



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

Minutes of the **Regular Meeting** of the **Lehi City Council** held **January 27, 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.

Pre-Council: 4:30 p.m.

1) Welcome and Opening Comment

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

2) Presentations, Reports, and Discussion

2.1) Annual Audit Report - Finance Department

Dana Howel from Osborne Robbins Buehler presented the city's annual audit results. The audit showed clean financial statements with no major findings, with only minor adjustments to primarily timing issues with inventory or other factors. All federal grant compliance was satisfactory. She reported compliance with state matters, noting no significant deficiencies.

2.2) Presentation of Citizen Survey Results- Y2 Analytics

The presenter explained that 78% of residents would recommend Lehi as a great place to live, with an average quality of life rating of 75 out of 100.

Growth and traffic were identified as top resident concerns, with rush hour traffic becoming an increasing problem while road conditions were less concerning. Most city services scored above 50, with nine of 22 services scoring above 70. Power services, newly added to the survey, scored 79 out of 100.

During the discussion, the Y2 Analytics presenter stressed that keeping the resident survey in the same January–February window each year is important for “apples to apples” comparisons, since what’s top of mind for residents can change with the season. She noted they’ve held it in that window for the last five years to preserve trend validity and discouraged moving it around again. Council members raised concerns that running it right after a municipal election confuses whether ratings of elected officials reflect the old or new council and questioned whether a different season (spring/fall) might better capture perceptions of current officials. Staff acknowledged that concern but emphasized that only a small portion of the survey is about elected officials, while most value is in consistent data on services and issues used for budget planning.

Councilor Newell asked about survey methodology and security measures. The presenter confirmed individual single-use survey links were used to prevent duplicate responses.

3) Work Session Items

3.1) Police Department Staffing Discussion- Chief Darren Paul

Chief Paul explained that the department is updating its staffing study, which uses a “saturation index” and shows how many officers are needed by hour of day; he said they’re still vetting the new numbers and will bring back hard data, including a breakdown by shift and more detail on high-priority/dangerous calls and backup needs. He emphasized several key considerations: rapid growth and traffic are driving a rising call load, many time-consuming calls are non-criminal service calls, and staffing must be high enough that officers aren’t routinely handling dangerous calls alone or waiting long for backup. He also stressed that the model’s ideal officer count is more than can be funded in a single budget cycle, so he wants to use the updated study to build a phased 4–5 year staffing plan, while continuing interim efficiency measures such as aligning shifts to peak hours, expanding online reporting, using officers to cover training gaps, and leveraging the state SIAC analysis center to speed investigations. Finally, he noted that grant-funded positions help with onboarding but are not a sustainable growth strategy, since the city must absorb full ongoing costs after the grant period, so any long-term staffing increases need stable, recurring city funding.

3.2) Mayor and Council Committee Assignments- Mayor Pro Tempore Stallings

Mayor Pro Tempore Stallings introduced the committee assignment discussion. City Recorder Teisha Wilson explained the difference between municipal code committees (subject to open meeting laws) and liaison assignments.

Councilor Lockhart suggested that any committee with taxing authority should have an elected official rather than just staff representation. Councilor Freeman supported having both staff and elected officials when possible.

Discussion was postponed allowing staff to complete gathering meeting times and frequency information for all committees, with plans to revisit during the budget retreat.

3.3) 1900 South Right-of-Way Presentation- Engineering

Brad Kennison presented updates on the Pony Express Parkway extension project. The project would extend 1900 South from Center Street in Lehi to approximately 700 West in American Fork.

The project was granted \$12.69 million in funding from MAG in 2022, with Lehi's share being approximately \$430,000 (6.77% of total cost). The design would purchase right-of-way for five lanes but initially construct only two lanes with widening at intersections.

Brad reported that Saratoga Springs had received approval to widen their section to five lanes, which would be completed by the end of next year. He estimated an additional \$15-20 million would be needed to upgrade Lehi's section to five lanes immediately, split between Lehi and American Fork.

Challenges included American Fork's concerns about increased traffic and the question of where five lanes of traffic would terminate. UDOT had indicated the vineyard connector was now a priority for funding, with construction possible by 2034-2035.

Several council members expressed concern about traffic funneling into neighborhoods and discussed potential solutions including front-loading construction costs with reimbursement when future funding became available.

4) Agenda Questions

None.

5) Administrative Report

Moved to the end.

6) Mayor and Council Reports

Moved to the end.

7) Consideration of a motion to hold a Closed Meeting for the purpose of discussing the purchase, exchange, or lease of real property.

Motion: Councilor Stallings moved to hold a Closed meeting in the Council Conference room to discuss the purchase, exchange, lease or sale of real property. Councilor Freeman seconded the motion.

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

The Closed Meeting was held at approximately 6:40 in the Council Conference Room at City Hall, 153 N 100 E, Lehi UT, and adjourned at approximately 7:01 p.m.

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 Lockhart led the Pledge of Allegiance.

2) Presentations and Reports

None.

3) 20 Minute Citizen Input

Chris Rollins spoke in support of protected bike lanes on 700 South, explaining their safety benefits for families and children compared to traditional bike lanes, and described how the physical barrier created by parked cars makes cycling safer and encourages active transportation.

Lynette McKenna announced that the Ruth and Hale Theater was highlighting Lehi City with discount tickets available February 2-7 for "Forever Plaid" and "Fiddler on the Roof" using coupon code "Lehi5."

Hunter Page also supported bike lane infrastructure, describing his positive experience biking to church with his family and advocating for expanded cycling infrastructure to reduce traffic.

Crystal Harmon addressed the 1900 South expansion discussed in pre-council, requesting adequate protection for her neighborhood given existing speeding problems and recent accidents.

Matt Redford presented his company Blaze 360's digital building documentation services for fire marshal and emergency response purposes, requesting the council direct staff to evaluate incorporating such services.

Jose representing Western Standard Union requested opportunities to work with the city and highlighted apprenticeship programs for high school graduates.

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.

5) Transportation Impact Fees

a) Public Hearing

Mayor Binns opened the public hearing at 7:25. There were no comments. Mayor Binns closed the public hearing.

b) Consideration of Ordinance #03-2026, adopting an Impact Fee Facilities Plan, an Impact Fee Analysis, and Amended Impact Fees for Transportation.

Rachel Ball from Bowen Collins Associates presented the impact fee update. The current fee of \$121.79 per trip was recommended to increase to \$146.87 based on the updated Transportation Plan. She recommended that the city update the transportation impact fee every 2–3 years to keep up with inflation and construction cost changes.

Motion: Councilor Freeman moved to approve Ordinance #03-2026, adopting an Impact Fee Facilities Plan, an Impact Fee Analysis, and Amended Impact Fees for Transportation, including a provision to revisit the impact fees every two years for inflation adjustments. Councilor Harrison 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 #2026-04, approving an Agreement with RME for the Construction of the Skye Substation.

Brent Thomas, Assistant Power Director, presented to the Council. RME was the successful bidder, with construction planned to begin mid-February pending approval.

Motion: Councilor Harrison moved to approve Resolution #2026-04, approving an Agreement with RME for the Construction of the Skye Substation. 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 #2026-03, approving amendments to the ProSteel Customs Development Agreement.

Dusty Yates presented amendments to add his company name (Malakas LLC) to the previously approved development agreement. He also removed U-Haul rentals from the proposal.

Council members discussed the right-turn lane requirements and staff confirmed compliance.

Motion: Councilor Newall moved to approve Resolution #2026-03, approving amendments to the ProSteel Customs Development Agreement, including all Development Review Committee comments. Councilor Harrison seconded the motion.

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

Councilor Lockhart noted she wasn't a fan of development agreements but would vote yes to honor the previous council's decision.

8) Consideration of Ordinance #01-2026, approving the Cold Spring Ranch Area Plan Amendment to allow Short-Term Rentals.

Kenneth Claude presented the ordinance to amend the Cold Springs Ranch area plan to allow owner-occupied short-term rentals. He argued that owner-occupied STRs provide financial stability for homeowners while maintaining accountability through platform review systems.

Staff explained that short-term rentals are allowed throughout most of the city but were excluded in Cold Springs Ranch due to the area plan. Kim Struthers noted the city had good controls including owner-occupancy requirements and parking standards.

Mayor Binns asked if anyone from the public would like to comment.

Brianna Hicken spoke in support, explaining she and her husband had purchased specifically to offset their mortgage with short-term rentals, only to discover the area plan prohibition.

Council members discussed enforcement mechanisms, parking requirements, and the relationship between city regulations and HOA authority. Staff clarified that the HOA could still impose additional restrictions as a private matter.

Motion: Councilor Lockhart moved to approve Ordinance 01-2026, the Cold Spring Ranch Area Plan Amendment to allow Short-Term Rentals and include all Development Review Committee comments. Councilor Freeman seconded the motion. Councilor Stallings suggested to add findings that it helps with affordability, which is a big challenge, and that it makes the code consistent with the rest of the city. Councilor Newell suggested including a request that directing staff incorporate this as one of the city's affordability goals if possible. Councilor Lockhart adopted the suggestions. Councilor Freeman seconded the amendments to the motion.

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

9) Consideration of Concept Plan approval for the Chiu Property, a 219-unit development located at approximately 600 South 2900 West.

Tom Romney from Focus Consulting presented a concept plan for developing the Chiu property, a portion of which is currently in an ESA zone.

The proposal would preserve open space, connecting to existing city open space and Jordan Willows development. Romney argued this approach would be less environmentally detrimental while providing better transitions to planned regional commercial development in adjacent Saratoga Springs. Romney also noted that the intent was to improve road connections.

The council felt that the requested density increase was far too large and was inconsistent with the general plan, especially given that much of the site is in the 100-year floodplain/ESA. They were concerned about repeating a pattern where Lehi takes the housing and costs while Saratoga Springs holds the commercial. There were concerns that a large townhome project would not match the established single-family character of surrounding neighborhoods. Members also disliked trading higher density for “leftover” open space that the city would have to maintain.

Braden Cooper with Century Communities emphasized landowner rights and the need to find viable development options. The applicant noted utility service challenges and expressed that the current zoning wasn't economically viable for the property owner.

Overall, the council saw this specific 219-unit proposal as a poor fit for the area, though some indicated limited openness to modest, single-family density that better aligns with adjacent lot sizes.

Motion: Councilor Harrison moved to *deny* the concept plan, with findings that include the need for the proper infrastructure, consideration of the land to the south in Saratoga and having a plan for that abutting up to the property under question, and it does not meet the General Plan intentions. Councilor Lockhart seconded the motion.

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

10) Consideration of Ordinance #02-2026, approving a Development Code Amendment to Chapter 20, Home Occupations, adding Adult Daycare.

Kim Struthers presented a development code amendment to Chapter 20 regarding home occupations, specifically adding adult daycare as a permitted use. The city currently allowed child daycare as a home occupation but had received recent requests for adult daycare services for elderly individuals or those with disabilities who needed daytime care but not 24-hour residential care. Kim clarified that group homes are treated separately in the code; this item is only about daytime care in someone's own home.

The main concern was licensing and safety requirements. Councilor Stallings pointed out that the draft language only referenced childcare rules and recommended adding parallel requirements for adult day care. Kim confirmed that Lehi would require a city business license and agreed state licensing requirements should be explicitly added. Councilor Lockhart voiced support, noting adult day programs are a valuable service for families caring for elderly or special-needs relatives.

Motion: Councilor Stallings moved to approve Ordinance #02-2026, approving a development code amendment to chapter 20, home occupations, adding adult daycare, but also include that in order to obtain and maintain the validity of a Lehi City Business License for any adult daycare, the applicant shall obtain and keep a valid, Utah Department of Health adult daycare license and an annual fire safety inspection. Any adult daycare home occupation shall also strictly comply with all other requirements set forth in Utah Administrative Code R501-1; and include the DRC 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.

11) Consideration of Resolution #2026-05 of the Lehi City Council, urging preservation of local land use authority and opposing new statewide high-density or "by-right" housing mandates.

Councilor Harrison presented a resolution urging preservation of local land use authority and opposing new statewide high-density or "by right" housing mandates. He supported keeping land use decisions closest to the people and maintaining each city's unique identity and development approach. The resolution was edited to remove specific bill references based on feedback from the Utah League of Cities and Towns (ULCT). The principle focused on cities maintaining zoning and land use authority rather than having state-mandated housing requirements.

Councilor Newall appreciated the collaborative approach and tone of the resolution, emphasizing the importance of local control while maintaining good relationships with state officials.

Councilor Stallings acknowledged that infrastructure costs get shifted to local taxpayers. She supported the resolution as a tool for future discussions with state legislators.

Councilor Lockhart requested removal of the parenthetical reference "(more than Davis County and Weber County combined)" to avoid potentially offending other entities.

Motion: Councilor Freeman moved to approve Resolution #2026-05 of the Lehi City Council, urging preservation of local land use authority and opposing new statewide high-density or "by-right" housing mandates, with the requested language about Davis and Weber Counties struck from the resolution. Councilor Lockhart seconded the motion.

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

12) Consideration of Resolution #2026-06 of the Participating Municipalities of Northern Utah County, urging preservation of local land use authority and opposing new statewide high-density or "by-right" housing mandates.

Councilor Freeman said the regional land use resolution is basically the same as the Lehi-only one but invites neighboring cities to join. She noted these ideas aren't new—she and others have already discussed them with legislators and other municipalities—and the resolution simply formalizes position.

Motion: Councilor Harrison moved to approve Resolution #2026-06 of the Participating Municipalities of Northern Utah County, urging preservation of local land use authority and opposing new statewide high-density or "by-right" housing mandates, with the requested language about Davis and Weber Counties struck from the resolution. Councilor Newall seconded the motion.

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

13) Consideration of Resolution #2026-07 of the Lehi City Council, urging additional and equitable transportation funding for Utah County.

Councilor Harrison presented resolutions #2026-07 and #2026-08, urging additional equitable transportation funding for Utah County. However, extensive discussion revealed the need for more development and collaboration.

Councilmember Newall mentioned she had helped write a joint letter in November for the Mountainland Association of Governments (MAG) signed by Utah County Commissioners and 20 mayors addressing similar issues, suggesting this could serve as a baseline.

Council member Lockhart expressed concerns about language that might appear unappreciative of billions already received in funding, suggesting the wording needed refinement.

Councilor Stallings noted the ongoing Point of the Mountain study (PELL study) and suggested waiting for its results to make more specific funding requests rather than general ones.

The council agreed that more time was needed to develop comprehensive resolutions with additional data, coordination with other entities, and specific project requests.

Motion: Councilor Freeman moved to table Resolution 2026-07 and Resolution 2026-08 (both transportation funding resolutions), directing staff to work toward bringing them back by approximately August 1st. Councilor Newall seconded the motion.

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

14) Consideration of Resolution #2026-08 of the Participating Municipalities of Northern Utah County, urging additional and equitable transportation funding for Utah County.

This item was discussed and a motion was made in conjunction with item #13.

4) Administrative Report (from Pre Council Agenda)

Jason Walker addressed the potential cancellation of the February 24th meeting, which the council approved after confirming it wouldn't affect general plan amendment deadlines. The budget process timeline was discussed, with key dates including a budget retreat on January 29th and February 5th, staff goals due February 20th, budget requests due February 27th, and presentations to council March 9th-10th. For internal department budget meetings, no more than two council members could attend at once.

5) Mayor and Council Reports (from Pre Council Agenda)

Council members provided updates on various committee meetings and activities:

- Councilor Newell: Reported on the new Alpine School District Superintendent Dr. Joel Perkins and ongoing search for a business administrator
- Councilor Lockhart: Attended a housing discussion and highlighted HB 68, a housing reorganization bill

- Councilor Harrison: Reported on Utah League of Cities meeting and suggested more regular presentations by lawmakers in council meetings.
- Councilor Stallings: Discussed Representative Roberts' bill consolidating housing infrastructure financing tools and updates from the Hutchings Museum regarding free employee access and America's 250th anniversary planning
The meeting concluded with Mayor Binns noting the busy pace of work and preparing council members for upcoming legislative session activities requiring their attention and potential advocacy calls.

15) Adjournment

With no further business to come before the Council, the meeting adjourned at approximately 9:15 p.m.

Approved: March 10, 2026

I, Teisha Wilson, City Recorder for Lehi City, hereby certify that the foregoing minutes were duly approved and represent a true, accurate and complete record of the meeting. This document constitutes the official minutes for the Lehi City Council Meeting.



Teisha Wilson, City Recorder

