. Councilor Newall mentioned that the curb would likely make drivers feel safer while parking also.

Jeremy Estes spoke for fleet. Councilor Hancock asked what the \$12 million unfunded vehicles would be. They are vehicles in constructions. They will be delayed four years for creation. The process isn't started until there is a purchase order, and Estes was hoping to allocate the money now to use in three or four years. Dean Lundell explained that most of the vehicles were large, like ladder trucks, fire engines, and snowplows. The city is behind on fleet, and are using a rolling balance to purchase new vehicles. Lundell suggests mapping out prices of vehicles over a multi-year period.

Tyler Kelsey spoke for IT. Councilor Condie asked what software licenses have increased. Most of them have, including Microsoft. Councilor Condie asked if copilot is being tested, and if it was an additional fee. Kelsey explained that yes copilot is being implemented, and the city is paying the extra for it.

Andy Gowans spoke for HR. Councilor Stallings asked about the increase in the health insurance reserve fund. Gowans explained that the city has been working with a consultant towards the city eventually self-funding health-insurance. He recommends having 1.8-2.5 million in reserve before making that switch. Dean Lundell says that this is a good year to start building up that fund. The switch will not happen for several more years.

Scott Daybell spoke for risk management. A truck was requested, but not funded. Lehi would like to be more involved and progressive in safety drills and full-scale exercises. The vehicle would hold various safety equipment like safety vests, cones, and lights, as well as pull a trailer. Councilor Albrecht expressed interest in adding the truck to the projects that potentially will be funded. There is already a vehicle in use, but the new truck will be able to pull the response trailer. Councilor Stallings asked if CERT is fully funded through the city or if they have their own funding. Daybell explained that we help them significantly, but they do receive funds from other sources.

Jeanteil Livingston spoke for communications. Councilor Albrecht asked if the communications department did any public relation campaigns. Livingston explained that they do, especially through social media. She gave examples of anticipated repeat issues, like water meters, that she does ongoing education campaigns about. Councilor Stallings asked what the responsibilities of the new Communications Specialist would be. Livingston explained that her intern currently only works 20 hours a week, and that the city needs more manpower to respond and maintain social media and media relations. She compared to other cities in the area, who have two to three times the personnel that Lehi is working with. Councilor Stallings asked for a website update. Livingston

explained that the website is not easily navigable, and that her goal is to turn the website into a more usable tool for the general public.

Dean Lundell spoke on the request for an Internal Auditor. His interactions with the state have brought to light how complicated the processes are, and he thinks that having a designated individual to ensure that things are working out after doing studies would be a good safety net for the city. The main job would be doing in-depth research on different aspects of the city rather than a more typical auditing job. He would like to have an assistant to put together a sustainability plan, as well as ensure that Lehi is keeping pace with similarly sized cities. He sees this as partially a preparatory measure. Councilors Hancock and Albrecht expressed support for the idea.

Jeanteil Livingston continued speaking on the website updates. The program she is looking at will consolidate a few programs the city is currently using.

Jan Jonsson-Kirkham spoke for the Senior Center. The Council had no questions.

Dan Harrison spoke for the recreation department. The Curtis Center is funded in a tiered plan, which is currently running on the lowest tier. Ideally, the facility will be fully opened in the future with unique programming rather than being used as overflow as it is currently. Mayor Johnson discussed poolside anti-slip measures with Harrison. Harrison discussed the importance of the recreation and parks departments as spaces for children and community as well as economic incentive for both residents and businesses to be in the area.

Dean Lundell spoke for the finance department. In a few years, the utility billing department will need to be expanded. As the city grows, he foresees needing to upgrade to different software than is currently being used, which would be an expensive project that would require millions in funding and an enlarged IT department.

Councilor Stallings asked Teisha Wilson a question about election law, and if the city could get financial assistance from the State for the school district election. Wilson explained that it will be the same cost regardless of voter turnout.

Motion: Councilor Hancock moved to adjourn. Councilor Newall seconded the motion.

Roll Call Vote: Mayor Pro Tempore Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, 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 8:40 p.m.

Approved: March 18, 2024

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder