



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, **June 10, 2025**, at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Paul Hancock, Council Member
Heather Newall, Council Member
Chris Condie, Council Member
Michelle Stallings, Council Member

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney; Brad Kenison, Assistant City Engineer; Mike West, Planning Manager; Dean Lundell, Finance Director; Steve Marchbanks, Facilities Superintendent; Luke Seegmiller, City Engineer; Matt Lee, Management Analyst; and Kate Morgan, Deputy City Recorder.

Pre Council, 5:00 p.m.

1. Welcome and Opening Comment

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

2. Presentations and Reports

2.1 Financial Report- Dean Lundell, Finance Director

Dean Lundell presented. He began with a comparison of the city budget and the sales tax trends, explaining that if things continue in this direction, the city may end up \$900,000 ahead of the planned budget. Impact fees have grown marginally from last year. Class C Road Funds (based on gallons of gas sold) are significantly higher than last year. The total number of days of cash reserves is significantly less than in past years, but it will likely level out over time. The decrease is due to sharp rate increases by the state, which Lehi City is spreading out over several years to citizens. The 2025 Certified Tax Rate is .001163, which is down 5.9% from last year. The total taxable value of Lehi City is \$13.4 billion, the highest in Utah County. Lehi is currently in the middle of the Utah County Property Tax Rates list. Lehi's growth is slightly less than it has been in the past, but it is still the most new growth in Utah County. The PARC tax has collected five million dollars so far this year, 70% of which (a little over 4 million) goes to city projects. Lundell expects the number to hit five million by November.

2.2 Fraud Risk Assessment Review- Dean Lundell, Finance Director

Dean Lundell presented. Lehi has earned the same score as last year: 375/395. The city checks off all items on the list, except for an internal audit function. Lundell expects that that will be coming to Lehi City soon.

2.3 Presentation of the PARC Tax Committee Recommendations- Lindsay Gehmen

Lindsay Gehmen presented. This year the city received 32 applications from 14 total organizations. The PARC Tax Committee recommends no funding for 7 of the applications, and full or partial funding for the following 25 applications.

- **Lehi Arts Council:** show rights, sets, and school replacements; dance room glass replacement; clay and paint trap installation; iPads and pedals for music program.
- **Thanksgiving Point:** Butterfly Biosphere.
- **Hutchings Museum:** event and outreach coordinator; display updates; storage security
- **Lehi Historical Society:** staffing; archives, memorabilia, and event supplies; 4th grade collector cards; banners for buildings and lampposts.
- **Wasatch Contemporary Dance:** Savor dance experience.
- **Harrington Center for the Arts:** Chalk it Up; exploration of new works.
- **Grassroots Shakespeare Company:** summer and educational tours, including workshops and classes in Lehi schools.
- **Wasatch Theater Company:** *Possessive! the Musical*, a locally written show.
- **Lehi Area Music Association:** new percussion instruments, funding for concert and rehearsal space.
- **Wrap the World with Quilts:** Lehi Heritage Day quilting workshop; community workspace expansion; partial funding for operating expenses.
- **Just for Kids:** black light puppetry materials.
- **Chabad of Utah County:** Utah County Jewish Festival
- **United Angels Foundation:** arts and culture mini-camp.

Councilor Albrecht asked if there is an official process for getting approval from facilities for projects. Gehmen explained that there is not, but that they would like to work towards being organized in that way. Councilor Albrecht asked if the exploration of new works program is moving permanently to Utah County or if it's a temporary relocation while their usual building is under construction. Gehmen was unsure.

Councilor Condie asked where the Utah County Jewish Festival would be located. Chabad of Utah County is currently looking at the ballroom at the outlets or at the Hyatt.

Councilor Stallings asked where Wasatch Theater Company is located. They are based in Sandy, but do performances across the state. The author of *Possessive!* wants to practice in and recruit actors from Lehi. Councilor Stallings asked if Wasatch Dance Company would be performing in Lehi. They will be.

