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Minutes of the **Work Session** of the **Lehi City Council** held Tuesday, **August 5, 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; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Trent Dyer, Parks staff; Beau Thomas, Assistant to the City Administrator; Dan Harrison, Legacy Center Manager, and Teisha Wilson, City Recorder

## **1. Welcome and Opening Comment**

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

## **2. Consent Agenda**

### 2.1) Approve Purchase Order for PI Metering Project

### 2.2) Approve Resolution #2025-56 authorizing the automatic renewal of the Utah Valley Home Consortium Agreement

**Motion:** Councilor Hancock moved to approve the consent agenda. Councilor Albrecht seconded the motion.

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

## **3. Presentation and Discussion Items**

### 3.1) Parks and Recreation Master Plan Preliminary Draft

Anna and Jennifer from Design Workshop presented the proposed Parks and Recreation Master Plan update. She stated that they have been working with staff and the public for over 18 months. Anna noted that the community involvement included focus groups, pop-up events, and surveys. Youth and teen engagement was a big part of the process, with over 200 participants.

The consultant noted that park acreage falls within levels that are consistent with the national standard, and the anticipated development of parks will help keep up with the population. The consultant recommended adding an additional indoor recreation facility to meet the national standard of one per 50,000 people, and also to better accommodate the high demand of the Legacy Center. It was also recommended that renovations are needed at the Legacy Center as the current services fall short of the national standard and community desires. Their findings also include that Lehi's current ratios for playgrounds, play structures, and basketball courts meet the Recreation and Parks Association (NRPA) median. However, baseball fields fall below the NRPA median, with fewer fields available relative to population. The NRPA median is a benchmark tool to use as a guide. The needs should also be aligned with community desires and capacities. Other recreation opportunities to consider include expanding programming, especially for teens and general interest audiences, both of which are currently underserved. Programs for adults and youth often fill quickly and have high enrollment and long wait lists. This includes aquatics, fitness classes, and seasonal camps. Youth needs that came from the community include interest in nature, play, art, water recreation, and after-school programs. Staffing needs should also be considered as the current pace of growth is challenging. The parks and recreation staff are stretched across the growing number of acres, facilities, high-demand programs- many at full capacity, seasonal demand- especially in aquatics, youth sports and events. This often exceeds current staffing bandwidth.

For long-term vision and planning, the consultant identified five key themes based on both the community input and the technical analysis. Under those themes, the plan includes 24 specific goals that describe the major opportunities or needs, and then each goal is supported by strategies, which then help to move those goals forward. Then there are 82 prioritized action items, which are the to-do lists. They include policies, capital improvement projects and operational changes that can guide decisions over the next 10-20 years. Those themes are 1) Engaging outdoor experiences, which focuses on promoting access and connection to nature. 2) Diverse play and programming, which is about expanding options for all ages, especially where those gaps in programming might exist. 3) Community identity, which emphasizes spaces that bring people together to celebrate Lehi. 4) Matching resources to growth which includes staff and facilities funding. 5) Nurturing nature, which supports sustainability, water wise decisions and protecting natural resources.

The consultant expanded on each theme-

1) Engaging Outdoor Experiences:

This theme centers on enhancing access to nature by expanding and connecting trails, improving park comfort, and increasing opportunities for water-based and nature recreation, so outdoor spaces remain a key asset as Lehi grows.

2) Diverse Play and Programming:

The focus is on providing inclusive and varied recreational activities for all ages, filling gaps in programming and park space (especially for youth and underserved areas), and ensuring facilities are accessible, safe, and well-maintained.

3) Community Identity:

This theme aims to strengthen Lehi's sense of community by creating spaces and programs that bring people together, celebrating local culture, arts, and volunteerism, and fostering a distinct parks identity.

#### 4) Matching Resources to Growth:

It emphasizes planning for staff, funding, and facilities to keep pace with Lehi's rapid population growth—through land acquisition, facility upgrades, and sustainable funding strategies—to ensure park services meet future needs.

#### 5) Nurturing Nature:

Focused on sustainability, this theme supports protecting Lehi's natural resources, implementing water-wise landscaping, and promoting stewardship and education around the city's unique ecosystems.

The consultant presented a vision map that then pulls all of those key recommendations throughout the plan together, including the proposed park sites, indoor recreation needs, trail and water access gaps and opportunities to strengthen community connection. The map helps visualize where growth and investment are most needed and where those multiple priorities overlap with each other. The map is also a useful tool for future capital planning and decision-making. The consultant shared a few examples of the priorities for the near term, including master planning for Family Park, phase two, Willow Park and Jordan Willows open space, launching an indoor recreation feasibility study and aquatic study, and some smaller wins, like installing ball netting at the Sports Park. One of the longer-term opportunities, reflecting larger capital needs and future growth, includes constructing Miller Rhoads Park and coordinating with the Jordan River plan.

For the implementation section, the consultant addressed some of the prioritized action items that are aligned with the plan, themes, goals, and strategies. The consultant explained that the actions fall into three categories, capital projects like Park and facility upgrades, policy and planning updates, such as fee adjustments or design standards, and then operations and programming which addresses the city's desire, the city's day to day services, and each of these are organized by timeframe so that staff can then phase implementation over the next decade. The action items are meant to support budgeting, annual work plans and track progress, giving Lehi a really clear roadmap for turning this plan into action.

The Council inquired about whether the plan relied solely on recent community surveys or also considered data from older polls, such as the significant 2015 survey that captured resident preferences for active versus passive park spaces. The consultants explained that, while the new statistically representative survey was essential for the plan's development, they had also reviewed prior survey data, including the city's broader community surveys, to ensure a comprehensive understanding of long-term trends.

The Council also discussed whether benchmarking for facilities (such as recreation centers, pools, and baseball fields) adequately reflected Lehi's demographic reality, with a particularly young population and above-average interest in recreational activities. It was pointed out that Lehi's numerous HOAs offer private aquatic amenities and asked if those facilities offset public

demand. The consultants responded that, although HOA amenities were considered, there remained substantial unmet demand at city-run facilities—waitlists for classes and high usage rates demonstrated that more public capacity was needed. They also noted that willingness-to-pay survey results were notably high: 79% of respondents expressed likely or strong willingness to fund new Parks and Recreation investments, a figure consultants said boded well for the success of targeted bond or levy initiatives.

The Council explored how the plan would aid in prioritizing capital improvement projects and securing funding. There was interest in whether the plan distinguished between possible funding sources like bonds, grants, developer impact fees, or user fees. Consultants confirmed that the implementation section specifically identifies a variety of funding options. Council members discussed ideas such as leveraging partnerships with the school district for joint-use recreation centers or pools to share facility costs and double community benefit.

Staffing and maintenance were also discussed, noting how maintenance responsibilities have grown with the city's expanding park system, straining existing staff. Consultants recommended developing a structured model to guide staff increases as parks and facilities grow, and using better asset tracking so the city can more accurately project maintenance needs. Volunteers and community groups were recognized as valuable for supplementing city services, but staff emphasized the need for additional resources to coordinate and multiply these efforts.

The Council also discussed setting future park priorities; for instance, whether to focus first on completing Dry Creek or prioritizing the Mellor Roads Park. Council members underscored that, while the master plan should guide investments, it must also be flexible, so the city can quickly respond to evolving needs, funding opportunities, or shifting demographics.

The Council also discussed the park tax and how to make it a more impactful tool for supporting parks and community amenities. Adjusting the ratio split for parks/arts was discussed as an option to direct more funding for parks, but concerns were also raised that reducing the cultural/arts allocation could negatively impact organizations like the Arts Council.

Council members also discussed the importance of ensuring that the funds are used for clear, community-supported projects that may help increase public willingness to support bonds or tax extensions in the future. Additionally, there was recognition that park tax revenues should be coordinated with the overall budgeting process so that expenditures align strategically with both parks and the arts community's needs.

### 3.2) Review of Proposed Amendments to Lehi Municipal Code Chapter 3- Noise Control

Kim Struthers presented the proposed changes to the Noise Ordinance. He said that city staff is thinking about implementing them in a phased approach.

Several minor changes in wording have occurred including changing “industrial zone” to “light industrial” to align with the current zoning designations in city code, and changing “microphone” to a more specific term such as “sound level meter.”

The updated code clarifies that noise limits are determined by the most restrictive zoning classification at the property line affected by the noise. It was further clarified that noise measurements should be taken from the property affected by the noise, not the source property.

The list of exempted noises has been expanded to include athletic events, and typical roadway noise from vehicle traffic. This doesn't apply to vehicles with defective mufflers. Additionally, noise exemption permits can now be obtained for private events, with the restriction to only "public social events" being struck.

Mayor Johnson asked for a discussion on the noise measuring devices used. Craig Chambers explained that there shouldn't be any need for outside enforcement, the city should be able to take care of these issues internally.

Councilor Newall asked some clarifying questions about where sound will be measured from. The device shall be at the property line, three feet above ground, and at least five feet away from walls.

Councilor Condie shared worries about enforcement. He worried that inconsistent noises wouldn't be enforced. He shared that he would like to find a way for the city to put devices at points of concern. Chambers explained that the city can enforce both the sound ordinance and a nuisance ordinance, and that the city could choose to follow either path depending on the amount of evidence for either. He shared an example of a case he was on where recordings of a barking dog were used as evidence for a nuisance case. Councilor Condie shared additional worries about being able to accurately pinpoint where noises are coming from.

Councilor Hancock asked if known noise issues in the city would be grandfathered into compliance or if the amendments would apply retroactively. Kim Struthers shared that he thinks of it like a speed limit—it would affect all noise issues going forward as it is the new governing standard. Craig Chambers said that it will be reasonably enacted. He explained that in most of the noise issues the city deals with, people want to come into compliance and are willing to work with the city to make that happen. Councilor Hancock also worries about a lack of quality in devices that citizens may use to measure on their own. He would like to have a list of approved devices in code so that citizens have a way to move forward without having to wait on the city. He suggested a rental program similar to the radon detection device check out at the library.

The Council discussed possible evidence and how it would be weighed by a court. Craig Chambers explained that only two noise complaint cases have come to his desk in the last nine years. Most cases are handled by code enforcement officers and individuals working together to come into compliance.

The Council discussed code enforcement officers and the difficulty the city can have with finding people willing to do the job. Craig Chambers explained that the main issue the city is facing at the moment is the streamlining process of making sure issues are resolved quickly. Jason Walker mentioned that city staff has been discussing ways to make the process more efficient.

Beau Thomas discussed different devices and the ways the city could use them to do noise tests. He mentioned a rental option that runs on solar power and can livestream recordings which would cost the city roughly \$2000 per month. Purchasing the devices is also an option, which would cost the city roughly \$20,700, plus annual subscriptions for programs and monthly data charges. Councilor Condie asked if the data could be accessed remotely. It can. The city has explored lower-end options, but does not prefer them. Mayor Johnson expressed worries over tampering with the devices.

Councilor Stallings asked if 24 hours of recording would be enough. Thomas explained that it would likely be enough, and that it wouldn't be an issue with the higher end devices. Councilor Hancock shared that he thinks that the lower end devices are a good starting point for the city. Jason Walker recommended a trail cam to pair with the device to ensure no tampering. Councilor Condie agreed with Hancock that the less expensive devices seem to fit better for the city at this point in time. He also emphasized the need to find the spot in the process where people have problems in order to make it a better and more responsive process for citizens. Craig Chambers mentioned that over 130 complaints have been resolved, and that the process is happening, just not as fast as people may want. The Council discussed adding a new position to the Planning Department specifically to work with code violations.

#### **4. Administrative Report**

Jason Walker said that the transportation study has been partially funded. \$4 million was requested and \$2.5 million have been granted. Councilor Stallings asked what the study would cover. It is an environmental impact study along the lakeshore, which will be a step towards a possible lake crossing that will alleviate east-west traffic. Chris Condie asked what the financial goal was for the study. Mayor Johnson explained that the study will be tailored to the budget.

#### **5. Adjournment**

With no further business to come before the City Council at this time, Councilor Newall moved to adjourn. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 6:10 p.m.

Attest:

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Mark Johnson, Mayor

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Teisha Wilson, City Recorder