



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

Minutes of the Pre Council and Regular Session of the **Lehi City Council** held **August 26, 2025** at **5:30 p.m.** at the 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

Excused:

Others Present: Jason Walker, 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 Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Newall gave the opening comment.

2) Presentations and Reports

2.1) Perry Homes Discussion of possible Traverse Mountain Area Plan Amendment, moving density from West Canyon to the Perry Planning District.

Matt Swain from Perry Companies presented a proposal to relocate 600 residential units from West Canyon to lower areas near SR 92, suggesting a potential benefit for the city by reducing canyon development and traffic near the canyon. The plan involves moving the units to Perry's remaining land holdings and possibly Riverbend property, creating a mixed-use development with commercial and residential components. Council members expressed concern about the proposal, specifically traffic impacts. Swain argued the relocation would create a more appropriate density near transportation corridors and potentially dedicate the canyon area to open

space. The Council requested a more detailed analysis of traffic studies, utility capacity, and the long-term implications of relocating such a large number of residential units.

2.2) Gardner Development Discussion of possible amendment to the Lehi Block Development Agreement, adding residential density.

Dave Dennison and his partners from Gardner Group proposed amending the Lehi Block Development Agreement to increase residential and retail density. Currently approved for 250 residential units and 5,000 square feet of retail, they sought to add 350 more units and expand retail to 25,000 square feet. The developers argued that more residential units would help activate the area and attract additional retail, suggesting they needed between 250-350 units to make the project economically viable. Council members expressed concerns about infrastructure capacity, particularly transportation and sewer systems. They noted a history of developers promising retail development but primarily delivering residential units. The discussion centered on the project's location between two future transit stations, with concerns about utility capacity. The developers emphasized their desire to create a more mixed-use, walkable environment and maintain flexibility for potential future office development. While they were not seeking an immediate decision, they sought council feedback on their conceptual proposal. The council remained cautious, highlighting the need for comprehensive traffic studies and a clear plan for balancing residential and commercial development.

2.3) Discussion of Discontinuing the Green Waste Program.

Alyson Alger, City Treasurer, presented a proposal to discontinue the current Greenwaste program due to Waste Management no longer operating a green waste facility. Currently, residents pay for green waste collection for nine months of the year, but Waste Management has been billing the city year-round, and residents can use their cans year-round. Starting in December, residents will be charged for waste collection for all 12 months, at an additional cost of \$27 per year. Residents will receive a letter in early October informing them of the change and giving them the option to have their green waste can picked up if they don't want to pay the additional fee for the extra can. Mayor Johnson inquired about the status of TSSD's green waste facility, but no definitive information was available. The city hopes that eventually, they might be able to use a new green waste facility.

4) Agenda Questions

None.

5) Administrative Report

6) Mayor and Council Reports

The Council provided brief reports on the assignments, including attendance at events and meetings.

7) Consider holding a closed session to discuss pending or reasonably imminent litigation.

Motion: Paul Hancock moved to enter closed session for the purpose of discussing pending or reasonably imminent litigation and purchase or real property. Heather Newall seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

The Closed Meeting began at approximately 6:51 p.m.
The Regular Meeting resumed at approximately 7:21 p.m.

Regular Session, 7:21 p.m.

1) Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Condie led the Pledge of Allegiance.

2) Presentations and Reports

2.1) Waterwise Yard of the Month Presentation

The Waterwise Yard of the Month Award was presented.

2.2) Recognize Phil Wasden for achieving his Master Chaplain from the ICPC

Chief Paul presented Phil Wasden with the award. Mr. Wasden volunteers as Chaplain for the Lehi Police and Fire Departments. His unwavering commitment has made a lasting impact, especially during critical incidents.

2.3) Recognize Chief Jeremy Craft for receiving the IAFC Career Fire Chief of the Year award

Jason Walker, City Administrator, presented the award and thanked Chief Craft for his service.

3) 20 Minute Citizen Input

None.

4) Consent Agenda

4.1) Approve Minutes

4.2) Approve Purchase Orders

Motion: Chris Condie moved to approve the Consent Agenda. Heather Newall seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

5) Consideration of Resolution #2025-61, a Resolution of the Board of Canvassers certifying the official Canvass Report of the August 12, 2025 Municipal Primary Election.

Motion: Paul Hancock moved to approve Resolution #2025-61 a Resolution of the Board of Canvassers certifying the official Canvass Report of the August 12, 2025 Municipal Primary Election. Chris Condie seconded the motion.

Roll Call Vote: YES: Chris Condie, Heather Newall, Paige Albrecht, Paul Hancock, Michelle Stallings. The motion passed unanimously.

6) Consideration of Resolution #2025-60 authorizing the issuance of water bonds.

Dean Lundell, Finance Director, explained that the bond will be used to expand and improve a pressurized irrigation facility.

Motion: Heather Newall moved to approve Resolution #2025-60 authorizing the issuance of water bonds. Paige Albrecht seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

7) Consideration of Resolution #2025-59 approving an Interlocal Cooperation Agreement with American Fork City for the extension of Pony Express Parkway (1900 S).

Brad Kenison, Assistant City Engineer, explained that the Pony Express Parkway extension (1900 South) will extend from Center Street to about 700 West in American Fork. The city approved an agreement with Utah County for the design and construction, and this interlocal cooperation agreement with American Fork City involves a 50/50 cost-sharing arrangement.

Motion: Chris Condie moved to approve Resolution #2025-59 approving an Interlocal Cooperation Agreement with American Fork City for the extension of Pony Express Parkway (1900 S). Heather Newall seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

8) Consideration of Resolution #2025-58 approving a Master Agreement with UDOT for the relocation, protection or adjustment of water, sewer, irrigation, and storm drain improvements as part of the 2100 North Project.

Brad Kenison stated that a key change in the agreement was a technical modification to Exhibit E, which defines specific settlement criteria for utility crossings beneath the freeway. UDOT is

currently receiving bids from contractors, with a final contractor selection expected in late October or early November.

Motion: Paige Albrecht moved to approve Resolution #2025-58 a Master Agreement with UDOT for the relocation, protection or adjustment of water, sewer, irrigation, and storm drain improvements as part of the 2100 North Project. Michelle Stallings seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

9) Consideration of Ordinance #52-2025, approving an amendment to the Lehi City Municipal Code Title 7 Chapter 1, eliminating the no parking restriction during the winter.

Luke Seegmiller, Traffic Engineer, presented this item to the Council. He explained the proposed amendment to eliminate winter parking restrictions. Currently, the code prohibits overnight parking from November 1 to March 30 and restricts parking during snowstorms. The proposed change would: 1) Remove the overnight parking rule. 2) Strengthen the storm parking rule. 3) Prohibit parking during snowstorms and up to 48 hours after a snowstorm. 4) Add a restriction for no parking when there's one inch or more of snow/ice on the roadway.

Luke noted that the current rule restricts parking for 150 nights, but snowplows only operate 15-30 days per year. Enforcing the current overnight parking rule is burdensome for police. After reviewing municipal codes in Salt Lake and Utah Counties, Luke found that many cities have similar or fewer restrictions.

Motion: Chris Condie moved to approve Ordinance #52-2025, approving an amendment to the Lehi City Municipal Code Title 7 Chapter 1, eliminating the no parking restriction during the winter; and include the Development Review Committee comments. Heather Newall seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

10) Consideration of Ordinance #45-2025 approving the Hammond Zone Change on 0.83 acres, located at approximately 600 West State Street, changing the zoning from Mixed Use to Heavy Commercial.

Justin Hammond proposed rezoning 0.83 acres from mixed use to heavy commercial at 600 West State Street, with the intent to build an office warehouse. Justin explained his project would likely be less impactful than other potential mixed-use developments. Council members Michelle Stallings and Heather Newall expressed concerns about the proximity to residential properties and the potential for heavy commercial uses. Michelle was particularly worried about the broad range of uses allowed under heavy commercial zoning, which could include light manufacturing,

recycling centers, and warehouses. Heather noted she preferred the office warehouse concept over previous drive-through plans for the site.

Mayor Johnson invited the public to make comments.

Rachel Freeman cautioned the Council about proceeding with zone changes that are incompatible with the surrounding area.

Paul Hancock and Mayor Johnson suggested exploring a development agreement that would lock in the office warehouse use and potentially include some buffering for neighboring properties. After extensive discussion, the council decided to table the ordinance, directing staff to work with Justin on crafting a development agreement. The agreement would specifically allow the office warehouse use, potentially include buffering requirements, and provide flexibility if the current plan doesn't work out. The motion to table passed with a 3-2 vote, giving Justin an opportunity to negotiate terms that would address the council's concerns while allowing him to develop the property.

Motion: Michelle Stallings moved to *table* Ordinance #45-2025 approving the Hammond Zone Change on 0.83 acres, located at approximately 600 West State Street, changing the zoning from Mixed Use to Heavy Commercial, and direct staff to work with the applicant on crafting a development agreement to allow the use of office warehouse with no outside storage, but allowing indoor storage, and then to discuss with the applicant some appropriate buffering for the residential uses surrounding the property. Paul Hancock seconded the motion.

Chris Condie raised a question about whether heavy commercial is currently allowed in the general plan and whether they were asking the applicant to negotiate for lesser rights.

Justin Hammond asked for clarification about what would happen if he couldn't proceed with the development agreement, and was assured he could always return to the mixed-use zoning.