Councilor Newall asked if the city is following the right process for the PARC tax. She thinks the Council should reverse the order so that things that qualify for PARC go to the PARC committee before they go to the city budget. She mentioned that she would like to prioritize projects that better the entire community. Mayor Johnson asked Dean Lundell if rearranging the order would be possible. Lundell said it likely would be, as the city can be flexible. Councilor Hancock voiced his support for the change. He suggested putting together a summary of each year's projects to show accountability to Lehi residents. Councilor Newall agreed and mentioned that American Fork's city website highlights what has been funded by the PARC tax. She would like to see something similar on Lehi City's website.

3. Agenda Questions

There were no agenda questions from the council.

4. Administrative Report

None.

5. Mayor and Council Reports

Councilor Condie shared that the Jordan River Committee passed their 2026 budget and are planning a Kennecott watershed tour in September. He also shared that they are seeing if there is any interest in paddling down the river in July. Councilor Albrecht mentioned Lehi Serves as an organization to reach out to when planning that activity.

The Youth Council graduation social will be happening soon, and the Council has been asked to send advice for the graduating members.

Jason Walker and Mayor Johnson discussed a meeting they had with Governor Cox regarding affordable housing. Almost 50 cities were represented. The essence of the meeting is that a major goal is to maintain a high standard of life in Utah while still enabling children and grandchildren of residents to continue living in the state as well. The experience was overall positive. The Mayor is currently preparing a letter to the Governor, explaining that we support these goals, but that the city needs more support from the state, especially in relation to transit. The Mayor is happy with the federal funding ask the city is submitting this year. Councilor Stallings asked what the request was for. Walker explained that it will be for an environmental impact study along the North shore of Utah Lake in regards to constructing a freeway section in that area. Councilor Stallings asked if the letter would be available for the council to view and discuss. Walker explained that the only name on the signature line is the Mayor's but that it could be brought in when it's finished. Councilor Newall asked if the letter was specifically about transit or if it included freeway connections as well. Mayor Johnson explained that UDOT has already looked at the point of the mountain freeway connection and decided that it is feasible. Mayor Johnson sees the freeway widening to be a big win as he's been working on it for more than a decade. He is excited to finally have an estimate.

6. Consideration of holding a Closed Session to discuss the purchase, exchange or lease of real property

Motion: Councilor Hancock moved to go into a closed session to discuss the purchase, exchange, or lease of real property. Councilor Condie seconded.

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 6:25 PM.

The meeting reconvened at 7:00 PM.

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 Albrecht led the Pledge of Allegiance.

2. Presentations and Reports

2.1 Lehi Round-Up Rodeo Royalty Presentation

Dalli Holyoak, the 2025 Lehi Rodeo Queen, and her first attendant Delaynee Stanley were present to announce the upcoming Round-Up Week and Rodeo. They passed out cake mixes to the council as a thank you for their work. Holyoak shared that Lehi is one of the last few rodeos to do a stock parade, and encouraged everyone present to attend.

3. 20 Minute Citizen Input

Dean Kazarian lives on 1870 North. He's been before the Council before to talk about putting in a sound wall on 2100 North. The advice from the Council at the time was to get involved and to reach out to UDOT as citizens. He wanted to update the Council on what has happened in the time since. He explained that he has discovered that of the 14 noise barriers that were applied for, only one was passed. He finds this concerning because the reasoning was that the sound would not impact the residents, none of whom were contacted by UDOT. He and his neighbors were able to petition for a reevaluation, but that it came back with the same result. He has contacted his congressman and his senator, but neither have responded. He requested that the Council petition for an investigation. Mayor Johnson explained that he has had meetings about soundwalls, but that UDOT works for the state legislators. Councilor Condie asked to be emailed a link to the report.

4. Consent Agenda

4.1) Approve Purchase Orders- None.

4.2) Approve City Council Meeting Minutes- None.

4.3) Approve Surplus Items

Brad Kenison presented. As part of the drilling of the Fly Park well, the city will have additional casing pipe, which has already been paid for. This can either be used by the city in the future or sold.

Motion: Councilor Condie moved to approve the consent agenda as presented. Councilor Hancock 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 #2025-34 approving an agreement with Niels Fugal Sons Company for aerial fiber relocation services.

This item was pulled from the agenda

6. Consideration of Resolution #2025-39 approving a salt storage building construction agreement with OutbackMetal Buildings.

Steve Marchbanks presented the item. It would be a second salt storage location for the city.

Motion: Councilor Albrecht moved to approve Resolution #2025-39 approving a salt storage building construction agreement with OutbackMetal Buildings. 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.

7. Consideration of Resolution #2025-42 approving an Interlocal Cooperation Agreement between Utah County and Lehi City for the extension of the Pony Express Parkway (1900 South).

Brad Kenison presented the item. The application was initially submitted to MAG in 2012. The road extension will connect to 19th South in Lehi and run through American Fork. It will be built initially as a two lane roadway that widens to three lanes at intersections. This agreement will start design and environmental study work.

Councilor Stallings asked if the road would be five lanes. Kenison explained that the city would buy the right of way for five lanes, but that the initial road would only be built out with three due to funding constraints. The city will work from that point to widen the road. The current goal of the project is to increase connectivity and take stress off of Pioneer Crossing.

Councilor Condie asked about the timeline of the project. The design and right of way preservation will take place over the next two years. Funding for the building of the road won't be available until 2027.

Motion: Councilor Condie moved to approve Resolution #2025-42 approving an Interlocal Cooperation Agreement between Utah County and Lehi City for the extension of the Pony Express Parkway (1900 South). 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 Resolution #2025-41 approving an Interlocal Cooperation Agreement between Mountainland Association of Governments (MAG) and Lehi City for the 2300 West roadway widening project.

Brad Kenison presented the item. The project was presented in 2022 and will be accomplished through MAG funds. The current widening project on 2300 West will be completed in the fall of 2025. The funding request is approximately 12 million and will widen 2300 West between Main Street and Pioneer Crossing, as well as install two traffic signals. The design part of the project is happening this year, with construction projected to start in 2027-2028. MAG has agreed to pull forward a million dollars in funding to start the design process.

Councilor Condie asked how much the stretch between Main Street and 2100 North cost to widen. Kenison explained that it was about 13 million.

Kenison went on to explain that there will be an eight-foot-wide trail on the North side of the road for pedestrian use. He also expressed hope that the cycle track will be approved in the next few years.

Motion: Councilor Condie moved to approve Resolution #2025-41 approving an Interlocal Cooperation Agreement between Mountainland Association of Governments (MAG) and Lehi City for the 2300 West roadway widening project. Councilor Hancock 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.

9. Consideration of Resolution #2025-35 approving the allocation of PARC Tax funds for the recreation and cultural facilities and cultural organizations within Lehi City.

Lindsay Gehmen presented. She gave a recap of her presentation in precouncil.

Councilor Condie asked about the \$28,000 leftover in the budget. It will roll over into the PARC budget for next year.

Mayor Johnson thanked the PARC Tax Committee for their hard work and told them they were doing an excellent job.

Mayor Johnson opened and closed public comment.

Motion: Councilor Hancock moved to approve Resolution #2025-35 approving the allocation of PARC Tax funds for the recreation and cultural facilities and cultural organizations within Lehi City as presented. Councilor Condie 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.

10. Road Closure at 1870 N State Street

a. Public Hearing

b. Consideration of Resolution #2025-38 approving the closure of vehicular traffic at 1870 N State Street.

a. Public Hearing

Luke Seegmiller presented the item. The city is partnering with UDOT to relocate driveways and place the signal. The only cost to the city would be widening the road. The purpose of these changes is to address the collisions that have been happening in the intersection. There were three in 2024, and one in 2020 that the city has on record. Traffic has increased dramatically in this intersection over the last few years.

The Mayor opened public comment.

Brad Sunderland lives on Trinnaman Lane. He worries that installing a stoplight will direct more traffic into his neighborhood and past his house. He also worries about the short distance between State Street and Trinnaman Lane, especially when it comes to large semi-trucks. He doesn't like the proposed plan and thinks the stop signals should remain as they are.

