



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

Minutes of the **Regular Meeting** of the **Lehi City Council** held **January 13, 2026**, at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

Members Present: Paul Binns, Mayor
Rachel Freeman, Council Member
James Harrison, Council Member
Emily Lockhart, Councilmember
Heather Newall, Council Member
Michelle Stallings, Council Member

Others Present: Jason Walker, City Administrator; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Ryan Wood, City Attorney; and Teisha Wilson, City Recorder.

Work Session/ Work Session/Pre-Council: 4:30-6:30 p.m.

1) Welcome and Opening Comment

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

2) Presentations, Reports, and Discussion

2.1) PARC Tax Recipient Report- Harrington Center for the Arts

Spencer Stevens reported on the grant funds received from Lehi City. He stated the grant was used for the “Chalk It Up” festival at Adobe in conjunction with Round-Up week. The estimated attendance was 10,000 in 2024 and 11,000 in 2025.

2.2) Noise Ordinance Review- Community Development

Kim Struthers presented the most recent draft, and the council reviewed the updates, including who can be cited, allowed hours, how sound is measured, and the penalty level. They confirmed a general enforcement approach of education and voluntary compliance first, with citations used when people refuse to cooperate. There was broad agreement to standardize noisy work to no earlier than 7:00 a.m. year-round, without separate summer/winter hours, and to use a relatively short 30-second measurement window for violations.

They discussed equipment and costs, noting that the city has basic and Type 2 meters but may need to purchase a more precise (and more expensive) Type 1 meter if cases regularly go to court. Kim Struthers clarified where to measure noise and how it applies

to each zone. On penalties, the draft moves violations to a Class C misdemeanor. There was a concern that a Class C may not have enough “teeth” to it. Ryan Wood suggested that downgrading to Class C would not undercut enforcement but would better align the penalty with the actual seriousness of typical noise cases.

The ordinance will come back for final review and consideration at a future meeting.

2.3) Open Public Meetings Act (OPMA) Training- City Attorney

Ryan Wood presented the training to the Council and provided an overview of the Open and Public Meetings Act (OPMA), emphasizing that public business must be conducted openly so the public can see both decisions and deliberations. He explained the differences between a public meeting and a public hearing, and defined key terms like public body, quorum, and what constitutes a “meeting”. Using hypotheticals, he clarified when casual or social gatherings are not meetings and when they can effectively become meetings if council business is discussed. He also outlined when and how the council may go into a closed session (e.g., personnel, litigation, real estate), the rules for electronic communication between members, notice and agenda requirements, and the penalties and risks for violations.

2.4) Presentation of the Transportation Impact Fee Facilities Plan and Analysis- Bowen Collins and Associates

Rachel, with Bowen, Collins, and Associates, presented on the transportation impact fee update. The transportation impact fee update uses the Transportation Master Plan to set how much new development should pay toward road projects needed in the next 10 years. Based on how much each project benefits existing users versus new growth, the consultant recommended a per-trip fee of \$146.87, implemented as a schedule that raises today’s fee by about 10% in 2026 (to roughly \$134 per trip) and about 20% by 2035. The council discussed the need to update the fee regularly (about every two years) to reflect inflation and changing project costs.

2.5) Discuss Council Assignments, including the ULCT Policy Committee Assignment

The council needed to designate three voting seats on the ULCT Legislative Policy Committee. It’s typical to have the Mayor and then a council member or staff. Councilor Freeman suggested that Councilor Stallings, as the Mayor Pro Tempore, should be involved. Councilor Harrison also expressed his interest. It was decided that Mayor Binns, Councilor Stallings, and Councilor Harrison be selected as voting members with Jason and Cameron as Alternates. Jason encouraged all councilmembers to engage with the state elected officials.

2.6) Discussion on Modifying the 700 S Bike Lanes

The council held a preliminary discussion about the 700 South cycle track/bike lanes after Councilor Harrison reported that residents want changes to the current configuration. Staff reviewed the project history: it was funded primarily with MAG trail money, because of budget limits, the city built a two-way bike facility on one side with plastic bollards instead of a fully curbed “trail-like” configuration. Engineering raised concerns that changing the design too much may jeopardize phase 2 MAG funding (2300 West toward the Jordan River), since that phase was approved as part of a cycle-track

concept. Staff also showed examples of various configurations (curbed islands, trail behind the curb, etc.), shared early use data, and acknowledged public concerns and the need for better outreach. The council asked staff to come back with design options, costs, and funding implications, including how potential changes would affect the already-approved next phase.

2.7) Discussion on establishing the Lehi Small Business Council

Moved to the end of the regular agenda.

2.8) City Council and Planning Commission Procedures for Resignation/Vacancy

Moved to the end of the regular agenda.

2.9) Discussion on Request to the State for Equitable Transportation Investment and Local Flexibility in Housing Implementation

Moved to the end of the regular agenda.

3) Agenda Questions

None.

4) Administrative Report

Moved to the end.

5) Mayor and Council Reports

Moved to the end.

Regular Session, 7:00 p.m.

1) Welcome, Roll Call, Pledge of Allegiance

Mayor Binns welcomed everyone and noted that all Councilmembers were present. Councilor Stallings led the pledge of allegiance.

2) Presentations and Reports

2.1) Commanders Award- ICAC Affiliate Agency of the Year 2025- Presented to Lehi Police SVU Team from the Utah Attorney General's Office.

Representatives from the Utah Attorney General's Office / ICAC Task Force presented an award to Lehi's Special Victims Unit (SVU) and police leadership, recognizing them as the ICAC affiliate agency of the year for their work on Internet Crimes Against Children and related rescues and arrests.

3) 20 Minute Citizen Input

Chad Watkins (Strong Towns Lehi) urged the city to install curb extensions (bulb-outs) near schools, citing Lehi pilot projects that showed lower speeds and better driver stopping. He said physical street changes are an effective way to protect children and other pedestrians.

Leah J (Strong Towns Lehi) referred to the recent student–vehicle crash near Lehi High School and argued the focus should be on safer street design, not just blaming individuals. She called for clearer separation between high-speed roads and people-oriented streets and supported curb extensions and traffic calming on busy routes with schools.

4) Consent Agenda

4.1) Approve Purchase Orders

4.2) Approve City Council Meeting Minutes

Motion: Councilor Newall moved to approve the Consent Agenda. Councilor Stallings seconded the motion.

Roll Call Vote: YES: Councilor Freeman, Councilor Harrison, Councilor Lockhart, Councilor Newall, and Councilor Stallings. The motion passed unanimously.

Regular Agenda

5) Consideration of Approval of the 2026 City Council Meeting Schedule.

The Council considered when and how often to hold work sessions. They weighed the need for more structured work time (for in-depth items like master plans and complex ordinances) against their own work and family schedules. Avoiding Thursdays due to Planning Commission meetings was discussed. Several options were considered—Thursday daytime work sessions and combining work sessions with regular meetings — but there were concerns about fairness to members with daytime jobs and about overloading regular meeting nights.

In the end, the council reached a compromise to add one standalone work session each month on the second Monday, in addition to the Regular Council meetings on the second and fourth Tuesdays at 7:00 p.m., with Pre Council at 4:30, which will also include work session items, and that work sessions can be added as needed.

Motion: Councilor Harrison moved to approve the 2026 City Council Schedule, with the additional second Monday of each month work session at 4:00 p.m. Councilor Stallings seconded the motion.

Roll Call Vote: YES: Councilor Freeman, Councilor Harrison, Councilor Lockhart, Councilor Newall, and Councilor Stallings. The motion passed unanimously.

6) Consideration of Resolution #2026-01, approving the Resolution of Intent to Annex Property for the Kirkham Estates Annexation, approximately 7.24 acres located at approximately 500 East 700 South with proposed TH-5 zoning.

A representative from Flagship Homes (under contract with the property owner) appeared and confirmed that they are pursuing annexation first; no specific development plan has been finalized beyond the TH-5 zoning request.

Motion: Councilor Stallings moved to approve Resolution #2026-01, a Resolution of Intent to Annex Property for the Kirkham Estates Annexation, approximately 7.24 acres located at approximately 500 East 700 South, with proposed TH-5 zoning, including all Development Committee Review Comments. Councilor Freeman seconded the motion.

Roll Call Vote: YES: Councilor Freeman, Councilor Harrison, Councilor Lockhart, Councilor Newall, and Councilor Stallings. The motion passed unanimously.

7) Consideration of Resolution #2026-02, making an assignment to the Utah Lake Authority Governing Board.

The Resolution designates Mayor Binns as Lehi City's representative.

Motion: Councilor Newall moved to approve Resolution #2026-02, making an assignment to the Utah Lake Authority Governing Board, and that it will be Mayor Paul Binns. Councilor Harrison seconded the motion.

Roll Call Vote: YES: Councilor Freeman, Councilor Harrison, Councilor Lockhart, Councilor Newall, and Councilor Stallings. The motion passed unanimously.

8) Continue with Work Session Items as Needed.

2.7) Discussion on establishing the Lehi Small Business Council

Councilor Harrison proposed creating a Lehi Small Business Council—an unpaid advisory group of Lehi small business owners, including home-based businesses. Its role would be to meet regularly, gather input from small businesses about red tape, licensing, zoning, and other city processes, and then report to the City Council (e.g., twice a year) with concrete recommendations on how the city can better support them.

Council members generally supported the idea and added that the small business council should represent multiple industries (retail, food, manufacturing, etc.). They discussed modeling it after other advisory boards, having a council liaison, and involving staff (likely Economic Development / Community Development). Jason Walker said staff would research how other cities structure similar councils, examine successful models and bylaws, and return with a recommended framework for the council to consider and formally establish later.

2.8) City Council and Planning Commission Procedures for Resignation/Vacancy

The council spent time reviewing how resignations and vacancies are handled for both the City Council and the Planning Commission, using the recent appointments as context.

For City Council vacancies, City Attorney Ryan explained that the process is controlled by state law, not city code. A resigning council member should submit a written notice to the legislative body (the full council), the city must give at least 14 days' public notice of the vacancy, and then the council fills the vacancy in an open meeting. Ryan acknowledged that in December, some steps weren't executed perfectly (e.g., the resignation letter first going to the mayor and then to the council, but characterized these as technical ("harmless") errors rather than defects that would invalidate the appointment. The purpose of the law, council notice, and an open appointment was still met.

For the Planning Commission, Ryan noted that its bylaws require members intending to resign to give written notice to the City Council, the Planning Commission, and the Mayor, with a resignation date that allows time to appoint a replacement. There was concern that members said they did not see a resignation notice until the night of the appointment, and only later realized the bylaws required broader notice. Ryan again treated this as a procedural miss, not something that would undo the commission appointment.

Several council members stressed that process matters and that they want future vacancies handled strictly according to statute and bylaws. Councilor Stallings raised concern that, during the December council appointment, the mayor stopped the vote once a majority was reached, preventing her and another member from formally voting; Ryan accepted responsibility, saying his advice about ending "rounds" was misunderstood by the Mayor as ending the entire vote. Both Councilor Harrison and Councilor Freeman emphasized that even under a perfect process, they still would have supported appointing Councilor Lockhart, and multiple members publicly affirmed that her seat is legitimate and that the intent of this discussion was to clarify and improve procedures going forward, not to challenge her appointment.

2.9) Discussion on Request to the State for Equitable Transportation Investment and Local Flexibility in Housing Implementation

The council discussed a draft resolution aimed at (1) seeking more equitable state transportation investment in northwestern Utah County and (2) pushing back on state mandates around local housing and zoning.

Councilor Harrison had drafted a resolution pointing out that Utah County's high growth and economic contribution are not matched by transportation funding, especially when compared with Weber and Davis Counties. He stressed that Lehi and neighboring cities (Eagle Mountain, Saratoga Springs, American Fork) urgently need major road investments—like 1900 South and better I-15/Redwood connections—and that, at the same time, the Legislature is increasingly pre-empting cities' land use and zoning authority with new housing mandates. There was discussion to possibly split the draft into two resolutions- one on transportation, one on housing/zoning).

Other council members agreed with the concerns but urged a careful, coordinated strategy. Jason Walker recommended working closely with the Utah League of Cities and Towns (ULCT) and with other cities on any formal resolution, since the League may already be organizing a statewide response on preemption. Councilor Newall and Councilor Lockhart emphasized that Utah County just received a \$1.4 billion package (Mountain View Corridor acceleration, 2100 North, Pioneer improvements), which is rare and should be acknowledged with gratitude and a collaborative tone. They argued any push for more funds or local control should be done in partnership with regional bodies like MAG and through direct relationship-building with legislators

There was general agreement that:

- The transportation and preemption issues are real and urgent.
- Lehi should not act alone, but work with neighboring cities, MAG, and ULCT,
- Drafts should be sent to ULCT (Cameron Diehl) for feedback on wording and strategy, and
- The council should get an update on the relevant pending state bills before deciding how to formally proceed.
- This will continue to be refined.

4) Administrative Report

Jason explained that instead of one long budget retreat, he proposed two half-day sessions: a “Budget/Public Finance 101” training led by Finance Director Dean, and a second half-day to finish the retreat topics, scheduled on separate dates in late January and early February to fit everyone’s calendars.

5) Mayor and Council Reports

During council reports, members gave short updates on their assignments. Councilor Stallings reported that the Hutchings Museum held a very successful, sold-out Skinwalker Ranch presentation and is doing well with its monthly programs. Councilor Harrison described a recent ride-along with Lehi Police that reinforced his view that the department needs to stay fully staffed as the city grows, and Mayor Binns announced a retirement reception for Fire Captain Ricky Evans at Station 84.

On arts and culture, Councilor Freeman mentioned attending a December Lehi Arts Council production and noted potential collaboration with Pleasant Grove’s “Ruth” theater. Councilor Newall added that she has been working with Lehi Arts and the Timpanogos Arts Foundation in American Fork to coordinate productions, share resources like costumes, and improve cross-promotion. Heather also reported from the Library Board that a school bookmark contest was held and the winning designs will be printed and available at the new library. Finally, Councilor Lockhart, temporarily covering the Parks Committee, said she attended their meeting and that the group is developing an innovative idea with Parks staff, with more details to follow once assignments are finalized.

9) Adjournment

Approved: [Enter Date]

Attest:

Teisha Wilson, City Recorder