



# Lehi City Council Meeting

## Agenda

### January 13, 2026

**4:30 PM** - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

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

*Work Session Items may be moved and discussed at end of the Regular Meeting*

1. Welcome and Opening Comment
2. Presentations, Reports, and Discussion
  - 2.1. PARC Tax Recipient Report- Harrington Center for the Arts
  - 2.2. Noise Ordinance Review- Community Development
  - 2.3. Open Public Meetings Act (OPMA) Training- City Attorney
  - 2.4. Presentation of the Transportation Impact Fee Facilities Plan and Analysis- Bowen Collins and Associates
  - 2.5. Discuss Council Assignments including the ULCT Policy Committee Assignment
  - 2.6. Discussion on Modifying the 700 S Bike Lanes
  - 2.7. Discussion on establishing the Lehi Small Business Council
  - 2.8. City Council and Planning Commission Procedures for Resignation/Vacancy
  - 2.9. Discussion on Request to the State for Equitable Transportation Investment and Local Flexibility in Housing Implementation
    - [LEHI CITY RESOLUTION Draft](#)
    - [Northern Utah County 2026 Resolution Draft](#)
3. Agenda Questions

*The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.*
4. Administrative Report

5. Mayor and Council Reports  
*Calendar items and outside Committee reports*

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, 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.
3. 20 Minute Citizen Input  
*(for public comments on items not listed on the agenda. Comments limited to 3 minutes per person with a time limit not to exceed 20 minutes for this item.)*
4. Consent Agenda
  - 4.1. Approve Purchase Orders  
[PO #8239 Stuart C Irby Documents.pdf](#)
  - 4.2. Approve City Council Meeting Minutes  
[121625 CC Minutes.docx](#)

Regular Agenda

5. Consideration of Approval of the 2026 City Council Meeting Schedule.  
[2026 Meeting Schedule v2.pdf](#)
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.  
Petitioner: Flagship Homes  
[CC Staff Report Kirkham Estates Annexation - Resolution of Intent 01.13.26.docx](#)  
[Kirkham Estates Annexation DRC 12.17.25.docx](#)  
[Res 2026-01.docx](#)  
[Kirkham Aerial.pdf](#)  
[Kirkham GP.pdf](#)  
[Kirkham Zoning.pdf](#)  
[Statement 12.17.25.pdf](#)
7. Consideration of Resolution #2026-02, making an assignment to the Utah Lake Authority Governing Board.  
[Res 2026-02.docx](#)
8. Continue with Work Session Items as Needed.

## 9. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 385-201-2269
- This agenda has been properly posted and a copy provided to the local news media.

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Kate Morgan

Submitting Department:

Item Type: Presentation

Agenda Section: Presentations, Reports, and Discussion

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**Subject:**

PARC Tax Recipient Report- Harrington Center for the Arts

**Suggested Action:**

**Attachments:**

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Kate Morgan

Submitting Department:

Item Type: Presentation

Agenda Section: Presentations, Reports, and Discussion

---

**Subject:**

Noise Ordinance Review- Community Development

**Suggested Action:**

**Attachments:**

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Kate Morgan

Submitting Department:

Item Type: Presentation

Agenda Section: Presentations, Reports, and Discussion

---

**Subject:**

Open Public Meetings Act (OPMA) Training- City Attorney

**Suggested Action:**

**Attachments:**

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Kate Morgan

Submitting Department:

Item Type: Presentation

Agenda Section: Presentations, Reports, and Discussion

---

### **Subject:**

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

### **Suggested Action:**

### **Attachments:**

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Kate Morgan

Submitting Department:

Item Type: Action Item

Agenda Section: Presentations, Reports, and Discussion

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### **Subject:**

Discuss Council Assignments including the ULCT Policy Committee Assignment

### **Suggested Action:**

### **Attachments:**

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Discussion

Agenda Section: Presentations, Reports, and Discussion

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### **Subject:**

Discussion on Modifying the 700 S Bike Lanes

### **Suggested Action:**

### **Attachments:**

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Discussion

Agenda Section: Presentations, Reports, and Discussion

---

**Subject:**

Discussion on establishing the Lehi Small Business Council

**Suggested Action:**

**Attachments:**

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Discussion

Agenda Section: Presentations, Reports, and Discussion

---

**Subject:**

City Council and Planning Commission Procedures for Resignation/Vacancy

**Suggested Action:**

**Attachments:**

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Discussion

Agenda Section: Presentations, Reports, and Discussion

---

### **Subject:**

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

### **Suggested Action:**

### **Attachments:**

[LEHI CITY RESOLUTION Draft](#)

[Northern Utah County 2026 Resolution Draft](#)

## LEHI CITY RESOLUTION

*Requesting equitable transportation investment and local flexibility in housing implementation*

**To:** Governor of the State of Utah; President of the Utah Senate; Speaker of the Utah House; Utah Department of Transportation (UDOT); Utah Transportation Commission; Utah Transit Authority (UTA) Board of Trustees; and other relevant agencies.

**From:** Lehi City Council

**Date:** \_\_\_\_\_, 2025

### WHEREAS,

- Utah County is the state's second-largest county and is significantly larger than Davis and Weber counties (2024 population estimates).<sup>1</sup>
- Utah County has issued substantially more residential building permits than Davis and Weber counties (2024 building permits), reflecting the county's outsized contribution to meeting statewide housing demand.<sup>1</sup>
- Utah County's economy and employment base are larger than Davis and Weber counties (2023 total employment and total annual payroll).<sup>1</sup>
- Despite this growth and housing production, Utah County's local option transportation sales tax rate dedicated to UTA (0.626%) is lower than Davis and Weber (0.65%), limiting long-term transit capacity relative to peer counties.<sup>2</sup>
- State policy increasingly links transportation funding eligibility or prioritization to compliance with moderate-income housing planning and reporting requirements.<sup>3,4</sup>
- Cities with fixed-guideway transit stations must complete station area plans and adopt implementing land use regulations; these obligations should be paired with transportation and utility infrastructure funding.<sup>5</sup>

### NOW, THEREFORE, BE IT RESOLVED that the participating municipalities:

1. Urge the State of Utah to program and deliver transportation investments in Utah County (transit, roadway, and multimodal) that are commensurate with Utah County's population, housing production, and economic contribution, and that reduce congestion and improve safety and reliability for residents and employers.
2. Request a transparent, data-driven accounting of per-capita and per-job transportation investment and transit service levels across Utah County, Davis County, and Weber County, followed by a corrective funding plan that addresses documented gaps.
3. Request that UDOT and UTA prioritize near-term improvements and expansions for northern Utah County, including increased transit frequency and span of service, expedited funding plans adding and improving east-west corridors, and coordination on adding BRT and Trax to alleviate east-west traffic.
4. Request that the State moderate or redesign housing-related transportation-funding conditions to be less prescriptive and more outcome-based, crediting demonstrated housing production and locally adopted, feasible implementation pathways, rather than relying on one-size-fits-all mandates or rigid checklists that reduce local flexibility.<sup>3,4</sup>

5. Request that station-area planning and moderate-income housing implementation expectations be paired with meaningful state partnership and infrastructure funding so that required plans can be implemented in a fiscally responsible way supported by adequate transportation and utilities.<sup>5</sup>
6. Direct distribution of this Resolution to the Governor’s Office, legislative leadership, UDOT, the Utah Transportation Commission, and the UTA Board of Trustees.

#### Attachment A. Utah County vs. Davis vs. Weber (selected indicators)

| Indicator                                                              | Utah County                                                              | Davis County                                                             | Weber County                                          |
|------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------|
| Population estimate (July 1, 2024)                                     | 747,234                                                                  | 378,470                                                                  | 276,118                                               |
| Building permits (2024)                                                | 6,321                                                                    | 1,468                                                                    | 1,630                                                 |
| Total employment (2023)                                                | 274,566                                                                  | 103,131                                                                  | 96,241                                                |
| Total annual payroll (2023)                                            | \$15.319B                                                                | \$5.330B                                                                 | \$4.882B                                              |
| Local option transportation sales tax rate to UTA                      | 0.626%                                                                   | 0.65%                                                                    | 0.65%                                                 |
| UDOT – major roadway projects (selected, 2021–2025; published budgets) | Total ≈\$560M (~\$750/res). MVC \$466M; Geneva Rd \$34.4M; US-6 \$59.9M. | Total ≈\$860M (~\$2,270/res). West Davis Hwy \$475M; 1800 N/I-15 \$385M. | Total ≈\$361M (~\$1,307/res). 5600 S/I-15 \$361M.     |
| UTA – Five-Year Capital Plan (2021–2025) (selected county projects)    | \$9.0M (~\$12/res) – Northern Utah Cnty Double Track.                    | \$107.8M (~\$285/res) – Davis–SLC Community Connector.                   | \$94.813M (~\$343/res) – Ogden/Weber State Univ. BRT. |

Sources: U.S. Census Bureau QuickFacts (county population and economic indicators); Utah Association of REALTORS® (residential building permits); Utah State Legislature (Utah Code §§ 63N-2-502, 11-38-301 et seq., and 10-9a-403.1); UDOT construction/project announcements (selected major project budgets, 2021–2025); and UTA 2021–2025 Capital Plan (selected county project budgets). Project totals are illustrative and do not represent all spending. (See References 1–8.)

#### Adoption

LEHI CITY COUNCIL

By: \_\_\_\_\_

Attest: \_\_\_\_\_

DATE: \_\_\_\_\_

Title: \_\_\_\_\_

City Recorder/Clerk

#### References

1. U.S. Census Bureau, QuickFacts: Utah County; Davis County; Weber County.
2. Utah Association of REALTORS®, Residential Building Permits by County (2019–2024).
3. Utah State Legislature, Utah Code § 63N-2-502 (Moderate Income Housing Plans).
4. Utah State Legislature, Utah Code § 11-38-301 et seq. (Housing and Transit Reinvestment Zone provisions).
5. Utah State Legislature, Utah Code § 10-9a-403.1 (Station Area Plan requirements).
6. Utah Department of Transportation (UDOT), “UDOT announces new and ongoing 2025 construction” (Apr. 16, 2025).
7. UDOT, “UDOT selects Farmington Bay Constructors for West Davis Highway” (Feb. 11, 2021).
8. Utah Transit Authority (UTA), Board Resolution R2020-12-02 adopting the 2021–2025 Capital Plan (Dec. 2, 2020) (including Exhibit A tables).

## JOINT RESOLUTION OF NORTHERN UTAH COUNTY CITIES

*Requesting equitable transportation investment and local flexibility in housing implementation*

**To:** Governor of the State of Utah; President of the Utah Senate; Speaker of the Utah House; Utah Department of Transportation (UDOT); Utah Transportation Commission; Utah Transit Authority (UTA) Board of Trustees; and other relevant agencies.

**From:** Participating municipalities in northern Utah County, Utah (add city list as appropriate).

**Date:** \_\_\_\_\_, 2025

### WHEREAS,

- Utah County is the state's second-largest county and is significantly larger than Davis and Weber counties (2024 population estimates).<sup>1</sup>
- Utah County has issued substantially more residential building permits than Davis and Weber counties (2024 building permits), reflecting the county's outsized contribution to meeting statewide housing demand.<sup>1</sup>
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### NOW, THEREFORE, BE IT RESOLVED that the participating municipalities:

1. Urge the State of Utah to program and deliver transportation investments in Utah County (transit, roadway, and multimodal) that are commensurate with Utah County's population, housing production, and economic contribution, and that reduce congestion and improve safety and reliability for residents and employers.
2. Request a transparent, data-driven accounting of per-capita and per-job transportation investment and transit service levels across Utah County, Davis County, and Weber County, followed by a corrective funding plan that addresses documented gaps.
3. Request that UDOT and UTA prioritize near-term improvements and expansions for northern Utah County, including increased transit frequency and span of service, expedited funding plans adding and improving east-west corridors, and coordination on adding BRT and Trax to alleviate east-west traffic.
4. Request that the State moderate or redesign housing-related transportation-funding conditions to be less prescriptive and more outcome-based—crediting demonstrated housing production and locally adopted, feasible implementation pathways—rather than relying on one-size-fits-all mandates or rigid checklists that reduce local flexibility.<sup>3,4</sup>

5. Request that station-area planning and moderate-income housing implementation expectations be paired with meaningful state partnership and infrastructure funding so that required plans can be implemented in a fiscally responsible way supported by adequate transportation and utilities.<sup>5</sup>
6. Direct distribution of this Resolution to the Governor’s Office, legislative leadership, UDOT, the Utah Transportation Commission, and the UTA Board of Trustees.

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Sources: U.S. Census Bureau QuickFacts (county population and economic indicators); Utah Association of REALTORS® (residential building permits); Utah State Legislature (Utah Code §§ 63N-2-502, 11-38-301 et seq., and 10-9a-403.1); UDOT construction/project announcements (selected major project budgets, 2021–2025); and UTA 2021–2025 Capital Plan (selected county project budgets). Project totals are illustrative and do not represent all spending. (See References 1–8.)

#### Adoption

This Resolution is intended as a joint statement of shared priorities. Each participating municipality may adopt it independently by vote of its governing body and transmit the adopted copy to the recipients listed above.

CITY/TOWN: \_\_\_\_\_ DATE: \_\_\_\_\_  
 By: \_\_\_\_\_ Title: \_\_\_\_\_  
 Attest: \_\_\_\_\_ City Recorder/Clerk

#### References

1. U.S. Census Bureau, QuickFacts: Utah County; Davis County; Weber County.
2. Utah Association of REALTORS®, Residential Building Permits by County (2019–2024).
3. Utah State Legislature, Utah Code § 63N-2-502 (Moderate Income Housing Plans).
4. Utah State Legislature, Utah Code § 11-38-301 et seq. (Housing and Transit Reinvestment Zone provisions).
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7. UDOT, “UDOT selects Farmington Bay Constructors for West Davis Highway” (Feb. 11, 2021).
8. Utah Transit Authority (UTA), Board Resolution R2020-12-02 adopting the 2021–2025 Capital Plan (Dec. 2, 2020) (including Exhibit A tables).

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Kate Morgan

Submitting Department:

Item Type: Presentation

Agenda Section: Presentations and Reports

---

### **Subject:**

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

### **Suggested Action:**

### **Attachments:**

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Kate Morgan

Submitting Department:

Item Type: Action Item

Agenda Section: Consent Agenda

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**Subject:**

Approve Purchase Orders

**Suggested Action:**

**Attachments:**

[PO #8239 Stuart C Irby Documents.pdf](#)



**PURCHASE ORDER**  
**LEHI CITY CORPORATION**  
153 NORTH 100 EAST  
LEHI UT 84043

**# 8239**

THIS ORDER  
NUMBER MUST  
APPEAR ON YOUR  
INVOICE

ISSUED TO: 4164  
STUART C IRBY CO  
PO BOX 843959  
  
DALLAS TX 75284

SHIP TO: LEHI CITY CORPORATION  
153 NORTH 100 EAST  
LEHI UT 84043

PURCHASE ORDER DATE: 12/15/2025

DEPARTMENT: POWER

| QUANTITY | DESCRIPTION                                                                                                                                            | UNIT PRICE | TOTAL      | GL ACCOUNT |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|
| 14.00    | S & C 65152R1 (PME-9) 15KV DEADFRONT AIR INSULATED PAD MOUNTED SWITCH GEAR WITH (2) 600 AMP SWITCHED WAYS AND (2) 200 AMP FUSED WAYS FOR SME-20 FUSING | 20,500.00  | 287,000.00 | 53-1415    |
| 8.00     | S&C 65162R1 (PME-11) 15KV DEADFRONT AIR INSULATED PAD MOUNTED SWITCH GEAR WITH (3) 600 AMP SWITCHED WAYS AND (1) 200 AMP FUSED WAYS FOR SME-20 FUSING  | 21,800.00  | 174,400.00 | 53-1415    |
| 2.00     | S&C 65242R1 (PME-10) MANUAL ELBOW CONNECTED SWITCHGEAR 14.4KV 4-600A 3P SWITCH COMPARTMENTS                                                            | 21,250.00  | 42,500.00  | 53-1415    |
| 108.00   | SANC 3093 FUSE END FITTING SME-20 INCLUDES SILENCER FOR PADMOUNT PME                                                                                   | 325.00     | 35,100.00  | 53-1415    |
| 48.00    | SANC 612125 FUSE UNIT SMU-20 125 E STANDARD SPEED 14.4 KV                                                                                              | 195.00     | 9,360.00   | 53-1415    |
| 24.00    | CONCAST FC74-76-20-6264 FIBERCRETE BOX PAD 74-X 76-X-20-IN DEEP FOR PME GEAR                                                                           | 1,650.00   | 39,600.00  | 53-1415    |

**TOTAL**

**587,960.00**

**COMMENTS/NOTES**

UPCOMING PROJECTS LEAD TIME ON THESE SWITCHES 52-60 WEEKS  
SKYE PROJECTS, VISTAS AT THE POINT (& MORE)

FINAL ELECTRONIC APPROVAL BY: \_\_\_\_\_

DATED \_\_\_\_\_

\*\*\* This purchase order has been electronically approved through the City's automated workflow. All approval actions are recorded and available upon request. \*\*\*

# Lehi City Purchase Requisition Request

|          |        |                    |          |              |
|----------|--------|--------------------|----------|--------------|
| Supplier | Name   | STUART C. IRBY CO. | Vender # |              |
|          | Street | PO BOX 843959      | Date     | 12/15/2025   |
|          | City   | DALLAS             | State    | TX           |
|          | Zip    | 75284              | Phone    | 385-285-3199 |

POWER

53-14-15

Requesting Department

Dept. Account No.

Department Head Signature

| Quantity        | Unit | Materials and Description                                                                                                                                      | Price       | Total        |
|-----------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------|
| 14              |      | S&C 65152R1 (PME-9) 15KV DEADFRONT<br>AIR INSULATED PAD MOUNTED SWITCH GEAR<br>WITH (2) 600 AMP SWITCHED WAYS AND<br>(2) 200 AMP FUSED WAYS FOR SME-20 FUSING  | \$20,500.00 | \$287,000.00 |
| 8               |      | S&C 65162R1 (PME-11) 15KV DEADFRONT<br>AIR INSULATED PAD MOUNTED SWITCH GEAR<br>WITH (3) 600 AMP SWITCHED WAYS AND<br>(1) 200 AMP FUSED WAYS FOR SME-20 FUSING | \$21,800.00 | \$174,400.00 |
| 2               |      | S&C 65242R1 (PME-10) MANUAL ELBOW<br>CONNECTED SWITCHGEAR 14.4KV<br>4-600A 3P SWITCH COMPARTMENTS                                                              | \$21,250.00 | \$42,500.00  |
| 108             |      | SANC 3093 FUSE END FITTING SME-20<br>INCLUDES SILENCER FOR PADMOUNT PME                                                                                        | \$325.00    | \$35,100.00  |
| 48              |      | SANC 612125 FUSE UNIT SMU-20<br>125 E STANDARD SPEED 14.4 KV                                                                                                   | \$195.00    | \$9,360.00   |
| 24              |      | CONCAST FC74-76-20-6264 FIBERCRETE<br>BOX PAD 74-X 76-X-20-IN DEEP FOR PME GEAR                                                                                | \$1,650.00  | \$39,600.00  |
|                 |      | UPCOMING PROJECTS LEAD TIME ON THESE<br>SWITCHES 52-60 WEEKS<br>SKYE PROJECTS,VISTAS AT THE POINT&(MORE)                                                       |             |              |
|                 |      |                                                                                                                                                                |             | \$587,960.00 |
| Justification:  |      |                                                                                                                                                                |             |              |
| SEE ATT. LETTER |      | Price Determination                                                                                                                                            |             |              |
|                 |      | Verbal Quote                                                                                                                                                   |             |              |
|                 |      | Informal Bid                                                                                                                                                   |             |              |
|                 |      | Written Bid                                                                                                                                                    |             | *            |
|                 |      | State Bid                                                                                                                                                      |             |              |
|                 |      | Other                                                                                                                                                          |             |              |



12/15/2025

**To:** Jason Walker  
**Cc:** Dean Lundell  
**From:** Joel Eves  
**Re:** PME-9 & PME-11,PME-10 PME-12, VISTA MODEL 550 Switch Gear

We have an immediate need for the PME-9 & PME-11& PME-10 & PME-12 Dead Front ( S & C #65152R1 and S & C #65162R1 S & C #65242R1 S & C #65172R1) VISTA MODEL 550 #935502R1-P6-S144 Switch gears for work on Commercial & Residential projects currently underway in the city.

We would like to continue purchasing these switch gears from Stuart C. Irby Co. based on the following reasons:

- Currently they are the only vendor that carries these switches in stock.
- The fuse holders needed for these switches are already stocked in our warehouse.
- We have put the switches out to bid in the past and Stuart C. Irby has always been awarded the bid.
- 70-80% of switches on our system are S & C.
- To keep our system standardized.
- Ensure safety of lineman working on switches.
- Our Lineman stock only this type of fuse holder on our service trucks.

While there may be other companies who could possibly provide these switches. At the present time Stuart C. Irby is the only company we can purchase these switches from and receive them in a timely manner.

Sincerely,

Joel Eves  
Lehi City Corporation  
Power Department Director



STUART C IRBY BR 1093 SALT LAKE CITY  
6312 WEST BEAGLEY ROAD  
WEST VALLEY CITY UT 84128  
385-285-3199

## Quotation

|                                                                              |                   |
|------------------------------------------------------------------------------|-------------------|
| QUOTE DATE                                                                   | ORDER NUMBER      |
| 10/21/25                                                                     | S014405310        |
| REMIT TO:<br>STUART C. IRBY CO.<br>POST OFFICE BOX 843959<br>DALLAS TX 75284 | PAGE NO.<br><br>1 |

SOLD TO:  
LEHI CITY CORP  
153 NO 100 EAST  
LEHI, UT 84043

SHIP TO:  
LEHI CITY CORP  
560 WEST GLENN CARTER DRIVE  
LEHI, UT 84043  
801-768-7100

ORDERED BY: KENNY

| CUSTOMER NUMBER                |          | CUSTOMER ORDER NUMBER |                                                                                                            | JOB/RELEASE NUMBER |             | OUTSIDE SALESPERSON |           |
|--------------------------------|----------|-----------------------|------------------------------------------------------------------------------------------------------------|--------------------|-------------|---------------------|-----------|
| 222013                         |          | PME'S                 |                                                                                                            |                    |             | Gregory J McPhie    |           |
| INSIDE SALESPERSON             |          |                       |                                                                                                            | REQD DATE          | FRGHT ALLWD | SHIP VIA            |           |
| JOSEPH C RHO                   |          |                       |                                                                                                            | 02/02/26           | Yes         | 120 UTAH COUNTY     |           |
| ORDER QTY                      | SHIP QTY | LINE                  | DESCRIPTION                                                                                                |                    |             | Prc/UOM             | Ext Amt   |
| 14EA                           |          | 1                     | ***** Shipping Instructions *****                                                                          |                    |             | *****               |           |
|                                |          |                       | * SCOTT PECK 801-494-9684                                                                                  |                    |             | *                   |           |
|                                |          |                       | * KENNY 385-201-2612 OFC                                                                                   |                    |             | *                   |           |
|                                |          |                       | * 801-655-3042 MBL                                                                                         |                    |             | *                   |           |
| 8EA                            |          | 2                     | *****                                                                                                      |                    |             | *****               |           |
|                                |          |                       | SANC 65152R1 PME-9 PD MTG GEAR                                                                             |                    |             | 20500.000EA         | 287000.00 |
|                                |          |                       | *****                                                                                                      |                    |             |                     |           |
|                                |          |                       | MARCH-APRIL LEAD TIME                                                                                      |                    |             |                     |           |
| 2EA                            |          | 3                     | *****                                                                                                      |                    |             | *****               |           |
|                                |          |                       | SANC 65162R1 PME-11 SWITCHGEAR, PDMT, DEADFRONT, 15KV, 95KV BIL, 3 SWITCH CABINETS, 1 FUSE CABINET, SMU-20 |                    |             | 21800.000EA         | 174400.00 |
|                                |          |                       | *****                                                                                                      |                    |             |                     |           |
|                                |          |                       | MARCH-APRIL LEAD TIME                                                                                      |                    |             |                     |           |
| 48EA                           |          | 4                     | *****                                                                                                      |                    |             | *****               |           |
|                                |          |                       | SANC 65242R1 PME-10 MANUAL ELBOW CONNECTED SWITCHGEAR 14.4KV 4-600A 3P SWITCH COMPARTMENTS                 |                    |             | 21250.000EA         | 42500.00  |
|                                |          |                       | *****                                                                                                      |                    |             |                     |           |
|                                |          |                       | SANC 612125 FUSE UNIT SMU-20 125E STANDARD SPEED 14.4KV                                                    |                    |             | 195.000EA           | 9360.00   |
| 108EA                          |          | 5                     | *****                                                                                                      |                    |             | *****               |           |
|                                |          |                       | DECEMBER JANUARY LEAD TIME                                                                                 |                    |             |                     |           |
|                                |          |                       | *****                                                                                                      |                    |             |                     |           |
|                                |          |                       | SANC 3093 FUSE END FITTING SME-20 INCLUDES SILENCER FOR PADMOUNT PME                                       |                    |             | 325.000EA           | 35100.00  |
| *****                          |          |                       |                                                                                                            |                    |             |                     |           |
| STOCK                          |          |                       |                                                                                                            |                    |             |                     |           |
| *****                          |          |                       |                                                                                                            |                    |             |                     |           |
| *** Continued on Next Page *** |          |                       |                                                                                                            |                    |             |                     |           |
|                                |          |                       |                                                                                                            |                    |             |                     |           |
|                                |          |                       |                                                                                                            |                    |             |                     |           |

\*\* Reprint \*\* Reprint \*\* Reprint \*\*



STUART C IRBY BR 1093 SALT LAKE CITY  
 6312 WEST BEAGLEY ROAD  
 WEST VALLEY CITY UT 84128  
 385-285-3199

# Quotation

|                                                                              |                   |
|------------------------------------------------------------------------------|-------------------|
| QUOTE DATE                                                                   | ORDER NUMBER      |
| 10/21/25                                                                     | S014405310        |
| REMIT TO:<br>STUART C. IRBY CO.<br>POST OFFICE BOX 843959<br>DALLAS TX 75284 | PAGE NO.<br><br>2 |

SOLD TO:  
 LEHI CITY CORP  
 153 NO 100 EAST  
 LEHI, UT 84043

SHIP TO:  
 LEHI CITY CORP  
 560 WEST GLENN CARTER DRIVE  
 LEHI, UT 84043  
 801-768-7100

ORDERED BY: KENNY

| CUSTOMER NUMBER    |          | CUSTOMER ORDER NUMBER |                                                                                                                                 | JOB/RELEASE NUMBER |             | OUTSIDE SALESPERSON |          |
|--------------------|----------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|---------------------|----------|
| 222013             |          | PME'S                 |                                                                                                                                 |                    |             | Gregory J McPhie    |          |
| INSIDE SALESPERSON |          |                       |                                                                                                                                 | REQD DATE          | FRGHT ALLWD | SHIP VIA            |          |
| JOSEPH C RHO       |          |                       |                                                                                                                                 | 02/02/26           | Yes         | 120 UTAH COUNTY     |          |
| ORDER QTY          | SHIP QTY | LINE                  | DESCRIPTION                                                                                                                     |                    |             | Prc/UOM             | Ext Amt  |
| 24EA               |          | 6                     | CONC FC-74-76-20-6264-DSS<br>FIBERCRETE BOX PAD WITH 62"X64"<br>OPENING WITH DOOR SIDE STENCIL<br>*****<br>14-16 WEEKS<br>***** |                    |             | 1650.000EA          | 39600.00 |

**\* This is a quotation \***

Prices firm for acceptance within 30 days with the exception of commodity prices which are subject to change daily. Quotation is void if changed. Complete quote must be used unless authorized in writing.

All transactions are subject to and exclusively governed by our Terms and Conditions of Sale which are incorporated herein and available at: <https://www.irbyutilities.com/terms>. Additional or conflicting terms are rejected, void, and of no force or effect.

|              |                  |
|--------------|------------------|
| Subtotal     | 587960.00        |
| S&H CHGS     | 0.00             |
| Sales Tax    | 0.00             |
| <b>TOTAL</b> | <b>587960.00</b> |

\*\* Reprint \*\* Reprint \*\* Reprint \*\*



# Quotation

STUART C IRBY BR 1093 SALT LAKE CITY  
6312 WEST BEAGLEY ROAD  
WEST VALLEY CITY UT 84128  
385-285-3199

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| JOSEPH C RHO       | 02/02/26              | Yes                | 120 UTAH COUNTY     |

## Terms and Conditions of Sale for Quotes

- Seller assumes no responsibility whatsoever for any interpretation of bid documents, plans, or specifications provided to Seller (i.e., customer shall be solely responsible for ensuring interpretation of such documents, plans and/or specifications and for conformity and appropriateness of all goods and services ordered in comparison to same).
- Prices are subject to change at any time prior to shipment unless otherwise agreed in writing signed by an authorized Seller representative.
- Pricing and estimated delivery dates are based solely on the quantities and specific products and/or scope of services identified in this quote. Seller may refuse, terminate, or change pricing, estimated dates, and other terms of its offer if customer requests changes or deviations from the original quote. Unless an authorized Seller representative accepts customer's proposed deviations in an explicit signed agreement modifying this quotation, any such proposed deviations are automatically rejected, void, and of no force or effect.
- Quotation does not include special mounting or installation hardware, equipment options, accessories, samples, spares, or mock-up equipment unless otherwise noted.
- Seller is not responsible for the design of the project or any goods supplied.
- Seller reserves the right to increase the pricing quoted herein to account for force majeure events, the imposition of new or increased tariffs, shipping costs, import/export fees, duties, customs, or taxes, currency fluctuations, or increases in commodity or market pricing.
- Pre-shipment of anchor bolts is plus freight.
- Where applicable, fabrication and shipment of goods can only be made after Seller receives the following: (i) purchase order conforming to this Quotation, (ii) customer's verification and approval of technical information, (iii) approved Submittal Drawings, and (iv) credit approval.
- Lead times are strictly estimates. Seller is not responsible for ship dates beyond estimated dates unless Seller's President or VP Finance otherwise explicitly agrees in a signed writing as part of this Quotation and then only to the extent so agreed.
- All orders are FCA Shipping Point, prepaid and billed, unless otherwise noted in quote.
- Logistic solutions, storage, handling, kitting, expedited or special delivery, testing, including, but not limited to, infrared scanning and NETA testing, spares, start-up, installation, commissioning, arc flash studies, and other services are excluded unless otherwise specified in this quote. Please contact your Seller representative for additional information on any such services if desired.
- This quotation and all related transactions are also subject to the applicable manufacturer's published warranties, including all applicable disclaimers, exclusions, and limitations.
- This quotation constitutes Seller's confidential information, and customer shall not share or distribute this quotation to third parties other than to the extent reasonably necessary to process the transactions contemplated herein with Seller.
- Unless otherwise expressly agreed in a separate writing signed by Seller's President or VP Finance, Seller does not agree and is not subject to any contractual flow-down or pass-through terms from customer, including, but not limited to, DFARS, FARs, Prime Contracts, Minority Business requirements, Buy America Act, etc.

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Kate Morgan

Submitting Department:

Item Type: Action Item

Agenda Section: Consent Agenda

---

**Subject:**

Approve City Council Meeting Minutes

**Suggested Action:**

**Attachments:**

[121625 CC Minutes.docx](#)



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

Minutes of the **Work Meeting** of the **Lehi City Council** held **December 16, 2025 at 5:30 p.m.**  
in the Lehi City Council Chamber, 153 N 100 E. Lehi, UT.

**Members Present:** Mark Johnson, Mayor  
Chris Condie, Council Member  
Paul Hancock, Council Member  
Heather Newall, Council Member  
Michelle Stallings, Council Member

**Excused:**

**Others Present:** Jason Walker, City Administrator; Beau Thomas, Deputy City Administrator;  
Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community  
Development Director; Marlin Eldred, Economic Development Director; Chief Jeremy  
Craft, Fire Department; Dean Lundell, Finance Director; and Teisha Wilson, City  
Recorder.

**Pre-Council**

**1) Welcome and Opening Comment**

Mayor Johnson welcomed everyone and noted that all four Councilmembers were present.  
Councilor Condie gave the opening comment.

**2) Presentations and Reports**

**2.1) PARC Grant Recipient Presentation- Harrington Center for the Arts**

This will be moved to a future agenda.

**2.2) New U.S. Treasury Regulations Update**

Dean Lundell discussed the new US Treasury regulations, emphasizing the need for a public comment period to meet IRS requirements for the Thanksgiving Point Bond. He noted that this does not need to be a Council Meeting, but rather just a call in line. The electronic hearing was scheduled for December 19<sup>th</sup>.

**2.3) Discussion of Cody Black's proposal to prepare a development agreement for a light manufacturing/research and development business within the Mixed Use Zone on property located at 870 N 100 E.**

The Council discussed Cody Black's proposal for a light manufacturing business, highlighting the need for a development agreement due to zoning restrictions. Jonathan Schults presented the proposal to the Council. They expressed interest in considering a development agreement but debated the process for initiating the agreement, suggesting a land use application as a prerequisite to ensure the proper land use process and public noticing are followed.

#### 2.4) Discussion of the Development Agreement Review and Approval Process.

The Council expressed a need for a clear process to avoid confusion and ensure fair treatment of applicants. Kim Struthers, Community Development Director, suggested drafting a clear process for initiating development agreements through land use applications.

### **3) Agenda Questions**

It was clarified that items could be pulled from the consent agenda for discussion and a separate vote.

### **4) Administrative Report**

There was nothing to report.

### **5) Mayor and Council Reports**

The Mayor and Council reported on their committee assignment which included community events and an update to the regional transportation study.

### **6) Possible consideration of a motion to hold a Closed Meeting 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.

The meeting resumed at approximately 7:00 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. Councilor Albrecht led the Pledge of Allegiance.

### **2) Presentations and Reports**

None.

### **3) 20 Minute Citizen Input**

None.

### **4) Consent Agenda**

94 4.1) Approve City Council Meeting Minutes

95  
96 4.2) Approve Purchase Orders

97  
98 4.3) Consideration of Resolution #2025-97 approving an agreement with Galloway & Company  
99 for the construction of the Water Department storage building.

100  
101 4.4) Consideration of Resolution #2025-98 approving a real estate purchase contract for land at  
102 174 E 100 N.

103  
104 4.5) Consideration of Resolution #2025-99 approving a real estate purchase contract for land at  
105 1702 W Traverse Pkwy.

106  
107 4.6) Consideration of Resolution #2025-100 approving a real estate purchase contract for land  
108 at 3805 N Traverse Mountain Blvd.

109  
110 4.7) Consideration of Resolution #2025-101 approving an agreement with Insituform  
111 Technologies (C&L Solutions) for the 2026 sewer lining project.

112  
113 4.8) Consideration of Resolution #2025-102 approving an amendment to an existing agreement  
114 between Lehi City and Geneva Rock for road work, extending the contract for an  
115 additional year and increasing the contract price.

116  
117 4.9) Consideration of Resolution #2025-87 approving the treatment of grant funds received  
118 from wildfire suppression activities in excess of incremental costs as committed and to be  
119 used for specific Fire Department expenditures only.

120  
121 4.10) Consideration of Resolution #2025-94 approving an insurance consulting services  
122 agreement with GBS.

123  
124 4.11) Consideration of Resolution #2025-88, explaining why Lehi City does not have a Station  
125 Area Plan for the American Fork Frontrunner Station in Lehi.

126  
127 4.12) Consideration of Resolution #2025-89 approving an Interlocal Cooperative Settlement  
128 Agreement and Release of Claims with Timpanogos Special Service District ("TSSD").

129  
130 4.13) Consideration of Resolution #2025-86 appointing Planning Commissioners to the Lehi  
131 City Planning Commission.

132  
133  
134 **Motion:** Paul Hancock moved to approve the consent agenda with the exception of 4.4  
135 and 4.13 to discussed. Heather Newall seconded the motion.

136  
137 **Roll Call Vote:** YES: Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings.  
138 The motion passed unanimously.

140 4.4) Consideration of Resolution #2025-98 approving a real estate purchase contract for land at  
141 174 E 100 N.

142 Marlin Eldred presented this to the Council. He said the owner may back out, but he would  
143 like to move forward with the Council's approval if the owner decides to sell. Jason Walker  
144 explained that this purchase is needed for the long-term Lehi City Campus Plan. Marlin  
145 stated that the home would be rented if feasible, and if not, the home would be torn down  
146 and the property used for parking and/or green space.

147  
148 **Motion:** Chris Condie moved to approve Resolution #2025-98 approving a real estate  
149 purchase contract for land at 174 E 100 N. Paul Hancock seconded the  
150 motion.

151  
152 **Roll Call Vote:** YES: Paul Hancock, Chris Condie, Heather Newall; NO: Michelle Stallings.  
153 The motion carried: 3 - 1  
154  
155

156 4.13) Consideration of Resolution #2025-86 appointing Planning Commissioners to the Lehi  
157 City Planning Commission.

158 Councilmember Michelle Stallings expressed concern that the code wasn't followed and  
159 that she only learned about the resignation and these appointments when she saw the agenda,  
160 and she wanted a clearer, broader process where councilmembers can suggest candidates  
161 and be notified of vacancies earlier. Ryan Wood, City Attorney, stated that there are some  
162 procedural questions that should be clarified in the future as to how Councilmembers  
163 suggest names for consideration or how the Council is notified of a vacancy; however, it  
164 doesn't change the authority granted to the Mayor by code.  
165

166 **Motion:** Paul Hancock moved to approve Resolution #2025-86 appointing Planning  
167 Commissioners to the Lehi City Planning Commission. Heather Newall  
168 seconded the motion.  
169

170 **Roll Call Vote:** YES: Paul Hancock, Chris Condie, Heather Newall; NO: Michelle Stallings.  
171 The motion carried: 3 - 1  
172

173 **5) Regular Agenda**  
174

175 5.1) Public Hearing for the purpose of receiving comments related to the issuance of Water  
176 Revenue Bonds for acquiring and constructing secondary water meters.

177 Dean Lundell, Finance Director explained that this is a required step to issue the bonds for  
178 the pressurized irrigation meter project which is mandated by the state and funded by grants  
179 and low-interest loans.  
180

181 Mayor Johnson opened the public hearing. There were no comments. Mayor Johnson closed  
182 the public hearing.  
183

184 5.2) Budget Amendment #3

Dean Lundell explained that the budget amendments include projects carried forward, recreations grants, road impact fee projects, and a new position funded by power department funds.

a. Public Hearing

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

b. Consideration of Resolution #2025-90 adopting an amendment to the Lehi City Operating and Capital Budget for Fiscal Year 2025-2026.

**Motion:** Chris Condie moved to approve Resolution #2025-90 adopting an amendment to the Lehi City Operating and Capital Budget for Fiscal Year 2025-2026. Heather Newall seconded the motion.

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

5.3) Consideration of Resolution #2025-96, approval of the Forebay Recreation Area Conservation Easement located in lower Payson Canyon and containing approximately 471 acres of property; Payson City as the Grantor, and Lehi City as the Grantee.

Mayor Bill Wright and other Payson City representatives expressed their support for the easement and explained the area's history and recreational uses. The Council discussed the important of preserving the area for future generations and the role of Lehi City as a steward of the easement.

**Motion:** Chris Condie moved to approve Resolution #2025-96, approval of the Forebay Recreation Area Conservation Easement located in lower Payson Canyon and containing approximately 471 acres of property; Payson City as the Grantor, and Lehi City as the Grantee. Paul Hancock seconded the motion.

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

5.4) Consideration of Ordinance #67-2025, approving the Downtown Revitalization Plan and State Street Station Area Plan including parts of Main Street and State Street.

The City's consultant from Landmark Design presented the plan noting the time, effort and public outreach that went into the project. The Downtown Revitalization Plan and State Street Station Area Plan is a long-range, visionary plan (20+ years) for Lehi's downtown core, the Mills District near the Roller Mills, and the future UTA station area north of State Street. It is not a regulatory document by itself, but a guide for future ordinances, capital projects, and staff work. Key aims are to make Main Street more walkable and family-friendly, add public gathering spaces and programming, support historic character, and encourage small-scale retail, dining, and mixed-use housing so more people can live within walking distance of downtown. For the station area, it anticipates compact, transit-supportive development once

231 UTA/UDOT finalizes the station and major infrastructure (street connections, utilities,  
232 moving the rail turnaround) is addressed.

233  
234 Transportation and parking are a central focus. The plan visualizes a future where more  
235 regional traffic uses Pioneer Crossing and 2100 North, so Main Street can function less as a  
236 pass-through arterial and more as a pedestrian-oriented main street. It shows conceptual  
237 cross-sections that remove the continuous center turn lane mid-block to widen sidewalks and  
238 improve the walking environment, while still allowing left turns at intersections. It also  
239 recommends active-transportation improvements across downtown and refined design  
240 standards for new buildings. The number of units in the plan are framed as “up to” analytical  
241 scenarios that still must respect actual utility and roadway capacity, and the plan suggests  
242 reallocating existing citywide residential caps, not adding entirely new ones.

243  
244 Mayor Johnson asked for public comments.

245  
246 Brett Rollins opposed adding downtown housing, saying it would bring more car traffic, not  
247 just walkability, and that Lehi is a driving city where people need parking to access errands  
248 and city facilities. He also questioned relying on a survey, suggesting most might oppose  
249 downtown housing if broadly asked.

250  
251 Kaylin Osborne was concerned about traffic, added housing units, and parking, and felt those  
252 impacts need more consideration. She asked the council to table the plan and let the new  
253 mayor and council review it next year.

254  
255 James Harrison doubted the current downtown can support the envisioned live-work-shop  
256 pattern and objected to reduced parking, saying Lehi will remain car-oriented. He supported  
257 improving State Street but wants it to stay a reliable arterial, and he urged delaying approval  
258 so the future council.

259  
260 Keith Campbell agreed with the prior comments, and said he wanted more time to examine  
261 traffic and parking issues, and asked that the plan be tabled and revisited by the new council  
262 rather than pushed through now.

263  
264 Kim Struthers stressed that any big street changes (like on Main) would only happen later as  
265 part of a major capital project with full design, engineering, public process, budgeting, and  
266 future council decisions—what’s shown now are concepts, not final designs. On the station  
267 area, he said the city needs to be ready for transit even though UTA’s timing is uncertain, and  
268 modest mixed-use improvements now can still make the area less car-centric. He also noted  
269 that in the future staff could bring back amendments (including reallocation of density caps)  
270 and that nothing in the plan is locked in permanently.

271  
272 Councilmembers discussed the substantial time, review, and public outreach that went into  
273 preparing the Plan and emphasized that the plan is amendable and visionary, not binding.  
274 They noted that any future Council can amend the plan. Councilmember Michelle Stallings  
275 had concerns with some concepts like removing the continuous left-turn lane on Main and  
276 “bike boulevard”-type treatments could worsen traffic and parking, similar to 700 South. She

was concerned that the plan would drive staff work, and preferred tabling the plan for the new Council to review because they may have a different vision.

**Motion:** Michelle Stallings moved to table this item understanding that we have a new council coming on board, and though considerable time was spent on this, it may not be the vision or the direction of the new council, so they should provide input. Motion failed for lack of a second.

Chris Condie argued against tabling or denying the Downtown Revitalization Plan. He stressed it is only a visionary document, not something that locks in funding or entitlements, and that a new council can change or scrap it quickly if they want. He emphasized that 18+ months of work, public input, and money have already gone into the plan, and waiting for a “solid majority” of residents to agree on something this complex is unrealistic.

Councilor Newall emphasized the substantial effort from staff, the advisory committees, and residents. She noted that councils will always change, and they may choose to amend or redo this plan, but the current council—whose names are on the work—should adopt a starting vision now, and future councils can amend or rebuild it if they choose.

**Motion:** Chris Condie moved to approve Resolution #2025-96, approval of the Forebay Recreation Area Conservation Easement located in lower Payson Canyon and containing approximately 471 acres of property; Payson City as the Grantor, and Lehi City as the Grantee. Paul Hancock seconded the motion.

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

5.5) Consideration of Ordinance #71-2025, approving the Water Use and Preservation Element of the General Plan.

Kim Struthers explained the need for a water conservation element in the general plan, as required by state law. The plan analyzes the city's water resources, identifies current usage, and recommends conservation.

Michelle Stallings asked if the city really requires a permit for water-wise landscaping. Kim Struthers said that's envisioned but not yet implemented and parks staff are working on it. Michelle also raised concerns about our aquifer and asked if studies have been done. Engineer Lorin Powell explained that local aquifers consist of separate strata mostly recharged from the mountains. Paul Hancock added that regional agencies are piloting studies on this. There was brief discussion about park strips—whether they're beneficial or problematic.

**Motion:** Paul Hancock moved to approve Ordinance #71-2025, approving the Water Use and Preservation Element of the General Plan. Heather Newall seconded the motion.

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

5.6) Consideration of Ordinance #68-2025, approving the Gurney Property Zone Change on 8.62 acres located at approximately 1200 West 800 North, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture).

Russ Wilson from Symphony Homes was representing the applicant.

**Motion:** Chris Condie moved to approve Ordinance #68-2025, approving the Gurney Property Zone Change on 8.62 acres located at approximately 1200 West 800 North, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture), including all Development Review Committee and Planning Commission comments. Heather Newall seconded the motion.

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

5.7) Consideration of Ordinance #69-2025, approving the Lee Zone Change on .50-acres located at 1035 West Main Street, changing the zoning from RA-1 (residential/agriculture) to Commercial.

Jordan Lee was representing the applicant. He said they intended use will be office space.

**Motion:** Chris Condie moved to approve Ordinance #69-2025, approving the Lee Zone Change on .50-acres located at 1035 West Main Street, changing the zoning from RA-1 (residential/agriculture) to commercial, including all Development Review Committee and Planning Commission comments. Heather Newall seconded the motion.

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

5.8) Consideration of Resolution #2025-91, approving the Hammond Development Agreement on a light office warehouse project located at approximately 600 West State Street.

Justin Hammond was the applicant. He explained that this has gone through the process and believed that everyone has come to terms that make everyone happy as much as they can.

**Motion:** Michelle Stallings moved to approve Resolution #2025-91, approving the Hammond Development Agreement on a light office warehouse project located at approximately 600 West State Street, including all Development Review Committee and Planning Commission comments. Heather Newall seconded the motion.

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

5.9) Consideration of Ordinance #70-2025, 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 (tabled from the 8/26/25 City Council meeting).

Kim Struthers stated that because the development agreement was approved, the Council can now un-table and deny the zone change.

**Motion:** Paul Hancock moved to un-table and *deny* the Ordinance with the finding of fact being that the development agreement was approved. Heather Newall seconded the motion.

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

5.10) Consideration of Resolution #2025-92, approving the Water's Edge Development Agreement allowing 330 ERUs for residential and a hotel located at approximately 1350 East Interstate Plaza Drive.

Bob Purdue presented the agreement for a mixed-use type of development, primarily hotel and up to 330 residential units.

Michelle Stallings expressed concerns about safety and lighting in the development. The Council discussed the need for a parking study due to the impact of reduced parking requirements on the development. There was discussion about the phasing and construction timing of the hotel and residential units to ensure that construction of the hotel begins before the final phase is approved. Heather Newall emphasized the need for safeguards to ensure the delivery of promised developments. The Council agreed that approval of the road access agreement with American Fork is crucial to ensure traffic flow.

**Motion:** Chris Condie moved to approve Resolution #2025-92, approving the Water's Edge Development Agreement allowing 330 ERUs for residential and a hotel located at approximately 1350 East Interstate Plaza Drive, including all Development Review Committee and Planning Commission comments; and with modification that include: that if American Fork does not grant approval, the applicant must come back to the city of Lehi for another review and come to a resolution; and strike 1.10 and replace with the requirement of a parking study that's inclusive of the properties and businesses as proposed and the adjacent properties and uses. Paul Hancock seconded the motion.

There were suggestions to clarify that the applicant will come back to the Council if the agreement with American Fork is not approved.

There was discussion about the parking study going back to Council or staff for review. Heather and the Mayor suggested that staff review it as they are the experts and it keeps the language consistent. Chris clarified that the intent is for it to come back to Council for approval. Kim Struthers added that if it's different than the parking standard, (asking for a reduction), then it would go to the Council.

Kim Struthers clarified the DRC comment. He said that staff would prefer this be rezoned in the future because it's more aligned with mixed use, and would be less confusing on the zone map.

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

Michelle Stallings stated that her "yes" vote is because this is better than what it could have been.

5.11) Consideration of Ordinance #72-2025, approving the Water's Edge General Plan Amendment on approximately 13.02 acres located at approximately 1300 East 175 South, changing the land use designation from Transit Oriented Development to Mixed-Use (tabled from the 9/23/25 City Council meeting).

**Motion:** Paul Hancock moved to un-table and *deny* the Ordinance with the finding of fact being that the development agreement was approved. Heather Newall seconded the motion.

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

5.12) Consideration of Resolution #2025-93, approving the JDH Property Development Agreement adding 30 residential units to the West Project Development Agreement, affecting 2146 West and 2198 West Stockton Lane.

John Hadfield was the applicant. Marlin Eldred and Lorin Powell explained the long history behind the area and previous development agreements. It was clarified that this is an amendment to an existing agreement. Lorin ensured the Council that the infrastructure can support it. Councilor Stallings inquired about submitting a zone change instead. Marlin replied that it's because all other elements of the current development agreement need to remain in place. Kim Struthers said that after the project is constructed staff prefers rezoning it to something that better matches the use to avoid confusion. He also wants to ensure that the trail connection for the current agreement is also included in this amendment.

Michelle Stallings questioned why the city would amend the agreement to give them more density with nothing in return to benefit the city. Marlin stated that the east and west agreements were predicated upon each other and circumstances have changed to the point that in order to move the project forward and begin infrastructure improvements staff and the applicant agreed to this amendment. Marlin said that the original intent of the developer was to come back to the

Council and ask for more units after the infrastructure is improved with the justification that the developer has already given parcels or traded parcels to benefit the city.

**Motion:** Paul Hancock moved to approve Resolution #2025-93, approving the JDH Property Development Agreement adding 30 residential units to the West Project Development Agreement, affecting 2146 West and 2198 West Stockton Lane, and include that the connectivity to the trail is maintained in this amendment, and that the city draw down from the village overlay units that had been initially allocated to the west and draw down from that as far as to keep the overall city cap of units in place, and at the conclusion of the project, have the developer come back and request a rezone to something that best meets the actual use, and include Development Review Committee and Planning Commission comments. Chris Condie seconded the motion.

For clarification, Chris asked to include that the total number of units allowed is 155. Paul agreed to add that to the motion.

**Roll Call Vote:** YES: Paul Hancock, Chris Condie  
NO: Heather Newall, Michelle Stallings.  
The motion tied: 2 – 2  
Mayor Johnson voted YES. The motion carried 3-2.

5.13) Consideration of Resolution #2025-95 adopting procedures governing the appointment, interview, and voting process for filling the current vacancy in the Lehi City Council.

The Council discussed procedures to fill the vacancy due to the resignation of Paige Albrecht. The discussion included the logistics of the interviews, how a tie vote would be resolved, what qualifies a candidate, and the amount of time given to the applicants. Staff suggested that further research be done on tie breaker procedures.

**Motion:** Chris Condie moved to approve Resolution #2025-95 adopting procedures governing the appointment, interview, and voting process for filling the current vacancy in the Lehi City Council; with changes that all candidates will do their introductions first and will then be invited back up to answer questions, and that the applicants will have up to 2 minutes to respond to each question, and that a tie will be broken as set forth in UCA 20A-5-10. Paul Hancock seconded the motion.

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

**6) Adjournment**

Approved: [Enter Date]  
Lehi City Council Meeting

Attest:

508  
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513

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Mark Johnson, Mayor

---

Teisha Wilson, City Recorder

DRAFT

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Action Item

Agenda Section: Regular Agenda

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### **Subject:**

Consideration of Approval of the 2026 City Council Meeting Schedule.

### **Suggested Action:**

### **Attachments:**

[2026 Meeting Schedule v2.pdf](#)



## Lehi City Council 2026 Meeting Schedule Monthly on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays

Lehi City Council Chambers, located at 153 North 100 East, Lehi, Utah.

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### **January**

#### January 13

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

#### January 27

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

\*Possible Work Session- TBD

### **February**

#### TBD

Budget Retreat 8 a.m.- 5:00 p.m.

#### February 10

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

#### February 24

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

\*Possible Work Session- TBD

### **March**

#### March 10

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

#### March 24

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

\*Possible Work Session- TBD

### **April**

#### April 14

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

#### April 28

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

\*Possible Work Session- TBD

### **May**

#### May 12

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

#### May 26

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

\*Possible Work Session- TBD

### **June**

#### June 9

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

\*Possible Work Session- TBD

### **July**

#### July 14

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

#### July 28

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

\*Possible Work Session- TBD

### **August**

#### August 11

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

#### August 25

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

\*Possible Work Session- TBD

### **September**

#### September 8

Work Session/Pre Council 4:30- 6:30 p.m.  
Regular Meeting 7:00 p.m.

September 22

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

Regular Meeting 7:00 p.m.

\*Possible Work Session- TBD

**October**

October 13

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

Regular Meeting 7:00 p.m.

October 27

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

Regular Meeting 7:00 p.m.

\*Possible Work Session- TBD

**November**

November 10

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

Regular Meeting 7:00 p.m.

\*Possible Work Session- TBD

**December**

December 8

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

Regular Meeting 7:00 p.m.

\*Possible Work Session- TBD

\*Possible Work Sessions will occur on an as needed basis and will be noticed in accordance with the Utah Open Public Meetings Act

**This schedule is subject to change**

Please visit <https://www.lehi-ut.gov/government/public-meetings/>  
to confirm meeting dates and times

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2269
- This notice has been properly posted

## City Council Agenda Item Report

Meeting Date: January 13, 2026

Submitted By: Jacob Curtis

Submitting Department: Planning Division

Item Type: Resolution

Agenda Section: Regular Agenda

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### **Subject:**

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.

### **Suggested Action:**

### **Attachments:**

[CC Staff Report Kirkham Estates Annexation - Resolution of Intent 01.13.26.docx](#)

[Kirkham Estates Annexation DRC 12.17.25.docx](#)

[Res 2026-01.docx](#)

[Kirkham Aerial.pdf](#)

[Kirkham GP.pdf](#)

[Kirkham Zoning.pdf](#)

[Statement 12.17.25.pdf](#)

## KIRKHAM ESTATES ANNEXATION CITY COUNCIL REPORT

|                                          |                                                  |        |                                  |
|------------------------------------------|--------------------------------------------------|--------|----------------------------------|
| <b>Applicant</b>                         | Flagship Homes                                   |        |                                  |
| <b>Meeting Date</b>                      | January 13, 2026                                 |        |                                  |
| <b>Requested Action/Purpose</b>          | Acceptance of a resolution of intent to annex    |        |                                  |
| <b>Location</b>                          | Approximately 500 East 700 South (7611 W 8170 N) |        |                                  |
| <b>Requested Zoning</b>                  | TH-5 (Transitional Holding)                      |        |                                  |
| <b>General Plan Land Use Designation</b> | VLDRA                                            |        |                                  |
| <b>Acreage</b>                           | 7.24 acres                                       |        |                                  |
| <b>Existing Land Use</b>                 | Single family residential                        |        |                                  |
| <b>Adjacent Zoning and Land Use</b>      | <i>North</i>                                     | N/A    | Railway Line                     |
|                                          | <i>South</i>                                     | N/A    | Undeveloped                      |
|                                          | <i>East</i>                                      | A-5    | Undeveloped                      |
|                                          | <i>West</i>                                      | R-1-22 | Madison Meadows East Subdivision |
| <b>Assigned Planner</b>                  | Jacob Curtis                                     |        |                                  |

### REQUIRED ACTION

|                            |                                              |
|----------------------------|----------------------------------------------|
| <b>City Council</b>        | Acceptance of resolution                     |
| <b>Planning Commission</b> | Review and recommendation on proposed zoning |
| <b>City Council</b>        | Final approval                               |

## REPORT ANALYSIS

The applicant requests approval of the resolution of intent to annex property located at approximately 500 East 700 S with proposed TH-5 zoning. The applicant desires to annex the property into Lehi City but will need to return in the future with a zone change request and water dedication to pursue any development of the property.

The resolution of intent is the first step in the process of annexing. If approved, the annexation will go to the Planning Commission for review and recommendation on the zoning. The final public hearing and consideration will take place at the final City Council meeting.

The proposed annexation will add a portion of an existing county island. This area has a general plan land use designation with the intent that it would annex into Lehi at some point.

The DRC reviewed the proposed annexation and had no critical issue concerns. The DRC comments were informative for the applicant.

## POSSIBLE MOTIONS AND FINDINGS

The City Council may move to accept or deny the resolution of intent to annex. Any motion should include findings. Possible findings include:

1. The proposed application does/does not conform to the goals and policies of the General Plan.
2. Other findings as determined by the public hearing.

### Kirkham Estates Annexation DRC Redline Comments

*Flagship Homes- requests review of the Kirkham Estates Annexation on 7.24 acres located at approximately 500 East 700 South, requesting TH-5 zoning. Need envelopes*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelby Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller

Representatives of the Applicant Present: Luke McColm, Braiden Hampton

Assigned Planner: Jacob Curtis

Date of Plans Reviewed: 12/08/25

Time Start: 2:35 pm

Time End: 2:45 pm

#### DRC REPORT:

1. **Critical Issues: None**
2. **Location of existing and proposed City facilities:**
  - 24" Sewer in 700 S (TSSD)
  - 8" Sewer in 800 S
  - 8" Culinary in 800 S
  - 12" PI in 800 S
  - 12" SD in 800 S
3. **Zoning required or recommended- TH-5 (but General Plan would be R-1-22)**
4. **Distances to schools/parks/shopping**
  - Lehi High School- 1.4 miles
  - Meadow Elementary- 1.2 miles
  - Willowcreek Jr. High- 3 miles
5. **Transportation**

**Future 700 S Extension may touch the parcel or be further East**



**Note:** This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

**DRC GENERAL COMMENTS:**

1. A RMP ATA is required at time of development.
2. A line extension will be required at the time of development. The developer will be responsible for any off-site easements required.
3. 700 south RMP line relocation will be required. Coordinate with RMP
4. Label the road as 700 South
5. Normally, we would prefer to give this a City address when annexing, but it sounds like you will be coming in with a subdivision soon so we are fine to just leave the County address.
6. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.

A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.

Because if the TH-5 Transitional Holding Zoning, water dedication is not required as part of the annexation, but it will be required later on, as part of a zone change on the property.

7. Not a comment: Please note that as per Section 18.030.A - For all sides of the development adjacent to agricultural property, there is a minimum fencing requirement of a six-foot high non-climb agricultural fence...to be installed.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 13, 2026.

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

---

**Note:** This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.



**RESOLUTION NO: 2026-01**

**RESOLUTION OF INTENT OF LEHI CITY COUNCIL TO ANNEX REAL PROPERTY  
("KIRKHAM ESTATES" ANNEXATION)**

WHEREAS, the Lehi City Council has determined that a certain parcel of real property described in Exhibit A constitutes a portion of land contiguous to Lehi City Corporation and should be annexed to Lehi City Corporation; and

WHEREAS, the area to be annexed consists of one or more unincorporated islands or unincorporated peninsulas contiguous to the municipality, each of which has fewer than 800 residents; and

WHEREAS, Lehi City Corporation can provided one or more municipal-type services to the area; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to the provision of Section 10-2-418 of the Utah Code, the Lehi City Council hereby intends to annex the parcels of real property owned by Robert Kirkham, consisting of approximately 7.24 acres, and further described by Attachment "A".
2. Staff is directed to publish notice of this proposed annexation in a newspaper of general circulation within Lehi City, once a week for three successive weeks. Said notice shall comply with the requirements of Section 10-2-418(2)(b) of the Utah Code.
3. This Resolution shall be effective upon the date of its adoption.

PASSED AND APPROVED by the City Council of Lehi City, Utah this 13th day of January 2026.

ATTEST:

---

PAUL BINNS, Mayor

---

TEISHA WILSON, City Recorder

## Exhibit A

### NOTICE OF INTENT TO ANNEX REAL PROPERTY

Notice is hereby given that Lehi City Corporation has adopted a resolution indicating its intent to annex real property owned by Robert Kirkham, located at approximately 500 East 700 South (7611 W 8170 N), Lehi, Utah, consisting of approximately 7.24 acres, and further described as follows:

#### Legal Description:

#### **BOUNDARY DESCRIPTION**

A PORTION OF THE SOUTHEAST & SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF MADISON MEADOW ANNEXATION PLAT, RECORDED AS ENTRY NO. 85274:2015 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT ALSO BEING LOCATED N89°53'49"W ALONG THE SECTION LINE 646.70 FEET AND NORTH 211.76 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°53'49"W BETWEEN THE SOUTH QUARTER AND SOUTHWEST CORNER OF SAID SECTION 16); THENCE N00°36'40"W ALONG SAID ANNEXATION AND EXTENSION THEREOF 569.10 FEET; THENCE S74°33'00"E 691.56 FEET TO THE WESTERLY BOUNDARY OF MILL POND ANNEX ANNEXATION PLAT, RECORDED AS ENTRY NO. 6358:1999 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE S01°20'35"W ALONG SAID ANNEXATION 388.16 FEET; THENCE N89°43'00"W 651.41 FEET TO THE POINT OF BEGINNING.

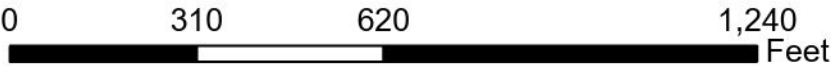
CONTAINS: ±315505 SQUARE FEET OR 7.24 ACRES.

A public hearing has been scheduled before the Lehi City Council on the 13<sup>th</sup> day of January 2026, at 7 p.m. for the purpose of receiving public comment.

The Lehi City Council will annex the above-described parcels unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property located within the area proposed for annexation covering a majority of the total private land area within the entire area proposed for annexation and also is equal to at least ½ the value of all private real property within the entire area proposed for annexation.

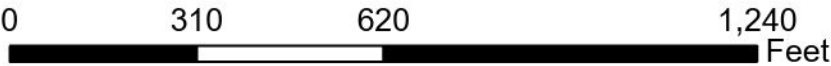
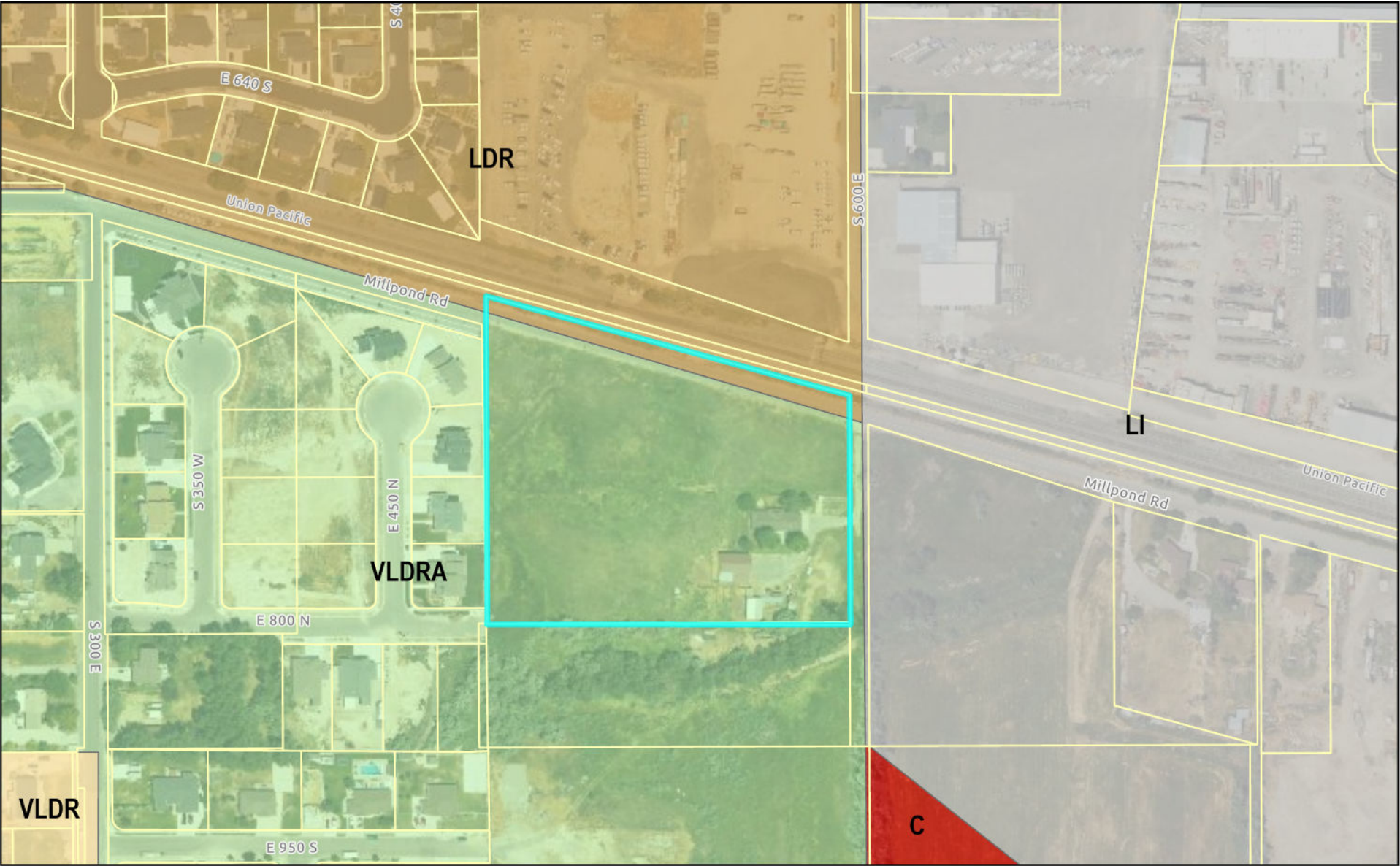
# Kirkham Estates Annexation

Aerial



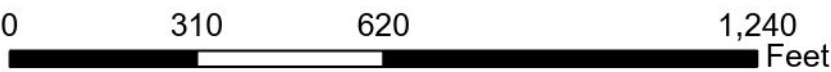
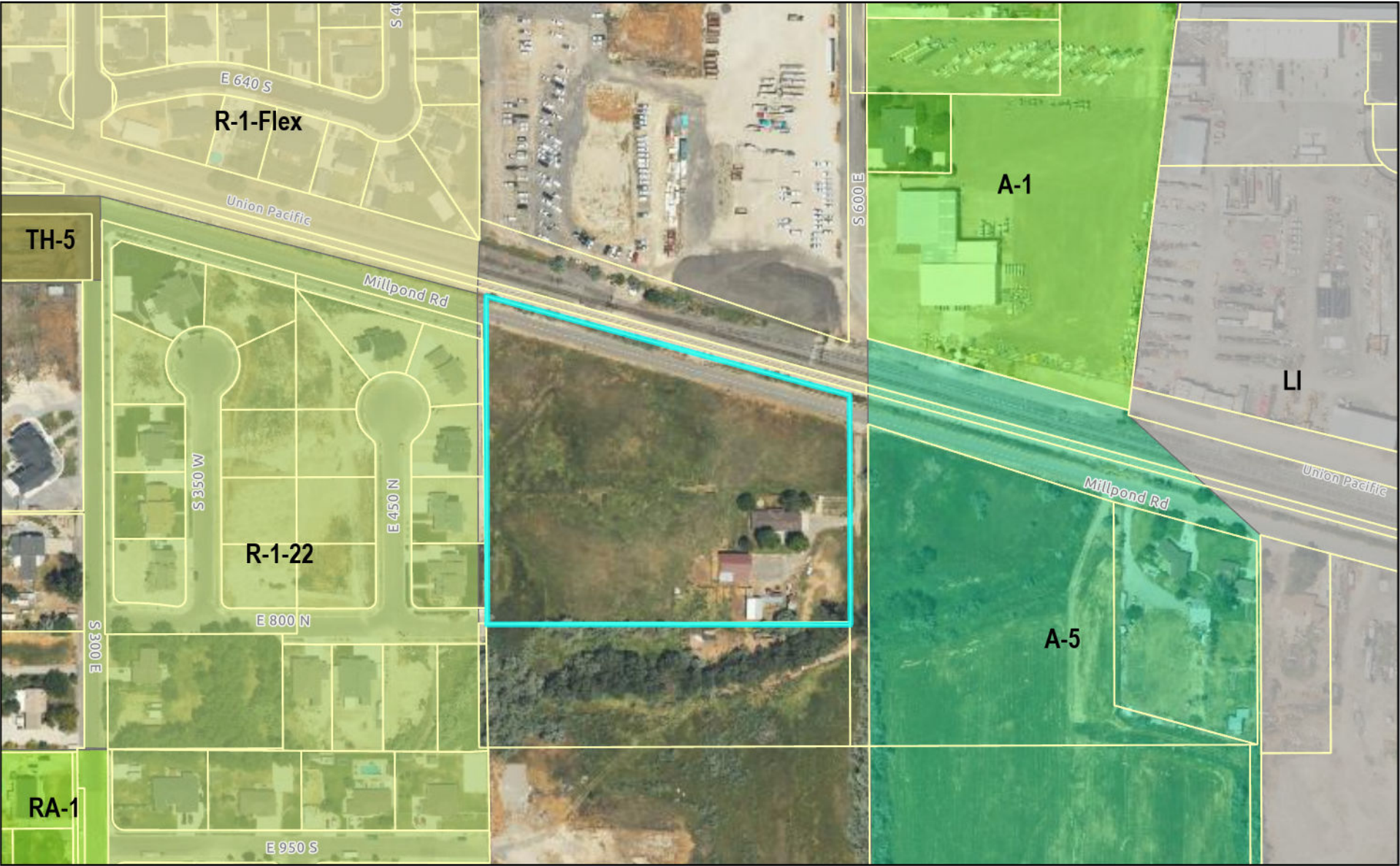
# Kirkham Estates Annexation

## General Plan



# Kirkham Estates Annexation

## Zoning



## Statement of Annexation

*Per Lehi City Development Code, Chapter 27*

(a) \_\_\_\_ In general, what is the topography, vegetation, and other natural features present on the property proposed to be annexed?

*The topography is flat with a fenced field that is currently for domestic animal feed/grazing.*

(b) \_\_\_\_ What is the existing land use(s) of the property proposed for annexation and those requested by the owners?

*Agricultural*

(c) \_\_\_\_ What is the current and potential (if the property were developed) population and residential density of the proposed area?

*Current is one single family residence on agriculture lot and potential is 101+/- population (assuming 3.75 person household per state of Utah Statistics) 4.4+ units per AC if plan is approved.*

(d) \_\_\_\_ How will the proposed annexation comply with and achieve Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan?

*The land use for this area is not specified (holding County as AG) Lehi City has for their general plan a future transportation plan that shows a minor collector that connects to Pioneer Crossing, this development could potentially help achieve their goal of providing traffic base for justifying the connectivity.*

(e) \_\_\_\_ What are the current and potential (if the property were developed) demands for City provided facilities and services to the area proposed for annexation, including culinary water, irrigation water, wastewater, transportation facilities, drainage, fire protection, solid waste, parks and recreation, and police protection?

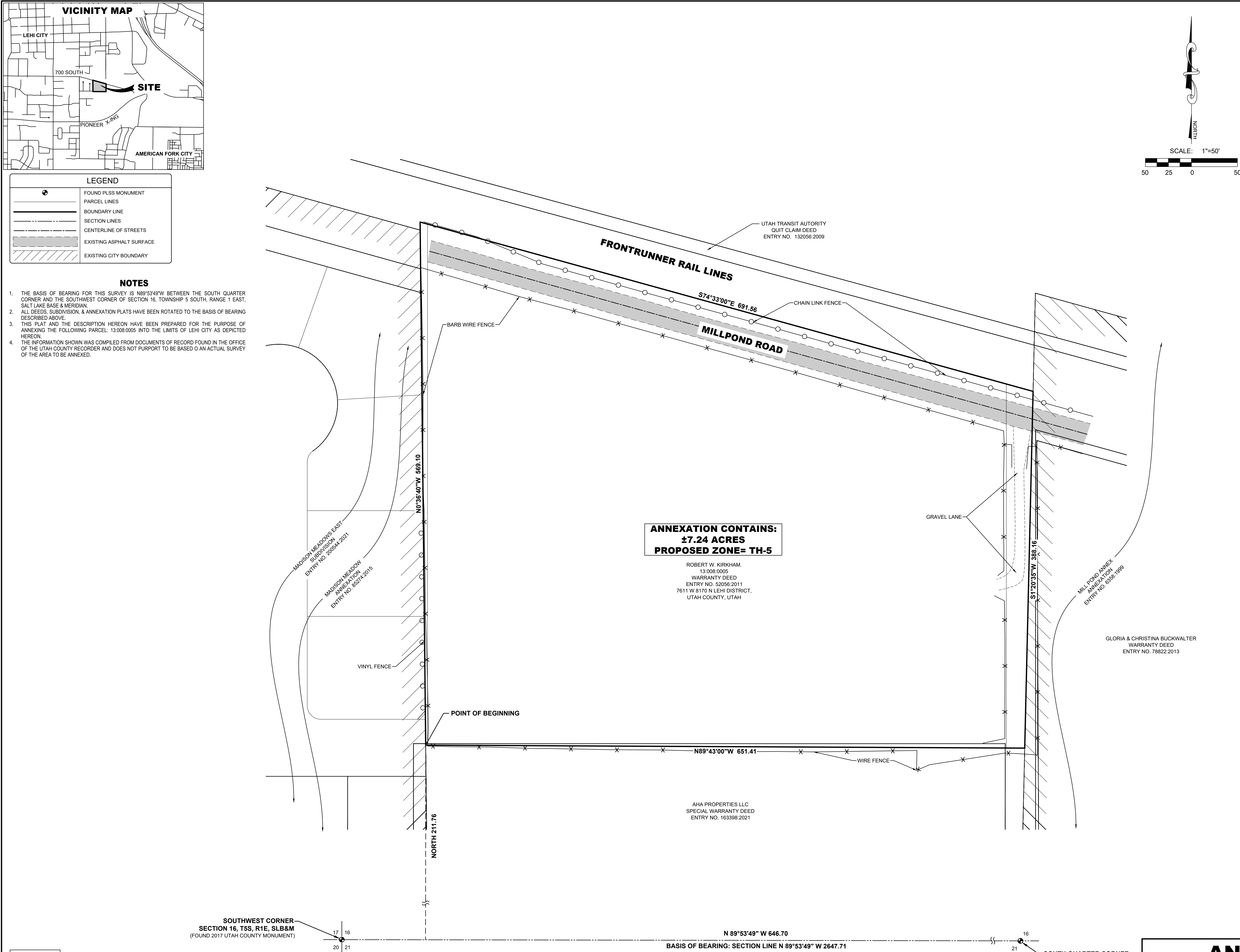
*Demands for water, sewer treatment, transportation, drainage, fire protection, etc. cannot be articulated at this point in time, as no guarantees of unit count with proposed holding zone.*

(f) \_\_\_\_ Are the water rights necessary for annexation, found in Section 27-040 of the Lehi Development Code available for dedication to Lehi City upon annexation?

*Not for the TH-5 holding zone.*

## NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS N89°53'49"E FROM THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
2. ALL DEEDS, SUBDIVISION, & ANNEXATION PLATS HAVE BEEN ROTATED TO THE BASIS OF BEARING DESCRIBED ABOVE.
3. THE PLAT AND THE DESCRIPTION HEREON HAVE BEEN PREPARED FOR THE PURPOSE OF EXTRACTING THE FOLLOWING PARCEL: 13:008.0005 INTO THE LIMITS OF LEHI CITY AS DEPICTED HEREON.
4. THE INFORMATION SHOWN WAS COMPILED FROM DOCUMENTS OF RECORD FOUND IN THE OFFICE OF THE UTAH COUNTY RECORDER AND DOES NOT PURPORT TO BE BASED ON AN ACTUAL SURVEY OF THE AREA TO BE ANNEXED.



## SURVEYOR'S CERTIFICATE

I, JEX E. ASHTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 13077508 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF LEHI CITY, UTAH COUNTY, UTAH, IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

## BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHEAST & SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF MADISON MEADOW ANNEXATION PLAT, RECORDED AS ENTRY NO. 85274-2015 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT ALSO BEING LOCATED N89°53'49" W ALONG THE SECTION LINE 646.70 FEET AND NORTH 211.76 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (BEARING: N89°53'49" BETWEEN THE SOUTH QUARTER AND SOUTHWEST CORNER OF SAID SECTION 16); THENCE N00°36'40" W ALONG ANNEXATION AND EXTENSION THEREOF 569.10 FEET; THENCE S74°33'00" E 69.16 FEET TO THE WESTERLY BOUNDARY OF MILL POND ANNE ANNEXATION PLAT, RECORDED AS ENTRY NO. 6358-1999 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE S01°20'35" W ALONG SAID ANNEXATION 388.16 FEET; THENCE N89°43'00" W 651.41 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±315505 SQUARE FEET OR 7.24 ACRES.

JEX E. ASHTON  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 13077508

DATE \_\_\_\_\_

SURVEYOR'S SEAL

**ACCEPTANCE BY COUNTY SURVEYOR**

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS  
A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANN. 17-23-20 AS AMENDED.

COUNTY SURVEYOR

COUNTY SURVEYOR SEAL

## ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-416 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE

**KIRKHAM ESTATES**

## ANNEXATION

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

MAYOF

ATTEST:

RECORDED

RECORDED'S SEAS

# ANNEXATION PLAT

# KIRKHAM ESTATES

LEHI CITY

UTAH COUNTY, UTAH

SCALE: 1" = 50'

LEI #25-0060

**UTAH COUNTY RECORDER**



CIVIL  
STRUCTURAL  
SURVEY

3302 N. Main Street  
Spanish Fork, UT 84601  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Resolution

Agenda Section: Regular Agenda

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### **Subject:**

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

### **Suggested Action:**

### **Attachments:**

[Res 2026-02.docx](#)



**RESOLUTION NO. 2026-02**

**A RESOLUTION MAKING ASSIGNMENTS TO MAYOR OR MEMBERS OF THE CITY COUNCIL OF THE CITY OF LEHI, UTAH, TO THE UTAH LAKE AUTHORITY GOVERNING BOARD.**

WHEREAS, Section 11-65-101 of the Utah Code creates the Utah Lake Authority.

WHEREAS, Section 11-65-301 of the Utah Code requires the formation of a governing board which shall manage and conduct the business and affairs of the lake authority and shall determine all questions of lake authority policy.

WHEREAS Section 11-65-302 of the Utah Code details the number and representation of the 15 Utah Lake governing board appointments.

WHEREAS the City of Lehi is included in the list of Utah Lake Authority member organizations in Section 11-65-302 of the Utah Code

WHEREAS, the Mayor to the City of Lehi, Utah, desires to make assignments to members of the City Council, staff, and residents to certain boards, committees, and entities; and

WHEREAS, The City Council of the City of Lehi has determined that it would be in the best interest of the community to have councilmember, staff, and resident participation on certain boards, committees, and entities;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Consents the approval of the Mayor's assignment of Mayor Paul Binns to serve on the Utah Lake Authority governing board in accordance with the details provided in Section 11-65 of the Utah Code.
2. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 13<sup>th</sup> day of January, 2026

Lehi City Corporation

---

Paul Binns, Mayor

---

Teisha Wilson, City Recorder

## **City Council Agenda Item Report**

Meeting Date: January 13, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Discussion

Agenda Section: Regular Agenda

---

### **Subject:**

Continue with Work Session Items as Needed.

### **Suggested Action:**

### **Attachments:**