Mayor Johnson asked Seegmiller to run the intersection through Autoturn to see if the corners are too tight for large vehicles. Seegmiller explained that he has evaluated the run-through time of several different routes and determined that Trinnaman Lane's current cut-through problem is due to how long connections take from other locations. Trinnaman has been a collector road since the city's first master plan in 1980. He argues that width is not the main factor in moving a lot of traffic. Mike West warned that widening roads can inadvertently lead to increased speeds. Councilor Albrecht is concerned about the lighting on Trinnaman, especially if additional traffic is routed through. Seegmiller explained that there hasn't been a crash on record for the road in the last fifteen years, and that the narrowness of the road would help decrease speeds. He displayed different potential routes, showing that the city's preferred method would allow drivers the right of way, thus encouraging them to take it. Brad Kenison emphasized that the main driver of the proposal is not to get traffic out of subdivisions, but to address the safety risk of repeated accidents at one location.

Brad Sunderland returned to the stand. He explained that he doesn't think Trinnaman Lane should be a collector street. He thinks traffic should be redirected to 1500 North, which is a much larger roadway.

Bryce Becknell lives in the Stonegate Community nearby the intersection. He agrees with Sunderland. He has difficulties getting out of his neighborhood at rush hour, and he worries about additional traffic. He thinks the repetitive accidents at the intersection are a less important issue than people speeding through his neighborhood.

Chad Perry lives on 1400 South. He agrees with the intersection being closed down. He's seen many close calls, including with semi-trucks unloading electric vehicles for the dealership across the street. He thinks that UDOT needs to install overpasses for the freeway. Councilor Condie asked if the semi-trucks were unloading vehicles in the center lane. Perry confirmed that they are.

Mike Bentley lives on 1400 West and was present representing himself and several of his neighbors. They support the closing of the intersection. He is worried about worsening traffic through his neighborhood, as he has had to pull children out of the road before and frequently has a hard time getting out of his house at rush hour.

Amanda Pierce expressed support for the closure, and echoed traffic concerns.

Mayor Johnson clarified that there is a four way stop at 1500 North and Trinnaman Lane, but that 1600 North and Trinnaman is a one way stop. Councilor Condie asked why people were taking 1600 North, and if installation of a sign could alleviate traffic. Luke Seegmiller explained that one issue is that map routing systems are not sending people down the city's safer, ideal route. Councilor Hancock suggested that a stoplight would reroute traffic further down the road, as drivers would see cars lining up and would choose to continue straight to

avoid traffic. Councilor Stallings agreed with his judgement, and suggested that the city make taking the current map-routing-system suggested route as painful as possible in order to shift traffic away from neighborhoods.

Luke Seegmiller explained for the council and for the gathered public that there is no way to make a road entirely safe for children. Mayor Johnson added that UDOT is in favor of this plan as it will address a safety issue.

Dean Kazeran is a resident on Trinnaman Lane. He worries about losing right of way, especially if there are only stop signs put in on the north-south portion of the street. HE asked if there were any plans to add another access to the park-and-ride. Brad Kenison explained that the city is currently in talks to add another ingress from the west.

Jordan Bechmel lives off of 1600 North. She said there are a lot of blind spots on Trinnaman Lane that need to be addressed.

Stephen Suafile lives near the area. He asked if city engineers had contacted Google Maps or Apple Maps to have the street marked as private. Luke Seegmiller explained that the city has talked with both, but traffic is still being directed through. It could potentially be a band-aid measure, but the bulk of the problem is likely daily commuters.

Cathy Sunderland lives on Trinnaman Lane. She thinks more studies need to be done on 1800 North before anything is done to ensure that it will solve the problems instead of pushing them to other areas.

Mayor Johnson closed public comment.

Councilor Newall asked if a three way stop would be possible. She also asked if placing multiple stop signs would make a difference. Seegmiller explained that once the signal is installed, it will create gaps in traffic. His concerns with implementing an all way stop is that there is typically low compliance. Councilor Newall said that the city should focus on road improvements. Seegmiller explained that the widening of the street and the installation of the traffic light will happen next year. He thinks it is safer in the meantime to close down the intersection, rather than leave it open.

Councilor Stallings clarified that the vote today is on closing the road. She asked if the improvements would be voted on or if they would be implemented without going to the City Council. Kenison explained that the city is waiting for UDOT to design the signal. The project is not budgeted for this year, because the design wasn't introduced until after the budget was submitted.