Kim Struthers suggested crafting the development agreement to leave the zoning as mixed-use but add the office warehouse use as an additional potential use, with the ability to default back to mixed-use if the developer chose not to proceed.

Paige Albrecht noted that a more specific concept plan would be helpful, and Kim suggested the applicant could produce a rough concept plan as part of the development agreement. Paul Hancock confirmed the process would involve the development agreement coming back to the council for review, and if approved, they would then untable and potentially deny the zone change.

Roll Call Vote: YES: Paige Albrecht, Paul Hancock, Heather Newall
NO: Chris Condie, Michelle Stallings. The motion passed 3-2.

11) Consideration of approving revisions to the Inverness Preliminary Plat D, adding 12 lots from Inverness Plat 6.

Landon with DR Horton explained they were looking to move 12 lots from Plat 6 to the upper portion of Inverness due to too much topography in the original location. Kim Struthers confirmed that the relocation is still within the density identified in the area plan and is simply shifting lots around.

Motion: Heather Newall moved to approve revisions to the Inverness Preliminary Plat D, and included the Development Review Committee comments. Paige Albrecht seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

12) Consideration of Resolution #2025-62 approving a Development Agreement between BreAnn Beckstrom and Lehi City regarding home occupation use at the property located at 579 North 1100 West.

This item was pulled from the Agenda at the applicant's request.

13) Consideration of Resolution #2025-63 approving the Intent to Annex the JDH Olson Annexation, approximately 5.08 acres located at 7730 North 8730 West or approximately 1500 S 1100 W with R-1-22 zoning.

Mayor Johnson invited public comments.

Lisa Cummings, whose backyard borders the property, expressed concerns about potential traffic increases. She was also worried about the potential removal of 100-year-old trees and wanted to ensure no increased density.

Tyson Hodges, another adjacent property owner, stated that he supported the annexation and expressed a desire to see the area developed, describing the current site as a "Dust Bowl".

Dan Ames, who is also a neighbor, supported annexing the county island. He believed the annexation would give the city more control over the area and wanted to be on record supporting the R-1-22 zoning.

Kenneth Glade encouraged the council to support the property's annexation. He praised the R-1-22 zoning as appropriate for the area, describing it as low-density and rural.

Motion: Chris Condie moved to approve Resolution #2025-63 and include the Development Review Committee comments. Paige Albrecht seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

14) Consideration of Ordinance #46-2025 approving the Colledge Farms Plat F zone change, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on 5.2-acres at approximately 2850 West 1500 North.

Items 14 and 15 were heard together.

Russ Wilson from Symphony Homes presented the proposal. Russ provided background on the College Farms neighborhood, explaining it was developed in five phases with 98 total lots, an average lot size of over 18,000 square feet, and included dedicated open space and amenities like a pool and playground. The proposed development would add nine lots under R-1-22 zoning, with an average lot size slightly larger than the existing neighborhood. The developer sought to include this new phase in the existing PRD (Planned Residential Development). Only seven lots are allowed under the R-1-22 zone. The developer is requesting an additional two lots. Their justification is that the lot sizes will closely match the existing neighborhood, they are providing road dedication, and creating landscaping and buffer improvements. They were also one lot short of their previously approved 98 lots due to an owner combining two lots into one.

The city staff was supportive of adding an additional lot for right-of-way road dedication and improvement, which would be 8 lots total.

The Council discussed HOA implications, such as developer control, fair HOA management, and overuse of amenities. They also discussed concerns with setting a precedent by expanding an existing PRD.

Candace Jones- expressed concern about the precedent set by allowing additional land into the PRD and the impacts it would have on the area.

The Council discussed the potential effects of using impact fees to pay for road improvements instead of density in lieu.

The Council discussed and determined that entrance signs and beautification did not justify an additional lot. They also agreed that one less home in the original PRD (due to combining lots), does not justify its transfer to another proposal.

Motion: Chris Condie moved to approve Ordinance #46-2025 the Colledge Farms Plat F zone change, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on 5.2-acres at approximately 2850 West 1500 North, including Development Review Committee Comments. Councilor Hancock seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

15) Consideration of Concept Plan approval of the Colledge Farms Planned Residential Development (PRD) Plat F, a 9-lot subdivision located at approximately 2850 West 1500 North, including one lot as density in lieu.

Motion: Chris Condie moved to deny Concept Plan approval of the Colledge Farms Planned Residential Development (PRD) Plat F, a 9-lot subdivision located at approximately 2850 West 1500 North, including one lot as density in lieu, including the density in lieu and the reasons for denial is that the justification for the additional lots does not match the city standard and the increase capacity on amenities and such would exceed the capacity of those amenities. Councilor Hancock seconded the motion.

The council debated whether to approve seven, eight, or nine lots. Michelle Stallings indicated that she would prefer to approve seven lots to maintain the original zoning requirements of 22,000 square feet.

The Council discussed the benefits of using density in lieu of reimbursement to the developer with impact fees. Mayor Johnson raised concerns about using impact fees to support road improvements on projects like this, suggesting that density in lieu is the best option because the impact fees can be utilized for other much-needed road improvements. He stated that impact fees fall short of needs.

Roll Call Vote: YES: Michelle Stallings, Chris Condie;
NO: Paige Albrecht, Paul Hancock, Heather Newall.
The motion failed: 2 – 3

Mayor Johnson asked for a new motion.

Motion: Paul Hancock moved to grant Concept Plan approval of the Colledge Farms Planned Residential Development (PRD) Plat F with 8 lots, noting that the 8th lot was granted as density in lieu, including relevant Development Review Committee comments and Planning Commission comments. Heather Newall seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Paul Hancock, Heather Newall;
NO: Chris Condie, Michelle Stallings.
The motion carried: 3 - 2

16) Consideration of Ordinance #51-2025 approving a Development Code amendment to Chapter 12, to add requirements for retaining walls.

Gary Ellis with Lehi Engineering explained that Lehi currently lacks a development code for retaining walls. The proposed code would establish design standards, safety factors, and

submittal requirements for retaining wall construction. Previously, the building department relied on engineers' stamps without a detailed review. The new code aims to provide comprehensive oversight and clear standards for retaining wall construction.

Motion: Heather Newall moved to approve Ordinance #51-2025 a Development Code amendment to Chapter 12, to add requirements for retaining walls and include all Development Review Committee comments. Paige Albrecht seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

17) Consideration of Ordinance #47-2025, approving a Development Code Amendment to Chapter 26, Accessory Uses, changing requirements for Detached Accessory Dwelling Units.

The proposed change would slightly decrease the minimum lot size from 15,000 to 14,520 square feet (one-third acre) and limit ADU construction on slopes steeper than 20%. Engineering staff, including Gary and Brad, argued for more flexibility, believing that with proper engineering, ADUs could be built on steeper slopes. They viewed slope restrictions as an infringement on property rights and felt that proper design could address potential challenges. Council members debated the risks, with Paige Albrecht expressing safety concerns related to the Draper home sliding incident. They discussed the city's role in ensuring safety versus the property owner's risk. Michelle Stallings raised questions about geotechnical requirements and soil stability for ADUs. Gary and Brad suggested that building permit processes would require appropriate engineering and geotechnical studies.

Motion: Michelle Stallings moved to approve Ordinance #47-2025, a Development Code Amendment to Chapter 26, Accessory Uses, changing requirements for Detached Accessory Dwelling Units. Paul Hancock seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

The meeting recessed at approximately 9:45 p.m.
The meeting resumed at approximately 9:55 pm.

Mayor Johnson asked for a motion to adjourn this meeting to hold a Lehi Redevelopment Agency (RDA) meeting.

Motion: Paige Albrecht moved to adjourn this meeting to hold an RDA meeting. Paul Hancock seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

The meeting resumed at approximately 11:20 p.m.

18) Consideration of Ordinance #53-2025 adopting the Skye View Community Reinvestment Project Area Plan, as approved by the Redevelopment Agency of Lehi.

Motion: Chris Condie moved to approve Ordinance #53-2025 adopting the Skye View Community Reinvestment Project Area Plan, as approved by the Redevelopment Agency of Lehi. Paul Hancock seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall;
NO: Michelle Stallings. The motion carried: 4 - 1

19) Consideration of Resolution #2025-57 approving the Interlocal Agreement with the Redevelopment Agency of Lehi for the Skye View Community Reinvestment Project Area.

Motion: Chris Condie moved to approve Resolution #2025-57 approving the Interlocal Agreement with the Redevelopment Agency of Lehi for the Skye View Community Reinvestment Project Area. Paul Hancock seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall; NO: Michelle Stallings. The motion carried: 4 - 1

20) Consideration of Ordinance #54-2025 Terminating and Dissolving the Thanksgiving Park Economic Development Project Area.

Motion: Heather Newall moved to approve Ordinance #54-2025, Terminating and Dissolving the Thanksgiving Park Economic Development Project Area. Paige Albrecht seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

21) Consideration of Ordinance #55-2025 Terminating and Dissolving the SR-92 Digital Drive Community Reinvestment Project Area.

Motion: Paul Hancock moved to approve Ordinance #55-2025 Terminating and Dissolving the SR-92 Digital Drive Community Reinvestment Project Area. Heather Newall seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

22) Adjournment

With no further business to come before the City Council at this time, Councilor Albrecht moved to adjourn the meeting. Councilor Newall seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 11:25 p.m.

Approved: October 14

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder