



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

Minutes of the Pre Council and Regular Session of the **Lehi City Council** held **July 8, 2025 at 6:30 p.m.** at the Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

**Excused:** Mark Johnson, Mayor

**Others Present:** Beau Thomas, Deputy City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Chief Jeremy Craft, Fire Department; Dean Lundell, Finance Director; Matt Lee, Management Analyst; and Teisha Wilson, City Recorder.

### **Pre-Council, 6:30 p.m.**

#### **1) Welcome and Opening Comment**

Mayor Pro Tempore Albrecht welcomed everyone and noted that all Councilmembers were present, and that Mayor Johnson is excused. Councilor Stallings gave the opening comment.

#### **2) Presentations and Reports**

##### **2.1) Review of 911 Service Providers and Interfacility Services**

Chief Jeremy Craft presented the report to the Council as required by Senate Bill 215 that was passed this year. This change requires local presentations and documentation every four years when licenses are renewed. He explained the challenges in calculating the true cost of providing EMS services due to the overlap with fire services and complex billing and collection processes. They noted that Lehi has a high collection rate for EMS billing but emphasized the difficulty in separating EMS costs from overall fire department expenses. The discussion also covered the department's commitment to high-quality service, advanced training and certification standards, and the use of mutual aid agreements with neighboring departments to ensure access and coverage.

### **3) Agenda Questions**

None.

### **4) Administrative Report**

None.

### **5) Mayor and Council Reports**

During the council reports, Councilmembers shared brief updates on the following: Youth Council's had its closing session, where about 15 participants attended, and encouraged registration for next year. Lehi Arts Council is producing "Joseph and the Amazing Technicolor Dreamcoat" at Skyridge, and the Lehi Archives is unveiling another historic marker at the tithing barn.

### **Regular Session, 7:00 p.m.**

#### **1) Welcome, Roll Call, Pledge of Allegiance**

Mayor Pro Tempore Albrecht welcomed everyone and noted that all Councilmembers were present, and that Mayor Johnson is excused. Rachel Wilson, from Girls Scouts Troop 12G let the pledge of allegiance.

#### **2) Presentations and Reports**

##### **2.1) Waterwise Yard of the Month Presentation- Lehi Environmental Sustainability Committee.**

This is being postponed until the next Council Meeting.

#### **3) 20 Minute Citizen Input**

Scott Ullery, spoke about ongoing speeding problems on his street between 2600 North and 2100 North, expressing frustration that previous suggestions like speed bumps and a three-way stop sign had been rejected. He emphasized the safety risks for residents and urged the city to take action before a serious accident occurs.

Rachel Freeman raised safety concerns about the dangerous pedestrian crossing on Timpanogos Highway near Viewpoint Middle School. She noted UDOT's pedestrian bridge plan is scheduled for 2033-2042, while students currently cross a 55-mile-per-hour highway. With Alpine School District reducing bussing, she emphasized the risk to children aged 12-15 who cross for school, sports, and social activities, and urged the council to expedite safety measures.

Steve Seeley raised concerns with Willow Park and described it as a poorly maintained campground but with significant potential. He had toured the park with supervisors and proposed improvements, including adding cabins that could generate substantial revenue.

Evan Howlett addressed noise concerns related to the new highway construction, specifically discussing a noise study and sound barriers. Howlett questioned the methodology used by UDOT to determine noise reduction feasibility, suggesting they may have undercounted residents and

used outdated cost calculations. He sought the council's advocacy to ensure residents' concerns were adequately addressed and pushed for a more comprehensive reevaluation of the noise mitigation plans during the final design phase.

#### **4) Consent Agenda**

##### 4.1) Approve Minutes

##### 4.2) Approve Purchase Orders

##### 4.3) Re-Approve the Hadco-Pacific Annexation, Ordinance #41-2025.

**Motion:** Councilor Condie moved to approve the consent agenda. Councilor Hancock 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.

#### **5) Consideration of Resolution #2025-48 approving an Interlocal Cooperation Agreement with American Fork City for the extension of the Pony Express Parkway (1900 S).**

This item was pulled from the agenda and will be heard at a future date.

#### **6) Consideration of Ordinance #42-2025 approval of the Traverse Mountain Area Plan Amendment allowing the manufacturing, processing, or packing of food and beverage products as a permitted use.**

Michael Lasson with Salisbury Developers was representing the applicant.

The Council discussed the proposed amendment to the Traverse Mountain area plan to allow the manufacturing, processing, or packaging of food and beverage products as a permitted use. The applicant explained that they wanted to bottle beverages for off-site sales. The discussion clarified that the amendment would enable beverage manufacturing and export, not just on-site brewing, and addressed concerns about limiting the scope and location of the use to avoid potential negative impacts on the surrounding area.

Mayor Pro Tempore Albrecht asked for public comments.

Rachel Freeman encouraged the Council to consider the overall vision for the area, given its popularity and the diverse visitors it attracts, and to be mindful of how manufacturing uses might impact the character and draw of the location.

**Motion:** Councilor Condie moved to approve Ordinance 42-2025, the Traverse Mountain area plan amendment, allowing the manufacturing, processing, or packaging of food and beverage products as a permitted use, with the following conditions: The uses are limited to only

packaging or processing food and beverage products, and no other uses. The geographical area is limited to south of Cabela's Boulevard, east of North Frontage Road (or the Murdoch Canal Trail), west of Triumph Boulevard, and north of SR 92. As guidance for the future, any applicant outside of that boundary but within the Traverse Mountain area plan area could come before the council with a similar request, with the understanding that what is being approved at this time is only packaging and processing of food and beverages. Councilor Hancock seconded the motion.

There was a discussion about clarifying the motion.

**Amended Motion:** Councilor Condie amended the Motion to clarify that only beverage bottling would be permitted, and that it would be a permitted use for the Strap Tank parcel (or the defined area), rather than a conditional use. Councilor Hancock seconded the amendment to 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.

**7) Consideration of Ordinance #43-2025 approval of the Morgan Zone Change located at 105 South 1100 West, changing the zoning on 1.13 acres from RA-1 (residential/agriculture) to R-2 (medium density residential).**

Brook Moore with Grow Development was representing the applicant.

**Motion:** Councilor Hancock moved to approve Ordinance #43-2025 approval of the Morgan Zone Change located at 105 South 1100 West, changing the zoning on 1.13 acres from RA-1 (residential/agriculture) to R-2 (medium density residential), including all Development Review Committee Comments and Planning Commission Comments. 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.

**8) Adjournment**

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Newall seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 7:55 p.m.

Approved: August 26, 2025

Attest:

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Mark Johnson, Mayor

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Teisha Wilson, City Recorder