Councilor Hancock asked if it would be possible to implement a three way stop now. He suggests putting it in and evaluating the result, making this an iterative process. Mike West agreed, mentioning that traffic is a human behavioral science, and that data collection could be used to help decide on what changes need to be made.

b. Consideration of Resolution #2025-28 approving an Annexation Agreement with the owners of the property that is the subject of the Bart Christofferson Annexation #2.

Motion: Councilor Condie moved to approve Resolution #2025-38, approving the closure of vehicular traffic at 1870 N State Street, advising staff to evaluate traffic patterns to gather data and determine next steps. Councilor Hancock 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.

11. Lehi City Budget Amendment #3

a. Public Hearing

b. Consideration of Resolution #2025-37 adopting Budget Amendment #3 for FY2025.

a. Public Hearing

Dean Lundell presented the item. This is the last budget amendment of the year. There are three items being adjusted; replacement for a damaged vehicle, emergency vault installation, and transferring any excess over reserve to the national project.

Councilor Condie asked for details on some particular numbers.

Councilor Stallings asked if the budget is over 30% cap. Lundell explained that he would like some leeway, as he isn't going to be certain where things sit exactly until the first week of September.

Mayor Johnson opened and closed public comment.

b. Consideration of Resolution #2025-37 adopting Budget Amendment #3 for FY2025.

Motion: Councilor Condie moved to approve Resolution #2025-37, adopting Budget Amendment #3 for FY2025. Councilor Hancock seconded.

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

12. Impact Fees Facilities Plan Amendment

a. Public Hearing

b. Consideration of Ordinance #38-2025 amending the Impact Fees Facilities Plan for projects.

a. Public Hearing

Dean Lundell presented the item. Much of the data is based on projected growth, which doesn't always match what happens in reality. In the past, he hasn't seen it as a problem, but there has been a push recently to put everything on the impact facilities list. The fees and methodologies are not changing, the list is simply being updated to include culinary water, storm drains, sewers, roads, power, and public safety so the city can be more transparent.

Mayor Johnson opened and closed public comment.

b. Consideration of Ordinance #38-2025 amending the Impact Fees Facilities Plan for projects

Motion: Councilor Hancock moved to approve Ordinance #2025-38, amending the Impact Fees Facilities Plan for projects. 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.

13. Consideration of Resolution #2025-47 adopting a Certified Tax Rate for the City of Lehi for Fiscal Year 2026 (July 1, 2025-June 30, 2026).

Dean Lundell presented the item. The rate this year is 0.001163, which is down 5.9% from last year's rate of 0.001236.

Councilor Condie asked what impact this would have on taxpayers. Lundell explained that the rate is determined so that if there is no growth in the city the same amount of property taxes will be collected as last year. It doesn't distribute evenly to the entire city, as appreciation rates vary depending on zoning. Because the rate went down, we can tell that property values overall are rising in Lehi.

Motion: Councilor Condie moved to approve Resolution #2025-47 adopting a Certified Tax Rate for the City of Lehi for Fiscal Year 2026 (July 1, 2025-June 30, 2026). Councilor Hancock 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.

14. Consideration of Resolution #2025-36 taking formal action to pick up required employee contributions in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System.

Dean Lundell presented the item. He explained that the firefighter retirement system has always behaved a little differently than other retirement systems. The city pays the whole amount, but part of it is considered an employee contribution. He clarified that it is only legal to do this for the fire and police departments, and that the same system cannot extend to other employees. He pointed out one figure that needed to be changed to 4.73.

Motion: Councilor Newall moved to approve Resolution #2025-36 taking formal action to pick up required employee contributions in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System with the adjusted figure of 4.73. Councilor Condie 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.

15. Consideration of Resolution #2025-40 approving an agreement with Geneva Rock for road construction and other related road improvements.

Brad Kenison presented the item. There were four qualified contractors that applied, and Geneva Rock had the lowest bid of the four. The city has worked with Geneva Rock in the past.

Motion: Councilor Albrecht moved to approve Resolution #2025-40 approving an agreement with Geneva Rock for road construction and other related road improvements as presented. Councilor Hancock 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.

16. Consideration of Resolution #2025-43 approving an Interlocal Cooperation Agreement relating to the establishment and conduct of the Utah Valley HOME Consortium.

Mike West explained that there is no presenter for this item as it is a reapproval that the city does every three years. The program goes a long way to helping Lehi achieve the goals of median income housing imposed by the state.

Councilor Stallings asked if people utilize this within the city. West explained that it is open to anyone in Lehi, Provo, or any other city in the consortium. There is one lump sum available to Provo residents, and another open to anyone residing in the other cities.

Motion: Councilor Condie moved to approve Resolution #2025-43 approving an Interlocal Cooperation Agreement relating to the establishment and conduct of the Utah Valley HOME Consortium as presented. Councilor Hancock 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.

17. Consideration of Ordinance #39-2025 approval of a comprehensive amendment to Chapter 5, Zoning Districts and Table 05-404-A Bulk and Intensity Agricultural and Residential Districts.

Mike West presented the item. The goal of the amendment is to make the chapter shorter and more succinct. There is only one regulation that is being changed: the planning department wants to change the public facility zone to an allowed use to cut down on public hearings that are not explicitly required in code.

Councilor Stallings asked about the use of noise regulations replacing hours of operation. West explained that it was a recommendation from the DRC to mitigate the current problems people were having enforcing hours of operation. The DRC thinks noise regulations will be easier to enforce. Councilor Stallings asked if the changes apply to current zones. West explained that everything already approved would be grandfathered into code.

Motion: Councilor Hancock moved to approve Ordinance #39-2025 approving a comprehensive amendment to Chapter 5, Zoning Districts and Table 05-404-A Bulk and Intensity Agricultural and Residential Districts as presented. Councilor Condie 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.

18. Consideration of Ordinance #33-2025 approving a Development Code amendment to Chapter 11, Concept Plans, clarifying the purpose of concept plans and when a public hearing is required.

Mike West presented the item. The amendment would clarify when public hearing are required. They want the process for site plans to match the legal process for everything else.

Motion: Councilor Condie moved to approve Ordinance #33-2025 approving a Development Code amendment to Chapter 11, Concept Plans, clarifying the purpose of concept plans and when a public hearing is required as presented. 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.

19. Consideration of Ordinance #40-2025 approval of a Development Code amendment to Chapter 39, Definitions, clarifying a few definitions.

Mike West presented the item. The main purpose of the amendment is to clarify ADU legislation for duplexes, but there are minor clarifications of definitions and a re-alphabetizing of definitions.

Motion: Councilor Hancock moved to approve Ordinance #40-2025 approval of a Development Code amendment to Chapter 39, Definitions, clarifying a few definitions as presented. 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.

20. Consideration of Resolution #2025-46 appointing a member to the Lehi City Parks, Arts, Recreation, and Cultural (PARC) Advisory Committee.

Mayor Johnson presented the item. Matthew Lee is being appointed to the PARC tax committee.

Motion: Councilor Condie moved to approve Resolution #2025-46 appointing a member to the Lehi City Parks, Arts, Recreation, and Cultural (PARC) Advisory Committee. Councilor Hancock 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.

21. Consideration of Resolution #2025-45 appointing a board member to the Lehi Library Board of Directors.

Mayor Johnson presented the item. Stacey Bateman is being appointed to the Lehi Library Board of Directors.

Motion: Councilor Newall moved to approve Resolution #2025-45 appointing a board member to the Lehi Library Board of Directors. 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.

22. Consideration of Resolution #2025-44 appointing members to the Lehi City Parks, Trails, and Trees Advisory Committee.

Mayor Johnson presented the item. Alyssa Smailes and Bryce Packer are being appointed to the Lehi City Parks, Trails, and Trees Advisory Committee.

Motion: Councilor Condie moved to approve Resolution #2025-44 appointing a member to the Lehi City Parks, Trails, and Trees Advisory Committee. Councilor Hancock 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.

23. Adjournment

Councilor Albrecht recommended everyone participate in the Waterwise Yard of the Month Parade of Homes.

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Condie seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 9:09 p.m.

Approved: July 9, 2025

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder