



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

Minutes of the **Regular Meeting** of the **Lehi City Council** held **October 14, 2025** at the Lehi City Council Chambers, 153 N 100 E. Lehi, UT.

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

Excused: Chris Condie, Council Member

Others Present: Jason Walker, City Administrator; Nate Purser, Assistant 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, 5:30 p.m.

1) Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Councilor Condie, who is excused. Councilor Hancock gave the opening comment.

2) Presentations and Reports

2.1) Lehi City Youth Council- Oath of Office

The Oath of Office was administered to the Youth Council.

2.2) Transit Fresh Look Study Presentation

Kendall Willardson, Transportation Planner with the Mountainland Association of Governments, presented the Transit Fresh Look Study that began in 2024. The study aimed to create a unified transit vision for northwest Utah County and southwest Salt Lake County, focusing on regional transit connections, including light rail and bus rapid transit.

2.3) Discussion of Shift Differential Pay Policy

Police Chief Paul presented a proposal for implementing shift differential pay for police officers. He explained that over a year ago, the department shifted from a rotation model to a bid shift system based on seniority to have more officers available during peak call times. However, this resulted in newer officers consistently getting less desirable shifts. The proposed policy would be a 5% additional pay for graveyard shift officers and 2.5% additional pay for evening shift officers. The chief noted this approach was standard among other agencies and would help with officer wellness, work-life balance, recruitment, and retention.

2.4) Quarterly Financial Report- Dean Lundell, Finance Director

Dean Lundell presented the quarterly financial report, highlighting the city's financial performance. Sales tax revenue showed moderate growth of 3-4%, coming in at \$25.2 million compared to the budgeted \$23.7 million. Property tax was nearly on target, with \$16 million collected against a \$16.1 million budget. Total revenue reached \$65.7 million, exceeding the budgeted \$59.6 million, which allowed for a \$6.5 million transfer to capital projects. The city's unassigned fund balance ended at \$24.5 million, slightly above the 35% cap. Lundell broke down the fund balance into three key components: a 5% floor reserve of \$4 million, a \$11.6 million rainy day fund for revenue fluctuations, and an \$8.9 million risk management reserve for potential disasters. Enterprise fund cash reserves varied, with the culinary and water funds maintaining healthy reserves of about 618 days, while the pressurized irrigation and sewer funds had lower cash reserves. The power fund is recovering from a challenging 2023, and Joel's team is currently conducting a new rate study. Class C gas tax revenue was also reported as healthy, based on gallons consumed rather than dollar value.

3) Agenda Questions

None.

4) Administrative Report

Mr. Walker updated the Council on the policy requiring that all calls be made hands-free while driving.

5) Mayor and Council Reports

The Council reported on their committee assignments.

6) Possible consideration of a motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

The Council did not hold a closed meeting.

The meeting recessed at approximately 6:30 p.m.

Regular Session, 7:00 p.m.

1) Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Councilor Condie who is excused. Councilor Newall led the Pledge of Allegiance.

2) Presentations and Reports

3) 20 Minute Citizen Input

Jessica Willardson expressed concerns about the lack of safe pedestrian walkways east of Ascent Academy. She noted there was no sidewalk on the south side of 900 North and no crosswalk allowing children to safely reach the north side, where sidewalks existed.

Joey Willard presented two potential solutions: Option A involved providing sidewalk and infrastructure on the south side of 900 North between Ascent Academy and 1700 West, while Option B included a crosswalk at the school and completing sidewalks at specific properties. He noted that over 800 households would have safe pedestrian access with these improvements.

Nicole Gray spoke about her son being hit by a car at the school the previous week. She emphasized that Ascent Academy was the only school in the area without crosswalks, signage, or crossing guards, and called for immediate action.

McKade Green spoke about cell phone policies in

Spencer Fife spoke about congressional redistricting maps.

Luke Seegmiller, the city's traffic engineer, presented his analysis and recommendations regarding the Ascent Academy pedestrian safety issues. He explained that the city had initially resisted installing a school crosswalk to discourage parents from using the church parking lot for drop-off/pick-up. However, after counting 10 students walking east and west, he decided to move forward with installing a crosswalk. He noted that concrete work for pedestrian ramps would be needed and hoped to have the contractor complete the work in the coming weeks rather than waiting until spring.

4) Consent Agenda

4.1) Approve Purchase Orders

4.2) Approve City Council Meeting Minutes

4.3) Re-Approve Ordinance #54-2025, terminating and dissolving the Thanksgiving Park Economic Development Project; and Re-Approve Ordinance #55-2025, terminating and dissolving the SR-92 Digital Drive Community Reinvestment Project Area.

Motion: Paige Albrecht moved to approve the consent agenda. Heather Newall seconded the motion.

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

5) Consideration of Ordinance #59-2025, approving a Development Code Amendment to Chapter 37, Connectivity Standards.

Kim Struthers presented a proposed amendment to Chapter 37 connectivity standards to add flexibility when road connections to local streets would push traffic volumes over acceptable levels. This amendment arose from discussions about the Timpanogos Highway/Morning Vista retail project.

The amendment would allow alternative methods (maintaining bicycle and pedestrian connectivity) instead of requiring vehicular connections when traffic volumes would be problematic. While the current developer chose not to use this flexibility, the amendment would be available for future projects.

Motion: Heather Newall moved to approve Ordinance #59-2025, a Development Code Amendment to Chapter 37, Connectivity Standards, with Development Review Committee comments. Councilor Albrecht seconded the motion.

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

6) The JDH Olson Annexation, including 5.08 acres, located at approximately 1500 S 1100 West.

Austin Cooper, the applicant, explained that they had purchased 5.08 acres at approximately 1500 South, 1100 West, and wanted to annex both this parcel and an adjacent five-acre parcel they already owned into Lehi for development purposes.

a. Public Hearing

Mayor Johnson opened the public hearing. There were no comments. Mayor Johnson closed the hearing.

b. Consideration of Resolution #2025-74_ approving an Annexation Agreement with the owners of the property that is the subject of the JDH Olson Annexation.

Motion: Heather Newall moved to approve Resolution #2025-74_ approving an Annexation Agreement with the owners of the property that is the subject of the JDH Olson Annexation. Councilor Albrecht seconded the motion.

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

c. Consideration of Ordinance #63-2025 approving the JDH Olson Annexation with R-1-22 zoning.

Motion: Heather Newall moved to approve Ordinance #63-2025 approving the JDH Olson Annexation with R-1-22 zoning and include all Development Review Committee comments. Councilor Albrecht seconded the motion.

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

7) Consideration of Ordinance #62-2025, approving the Lee General Plan amendment on 0.50-acres located at 1035 West Main Street, changing the land use designation from MDR to Commercial.

Robert Lee requested a general plan amendment for 0.50 acres at 1035 West Main Street, changing the land use designation from Medium Density Residential (MDR) to Commercial. Lee explained they operated a real estate and property management company and wanted to establish an office closer to the freeway and more central to Lehi.

Council members questioned the surrounding land uses, with Kim Struthers confirming the property was surrounded by residential agricultural zoning, though commercial zoning existed across the street and neighborhood commercial zoning was nearby.

Council members asked about outdoor storage (none planned) and confirmed the business involved real estate and property management with indoor storage in the existing two-car garage.

Motion: Paul Hancock moved to approve Ordinance #62-2025, approving the Lee General Plan amendment on 0.50 acres located at 1035 West Main Street, changing the land use designation from MDR to Commercial, and including all Development Review Committee and Planning Commission Comments. Heather Newall seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Paul Hancock, Heather Newall;
NO: Michelle Stallings. The motion carried: 3 - 1

8) Consideration of Ordinance #60-2025, approving the Bull River Road General Plan Amendment on 1.48 acres located at approximately 400 West Bull River Road changing the land use designation from Low Density Residential (LDR) to High Density Residential (HDR).

Lindsey Neve from Perry Homes requested a general plan amendment for 1.48 acres at approximately 400 West Bull River Road, changing from low density residential to high density residential to allow 10-14 units.

Neve explained the property was originally part of a larger annexation, with portions designated for public facilities (power substation) and industrial use (storage facility). She argued this remaining piece should serve as transitional development and offered to reduce from 14 to 10 units in response to planning commission feedback.

Heather Newall questioned the narrative that this property was intended for different uses, noting it was zoned R1-10 and surrounded by single-family homes

Paul Hancock emphasized his familiarity with the area and concerns about traffic impacts, noting this would create an isolated "island" of high density

Michelle Stallings appreciated Perry's outreach to residents but felt the jump from low to high density was too dramatic

Mayor Johnson asked for public comments.

Shannon Topham said there is no need to rezone for high density because there are already many smaller homes and townhomes nearby, and urged the council to follow the existing plan instead of "cramming" more high density into every corner.

Jonathan Madsen appreciated Perry's outreach but argued the property is not vested, that neighbors relied on it being low-density when they bought, and that any change should require a very compelling reason, which he did not see.

Alan Holly said high density next to a cul-de-sac would harm neighborhood character, turn their cul-de-sac into a parking lot, and worsen safety for kids and pedestrians crossing Bull River Road.

Casey Barrett stressed there are many young children playing in the cul-de-sac and feared extra cars and parking spillover from townhomes; she also noted neighbors paid a premium for cul-de-sac lots based on assurances it would remain low-density homes.

David McAllister stated that Perry's earlier sales reps told buyers this land would stay low-density residential, and he called it disingenuous to now seek high density.

Kurt Dole raised safety and parking concerns tied to a required pedestrian walkway from the cul-de-sac to Bull River Road, warning that it would likely turn the cul-de-sac into overflow parking and a cut-through for high-density residents.

Daniel Leininger described choosing this area after military service to finally "put down roots," and said changing the zoning to an isolated high-density pocket would undermine the neighborhood environment he and others specifically chose.

Council members thanked residents for their thoughtful engagement and well-written emails.

Motion: Heather Newall moved to deny Ordinance #60-2025. Paul Hancock seconded the motion.

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

9) Consideration of Ordinance #61-2025, approving the Starter Home Attainable Residential (SHAR) ordinance creating an opportunity for the development of small single-family homes.

Brittney Harris, city planner, presented the SHAR ordinance, which had undergone extensive development over 14-15 months. The ordinance aimed to create opportunities for small, single-family homes priced around \$400,000 with deed restrictions for owner occupancy.

Key features included: 1.5 density bonus in R1-12 and smaller zones, deed restrictions requiring owner occupancy, development agreement process giving council discretion, no ADUs allowed on SHAR lots, and a goal of providing affordable homeownership options.

Mayor Johnson noted discussions with congressional representatives about housing affordability and the need to prevent outside investors from buying up residential properties for rentals.

Mayor Johnson asked for public

Laura Stevens argued that a \$400,000 “starter” home is not affordable for many young adults, questioned how prices and affordability could be enforced over time, and worried about citywide impacts on property rights and transparency.

Kaylynn Osborne raised concerns about stacking overlays (she already lives in a TOD area), the 150% density bonus, and the risk that “single-family” units could still function as multi-family.

Jonathan Madsen shared negative experiences with deed-restricted communities in Arizona, warning about HOA “enforcers,” conflict, and investor control if the City lacks clear enforcement authority.

James Harrison called the proposal half-baked, doubted that such tools truly create affordability, and cautioned against reshaping Lehi’s character with an underdeveloped ordinance.

Rachel Freeman explained that, given Lehi’s AMI and typical new-graduate incomes, the proposed “attainable” units would not actually be reachable for many younger households.

Shannon Topham questioned whether higher density has ever really lowered prices in Utah, suggesting it often drives them up instead.

Emily Stenbridge objected to adopting code the City and public do not fully understand, especially with current strain on roads, schools, and services.

Evan Howlett rejected the framing of \$400,000 as a realistic starter price and warned that both deed-restriction issues and parking congestion at this density could worsen conditions rather than improve affordability.

Mayor Johnson closed the public comments.

Paige Albrecht was worried about the enforcement of deed restrictions and potential safety issues with narrower streets and parking

Heather Newall supported the concept but was concerned about infrastructure deficits and enforceability before implementation

Paul Hancock supported affordable housing goals but worried about state mandates, preferred having something in place rather than state-imposed solutions

Michelle Stallings opposed the overlay approach, preferring targeted area-specific planning rather than city-wide application.

Brittney Harris clarified that the ordinance would satisfy moderate-income housing goals for three years and count as three strategies toward the required five goals. The council discussed alternatives and the potential \$250/day penalty for non-compliance (\$91,250 annually).

Motion: Paul Hancock moved to deny Ordinance 61-2025 without prejudice, citing concerns about deed restrictions, applicability issues, and directing staff to examine other cities' similar ordinances for potential future solutions. Heather Newall seconded the motion.

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

10) Adjournment

With no further business to come before the City Council at this time, the meeting was adjourned at approximately 9:27 p.m.

Approved: November 18, 2025

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder