Lehi City Council Meeting
Agenda
July 8, 2025

6:30 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 6:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   21.. Review of 911 Service Providers and Interfacility Services

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. Waterwise Yard of the Month Presentation- Lehi Environmental Sustainability Committee.

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 Minutes
   051325 CC - DRAFT.docx
   061025 CC- DRAFT.docx

4.2. Approve Purchase Orders
PO Index.docx
CXT Incorporated.pdf
Ken Garff Ford Replacements.pdf
PO Request-Stuart C Irby-$183500.pdf

4.3. Re-Approve the Hadco-Pacific Annexation, Ordinance #41-2025.
Ord 41-2025.docx

Regular Agenda

5. Consideration of Resolution #2025-48 approving an Interlocal Cooperation Agreement with American Fork City for the extension of the Pony Express Parkway (1900 S).
Petitioner: Lehi City
Res 2025-48.docx
Lehi - A.F. Interlocal - Pony Express Parkway.docx
Pony Express Parkway Extension - Lehi to AF (Participation map).pdf

6. Consideration of Ordinance #42-2025 approval of the Traverse Mountain Area Plan Amendment allowing the manufacturing, processing, or packing of food and beverage products as a permitted use.
Petitioner: Strap Tank
CC Staff Report Traverse Mountain Area Plan Amendment 07.08.25.docx
Strap Tank Traverse Mountain Area Plan Amendment DRC 06.04.25.docx
Ord 42-2025.docx
Strap Tank Traverse Mountain Area Plan Amendment.pdf

7. Consideration of Ordinance #43-2025 approval of the Morgan Zone Change located at 105 South 1100 West, changing the zoning on 1.13 acres from RA-1 (residential/agriculture) to R-2 (medium density residential).
Petitioner: Grow Development
CC Staff Report Morgan Lane Zone Change 07.08.25.docx
Morgan Lane Zone Change DRC 05.28.25.docx
Ord 43-2025.docx
Morgan Lane Zone Change narrative.pdf
Morgan Lane Zone Change exhibit.pdf
Morgan aerial.pdf
Morgan GP.pdf
Morgan Zoning.pdf

8. 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.

Agenda Item No: 21.

City Council Agenda Item Report

Meeting Date: July 8, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Review of 911 Service Providers and Interfacility Services

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: July 8, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Waterwise Yard of the Month Presentation- Lehi Environmental Sustainability Committee.

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: July 8, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes

Suggested Action:

Attachments:

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061025 CC- DRAFT.docx

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **May 13, 2025,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Excused: Chris Condie, Council Member

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Dean Lundell, Finance Director; Alyson Algrer, City Treasure; Beau Thomas, Deputy City Administrator; Matt Lee, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 5:00 p.m.

1. Welcome and Opening Comment

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

2. Presentations and Reports

2.1 North Point Solid Waste District Update- Neil Schwendiman

Neil Schwendeman from North Point Solid Waste District presented an update on the district. He reported the recent data which included an increase in construction and demotion waste. He informed the Council that there will be an increase in fees and requested that the city consider this as they prepare the budget. He also noted that North Point is currently in the design process for facility improvements and will present those plans at a future meeting.

2.2 Bike and Pedestrian Master Plan Update- Planning Department

Mike West provided an update on the Bike and Pedestrian Master Plan, highlighting the city's progress in active transportation and focus on safety. West presented data showing Lehi had over 75 miles of paved trails, 17 miles of bike lanes, and 1.8 miles of separated bikeways. Most of these were built through developments, density in lieu fees, and area plans. The goals included addressing missing sidewalks, enhancing trail safety, improving access to key destinations, and creating more pedestrian-friendly spaces. West shared trail usage data, noting significant increases in trail usage after new connections like the rail trail bridge, with some trails seeing average daily usage of 300-700 people. The plan aimed to prioritize routes, analyze gaps in the network, and improve overall connectivity and safety for cyclists and pedestrians.

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2.3. Discussion of Public Improvement Districts and Sidewalks

Dean Lundell discussed the potential implementation of special assessment areas (SAAs) for sidewalk construction in older parts of the city. He explained that these districts would allow residents to finance infrastructure improvements, with the city potentially covering some costs. He explained that the model can be set up to the Council's preference. Council members debated the merits and challenges of such a program, including participation thresholds, funding mechanisms, and the responsibility for sidewalk installation. The discussion highlighted concerns about resident affordability, the impact on property values, and the need for comprehensive safety data to justify sidewalk investments. While some council members supported exploring alternative funding sources like grants and city funds, others emphasized the importance of resident contribution and the potential benefits of a special improvement district approach.

3. Agenda Questions

There were no agenda questions from the council.

4. Administrative Report

This was moved to the end of the regular meeting.

5. Mayor and Council Reports

Reports will be given at the end of the Regular Meeting.

6. Consideration to hold a Closed Session to discuss the character, professional competence, or physical or mental health of an individual.

This item was moved to the end of the regular meeting.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

2. Presentations and Reports

2.1) Waterwise Yard of the Month Presentation- Environmental Sustainability Committee

This item was postponed until the next meeting.

3. 20 Minute Citizen Input

None.

4. Consent Agenda

3.1) Approve Purchase Orders- There were none.

3.2) Approve Minutes from the April 8, 2025 Meeting.

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

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Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Excused; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 Excused.

5. Consideration of Resolution #2025-27 approving an Agreement between Lehi City and FX Construction for the construction of the McLachlan Well.

Greg Allred, Water Division Manager, presented details about the McLaughlin well, a pressurized irrigation water source located west of 3600 North and 900 West. The well would help fill water supply gaps during early and late seasons when canal water might not be available.

Motion: Councilor Hancock moved to approve Resolution #2025-27 approving an Agreement between Lehi City and FX Construction for the construction of the McLachlan Well. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Excused; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 Excused.

6. Consideration of allocating additional funds for the Community Development Block Grant (CDBG).

Claudia Saldana stated that formal approval is needed for the final allocation of funds presented at the previous meeting.

Motion: Councilor Newall moved to approve the allocation of additional funds for the Community Development Block Grant (CDBG) and presented and distributed in the handout. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Excused; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 Excused

7. Consideration of Resolution #2025-29 approving an Amended Cafeteria Plan including a Health Flexible Spending Account and Dependent Care Flexible Spending Account.

Dave Kitchen explained the need to update the city's cafeteria plan by increasing the flexible spending account carryover amount from $500 to $660, in alignment with current IRS limits.

Motion: Councilor Albrecht moved to approve Resolution #2025-29 approving an Amended Cafeteria Plan including a Health Flexible Spending Account and Dependent Care Flexible Spending Account. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Excused; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 Excused.

8. Lehi City Budget and Consolidated Fee Schedule for Fiscal Year 2026 (July 2025- June 2026).

a. Public Hearing

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

b. Budget discussion and further consideration.

During the budget discussion, council members explored potential amendments to the fiscal year 2026 budget. Councilor Stallings proposed reallocating funds from park maintenance staff to fund a code enforcement officer, citing the city's need for better code enforcement. She also argued against funding the ice skating rink due to its high costs and low usage. The council discussed the challenges of balancing various city needs, including police staffing, infrastructure improvements, and recreational facilities. Mayor Johnson requested an analysis of the proposed code enforcement officer position and its potential impact. Dean Lundell agreed to provide a detailed matrix of the proposed budget amendments for further review, acknowledging the complexity of city budgeting and the need to carefully consider each proposed expenditure.

9. Consideration of Ordinance #27-2025 approving the Anderson Zone Change located at 206 North 1100 West, changing the zoning on 0.60 acres from A-1 (agriculture) to R-1-22 (residential/agriculture).

Caden Hazard presented the Anderson zone change, which involved rezoning a 0.6-acre parcel from agricultural to residential. The purpose was to subdivide the property and allow the construction of a second home.

Motion: Councilor Newall moved to approve Ordinance #27-2025 approving the Anderson Zone Change located at 206 North 1100 West, changing the zoning on 0.60 acres from A-1 (agriculture) to R-1-22 (residential/agriculture). Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Excused; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 Excused.

10. Bart Christofferson Annexation #2, located at 440 S 300 E.

Bart Christofferson was present. He sought to annex to connect to city sewer and water service and access fiber optics.

a. Public Hearing

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

b. Consideration of Resolution #2025-28 approving an Annexation Agreement with the owners of the property that is the subject of the Bart Christofferson Annexation #2.

Motion: Councilor Stallings moved to approve Resolution #2025-28 approving an Annexation Agreement with the owners of the property that is the subject of the Bart Christofferson Annexation #2. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Excused; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 Excused.

c. Consideration of Ordinance #26-2025 approving the Bart Christofferson Annexation #2 on 0.40 acres of property located at 440 S 300 E, assigning the R-1-Flex zoning.

Motion: Councilor Stallings moved to approve Ordinance #26-2025 the Bart Christofferson Annexation #2 on 0.40 acres of property located at 440 S 300 E, assigning the R-1-Flex zoning., including all Development Review Committee Comments. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Excused; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 Excused.

11. Consideration of Ordinance #29-2025 approving the Barron Zone Change located at 61 East 2200 North, changing the zoning on 1-acre of property from A-1 (agriculture) to R-1-15 (residential).

Natalie Barron presented a zone change request for her one-acre property, seeking to rezone from agricultural to residential. Her primary motivation was to subdivide the land and allow two of her children to build homes on the property.

Motion: Councilor Stallings moved to approve Ordinance #29-2025 approving the Barron Zone Change located at 61 East 2200 North, changing the zoning on 1-acre of property from A-1 (agriculture) to R-1-15 (residential); included all Development Review Committee Comments. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Excused; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 Excused.

12. Consideration of Preliminary Subdivision approval for Inverness Plat D, including 278 single family homes and 126 townhomes located at approximately Horton Way and Edinburgh Avenue.

Landon Larson from DR Horton presented the preliminary subdivision. Councilor Stallings questioned the amenities for townhomes and compliance with the area plan. Kim Struthers clarified that the development would have access to a master clubhouse and pool, with open spaces and trail connections.

Motion: Councilor Newall moved Preliminary Subdivision approval for Inverness Plat D, including 278 single family homes and 126 townhomes located at approximately

Horton Way and Edinburgh Avenue; included all Development Review Committee Comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Excused; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 Excused.

13. Consideration of Ordinance #32-2025 approving the Salt Spring General Plan amendment on 13.32 acres of property located at approximately 500 East 950 South, changing the land use designation from VLDRA to HDR.

Randy Smith began his presentation by emphasizing that the proposed development aligned with the city's stated goals for lifecycle housing, which encourage diverse housing types that accommodate different demographic groups. He highlighted that the property, labeled HDR, would remain limited in density and structure type by a development agreement, which would restrict it to detached single-family homes and a density cap. He also discussed the surrounding context of the site, which is bordered by commercial, light industrial, and existing single-family housing, suggesting that the proposed development would act as a buffer between higher and lower intensity land uses. Smith addressed infrastructure and traffic, referencing conversations with city engineers who confirmed the availability of utilities for the proposed density. He also noted state legislation, such as House Bill 37, which incentivizes cities to allow developments over six units per acre that include moderate-income housing. He concluded with assurances about the quality and appearance of the homes and requested a development agreement that includes restriction to single-family homes and adherence to moderate-income affordability thresholds.

Mayor Johnson asked for public comments.

Thea Thomas (on behalf of Blaine Thomas)
Thea read a statement from her husband, Blaine, who lamented the rapid growth and change in Lehi. He emphasized the importance of honoring existing zoning laws, which are in place to reflect thoughtful city planning. He expressed concerns about overburdened traffic infrastructure and believed the proposed change contradicted the city’s original plans.

Jason Woffinden
A lifelong Lehi resident, Jason acknowledged the need for affordable housing but stated that the proposed development was a poor fit for the area. He believed it was an attempt by developers to capitalize on state incentives and that the traffic on 300 East was already unmanageable. He asked the city to preserve the semi-rural character of the neighborhood.

Jessica Johnson
A nearby homeowner, Jessica expressed support for responsible development but opposed the proposed density. She noted the property had become an eyesore but emphasized that infrastructure needed to be addressed before approving such a change. Her main concern was worsening traffic and deviation from the original zoning when she purchased her home.

Leah Jay
Leah argued that higher density doesn’t necessarily result in worse traffic, noting that other

cities handle larger populations better through alternatives to car travel. She supported increased housing density but advocated for improved infrastructure like bike lanes and public transit.

Brent Shelby
A resident and state trooper, Brent opposed the proposal, calling it a “drastic departure” from the general plan. He valued the area’s rural character and pointed out that HDR zoning here would be inconsistent with city council guidelines. He also noted infrastructure limitations, including capacity and road safety.

Jen Fossum
Jen shared her family’s personal history with Lehi and emphasized that the current zoning influenced their home purchase. She cited significant traffic and safety concerns, especially for children in the area. She argued that increasing density would disrupt the established community character.

Zach Fossum
A former Lehi police officer, Zach highlighted the dangers of traffic on 300 East and Pioneer Crossing. He cited personal experience responding to numerous traffic incidents. He warned that HDR developments often result in higher calls for police service and become predominantly rental properties, stressing this would strain public safety resources.

Tom Fever
Tom expressed concern that the proposed development would undermine the general plan’s integrity. He questioned the developer’s motives and insisted that zoning should not be changed merely for financial gain. He asked the council to uphold the plan residents had trusted when they bought their homes.

Ryan Johnson
Ryan noted the Planning Commission had unanimously recommended denial of the proposal and challenged the applicant's claim that the plan aligned with the General Plan. He criticized the justification provided for the amendment and argued that benefits like access to roads and transit would still exist without changing the land designation.

Bart Christofferson
Bart, who lives north of the tracks on 300 East, described how the area already experiences redirected traffic. He advocated for low-density development, suggesting small homes on large lots to preserve neighborhood integrity and reduce congestion.

Jackie Warner
Jackie spoke emotionally about her deep investment in Lehi, both personally and in local schools. She pointed out that the city recently reaffirmed the low-density zoning in this area and criticized the developer’s attempt to override it. She warned that the proposed change would dramatically increase traffic with only two roads accessing the property.

Jerry Sinninger
Jerry owns property directly adjacent to the proposal site. He opposed the HDR zoning,

citing inadequate road infrastructure and the impact of additional families on traffic. He also mentioned upcoming UTA expansion that would consume part of the nearby collector road.

Carrie Brighton
Carrie, a Lehi resident, lives just west of the proposed development. She described her neighborhood as tight-knit and expressed fears that additional traffic from over 190 new cars would pose dangers to children. She cited the general plan's goals of preserving unique neighborhood character and opposed the rezoning.

Evan Howlett
Evan, a newer resident who lives in a high-density area, supported affordable housing but felt this project was being forced into the wrong location. He stated that Fieldstone could build in already-designated HDR areas and warned that residents shouldn't be made to regret living in Lehi due to poor planning decisions.

Caitlin Walker
Caitlin, who lives on 1000 South, described how traffic from Pioneer Crossing spills into neighborhood roads, with many drivers ignoring stop signs. She emphasized the high number of children in the area and echoed that residents aren't anti-growth, they just want development that respects existing infrastructure.

Mayor Johnson closed the public comments.

Jason Harris with Fieldstone Homes reinforced that Fieldstone's intentions were family-focused, owner-oriented, and community-conscious, and he urged the council to look beyond the zoning designation and consider the practical outcomes of the proposal.

Mayor Johnson invited the Council to discuss the proposal.

Councilor Stallings opposed Fieldstone Homes' proposal. She argued that the proposed change would dramatically alter the neighborhood's character, moving from the least impactful to the most impactful residential zoning. Stallings emphasized that while she understood the need for affordable housing, this specific location was inappropriate. She highlighted concerns about traffic impact, infrastructure limitations, and the potential for opening "flood gates" to further development. Stallings noted that the city had already designated strategic locations for high-density housing near transit corridors, and this area did not meet those criteria.

Councilor Hancock acknowledged the challenges of providing housing for younger generations and recognized the community's concerns about density changes. He noted that the proposed development, despite being labeled high-density, would actually be single-family detached homes, which differs from traditional high-density housing. Hancock appreciated the developer's efforts to create attainable housing and suggested potential conditions like limiting the development to single-family homes, adjusting setbacks, and exploring deed restrictions to ensure owner occupancy. He emphasized the importance of understanding the written goals of the general plan go beyond just map designations. He also expressed concerns that the location was not suitable for the proposed density change.

Councilor Newall emphasized her commitment to the general plan and the importance of maintaining neighborhood consistency. While acknowledging the need for housing, she was concerned about creating an isolated high-density residential "island" in a low-density area. Newall drew parallels to previous development experiences, highlighting the challenges of creating appropriate transitions between different residential densities. She noted the council's responsibility to address housing needs while preserving community character. Newall was particularly worried about the potential for the zoning change to open the door to significantly more units than originally proposed. She also expressed concerns that the proposed location was not appropriate for high-density residential development.

Councilor Albrecht acknowledged the universal need for housing while emphasizing that no one disputes the importance of providing affordable housing options. She highlighted Lehi's proactive approach in setting aside transit-oriented development areas with appropriate infrastructure. Albrecht appreciated the developer's efforts to find housing solutions but believed the proposed location was not appropriate. She expressed concern about taking density away from areas that could be better serviced and stressed the need for proper infrastructure and buffers. While supportive of finding solutions to housing challenges, Albrecht recommended "pumping the brakes" on this specific proposal. She suggested the developer could return with a different approach or explore alternative locations.

The Council also discussed the option of a Development Agreement and would resolve some of the concerns.

Motion: Councilor Stallings moved to *deny* Ordinance #32-2025 approving the Salt Spring General Plan amendment on 13.32 acres of property located at approximately 500 East 950 South, changing the land use designation from VLDRA to HDR; with the findings that the proposal is not consistent with the goals and intention of the general plan, because it is not compatible with the surrounding area. Also, it will not promote the health, safety and public welfare of the surrounding community. Also, noting that the city has designated areas for high density already that would be more appropriate in terms of transportation and transit; and note that this would not preserve the unique character of the area. Councilor Newall seconded the motion.

Councilor Newall suggested that another finding be that the proposal would create an island of high density and there's no transition zone provided. It's a small area surrounded by lower density.

Amended Motion: Councilor Stallings amended the motion to include Councilor Newall's comments. The amendment was seconded by Councilor Newall.

Councilor Albrecht asked a procedural question about a development agreement. Mr. Wood stated that if the Council wants to proceed with a development agreement, it would be best to table this. Mr. Struthers also explained that the applicant can reapply with a different proposal such as MDR.

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Councilor Hancock expressed appreciation for Fieldstone Homes' efforts to address housing challenges. He acknowledged the difficulty of providing affordable housing for younger generations, noting his personal experience with four children who may struggle to afford homes. Hancock highlighted the need for more nuanced definitions of residential density, arguing that the term "high density" often carries negative connotations of transience and crime. He suggested that the city needs to find a way to make different housing densities less intimidating to residents

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Excused; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion to *deny* passed with 4 in favor and 1 Excused.

14. Consideration of Ordinance #28-2025 approving a Development Code amendment to Chapter 20, Home Occupations, to address landscape and construction companies. The petitioners were BreAnn and Mitchell Beckstrom.

The Beckstroms had previously operated their business from their residential property and stated that they had done so based on an issued business license and an understanding that the use was consistent with how the property had been utilized under its previous owner.

During the presentation, the Beckstroms detailed their experience, including a forced relocation of business operations due to code enforcement action, the financial and emotional impact of this disruption, and their desire to return to operating from home. Brianne Beckstrom shared a personal account of neighborhood disputes and described the toll the situation had taken on her family. The applicants emphasized that their business was not disruptive, did not involve CDL vehicles, hazardous materials, or heavy equipment, and that they were willing to comply with appropriate limitations to protect the residential character of their neighborhood.

The proposed ordinance would allow 100 percent use of accessory structures for home occupations, permitted landscape and construction-type businesses by conditional use permit, allowed limited deliveries and retail sales, and included restrictions to prohibit certain vehicles and activities. It also proposed the introduction of traffic management plans and limits on the number of employees as additional safeguards.

Councilmembers expressed appreciation for the applicants, but voiced concerns about adopting a citywide ordinance to address a single-use case. Councilmember Stallings raised concerns regarding the legal implications and enforceability of conditional use permits, the potential commercialization of residential areas, and the vagueness of terms such as “retail” and “accessory use.” She stated that while the applicants’ situation was sympathetic, it would not be appropriate to enact a code amendment that could have broad and unintended impacts on neighborhoods throughout the city.

Councilmember Paul Hancock stated that he did not support the proposed amendment but acknowledged the Beckstroms’ good-faith efforts and proposed an alternative approach. Rather than amending the code, he recommended that the city consider a site-specific development agreement tailored to the Beckstroms’ property and business model. He also

emphasized the need to revisit and reform the city's business licensing system, particularly to establish follow-up procedures and clarify allowable uses.

Councilmembers Newall and Albrecht agreed with these concerns, particularly the need to preserve the integrity of residential zoning and ensure neighborhood compatibility. They supported exploring other remedies to accommodate the applicant without making a permanent citywide code change. Mayor Johnson noted that the city would be open to working with the applicants through a development agreement process and confirmed that the discussion highlighted the importance of future improvements to the city's licensing procedures

Motion: Councilor Hancock moved to *deny* Ordinance #28-2025 approving a Development Code amendment to Chapter 20, Home Occupations, to address landscape and construction companies; with the findings that there are concerns with the conditional use permit in that it doesn't allow for appropriate legislative oversight on home businesses within residential areas; and direct staff to work with the Beckstroms and look at adjustments to our business licensure and well as potential development agreement that could be worked out for their specific use case that could then be a model for other home occupation businesses in the city a s framework for them to come forward and be in compliance. Councilor Newall seconded the motion.

Mr. Wood asked for more direction as to what changes the Council would like to see in the business license ordinance.

Councilor Hancock suggested that there be some sort of follow up with a business license application.

Councilor Albrecht stated that nuisance is so subjective and it would be difficult to define in code. Ryan Wood stated that legal nuisance has an objective standard based on what a reasonable person would find materially impacting health and safety. The council discussed whether nuisance should be addressed in the code or business licensing.

Ryan Wood noted that typical development agreements are used for zoning changes where something is not usually allowed, and the development hasn't started yet. He cautioned that creating a development agreement might be challenging since the Beckstroms are currently in compliance with city code, and they are not proposing a zone change at this time.

Councilor Hancock clarified his motion and suggested that instead of waiting to deny a zoning request and then negotiate a development agreement afterward, the city should consider working with the applicant preemptively to establish a development agreement to come forward with the zone request. This would help streamline the process.

Mayor Johnson asked for public comments.

Gerald Higgins expressed frustration with an anonymous complainant who has caused significant trouble for the Beckstrom family without being present at this meeting.

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Mayor Johnson stated that this is a difficult problem to address, but the Council is trying to work with the applicant on a piece of property that was developed into something that is outside the code.

Mayor Johnson noted that there is a motion on the table.

Clarified Motion: Councilor Hancock clarified his motion and stated that motion was to deny but to direct staff to work on a development agreement that could be brought forward by the applicant in relation to some sort of adjustment to their current zoning, such as commercial zone application with restrictions. And then also there were some concerns raised about licensure, and just in general, direct staff to look at that and try to tighten up some of the concerns that have brought up.

Councilor Hancock addressed a concern of being unable to modify an existing development by requiring in the agreement that the applicant come back to the Council for review and that changes could be made.

Councilor Stallings was concerned that the applicant may miss the application window for a general plan amendment.

Mr. Wood stated that they will take the Council's direction and try to find the best path forward.

Amended Motion: Councilor Hancock amended his motion to include that the applicant be allowed a potential general plan amendment application base on the fact that it initiated within the time frame. Councilor Newall seconded the amendment.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Excused; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion to *deny* passed with 4 in favor and 1 Excused.

15. **Consideration of Consideration of Ordinance #30-2025 approving a Development Code Amendment to Table 05.040-B, removing the side and rear yard setbacks from the Neighborhood Commercial Zone.**

Mr. Struthers noted that the current setback requirements seemed unnecessary, given that the city already has buffering standards in place. Struthers pointed out that commercial zones adjacent to residential areas do not have the same restrictive setback requirements.

Stallings raised concerns about reducing setbacks in the neighborhood commercial zone. She argued that the proposed changes would make the area more impactful on residential properties, even with existing buffering requirements.

Mr. Struthers explained that the proposed amendment aimed to provide more flexibility for building placement and make it easier to develop smaller neighborhood commercial parcels while still maintaining adequate buffering protections.

There was discussion regarding the potential impact of allowing buildings to be constructed closer to residential property lines. The discussion centered on balancing the needs of commercial development with protecting the character and quality of life in residential neighborhoods. Councilor Stallings was particularly concerned about maintaining adequate separation between commercial and residential properties to minimize negative impacts.

Motion: Councilor Stallings moved to *table* Ordinance #30-2025 a Development Code Amendment to Table 05.040-B, removing the side and rear yard setbacks from the Neighborhood Commercial Zone; in order to make it more compatible with the type of residential zone it's next to, for example, a larger buffer may be needed next to a single family home compared to a three story townhome. Councilor Hancock seconded the motion.

Councilor Hancock suggested adding the direction to staff would be to propose maybe a 12-foot buffer minimum regardless of the adjacent zone, and then the buffer expands from there.

Amended Motion: Council Stallings amended the motion to include Councilor Hancock's comments.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Excused; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion to *table* passed with 4 in favor and 1 Excused.

16. Consideration of Ordinance #31-2025 approving a Development Code Amendment to Table 37.080, Off Street Parking.

Mr. Struthers noted that currently, the parking table defines parking stall requirements for various uses, but for parks, playgrounds, open space, and trails, it simply states "as approved by planning commission." The proposed amendment would shift the parking determination authority from the planning commission to the DRC or zoning administrator. Struthers noted that this change would typically involve staff recommending parking requirements, especially since many of these facilities are city-owned. When Michelle Stallings asked if there was typically public comment on such issues, Kim confirmed there was not, as these are generally permitted uses where staff would make recommendations.

Motion: Councilor Newall moved to approve Ordinance #31-2025 approving a Development Code Amendment to Table 37.080, Off Street Parking; included all Development Review Committee Comments. Councilor Stallings seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Excused; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 Excused.

Administrative Report

Jason Walker discussed the historical sign marker for the Cutler property. He explained that while this was not necessarily a city action, the city's involvement was primarily financial. Walker had sent an email earlier that morning outlining various options for addressing the

family's concerns about the historical marker. He noted that the Historical Society was involved, and the city might consider providing financial assistance to resolve the situation. Walker emphasized that he was seeking guidance from the council on how to proceed and was open to their direction on whether to continue working on finding a solution.

Councilor Stallings opposed using city funds to modify the marker, emphasizing that the historical marker program is intended for historically significant locations and people. She argued that making an exception for one family would set a problematic precedent and that other families with more significant historical contributions (like the Harris family with the train depot or the Robinson family with the roller mills) would be overlooked.

Councilor Albrecht suggested exploring ways to alleviate the family's heartbreak without damaging the historical marker program.

Heather Newall was concerned about removing a name from the historical marker that had been verified as historically significant by both local and national historical registers. She believed that changing historical documentation to appease one family would be inappropriate and could create a larger historical preservation issue. Newall argued that the Historical Society, not individual families, should determine historical significance.

Councilor Hancock agreed that city funds should not be spent but was open to exploring alternative solutions. Mayor Johnson suggested leaving the matter open to see if a palatable solution could be found.

Consideration to hold a Closed Session to discuss the character, professional competence, or physical or mental health of an individual.

Motion: Councilor Hancock moved to hold a Closed Session to discuss the character, professional competence, or physical or mental health of an individual. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Excused; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 Excused.

The Council held a closed session at approximately 10:41 p.m.
The Council ended the closed session at approximately 11:08 p.m.

17. Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Albrecht seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 11:09 p.m.

DRAFT

Approved: July 8, 2025 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **June 10, 2025,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney; Brad Kenison, Assistant City Engineer; Mike West, Planning Manager; Dean Lundell, Finance Director; Steve Marchbanks, Facilities Superintendent; Luke Seegmiller, City Engineer; Matt Lee, Management Analyst; and Kate Morgan, Deputy City Recorder.

Pre Council, 5:00 p.m.

1. Welcome and Opening Comment

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

2. Presentations and Reports

2.1 Financial Report- Dean Lundell, Finance Director

Dean Lundell presented. He began with a comparison of the city budget and the sales tax trends, explaining that if things continue in this direction, the city may end up $900,000 ahead of the planned budget. Impact fees have grown marginally from last year. Class C Road Funds (based on gallons of gas sold) are significantly higher than last year. The total number of days of cash reserves is significantly less than in past years, but it will likely level out over time. The decrease is due to sharp rate increases by the state, which Lehi City is spreading out over several years to citizens. The 2025 Certified Tax Rate is .001163, which is down 5.9% from last year. The total taxable value of Lehi City is $13.4 billion, the highest in Utah County. Lehi is currently in the middle of the Utah County Property Tax Rates list. Lehi's growth is slightly less than it has been in the past, but it is still the most new growth in Utah County. The PARC tax has collected five million dollars so far this year, 70% of which (a little over 4 million) goes to city projects. Lundell expects the number to hit five million by November.

2.2 Fraud Risk Assessment Review- Dean Lundell, Finance Director

Dean Lundell presented. Lehi has earned the same score as last year: 375/395. The city checks off all items on the list, except for an internal audit function. Lundell expects that that will be coming to Lehi City soon.

2.3 Presentation of the PARC Tax Committee Recommendations- Lindsay Gehmen

DRAFT

Lindsay Gehmen presented. This year the city received 32 applications from 14 total organizations. The PARC Tax Committee recommends no funding for 7 of the applications, and full or partial funding for the following 25 applications.

- **Lehi Arts Council**: show rights, sets, and school replacements; dance room glass replacement; clay and paint trap installation; iPads and pedals for music program.
- **Thanksgiving Point**: Butterfly Biosphere.
- **Hutchings Museum**: event and outreach coordinator; display updates; storage security
- **Lehi Historical Society**: staffing; archives, memorabilia, and event supplies; 4th grade collector cards; banners for buildings and lampposts.
- **Wasatch Contemporary Dance**: Savor dance experience.
- **Harrington Center for the Arts**: Chalk it Up; exploration of new works.
- **Grassroots Shakespeare Company**: summer and educational tours, including workshops and classes in Lehi schools.
- **Wasatch Theater Company**: *Possessive! the Musical*, a locally written show.
- **Lehi Area Music Association**: new percussion instruments, funding for concert and rehearsal space.
- **Wrap the World with Quilts**: Lehi Heritage Day quilting workshop; community workspace expansion; partial funding for operating expenses.
- **Just for Kids**: black light puppetry materials.
- **Chabad of Utah County**: Utah County Jewish Festival
- **United Angels Foundation**: arts and culture mini-camp.

Councilor Albrecht asked if there is an official process for getting approval from facilities for projects. Gehmen explained that there is not, but that they would like to work towards being organized in that way. Councilor Albrecht asked if the exploration of new works program is moving permanently to Utah County or if it's a temporary relocation while their usual building is under construction. Gehmen was unsure.

Councilor Condie asked where the Utah County Jewish Festival would be located. Chabad of Utah County is currently looking at the ballroom at the outlets or at the Hyatt.

Councilor Stallings asked where Wasatch Theater Company is located. They are based in Sandy, but do performances across the state. The author of *Possessive!* wants to practice in and recruit actors from Lehi. Councilor Stallings asked if Wasatch Dance Company would be performing in Lehi. They will be.

Councilor Newall asked if the city is following the right process for the PARC tax. She thinks the Council should reverse the order so that things that qualify for PARC go to the PARC committee before they go to the city budget. She mentioned that she would like to prioritize projects that better the entire community. Mayor Johnson asked Dean Lundell if rearranging the order would be possible. Lundell said it likely would be, as the city can be flexible. Councilor Hancock voiced his support for the change. He suggested putting together a summary of each year's projects to show accountability to Lehi residents. Councilor Newall agreed and mentioned that American Fork's city website highlights what has been funded by the PARC tax. She would like to see something similar on Lehi City's website.

3. Agenda Questions

There were no agenda questions from the council.

4. Administrative Report

None.

5. Mayor and Council Reports

Councilor Condie shared that the Jordan River Committee passed their 2026 budget and are planning a Kennecott watershed tour in September. He also shared that they are seeing if there is any interest in paddling down the river in July. Councilor Albrecht mentioned Lehi Serves as an organization to reach out to when planning that activity.

The Youth Council graduation social will be happening soon, and the Council has been asked to send advice for the graduating members.

Jason Walker and Mayor Johnson discussed a meeting they had with Governor Cox regarding affordable housing. Almost 50 cities were represented. The essence of the meeting is that a major goal is to maintain a high standard of life in Utah while still enabling children and grandchildren of residents to continue living in the state as well. The experience was overall positive. The Mayor is currently preparing a letter to the Governor, explaining that we support these goals, but that the city needs more support from the state, especially in relation to transit. The Mayor is happy with the federal funding ask the city is submitting this year. Councilor Stallings asked what the request was for. Walker explained that it will be for an environmental impact study along the North shore of Utah Lake in regards to constructing a freeway section in that area. Councilor Stallings asked if the letter would be available for the council to view and discuss. Walker explained that the only name on the signature line is the Mayor's but that it could be brought in when it's finished. Councilor Newall asked if the letter was specifically about transit or if it included freeway connections as well. Mayor Johnson explained that UDOT has already looked at the point of the mountain freeway connection and decided that it is feasible. Mayor Johnson sees the freeway widening to be a big win as he's been working on it for more than a decade. He is excited to finally have an estimate.

6. Consideration of holding a Closed Session to discuss the purchase, exchange or lease of real property

Motion: Councilor Hancock moved to go into a closed session to discuss the purchase, exchange, or lease of real property. Councilor Condie seconded.

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

The meeting recessed at approximately 6:25 PM.
The meeting reconvened at 7:00 PM.

<u>Regular Session, 7:00 p.m.</u>

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

2.1 Lehi Round-Up Rodeo Royalty Presentation

Dalli Holyoak, the 2025 Lehi Rodeo Queen, and her first attendant Delaynee Stanley were present to announce the upcoming Round-Up Week and Rodeo. They passed out cake mixes to the council as a thank you for their work. Holyoak shared that Lehi is one of the last few rodeos to do a stock parade, and encouraged everyone present to attend.

3. 20 Minute Citizen Input

Dean Kazarian lives on 1870 North. He's been before the Council before to talk about putting in a sound wall on 2100 North. The advice from the Council at the time was to get involved and to reach out to UDOT as citizens. He wanted to update the Council on what has happened in the time since. He explained that he has discovered that of the 14 noise barriers that were applied for, only one was passed. He finds this concerning because the reasoning was that the sound would not impact the residents, none of whom were contacted by UDOT. He and his neighbors were able to petition for a reevaluation, but that it came back with the same result. He has contacted his congressman and his senator, but neither have responded. He requested that the Council petition for an investigation. Mayor Johnson explained that he has had meetings about soundwalls, but that UDOT works for the state legislators. Councilor Condie asked to be emailed a link to the report.

4. Consent Agenda

4.1) Approve Purchase Orders- None.
4.2) Approve City Council Meeting Minutes- None.
4.3) Approve Surplus Items

Brad Kenison presented. As part of the drilling of the Fly Park well, the city will have additional casing pipe, which has already been paid for. This can either be used by the city in the future or sold.

Motion: Councilor Condie moved to approve the consent agenda as presented. Councilor Hancock seconded the motion.

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

5. Consideration of Resolution #2025-34 approving an agreement with Niels Fugal Sons Company for aerial fiber relocation services.

This item was pulled from the agenda

6. Consideration of Resolution #2025-39 approving a salt storage building construction agreement with OutbackMetal Buildings.

Steve Marchbanks presented the item. It would be a second salt storage location for the city.

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Motion: Councilor Albrecht moved to approve Resolution #2025-39 approving a salt storage building construction agreement with OutbackMetal Buildings. Councilor Newall seconded the motion.

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

7. Consideration of Resolution #2025-42 approving an Interlocal Cooperation Agreement between Utah County and Lehi City for the extension of the Pony Express Parkway (1900 South).

Brad Kenison presented the item. The application was initially submitted to MAG in 2012. The road extension will connect to 19th South in Lehi and run through American Fork. It will be built initially as a two lane roadway that widens to three lanes at intersections. This agreement will start design and environmental study work.

Councilor Stallings asked if the road would be five lanes. Kenison explained that the city would buy the right of way for five lanes, but that the initial road would only be built out with three due to funding constraints. The city will work from that point to widen the road. The current goal of the project is to increase connectivity and take stress off of Pioneer Crossing.

Councilor Condie asked about the timeline of the project. The design and right of way preservation will take place over the next two years. Funding for the building of the road won't be available until 2027.

Motion: Councilor Condie moved to approve Resolution #2025-42 approving an Interlocal Cooperation Agreement between Utah County and Lehi City for the extension of the Pony Express Parkway (1900 South). Councilor Newall seconded the motion.

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

8. Consideration of Resolution #2025-41 approving an Interlocal Cooperation Agreement between Mountainland Association of Governments (MAG) and Lehi City for the 2300 West roadway widening project.

Brad Kenison presented the item. The project was presented in 2022 and will be accomplished through MAG funds. The current widening project on 2300 West will be completed in the fall of 2025. The funding request is approximately 12 million and will widen 2300 West between Main Street and Pioneer Crossing, as well as install two traffic signals. The design part of the project is happening this year, with construction projected to start in 2027-2028. MAG has agreed to pull forward a million dollars in funding to start the design process.

Councilor Condie asked how much the stretch between Main Street and 2100 North cost to widen. Kenison explained that it was about 13 million.

Kenison went on to explain that there will be an eight-foot-wide trail on the North side of the road for pedestrian use. He also expressed hope that the cycle track will be approved in the next few years.

Motion: Councilor Condie moved to approve Resolution #2025-41 approving an Interlocal Cooperation Agreement between Mountainland Association of Governments (MAG) and Lehi City for the 2300 West roadway widening project. Councilor Hancock seconded the motion.

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

9. Consideration of Resolution #2025-35 approving the allocation of PARC Tax funds for the recreation and cultural facilities and cultural organizations within Lehi City.

Lindsay Gehmen presented. She gave a recap of her presentation in precouncil.

Councilor Condie asked about the $28,000 leftover in the budget. It will roll over into the PARC budget for next year.

Mayor Johnson thanked the PARC Tax Committee for their hard work and told them they were doing an excellent job.

Mayor Johnson opened and closed public comment.

Motion: Councilor Hancock moved to approve Resolution #2025-35 approving the allocation of PARC Tax funds for the recreation and cultural facilities and cultural organizations within Lehi City as presented. Councilor Condie seconded the motion.

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

10. Road Closure at 1870 N State Street

a. Public Hearing

b. Consideration of Resolution #2025-38 approving the closure of vehicular traffic at 1870 N State Street.

a. Public Hearing

Luke Seegmiller presented the item. The city is partnering with UDOT to relocate driveways and place the signal. The only cost to the city would be widening the road. The purpose of these changes is to address the collisions that have been happening in the intersection. There were three in 2024, and one in 2020 that the city has on record. Traffic has increased dramatically in this intersection over the last few years.

The Mayor opened public comment.

Brad Sunderland lives on Trinnaman Lane. He worries that installing a stoplight will direct more traffic into his neighborhood and past his house. He also worries about the short distance between State Street and Trinnaman Lane, especially when it comes to large semi-trucks. He doesn't like the proposed plan and thinks the stop signals should remain as they are.

Mayor Johnson asked Seegmiller to run the intersection through Autoturn to see if the corners are too tight for large vehicles. Seegmiller explained that he has evaluated the run-through time of several different routes and determined that Trinnaman Lane's current cut-through problem is due to how long connections take from other locations. Trinnaman has been a collector road since the city's first master plan in 1980. He argues that width is not the main factor in moving a lot of traffic. Mike West warned that widening roads can inadvertently lead to increased speeds. Councilor Albrecht is concerned about the lighting on Trinnaman, especially if additional traffic is routed through. Seegmiller explained that there hasn't been a crash on record for the road in the last fifteen years, and that the narrowness of the road would help decrease speeds. He displayed different potential routes, showing that the city's preferred method would allow drivers the right of way, thus encouraging them to take it. Brad Kenison emphasized that the main driver of the proposal is not to get traffic out of subdivisions, but to address the safety risk of repeated accidents at one location.

Brad Sunderland returned to the stand. He explained that he doesn't think Trinnaman Lane should be a collector street. He thinks traffic should be redirected to 1500 North, which is a much larger roadway.

Bryce Becknell lives in the Stonegate Community nearby the intersection. He agrees with Sunderland. He has difficulties getting out of his neighborhood at rush hour, and he worries about additional traffic. He thinks the repetitive accidents at the intersection are a less important issue than people speeding through his neighborhood.

Chad Perry lives on 1400 South. He agrees with the intersection being closed down. He's seen many close calls, including with semi-trucks unloading electric vehicles for the dealership across the street. He thinks that UDOT needs to install overpasses for the freeway. Councilor Condie asked if the semi-trucks were unloading vehicles in the center lane. Perry confirmed that they are.

Mike Bentley lives on 1400 West and was present representing himself and several of his neighbors. They support the closing of the intersection. He is worried about worsening traffic through his neighborhood, as he has had to pull children out of the road before and frequently has a hard time getting out of his house at rush hour.

Amanda Pierce expressed support for the closure, and echoed traffic concerns.

Mayor Johnson clarified that there is a four way stop at 1500 North and Trinnaman Lane, but that 1600 North and Trinnaman is a one way stop. Councilor Condie asked why people were taking 1600 North, and if installation of a sign could alleviate traffic. Luke Seegmiller explained that one issue is that map routing systems are not sending people down the city's safer, ideal route. Councilor Hancock suggested that a stoplight would reroute traffic further down the road, as drivers would see cars lining up and would choose to continue straight to

avoid traffic. Councilor Stallings agreed with his judgement, and suggested that the city make taking the current map-routing-system suggested route as painful as possible in order to shift traffic away from neighborhoods.

Luke Seegmiller explained for the council and for the gathered public that there is no way to make a road entirely safe for children. Mayor Johnson added that UDOT is in favor of this plan as it will address a safety issue.

Dean Kazeran is a resident on Trinnaman Lane. He worries about losing right of way, especially if there are only stop signs put in on the north-south portion of the street. HE asked if there were any plans to add another access to the park-and-ride. Brad Kenison explained that the city is currently in talks to add another ingress from the west.

Jordan Bechmel lives off of 1600 North. She said there are a lot of blind spots on Trinnaman Lane that need to be addressed.

Stephen Suafilo lives near the area. He asked if city engineers had contacted Google Maps or Apple Maps to have the street marked as private. Luke Seegmiller explained that the city has talked with both, but traffic is still being directed through. It could potentially be a band-aid measure, but the bulk of the problem is likely daily commuters.

Cathy Sunderland lives on Trinnaman Lane. She thinks more studies need to be done on 1800 North before anything is done to ensure that it will solve the problems instead of pushing them to other areas.

Mayor Johnson closed public comment.

Councilor Newall asked if a three way stop would be possible. She also asked if placing multiple stop signs would make a difference. Seegmiller explained that once the signal is installed, it will create gaps in traffic. His concerns with implementing an all way stop is that there is typically low compliance. Councilor Newall said that the city should focus on road improvements. Seegmiller explained that the widening of the street and the installation of the traffic light will happen next year. He thinks it is safer in the meantime to close down the intersection, rather than leave it open.

Councilor Stallings clarified that the vote today is on closing the road. She asked if the improvements would be voted on or if they would be implemented without going to the City Council. Kenison explained that the city is waiting for UDOT to design the signal. The project is not budgeted for this year, because the design wasn't introduced until after the budget was submitted.

Councilor Hancock asked if it would be possible to implement a three way stop now. He suggests putting it in and evaluating the result, making this an iterative process. Mike West agreed, mentioning that traffic is a human behavioral science, and that data collection could be used to help decide on what changes need to be made.

<u>b. Consideration of Resolution #2025-28 approving an Annexation Agreement with the owners of the property that is the subject of the Bart Christofferson Annexation #2.</u>

Motion: Councilor Condie moved to approve Resolution #2025-38, approving the closure of vehicular traffic at 1870 N State Street, advising staff to evaluate traffic patterns to gather data and determine next steps. Councilor Hancock seconded the motion.

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

11. Lehi City Budget Amendment #3

a. Public Hearing

b. Consideration of Resolution #2025-37 adopting Budget Amendment #3 for FY2025.

a. Public Hearing

Dean Lundell presented the item. This is the last budget amendment of the year. There are three items being adjusted; replacement for a damaged vehicle, emergency vault installation, and transferring any excess over reserve to the national project.

Councilor Condie asked for details on some particular numbers.

Councilor Stallings asked if the budget is over 30% cap. Lundell explained that he would like some leeway, as he isn't going to be certain where things sit exactly until the first week of September.

Mayor Johnson opened and closed public comment.

b. Consideration of Resolution #2025-37 adopting Budget Amendment #3 for FY2025.

Motion: Councilor Condie moved to approve Resolution #2025-37, adopting Budget Amendment #3 for FY2025. Councilor Hancock seconded.

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

12. Impact Fees Facilities Plan Amendment

a. Public Hearing

b. Consideration of Ordinance #38-2025 amending the Impact Fees Facilities Plan for projects.

a. Public Hearing

Dean Lundell presented the item. Much of the data is based on projected growth, which doesn't always match what happens in reality. In the past, he hasn't seen it as a problem, but there has been a push recently to put everything on the impact facilities list. The fees and methodologies are not changing, the list is simply being updated to include culinary water, storm drains, sewers, roads, power, and public safety so the city can be more transparent.

Mayor Johnson opened and closed public comment.

b. Consideration of Ordinance #38-2025 amending the Impact Fees Facilities Plan for projects

Motion: Councilor Hancock moved to approve Ordinance #2025-38, amending the Impact Fees Facilities Plan for projects. Councilor Newall seconded the motion.

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

13. Consideration of Resolution #2025-47 adopting a Certified Tax Rate for the City of Lehi for Fiscal Year 2026 (July 1, 2025-June 30, 2026).

Dean Lundell presented the item. The rate this year is 0.001163, which is down 5.9% from last year's rate of 0.001236.

Councilor Condie asked what impact this would have on taxpayers. Lundell explained that the rate is determined so that if there is no growth in the city the same amount of property taxes will be collected as last year. It doesn't distribute evenly to the entire city, as appreciation rates vary depending on zoning. Because the rate went down, we can tell that property values overall are rising in Lehi.

Motion: Councilor Condie moved to approve Resolution #2025-47 adopting a Certified Tax Rate for the City of Lehi for Fiscal Year 2026 (July 1, 2025-June 30, 2026). Councilor Hancock seconded the motion.

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

14. Consideration of Resolution #2025-36 taking formal action to pick up required employee contributions in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System.

Dean Lundell presented the item. He explained that the firefighter retirement system has always behaved a little differently than other retirement systems. The city pays the whole amount, but part of it is considered an employee contribution. He clarified that it is only legal to do this for the fire and police departments, and that the same system cannot extend to other employees. He pointed out one figure that needed to be changed to 4.73.

Motion: Councilor Newall moved to approve Resolution #2025-36 taking formal action to pick up required employee contributions in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System with the adjusted figure of 4.73. Councilor Condie seconded the motion.

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

15. Consideration of Resolution #2025-40 approving an agreement with Geneva Rock for road construction and other related road improvements.

Brad Kenison presented the item. There were four qualified contractors that applied, and Geneva Rock had the lowest bid of the four. The city has worked with Geneva Rock in the past.

Motion: Councilor Albrecht moved to approve Resolution #2025-40 approving an agreement with Geneva Rock for road construction and other related road improvements as presented. Councilor Hancock seconded the motion.

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

16. Consideration of Resolution #2025-43 approving an Interlocal Cooperation Agreement relating to the establishment and conduct of the Utah Valley HOME Consortium.

Mike West explained that there is no presenter for this item as it is a reapproval that the city does every three years. The program goes a long way to helping Lehi achieve the goals of median income housing imposed by the state.

Councilor Stallings asked if people utilize this within the city. West explained that it is open to anyone in Lehi, Provo, or any other city in the consortium. There is one lump sum available to Provo residents, and another open to anyone residing in the other cities.

Motion: Councilor Condie moved to approve Resolution #2025-43 approving an Interlocal Cooperation Agreement relating to the establishment and conduct of the Utah Valley HOME Consortium as presented. Councilor Hancock seconded the motion.

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

17. Consideration of Ordinance #39-2025 approval of a comprehensive amendment to Chapter 5, Zoning Districts and Table 05-404-A Bulk and Intensity Agricultural and Residential Districts.

Mike West presented the item. The goal of the amendment is to make the chapter shorter and more succinct. There is only one regulation that is being changed: the planning department wants to change the public facility zone to an allowed use to cut down on public hearings that are not explicitly required in code.

Councilor Stallings asked about the use of noise regulations replacing hours of operation. West explained that it was a recommendation from the DRC to mitigate the current problems people were having enforcing hours of operation. The DRC thinks noise regulations will be easier to enforce. Councilor Stallings asked if the changes apply to current zones. West explained that everything already approved would be grandfathered into code.

Motion: Councilor Hancock moved to approve Ordinance #39-2025 approving a comprehensive amendment to Chapter 5, Zoning Districts and Table 05-404-A Bulk and Intensity Agricultural and Residential Districts as presented. Councilor Condie seconded the motion.

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

18. Consideration of Ordinance #33-2025 approving a Development Code amendment to Chapter 11, Concept Plans, clarifying the purpose of concept plans and when a public hearing is required.

Mike West presented the item. The amendment would clarify when public hearing are required. They want the process for site plans to match the legal process for everything else.

Motion: Councilor Condie moved to approve Ordinance #33-2025 approving a Development Code amendment to Chapter 11, Concept Plans, clarifying the purpose of concept plans and when a public hearing is required as presented. Councilor Albrecht seconded the motion.

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

19. Consideration of Ordinance #40-2025 approval of a Development Code amendment to Chapter 39, Definitions, clarifying a few definitions.

Mike West presented the item. The main purpose of the amendment is to clarify ADU legislation for duplexes, but there are minor clarifications of definitions and a re-alphabetizing of definitions.

Motion: Councilor Hancock moved to approve Ordinance #40-2025 approval of a Development Code amendment to Chapter 39, Definitions, clarifying a few definitions as presented. Councilor Albrecht seconded the motion.

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

20. Consideration of Resolution #2025-46 appointing a member to the Lehi City Parks, Arts, Recreation, and Cultural (PARC) Advisory Committee.

Mayor Johnson presented the item. Matthew Lee is being appointed to the PARC tax committee.

Motion: Councilor Condie moved to approve Resolution #2025-46 appointing a member to the Lehi City Parks, Arts, Recreation, and Cultural (PARC) Advisory Committee. Councilor Hancock seconded the motion.

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

21. Consideration of Resolution #2025-45 appointing a board member to the Lehi Library Board of Directors.

Mayor Johnson presented the item. Stacey Bateman is being appointed to the Lehi Library Board of Directors.

Motion: Councilor Newall moved to approve Resolution #2025-45 appointing a board member to the Lehi Library Board of Directors. Councilor Albrecht seconded the motion.

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

22. Consideration of Resolution #2025-44 appointing members to the Lehi City Parks, Trails, and Trees Advisory Committee.

Mayor Johnson presented the item. Alyssa Smailes and Bryce Packer are being appointed to the Lehi City Parks, Trails, and Trees Advisory Committee.

Motion: Councilor Condie moved to approve Resolution #2025-44 appointing a member to the Lehi City Parks, Trails, and Trees Advisory Committee. Councilor Hancock seconded the motion.

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

23. Adjournment

Councilor Albrecht recommended everyone participate in the Waterwise Yard of the Month Parade of Homes.

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Condie seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 9:09 p.m.

Approved: July 9, 2025

Attest:

_____

Mark Johnson, Mayor

_____

Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: July 8, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.docx

CXT Incorporated.pdf

Ken Garff Ford Replacements.pdf

PO Request-Stuart C Irby-$183500.pdf

LEHI CITY
CITY COUNCIL AGENDA
July 8, 2025

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Balance (before PO)
CXT Incorporated.	Dry Creek Lake Restrooms	$392,986.00	
Ken Garff Ford	Replacement Vehicles	$970,830.44	
Stuart C. Irby Co.	Power Department Materials	$183,500.00	Inventory

Signature: Stephen Marchbanks
Stephen Marchbanks (Jun 24, 2025 15:30 MDT)

Email: smarchbanks@lehi-ut.gov

Lehi City Purchase Requisition Request

Supplier	**Name**	CXT Incorporated		**Vendor #**	1094
	Street	6701 E Flamingo Ave, Bld. 300		**Date**	6/24/2025
	City	Nampa	**State**		ID
	Zip	83687	**Phone**		208-800-6200

Dean Lundell

Stephen Marchbanks

PARKS	34-70-25-100	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
2	1	Dry Creek Lake Restrooms - 2 TOTAL	$196,493.00	$392,986.00
			$196,493.00	$392,986.00

Justification:	**Price Determination**	
	Verbal Quote	
State Contract MA4544	**Informal Bid**	
	Written Bid	
	State Bid	✓
	Other	

Utah State Contract
MA4544

CXT® Incorporated manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT buildings are designed to meet A.D.A. and to withstand heavy snow, high wind and category E seismic loads. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to-use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES):
   CXT Incorporated, 606 N. Pines Road, Suite 202, Spokane Valley, WA 99206
2. ORDERING PROCEDURES:
   Fax 509-928-8270
3. PAYMENT ADDRESS(ES):
   Remitting by check:
   CXT, Inc., PO Box 676208, Dallas, TX 75267-6208
   Remitting by ACH or wire transfer:
   Beneficiary: CXT, Inc.
   Beneficiary Bank: PNC Bank, Pittsburgh, PA
   Account: 1077766885 ABA/Routing: 043000096
   Email remittance details to AR@lbfoster.com

TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE):

All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; providing clear and level site, free of overhead and/or underground obstructions; and providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Site must allow for the crane to be within three feet of the building location and the truck to be within three feet of the crane.

Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for special equipment required to perform delivery and installation. Customers will negotiate installation on a project-by- project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at www.cxtinc.com.

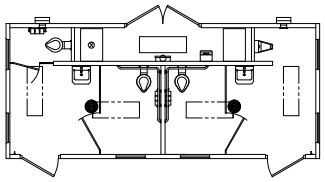
In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

**Customer is responsible for all local permits and fees.

DAKOTA — 11' x 26'

Dakota with chase has two multiuser fully accessible flush restrooms. Standard features include simulated barnwood textured walls, simulated cedar shake textured roof, vitreous china fixtures, 4-gallon water heater, interior and exterior lights, off loaded, and set up at site.





CXT
800.696.5766
cxtinc.com

Utah State Contract MA4544		Price Per Unit		
Base Price		$ 115,653.00		$ 115,653.00
Added Cost Options			Click to Select	
Final Connection to Utilities		$ 5,000.00	☐	0.00
Optional Wall Texture- *choose one*	○ Split Face Block ($5,500) ◉ Custom Texture ($7,000)		Reset Wall Texture	7,000.00
Optional Roof Texture	☑ Ribbed Metal	$ 5,500.00		5,500.00
Individual User Option		$ 24,500.00	☑	24,500.00
Stainless Steel Water Closet (each)	Qty: 4	$ 1,750.00	☐	0.00
Stainless Steel Lavatory (each)	Qty: 4	$ 1,500.00	☐	0.00
Stainless Steel Urinal (each)	Qty: 1	$ 1,500.00	☐	0.00
Electric Hand Dryer (each)	Qty: 4	$ 700.00	☑	2,800.00
Electronic Flush Valve (each)	Qty: 4	$ 1,500.00	☐	0.00
Electronic Lavatory Faucet (each)	Qty: 4	$ 1,500.00	☐	0.00
Electronic Urinal Valve (each)	Qty: 1	$ 1,500.00	☐	0.00
Paper Towel Dispenser (each)	Qty: 2	$ 350.00	☐	0.00
Toilet Seat Cover Dispenser (each)	Qty: 3	$ 350.00	☐	0.00
Sanitary Napkin Disposal Receptacle (each)	Qty: 2	$ 100.00	☐	0.00
Baby Changing Table (each)	Qty: 2	$ 750.00	☐	0.00
Skylight in Restroom (each)	Qty: 2	$ 1,600.00	☐	0.00
Marine Grade Skylight in Restroom (each)	Qty: 2	$ 2,450.00	☐	0.00
Marine Package *(excluding fiberglass doors and frames)*		$ 2,350.00	☐	0.00
Exterior Mounted ADA Drinking Fountain w/Cane Skirt (each)	Qty: 1	$ 5,600.00	☑	5,600.00
2K Anti-Graffiti Coating		$ 4,000.00	☑	4,000.00
Optional Door Closure (each)	Qty: 2	$ 700.00	☐	0.00
Fiberglass Entry and Chase Doors and Frames (each)	Qty: 6	$ 3,300.00	☐	0.00
Timed Electric Lock System (2 doors- does not include chase door) (each)	Qty: 2	$ 1,350.00	☐	0.00
Exterior Frostproof Hose Bib with Box (each)	Qty: 1	$ 1,200.00	☑	1,200.00
			Total for Added Cost Options:	$ 50,600.00
Custom Options: Install Surcharge (4,560), Bottle Filler Add to ADA Drkng Ftn (4,230), Sloped Roof (6,500)				$ 15,290.00
			Engineering and State Fees:	$ 4,500.00
			Estimated One-Way Transportation Costs to Site (quote):	$ 10,450.00
			Estimated Tax:	$
			Total Cost per Unit Placed at Job Site:	$ 196,493.00

Estimated monthly payment on 5 year lease ***$3,949.51***

This price quote is good for 60 days from date below, and is accurate and complete.

Robert Veals

Digitally signed by Robert Veals
Date: 2025.04.18 14:16:03 -07'00'

CXT Sales Representative Date

I accept this quote. Please process this order.

Company Name

Company Representative Date

OPTIONS

Exterior Color(s) *(For single color mark an X. For two-tone combinations use W = Walls and R = Roof.)*

____ Amber Rose	____ Berry Mauve	____ Buckskin	____ Cappuccino Cream
____ Charcoal Grey	____ Coca Milk	____ Evergreen	____ Georgia Brick
____ Golden Beige	____ Granite Rock	R Hunter Green	____ Java Brown
____ Liberty Tan	____ Malibu Taupe	____ Mocha Caramel	____ Natural Honey
____ Nuss Brown	____ Oatmeal Buff	____ Pueblo Gold	____ Raven Black
____ Rich Earth	____ Rosewood	____ Sage Green	____ Salsa Red
____ Sand Beige	____ Sun Bronze	____ Toasted Almond	____ Western Wheat

Special roof color # _____ Special wall color # _____

Special trim color # _____

Stone Color *(Mark option with an X.) *If option is not available, verify stone option is selected on previous page.*

____ Basalt* ____ Mountain Blend* ____ Natural Grey* ____ Romana*

Roof Texture **If option is not available, verify roof texture option is selected on previous page.*

X Ribbed Metal*

Wall Texture(s) *(For single texture mark an X. For top and bottom textures use T = Top and B = Bottom.)*
**If option is not available, verify wall texture option is selected on previous page.*

____ Split Face Block*	____ Horizontal Lap*	____ Board & Batt*	____ Stucco*#
____ Brick*#	X Distressed Wood*#		

Stone Wall Texture *(bottom texture only) *If option is not available, verify stone option is selected on previous page.*

____ Napa Valley*#	____ River Rock*#	____ Flagstone*#	____ Stacked Rock*#

#Textures not included in CXT's quote are additional cost.

Door Opener

☐ Non-locking ADA Handle ☑ Privacy ADA Latch ☐ Pull Handle/Push Plate

Deadbolt ☑

Accessible Signage

☐ Men ☐ Women ☑ Unisex

Toilet Paper Holder

☐ 2-Roll Stainless Steel ☑ 3-Roll Stainless Steel

Notes:

Lehi City Purchase Requisition Request

Supplier	**Name**	Ken Garff Ford		**Vendor#**	
	Street	579 East 1000 South		**Date**	**6/24/2025**
	City	American Fork	**State**	Utah	
	Zip	84003	**Phone**	801-763-6800	

Dean Lundell

Fleet Dept	64-40-54	Jeremy Estes
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
9		Police Responders	$47,397.16	$426,574.44
1		Police Intereceptor	$48,329.00	$48,329.00
5		Ford Maverick	$29,767.00	$148,835.00
1		Ford F550 Chassis Cab	$68,356.00	$68,356.00
6		Ford F150	$46,456.00	$278,736.00
22		**Total**		$970,830.44

Justification:	Price Determination	
	Verbal Quote	
State Contract MA3792	Informal Bid	
	Written Bid	$971,300.44
	State Bid	.
	Other	

Quote ID 37922042

Ken Garff Ford | American Fork

Quote Ken Garff Ford MA3792

Quoted by: **Robert Morgan**

2025 Ford F-150 Police Responder	CODES	COST
Police Truck 4x4 145" WB 5.5' Bed	W1P	$46,500.16
EQUIPMENT GROUP	150A	NC
Oxford White Paint	YZ	NC
Black Police Seats	PB	NC
3.5L V6 Ecoboost Engine	998	NC
10-Speed Auto Transmission	44G	NC
Black Platform Running Boards	18B	$232.00
50 State Emissions	425	NC
Remote Keyless Entry	67P	$319.00
Trailer Brake Controller	67T	$255.00
Privacy Glass	924	$91.00
STATE CONTRACT COST		**$47,397.16**

A temporary permit may be issued if required for an additional charge of $56.60 (That is our cost to clear the temp through the tax commision)

If the end user requires EX or Undercover Plates. Please provide the information below.

FIEN- _____

FLEET NUMBER _____

UNIT NUMBER _____

Customer _____

Date _____

Quote ID 37922082.92

Ken Garff Ford | American Fork

Quote Ken Garff Ford MA3792

Quoted by: **Robert Morgan**

2025 FORD POLICE UTILITY	CODES	COST
Police SUV AWD	K8A	$47,098.00
EQUIPMENT GROUP	500A	NC
Sterling Gray Metallic	YZ	NC
Onxy Interior Cloth Front/Vinyl Rear	9W	NC
3.0L Ecoboost Engine	99C	$893.00
10-Speed Auto Transmission	44U	NC
AUX Climate Control	17A	NC
50 State Emissions	425	NC
Dark Car Feature	43D	NC
Police Engine Idle Feature	47A	NC
4 Keyless Entry Key Fobs	55F	NC
Badge Delete	16D	NC
Perimeter Anti Theft	593	NC
Front & Rear Police Wiring Kit	67V	$188.00
18" Wheel Cover	65L	$65.00
Pre-Collision Assist	76P	NC
Reverse Sensing System	76R	NC
Solar Privacy Glass 2nd Row	92R	$85.00
Front License Plate Bracket	153	NC
STATE CONTRACT COST		**$48,329.00**

A temporary permit may be issued if required for an additional charge of $56.60 (That is our cost to clear the temp through the tax commision)

If the end user requires EX or Undercover Plates. Please provide the information below.

FIEN- _____

FLEET NUMBER _____

UNIT NUMBER _____

Customer _____

Date _____

Quote ID 37921956.3

Ken Garff Ford | American Fork

Quote Ken Garff Ford MA3792

Quoted by: **Robert Morgan**

2025 Ford Maverick	CODES	COST
AWD Small Truck	W8B	$27,875.00
XL EQUIPMENT GROUP	102A	NC
Oxford White Paint	YZ	NC
Ebony Cloth Seats	9W	NC
2.0L Ecoboost Engine	99A	NC
10-Speed Auto Transmission	448	NC
4K Tow Package	53Q	$693.00
Spray In Bed Liner	96G	$460.00
50 State Emissions	425	NC
Co Pilot360	66C	$739.00
STATE CONTRACT COST		**$29,767.00**

A temporary permit may be issued if required for an additional charge of $56.60 (That is our cost to clear the temp through the tax commision)

If the end user requires EX or Undercover Plates. Please provide the information below.

FIEN- _____

FLEET NUMBER _____

UNIT NUMBER _____

Customer _____

Date _____

Quote ID 37921740.04

Ken Garff Ford | American Fork

Quote Ken Garff Ford MA3792

Quoted by: **Robert Morgan**

2025 Ford F-550	CODES	COST
Regular Cab 4x4 193" WB 108" CA	F5H	$55,524.00
EQUIPMENT GROUP	660A	NC
Oxford White Paint	Z1	NC
Medium Dark Slate Vinyl Seat 40/20/40	AS	NC
6.7L V8 Diesel Engine	99T	$9,551.00
10-Speed Auto Transmission	44G	NC
225 Max Traction Tire	TGM	$173.00
4.30 Limited Slip Axle	X4L	$360.00
Payload Plus Upgrade Package	68H	$1,051.00
Platform Running Boards	18B	$291.00
50 State Emissions	425	NC
High Capacity Trailer Tow Package	535	$528.00
After Axle Fuel Tank	65Z	NC
Extra Heavy Duty Service Suspension	67X	$114.00
Dual Batteries	86M	NC
Rear View Camera Prep Kit	872	$468.00
XL Chrome Package	96V	$296.00
STATE CONTRACT COST		**$68,356.00**

A temporary permit may be issued if required for an additional charge of $56.60 (That is our cost to clear the temp through the tax commision)

If the end user requires EX or Undercover Plates. Please provide the information below.

FIEN- _____

FLEET NUMBER _____

UNIT NUMBER _____

Customer _____

Date _____

Quote ID 37922192.6

Ken Garff Ford | American Fork

Quote Ken Garff Ford MA3792

Quoted by: **Robert Morgan**

2025 Ford F-150	CODES	COST
Crew Cab 4x4 157" WB 6.5' Bed	W1L	$44,971.00
XL EQUIPMENT GROUP	101A	$0.00
Oxford White Paint	YZ	NC
Medium Dark Slate Cloth 40/20/40	CS	NC
3.5L V6 Ecoboost Engine	998	NC
10-Speed Auto Transmission	44G	NC
3.55 Electronic Locking Axle	XL9	NC
Platform Running Boards	18B	$228.00
50 State Emissions	425	NC
Tow/Haul Trailer Pacakge	53T	$715.00
Spray In Bed liner	96W	$542.00
STATE CONTRACT COST		**$46,456.00**

A temporary permit may be issued if required for an additional charge of $56.60 (That is our cost to clear the temp through the tax commision)

If the end user requires EX or Undercover Plates. Please provide the information below.

FIEN- _____

FLEET NUMBER _____

UNIT NUMBER _____

Customer _____

Date _____

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	6/9/2025
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

Dean Lundell

POWER	53-14-15	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
100		HOFF UJ306623A ALUMINUM 30IN X 66IN X 23IN	$1,110.00	$111,000.00
		SECTIONALIZING CAN JOB 455RR		
100		QUAZ BG2367301858A00 HD GROUND SLEEVE	$725.00	$72,500.00
				$183,500.00

Justification:	Price Determination	
ANIXTER-$169,395.74 $180,872.34	Verbal Quote	
WUE-$270271.95	Informal Bid	
	Written Bid	*
	State Bid	
	Other	

Quotation

irby
A Sonepar Company

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

QUOTE DATE	ORDER NUMBER
06/02/25	S014280387

REMIT TO:
STUART C. IRBY CO.
POST OFFICE BOX 843959
DALLAS TX 75284

PAGE NO. 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			Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
JOSEPH C RHO		06/02/25	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions **********		
			* SCOTT PECK 801-494-9684 *		
			* KENNY 385-201-2612 OFC *		
			* 801-655-3042 MBL *		
			**********		
100EA		1	HOFF UJ306623A ALUMINUM 30IN X 66IN X 23IN SECTIONALIZING CAN JOB # 455RR	1110.000EA	111000.00
100EA		2	QUAZ BG2367301858A00 HD GROUND SLEEVE	725.000EA	72500.00

*** This is a quotation ***

Subtotal	**183500.00**
S&H CHGS	**0.00**
Sales Tax	**0.00**
TOTAL	**183500.00**

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.

** Reprint ** Reprint ** Reprint **

Quotation

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

QUOTE DATE	ORDER NUMBER
06/02/25	S014280387

REMIT TO:	PAGE NO.
STUART C. IRBY CO. POST OFFICE BOX 843959 DALLAS TX 75284	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				Gregory J McPhie
INSIDE SALESPERSON		**REQD DATE**	**FRGHT ALLWD**	**SHIP VIA**
JOSEPH C RHO		06/02/25	Yes	

Terms and Conditions of Sale for Quotes
A. 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).
B. Prices are subject to change at any time prior to shipment unless otherwise agreed in writing signed by an authorized Seller representative.
C. 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.
D. Quotation does not include special mounting or installation hardware, equipment options, accessories, samples, spares, or mock-up equipment unless otherwise noted.
E. Seller is not responsible for the design of the project or any goods supplied.
F. 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.
G. Pre-shipment of anchor bolts is plus freight.
H. 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.
I. 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.
J. All orders are FCA Shipping Point, prepaid and billed, unless otherwise noted in quote.
K. 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.
L. This quotation and all related transactions are also subject to the applicable manufacturer's published warranties, including all applicable disclaimers, exclusions, and limitations.
M. 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.
N. 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.

** Reprint ** Reprint ** Reprint **

QUOTATION

Western United Electric Supply Corp

1010 North Hwy 198
Salem, UT 84653
US
801-822-2174

Order Number	
2110546	
Order Date	Page
06/09/2025 10:05:09	1 of 1

Quote Expires On: 06/16/2025

Pricing and lead times are subject to change at time of shipment due to market volatility and potential tariff impacts.

Bill To:
Lehi City
560 Glen Carter Dr
Lehi, UT 84043-3670
US

Ship To:
Lehi City
560 WEST GLEN CARTER DRIVE
LEHI, UT 80403
US

Attn: Penny Jensen

Requested By: Kenny Norris

Customer ID: 10346

PO Number	*Ship Route*	*Taker*
Hoffman/Hubbell Quote	NORTE	CCHRISTENSEN

Quantities					*Item ID* / *Item Description*	*Pricing UOM* / *Unit Size*	*Unit Price*	*Extended Price*
Ordered	*Allocated*	*Remaining*	*UOM* / *Unit Size*	*Disp.*				
100.00	0.00	100.00	EA	1.0	UJ306723A HOFFMAN 3PHASE CABINET 30X67X23 Ship Date: TBD	EA 1.0	1,897.925000	189,792.50
300.00	0.00	300.00	EA	1.0	UJP2MOFF BACK PLATE FOR HOFFMAN CABINET 3 BACKPLATES FOR EACH CABINET Ship Date: 35 STK - TBD	EA 1.0	46.042614	13,812.78
100.00	0.00	100.00	EA	1.0	BG2367301858A00 Fiberglass Sleeve, 23x67x30" Deep 18" x 58" Opening 5 Week lead time	EA 1.0	666.666667	66,666.67

Total Lines: 3

SUB-TOTAL:	270,271.95
TAX:	0.00
AMOUNT DUE:	**270,271.95**
	U.S. Dollars

Effective July 1, 2024, Colorado imposes a retail delivery fee of $0.29 on all deliveries by motor vehicle to a location in Colorado with at least one item of tangible personal property subject to state sales or use tax. The fee will be assessed at the time of shipment and included on your invoice.

wesco

QUOTE

ORDERED BY	QUOTE DATE	QUOTE NO.
	06/02/25	6430280-00
P.O. DATE	P.O. NUMBER	PAGE NO.
06/02/25		1 of 1
SALES REP	TAKEN BY	FREIGHT OUT
WRIS	WDXY	NO

Anixter Inc.
3130 SOUTH 1030 WEST SUITE 2
SALT LAKE CITY, UT 84119
Phone: (801) 288-2831
Fax: 801.288.2837

CUST #: 6001692

BILL TO: LEHI CITY
153 NORTH 100 EAST
LEHI, UT 84043

SHIP TO: LEHI CITY POWER
POWER DEPT WAREHOUSE
560 WEST GLEN CARTER BLVD
LEHI, UT 84043-3670

INSTRUCTIONS	SHIP POINT	VIA	SHIPPED	TERMS
	Anixter - wSlc/3304	Best Way		Net 30

LINE NO.	PRODUCT AND DESCRIPTION	ORDERED	BO	SHIPPED	UM	PRICE		NET AMOUNT
1	APS306723-ACACACA Cabinet Green 3 Phase 30 30X67X23 aluminum SUPPLIER: AMERICAN PADMOUNT SYSTEMS LEAD TIME: 12 WEEKS 30X67X23 aluminum with 4 Code A parking stands and 3 Code C backplate panels (148 lbs)	100		100	each	1403.40425		140340.43
2	FGS326723 Fiberglass Ground Sleeve 32" HIGH 67" Wide 23" De SUPPLIER: AMERICAN PADMOUNT SYSTEMS LEAD TIME: 6-8 WEEKS (STANDARD PACK IS 12)	100		100	each	405.31914		40531.91
2 Lines Total		Qty Shipped Total		200			Total	180872.34
							Invoice Total	180872.34

Last Page

All sales are subject to the Anixter Terms & Conditions of Sale found at www.anixter.com/termsandconditions. Product safety data sheets may be found on the same website. Wesco may charge you storage and transportation fees if you do not take possession or accept delivery of the above products within ninety (90) days or agreed upon time from such products being available for delivery or pick-up.
BY ACCEPTING THIS QUOTE, YOU AGREE THE WESCO TERMS & CONDITIONS PUBLISHED AT WWW.WESCO.COM/TERMSOFSALE ARE EXPRESSLY INCORPORATED INTO AND GOVERN THIS TRANSACTION. Storage & transport fees may apply if delivery isn't accepted w/in 90 days of availability. Price subject to change based on duties, freight, tariffs, or supplier increases.

wesco

QUOTE

ORDERED BY	QUOTE DATE	QUOTE NO.
	06/06/25	6435681-00
P.O. DATE	P.O. NUMBER	PAGE NO.
06/06/25		1 of 1
SALES REP	TAKEN BY	FREIGHT OUT
WRIS	WDXY	NO

Anixter Inc.
3130 SOUTH 1030 WEST SUITE 2
SALT LAKE CITY, UT 84119
Phone: (801) 288-2831
Fax: 801.288.2837

CUST #: 6001692

BILL TO: LEHI CITY
153 NORTH 100 EAST
LEHI, UT 84043

SHIP TO: LEHI CITY POWER
POWER DEPT WAREHOUSE
560 WEST GLEN CARTER BLVD
LEHI, UT 84043-3670

INSTRUCTIONS	SHIP POINT	VIA	SHIPPED	TERMS
	Anixter - wSlc/3304	Best Way		Net 30

LINE NO.	PRODUCT AND DESCRIPTION	ORDERED	BO	SHIPPED	UM	PRICE		NET AMOUNT
1	AM306723263-A PED SECT 3P 25KV 600A 30X60X23 AL MUNS GRN SUPPLIER: DURHAM COMPANY LEAD TIME: 6-8 WEEKS	100		100	EA	1288.63829		128863.83
2	FGS326723 FIBERGLASS GROUND SLEEVE 32" HIGH 67" WIDE 23" DE SUPPLIER: AMERICAN PADMOUNT SYSTEMS LEAD TIME: 6-8 WEEKS (STANDARD PACK IS 12)	100		100	each	405.31914		40531.91
2 Lines Total		Qty Shipped Total		200			Total Invoice Total	169395.74 169395.74

Last Page

All sales are subject to the Anixter Terms & Conditions of Sale found at www.anixter.com/termsandconditions. Product safety data sheets may be found on the same website. Wesco may charge you storage and transportation fees if you do not take possession or accept delivery of the above products within ninety (90) days or agreed upon time from such products being available for delivery or pick-up.
BY ACCEPTING THIS QUOTE, YOU AGREE THE WESCO TERMS & CONDITIONS PUBLISHED AT WWW.WESCO.COM/TERMSOFSALE ARE EXPRESSLY INCORPORATED INTO AND GOVERN THIS TRANSACTION. Storage & transport fees may apply if delivery isn't accepted w/in 90 days of availability. Price subject to change based on duties, freight, tariffs, or supplier increases.

Agenda Item No: 4.3

City Council Agenda Item Report

Meeting Date: July 8, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Re-Approve the Hadco-Pacific Annexation, Ordinance #41-2025.

Suggested Action:

Attachments:

Ord 41-2025.docx

ORDINANCE NO: 41-2025

AN ORDINANCE RE-APPROVING THE HADCO-PACIFIC ANNEXATION

WHEREAS, the City Council previously adopted Ordinance #40-2024, approving the Hadco-Pacific Annexation on July 9, 2024; and

WHEREAS, pursuant to Utah Code § 10-2-813, a municipality is required to file the annexation ordinance and related documents with the Office of the Lieutenant Governor within 60 days after the annexation action is approved; and

WHEREAS, the original ordinance was not filed within the statutory time frame as required; and

WHEREAS, to ensure compliance with state law and to effectuate the annexation in accordance with the required procedures, the City Council finds it necessary to reapprove the annexation ordinance;

WHEREAS, the Lehi City Council conducted a public hearing on the 9th day of July 2024, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

NOW, THEREFORE, IT IS ORDAINED by the City Council of Lehi City, Utah, as follows:

Section 1. The Lehi City Council finds that the proposed Hadco-Pacific Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the LI zoning designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 8th day of July 2025.

ATTEST

_____ _____

MARK JOHNSON, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

Hadco-Pacific Annexation Legal Description

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 6, Township 5 South, Range 1 West, Salt Lake Base and Meridian described as follows:

Beginning at a northeasterly corner the current Lehi City boundary described in that Native Plants Addition Annexation Plat to Lehi City recorded November 22, 1983 as Entry No. 35415, having Map No. 2934 in the Office of the Utah County Recorder, which is 1571.81 feet N. 00°04'38" W. along the Section line and 1327.56 feet West from the Southeast Corner of said Section 6; thence along said current Lehi City boundary the following two (2) courses: 1) S. 89°49'22" W. 663.55 feet (R=S89°48'56" W 650.58); 2) N. 00°06'00" W. (R=N 00°06'26" W) 1067.52 feet to the Quarter Section line and a current Lehi City boundary described in that H. Keith Bushman Annexation to Lehi City recorded February 28, 1996 as Entry No. 15874, having Map No. 6477 in the Office of said Recorder; thence N. 89°47'46" E. (R=N89°47'20"E) 1322.65 feet along said lines to a current Lehi City boundary described in that Sunderland Annexation Plat recorded June 8, 1979 as Entry No. 22209, having Map No. 2392 in the Office of said Recorder; thence along said current Lehi City boundary the following three (3) courses: 1) S. 00°00'42" W. (R=South) 575.13 feet; 2) S. 89°59'54" W. (R=West) 655.54 feet; 3) S. 00°10'56" W. (R=South) 495.02 feet to the **Point of Beginning**.

The above-described parcel of land contains 24.95 acres, more or less.

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: July 8, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2025-48 approving an Interlocal Cooperation Agreement with American Fork City for the extension of the Pony Express Parkway (1900 S).

Suggested Action:

Attachments:

Res 2025-48.docx

Lehi - A.F. Interlocal - Pony Express Parkway.docx

Pony Express Parkway Extension - Lehi to AF (Participation map).pdf

LEHI CITY

RESOLUTION NO. 2025-48

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN LEHI CITY AND AMERICAN FORK CITY FOR THE EXTENSION OF THE PONY EXPRESS PARKWAY (1900 SOUTH)

WHEREAS, the Utah Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated (1953), as amended, permits local governmental units including cities, counties and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens;

WHEREAS, pursuant to the Interlocal Act the parties desire to work together through joint and cooperative action that will benefit the residents of Lehi City;

WHEREAS, both Lehi City and American Fork City desire to facilitate the widening of Pony Express Parkway (1900 South) from Center Street in Lehi to approximately 700 West in American Fork;

WHEREAS, on July 8, 2025, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Interlocal Cooperation Agreement with American Fork City; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Interlocal Cooperation Agreement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 8th day of July, 2025.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit “A”

INTERLOCAL COOPERATION AGREEMENT BETWEEN LEHI CITY AND AMERICAN FORK CITY RELATED TO THE PONY EXPRESS PARKWAY EXTENSION, LEHI TO AF PROJECT

THIS IS AN INTERLOCAL COOPERATION AGREEMENT "Agreement" made and entered into the _____ day of _____, 2025 by and between **Lehi City**, a political subdivision of the State of Utah, hereinafter referred to as **"Lehi"** and the **American Fork City**, a political subdivision of the State of Utah, hereinafter referred to as **"AF," jointly referred to as "the Parties**" and individually as a "Party."

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act ("Act"), Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, pursuant to the Act, the parties desire to work together through joint and cooperative action that will benefit the residents of **Lehi** and **AF**; and

WHEREAS, the parties to this Agreement are public agencies as defined in the Act;

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

This Agreement shall become effective and shall enter into force, within the meaning of the Act, upon the submission of this Agreement to, and the approval and execution thereof by Resolution of the governing bodies of each of the parties to this Agreement. The term of this Agreement shall be from the effective date hereof until terminated, but is no longer than 10 years from the date of this Agreement. This Agreement shall not become effective until it has been reviewed and approved as to form and compatibility by the attorneys for each of the parties to this Agreement. This Agreement shall be filed with the person who keeps the records of each of the parties hereto.

Section 2. PURPOSES

This Agreement has been established and entered into between **Lehi** and **AF** for the construction of a roadway and bridge widening project known as the Pony Express Parkway Extension, Lehi to AF project which consists of:

- Roadway extension of Pony Express Parkway (Lehi 1900 South) from Center Street in Lehi to approximately 700 West in American Fork. This roadway extension is expected to include one vehicular travel lane in each direction with some widening at each major intersection to accommodate turning movements.

Section 3. ADMINISTRATION OF AGREEMENT

The parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Interlocal Cooperation Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The parties agree to keep all books and records related to the Pony Express Parkway Extension, Lehi to AF project for the period of time required by the Utah Division of Archives and Record Service following the completion of said project and further agree that said books and records shall be open for examination by the parties' hereto at all reasonable times.

Section 4. PARTIES RESPONSIBILITIES

Lehi and AF hereby agree that the following enumerates the anticipated responsibilities both parties shall incur during the administration of the Pony Express Parkway Extension, Lehi to AF project. Unless otherwise noted, the following items shall be completed in a collaborative manner with neither party being solely responsible.

1. **Project Scope:** Project includes the roadway extension of Pony Express Parkway (Lehi 1900 South) from Center Street Lehi to approximately 700 West in American Fork. This roadway extension is expected to include the purchase of 105' of right-of-way for five lanes (two vehicular lanes in each direction with a center turn lane), but anticipates only one vehicular travel lane in each direction with some widening at each major intersection to accommodate turning movements. Project may also include some roadway construction/widening of 700 West in American Fork from the Pony Express Parkway alignment northward towards 200 South to allow for a minimum of one lane of travel in each direction, north and south.

2. **Project Initiation:** Lehi and AF intend to hire a project engineer from the prequalified UDOT pool, who will be responsible to prepare conceptual right-of-way, design plan and environment plans for review and approval. These conceptual plans will be prepared based upon the evaluation of the project scope presented as part of the Project Prioritization Concept Report submitted to the Metropolitan Planning Organization (MPO) as part of the project funding, along with design-related guidance provided by Lehi and AF, Utah County, and the MPO.

3. **Project Development:** Based upon the conceptual design and environmental plans prepared during the Project Initiation phase, Lehi and AF and the designated project engineer will design, prepare the necessary ROW plans, bid out and manage the construction of the project.

4. **Design**: The design and construction standards for the Pony Express Parkway Extension, Lehi to AF project will be split into two sections. Improvements constructed west of the Lehi/AF city boundary will need to meet or exceed the current Lehi City Design Standards and Public Improvement Specifications, whereas improvements constructed east of Lehi/AF city boundary will need to meet or exceed the current American Fork City Standards and Specifications.
5. **Permits**: Lehi and AF (in conjunction with the designated project engineer) will acquire the appropriate clearances and permits through the design process (Endangered Species Act, Clean Water Act, Division of Forestry Fire and State Lands, etc.), as required.

6. **ROW Acquisition:** Lehi and AF intend to hire a ROW agent who will be responsible to acquire all necessary ROW in adherence to their established ROW acquisition process. ROW acquisition west Lehi/AF city boundary shall be the responsibility of Lehi, whereas ROW acquisition east of the Lehi/AF city boundary shall be the responsibility of AF. Parties may choose to hire the same ROW agent for both municipalities or may choose to hire separate ROW agents for their respective Cities.

7. **Procurement:** Advertising of the project will follow Lehi's established procurement policies. All construction bids will include a 10% construction contingency. Lehi will provide a copy of the notice of award to the AF/MPO/County.

8. **Construction Process**: Lehi and AF intend to hire a Construction Manager/Engineer who will be responsible for daily inspections as well as managing the construction of the project and the contractor. Supervision of the construction Manager/Engineer within Lehi City shall be the primary responsibility of Lehi while supervision within the American Fork city boundaries shall be the primary responsibility of AF. Parties agree to notify each other during construction of any changes that affect the scope or cost of the project.

9. **Project Completion:** Lehi and AF will collaborate together on the final inspection of the completed project.

10. **Responsibility of Payment for Direct Costs and Reimbursement to Local Jurisdiction for Approved Project Costs:** Both Lehi and AF acknowledge that the Pony Express Parkway Extension, Lehi to AF Project has been recommended by the Mountainland Metropolitan Planning Organization Regional Planning Committee to be funded at an amount not to exceed $12,683,700.00. Parties agree that Lehi shall enter into an agreement with Utah County/MPO and be responsible for payment of invoices and for requesting reimbursement for said payments from MPO/County. Parties also agree to pay a 6.77% match of the Total Project Cost, which is expected to be $858,686.50. The portion of this match paid by Lehi and AF is based upon the percentage of Project Costs incurred with their City Boundaries. Based upon the percentage of roadway located within each City, it has been determined that Lehi will pay 50% of these match costs and AF will pay 50% of these match costs. Based upon this 50/50 percentage, the expected match cost paid by Lehi and AF is $429,344.00. Additionally, the following applies to the direct costs and associated reimbursements:

a. Soft match being used as each City's required match for this project will be submitted to the Program Manager as it comes available, and may include the following items:

i. Property or Public Utility Easements (PUE's) dedicated to either Lehi or AF cities within the project corridor after September 01, 2022
ii. Pavement improvements constructed within the project corridor after September 01, 2022
iii. Property Acquisition / Preliminary Engineering / Surveying / Environmental / design costs related to the Approved Project that are expended after September 01, 2022

b. Lehi will invoice AF for AF match costs, after which Lehi will deduct Lehi and AF match costs from invoices sent to MPO/County.

c. Project cost over-runs or city-requested project betterments west of the Lehi/AF boundary shall be the sole responsibility of Lehi.

d. Project cost over-runs or city-requested project betterments east of the Lehi/AF boundary shall be the sole responsibility of AF.

e. Invoices from cost overruns or city-requested project betterments that are the responsibility of Lehi shall be paid directly by Lehi. Invoices from cost overruns or city-requested project betterments that are the responsibility of AF shall first be paid from the AF to Lehi with Lehi making payment to MPO/County for the invoice.

f. Any surplus MPO/County funds remaining after the completion of the project will be returned to the fund balance to be reallocated to other projects selected through the MPO project selection process. Any other surplus funds shall be returned to Lehi and AF with funds being returned to the jurisdiction from which they originated. Funds whose origin cannot be identified shall be split equally among Lehi and AF.

11. **Ownership and Maintenance of Highway**: Lehi and AF shall own and be responsible for maintenance, repair and replacement of the completed project within their respective jurisdictions.

12. **Inspection:** Parties, and their assignees and designees reserve the right to enter upon the Roadway, Bridge and/or Trail improvements to inspect the same to verify compliance with this Agreement.

Section 5. METHOD OF TERMINATION

This Agreement will automatically terminate at the end of its term herein, pursuant to the provisions of paragraph one (1) of this Agreement. Prior to the automatic termination at the end of the term of this Agreement, any party to this Agreement may terminate the Agreement sixty (60) days after providing written notice of termination to the other patties. The Parties of this Agreement agree to bring current, prior to termination, any financial obligation contained herein.

Section 6. INDEMNIFICATION

The Parties and the County are governmental entities and subject to the Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101, et seq. ("GIAU"). Subject to the provisions of the GIAU, the Parties and County agree to indemnify and hold harmless the other Party, its agents, officers and employees from and against any and all actions, claims, lawsuits, proceedings, liability, damages, losses and expenses (including attorney's fees and costs) arising out of or resulting from the performance of this Agreement to the extent the same are caused by any negligent or wrongful act or omission of that party, its officers, agents or employees. Nothing in this

Agreement shall be deemed a waiver of any rights, statutory limitations on liability, or defenses applicable to either Party or the County under the GIAU.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT

Executed copies of this Agreement shall be placed on file in the office of the official keeper of records of Parties and shall remain on file for public inspection during the term of this Agreement.

Section 8. ADOPTION REQUIREMENTS

This Agreement shall be (a) approved by Resolution of the governing body of each of the Parties, (b) executed by a duly authorized official of each of the Parties (c) submitted to and approved by an authorized attorney of each of the Parties, as required by Section 11-13-202.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each Party.

Section 9. AMENDMENTS.

This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by Resolution of the governing body of each of the Parties;

(b) executed by a duly authorized official of each of the Parties;

(c) submitted to and approved by an authorized attorney of each of the Parties, as required by Section 11-13-205.5, Utah Code Annotated, 1953 as amended; and

(d) filed in the official records of each Party.

Section 10. SEVERABILITY

If any term or provision of the Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

Section 11. NO PRESUMPTION

Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against the Party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that each of the Parties have participated in the preparation hereof.

Section 12. HEADINGS

Headings herein are for convenience of reference only and shall not be considered any interpretation of the Agreement.

Section 13. BINDING AGREEMENT

This Agreement shall be binding upon the heirs, successors, administrators, and assigns of each of the Parties hereto.

Section 14. NOTICES

All notices, demands and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been properly given if delivered by hand or by certified mail, return receipt requested, postage paid, to the Parties at their addresses first above written, or at such other addresses as may be designated by notice given hereunder.

Section 15. ASSIGNMENT

The Parties to this Agreement shall not assign this Agreement, or any part hereof, without the prior written consent of all other Party to this Agreement. No assignment shall relieve the original Parties from any liability hereunder.

Section 16. GOVERNING LAW

All questions with respect to the construction of this Agreement, and the rights and liability of the Parties hereto, shall be governed by the laws of the State of Utah.

ATTEST: **LEHI CITY**

By:_____ _____

City Recorder City Manager

Approved as to Form:_____

City Attorney

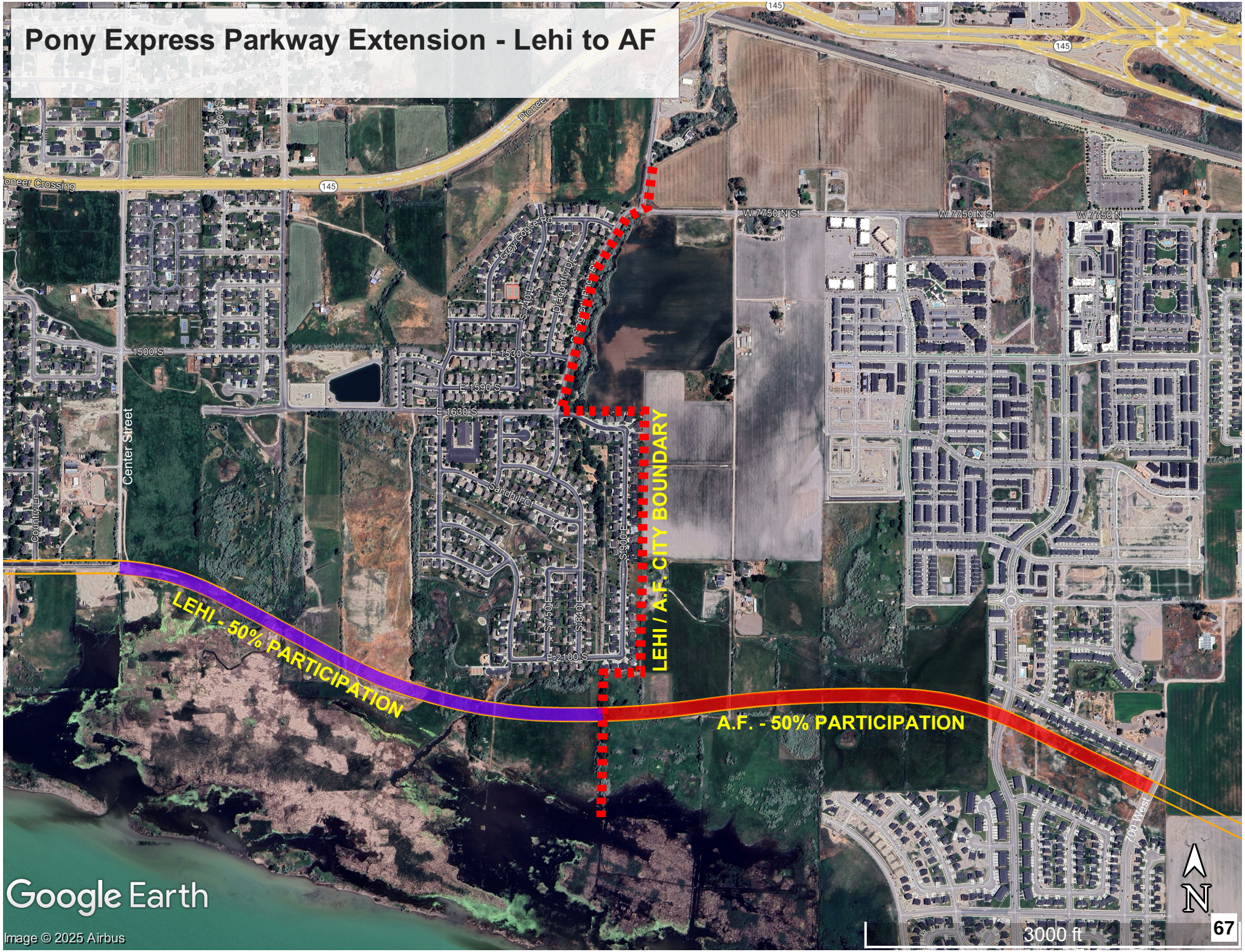
ATTEST: **AMERICAN FORK CITY**

By:_____ _____

City Recorder City Manager

Approved as to Form:_____

City Attorney


Pony Express Parkway Extension - Lehi to AF
LEHI - 50% PARTICIPATION
LEHI / A.F. CITY BOUNDARY
A.F. - 50% PARTICIPATION
Pioneer Crossing
145
W 7750 N St
W 7750 N
1500 S
Center Street
E 1530 S
E 1590 S
E 1630 S
E 2100 S
S 740 E
S 750 E
S 840 E
S 900 E
Grey Goose Rd
Diagonal Dr
Sandhill Cir
700 West
Google Earth
Image © 2025 Airbus
3000 ft
N
67

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: July 8, 2025
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #42-2025 approval of the Traverse Mountain Area Plan Amendment allowing the manufacturing, processing, or packing of food and beverage products as a permitted use.

Suggested Action:

Attachments:

CC Staff Report Traverse Mountain Area Plan Amendment 07.08.25.docx

Strap Tank Traverse Mountain Area Plan Amendment DRC 06.04.25.docx

Ord 42-2025.docx

Strap Tank Traverse Mountain Area Plan Amendment.pdf

STRAP TANK TRAVERSE MOUNTAIN AREA PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Strap Tank
Meeting Date	July 12, 2025
Requested Action/Purpose	Approval of an amendment to the Traverse Mountain Area Plan
Decision Type	Legislative
Existing Zoning	Planned Community
Date of DRC Review	June 4, 2025
Date of Planning Commission Review	June 12, 2025
Assigned Planner	Brittney Harris

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 15.010. Intent.
The intent of this Chapter is to provide for the efficient and orderly implementation of the Lehi City General Plan by allowing for the formulation of Area and Land Use Plans and providing a development review process for multi-phased development proposals to prevent the waste of public and private resources. This Chapter provides a framework for the processing of preliminary and final subdivision plats, and preliminary and final site plans pursuant to this Code and allows the City to make necessary refinements to the General Plan Land Use Map.

REPORT ANALYSIS

The applicant requests approval of a proposed amendment to the Traverse Mountain Area Plan allowing as a permitted use the "manufacture, processing, or packaging of food and beverage products" in the Highway Commercial Planning District. The Area Plan currently does not allow it at all.

The one DRC comment was to consider it as a conditional use instead of permitted. The description in the Area Plan already includes a lot of requirements.

> Manufacture, processing or packaging of food and beverage products, personal hygiene products and cosmetics, drugs and pharmaceuticals and which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials process, product, or waste and where all activities are conducted within a completely enclosed building and where all equipment, compressors, and other ancillary equipment is enclosed.

The applicant has expressed they do not have any concerns if the proposal was changed to a conditional use instead of permitted. The City Council may want to consider if there are any additional concerns or conditions that the Planning Commission could impose beyond those required by the use description. The use description already requires a lot of limitations in the scope of the manufacturing, processing and packaging of food and beverage products.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed Traverse Mountain Area Plan Amendment. Any motion should include findings. Possible findings include:

1. The proposed use in the area plan already contains a list of requirements that provides sufficient protections for surrounding uses.
2. The proposed use will have too many impacts on surrounding properties and will continue to not be allowed.
3. The proposed use should be a conditional use to allow additional review and conditions based on specific business locations.
4. The proposed area plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
5. The proposed area plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
6. The proposed area plan amendment will/will not have a substantial adverse effect on surrounding property.
7. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Traverse Mountain Area Plan on June 12, 2025. The minutes and motion from that meeting follow.

3.5) Public hearing and consideration of Strap Tank's request for the Traverse Mountain Area Plan Amendment allowing the manufacturing, processing, or packing of food and beverage products as a permitted use.

Katie Bussell presented the item. The amendment would allow Strap Tank to bottle their products on site. DRC suggested a conditional use rather than a permitted use.

The applicant, Michael Webson was present. Currently their products are on tap and kegged, but they would like to expand the location into a bottling facility as well.

Commissioner Kunze asked if the process is done at other Strap Tank locations. It takes place at both other locations. There have been no complaints about noxious and offensive odors at those locations as far as Webson knows.

Commissioner Jackson asked where the product is being sold. Currently it is only sold in restaurant locations, but they are interested in branching out to other retailers. Commissioner Eyre clarified that the manufacturing of the product is already happening. Kim Struthers confirmed and explained that the applicant is asking for packaging and distribution.

Commissioner Everett asked if there would need to be any expansions. The building was constructed with this purpose in mind, and the canning line is already in place, as the applicant wasn't aware it wasn't allowed under the area plan.

Commissioner Jackson opened and closed public comment.

Commissioner Eyre asked staff why the Commission was deciding on a permitted use rather than a conditional use. The DRC recommends a conditional use. Craig Chambers and Kim Struthers assured the council that they could change what kind of use is being approved. Commissioner Lockhart asked if an amendment is the appropriate way to make the change. She shared worries about allowing all businesses in the area the opportunity to manufacture. She asked if there was another way to get this use or to make it exclusive to Strap Tank. Struthers explained that the only other way would be a development agreement. He mentioned that he doesn't see other businesses in the area starting to manufacture any time soon. Commissioner Lockhart clarified that she's worried about domino effects.

Commissioner Eyre asked if manufacturing would be permitted in a different area plan. It would be a conditional use in a heavy commercial zone or not permitted.

Commissioner Jackson mentioned that the language felt very restrictive. He and Commissioner Lockhart discussed the potential of creating a conditional use that allows the City Council to have a say. There is unfortunately not a legal way of doing that. Commissioner Eyre mentioned that he liked the wording used for light manufacturing and asked why similar language wasn't used in the proposed amendment. Struthers suggested the Commission deny the amendment but recommend approval with specific verbiage.

The Commission agreed that they are collectively more comfortable with a conditional use rather than adjusting the area plan. Chambers explained that the Commission can deny certain aspects, but approve others, which would allow the item to move forward.

> **Motion:** Commissioner Eyre moved to deny the verbiage as presented but offer a positive recommendation to the Lehi City Council if they omit food, and strictly only allow beverage packaging and if it is changed to a conditional use process. Commissioner Lockhart seconded.

The Commission discussed whether food should be removed from allowed manufacturing items. Commissioner Everett clarified what the motion was and argued that food doesn't need to be removed if it is changed to a conditional use. Commissioner Eyre argued that a conditional use is essentially a permitted use. The Commission workshopped the motion. Commissioner Lockhart withdrew her second.

> **Amended Motion:** Commissioner Eyre moved to deny the verbiage as presented but offer a positive recommendation to the Lehi City Council if it is changed to a conditional use process. He included all DRC comments. Commissioner Everett seconded.
>
> **Vote:** Commissioner Lockhart, no. Commissioner Everett, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed, four in favor, one against.

Strap Tank Traverse Mountain Area Plan Amendment
DRC Redline Comments

Strap Tank- requests review of an amendment to the Traverse Mountain Area Plan allowing the Manufacturing, processing, or packing of food and beverage products as a permitted use.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present:
Date of Plans Reviewed: 05/14/25
Time Start: 2:49pm
Time End: 2:52pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
1. Seems that this would be better to be a conditional use, rather than permitted.

Luke – Traffic: No comments
Kim – Planning: No comments

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON JUNE 12th

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.

ORDINANCE NO: 42-2025

AN ORDINANCE APPROVING AN AMENDMENT TO THE TRAVERSE MOUNTAIN AREA PLAN ADDING MANUFACUTRE, PROCESSING, OR PACKAGING OF FOOD AND BEVERAGE PRODUCTS AS AN ALLOWED USE

WHEREAS, the applicant has requested to amend the Travere Mountain Area Plan to add two add the manufacture, processing, or packaging of food and beverage products as a permitted use in the Highway Commercial Land Use Area; and

WHEREAS, the Lehi City Council, acting pursuant to its authority and Utah Code, and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the proposals for the Traverse Mountain Area Plan Amendment; all as set forth in that certain area plan designated as the Traverse Mountain Area Plan, a copy of which has been filed with the office of the Lehi City Planning Division;

WHEREAS, following a public hearing on June 12, 2025, the Lehi City Planning Commission reviewed the proposed Area Plan Amendment and forwarded a positive recommendation that the City Council adopt the proposed request; and

WHEREAS, on July 8, 2025, the City Council held a duly noticed meeting to ascertain the facts regarding this matter, which facts and comments are found in the public record and which include the staff report, minutes from the Planning Commission meeting of June 12, 2025, and the recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for an Area Plan Amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

SECTION 1. The amended Area Plan together with all the attached exhibits, maps and supporting documents designated as the “Strap Tank Traverse Mountain Area Plan Amendment” dated July 8, 2025 copies of which are on file with the Planning Division of the Community Development Department, is hereby adopted as part of the Traverse Mountain Area Plan.

SECTION 2. Unless specifically modified by the Skye Area Plan, the owner of the Subject Property or its assigned agents will be required to comply with all applicable requirements of Lehi City necessary for approval of the Project, including payment of fees and compliance with applicable ordinances, regulations, policies and procedures of Lehi City including but not limited

to, the Lehi City Municipal Code, the Lehi City Development Code, and the Lehi City Design Standards and Public Improvements Specifications.

SECTION 3. The action of the City undertaken hereby is administrative in nature, falling within the general purpose and policy of the General Plan and zoning ordinances, and pursuant to the provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by ordinance and agreement.

SECTION 4. If a provision of this Ordinance 42 -2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

SECTION 5. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

SECTION 6. This Ordinance adopting the Area Plan shall be effective immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 8th day of July 2025.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

May 14, 2025

ATTN: Lehi City

Strap Tank Restaurant and Brewery

Application for Area Plan Amendment – Traverse Mountain

We are asking for an amendment to allow the manufacture, processing, or packaging of food and beverage products at our Traverse Mountain location.

The result of this request would change the Traverse Mountain Table of Uses in the Highway Commercial Planning District from N = Not Allowed, to P = Permitted Use.

We want to can and bottle the beverages we make and sell in our restaurant so we can transport them to other locations. No altercations to the building would be necessary other than the addition of the canning equipment to the interior of the brewery.

Please let me know if you have any questions.

Sincerely,

Michael Leifson

Salsibury Developers

801.372.4700

Traverse Mountain

Table of Uses

HIGHWAY COMMERCIAL PLANNING DISTRICT

	Traverse Mountain Area Plan
P = Permitted Use, C = Conditional Use, N = Not Allowed	
Residential Uses	
Bed and Breakfast Inn	P
Dwelling unit for caretaker/security guard (must be within primary structure and not as an accessory unit)	C
Juvenile Group Home [See Sec. 12-180]	N
Rehabilitation and Treatment Facilities [See Section 12-190]	N
Modular Home	N
Mixed-use residential and commercial uses which may include residential built above commercial. This is only a Permitted Use in the 27.3 acre parcel east of Morning Glory Road.	P
Nursing Home	C
Residential Facilities for Elderly Persons [See Sec. 12-170]	C
Residential Facilities for Persons with Disabilities [Sec. 12-160]	C
Retirement Home/Retirement Center	C
Single-Family Dwelling	N
Public/Civic Uses	
Church (places of worship)	P
Cultural and artistic uses, such as museums, galleries, performing arts studios	P
Golf Courses, Country Clubs, and Putting Greens	P
Parks, playgrounds, Open space, trails and greenways	P
Public/Civic Buildings	P
Schools	C
Sporting Facilities, Areas, Municipal	P
Sporting Facilities, Areas, Non-Municipal	C
Sports Fields	P
Communication & Utilities	
Communication facilities and towers [See sec. 12-150]	C
Electrical substations, transmission lines, Municipal	P
Electrical substations, transmission lines, Non-Municipal	C
Oil & gas transmission lines	C
Public Utility Buildings, lines, structures and rights of way, Municipal	P
Public Utility Buildings, lines, structures and rights of way, Non- Municipal	P
Commercial/Nonresidential Uses	
Accessory buildings and uses incidental to an authorized use	P
Adult day care	C
Athletic Instruction, including dance, gymnastics, and martial arts	C
Automobile sales/rental sites less than 1 acre	N
Automobile sales/rental sites 1 acre or larger	C
Automobile service and repair	C
Building maintenance services	C
Building materials supply store with no outside storage	P
Building materials supply store with outside storage	C
Campground	N
Car wash	P
Check Cashing, Title Loans & Other Credit Services	C
Commercial Laundries, Linen Service, Diaper Service	C
Commercial Parking Lot/Structure	C
Commercial Recreational Facility	P

Traverse Mountain

Table of Uses

HIGHWAY COMMERCIAL PLANNING DISTRICT

	Traverse Mountain Area Plan
Conference Center, Convention Center	P
Convenience store, with or without gasoline sales	P
Child day-care (in home)	N
Child day-care (commercial)	P
Construction sales and service	C
Construction service	C
Equipment sales and rental	C
Financial Institutions and Services	P
Financial Institutions and Services with drive through facilities	P
Funeral Home	P
Furniture Repair	C
Hardware Store with no outside storage	P
Hardware Store with outside storage	C
Health Care Facility	P
Health Club	P
Heliport	C
Hotels and Motels	P
Hospital (small animal)	C
Junk Yards and Salvage Yards	N
Laboratory, medical, dental, optical	P
Launderette, Laundromat	P
Liquor Store/Bar/Private club	C
Manufactured home sales and service	N
Medical Research Facility	P
Medical and Dental Clinics	P
Model Home [See Sec. 09.070]	P
Moving and storage facilities	N
Offices, professional	P
Offices/Warehouse	C
Outdoor sales, display and storage (excluding junk yards and salvage yards)	C
Outdoor storage of materials, products and equipment incidental to an allowed use	C
Pawn Shops	C
Personal services	P
Personal services including a body art facility (see Definitions Chapter 36)	C
Photofinishing lab	P
Plant nursery with outside display	C
Portable Storage Container [see Sec. 12.140-D]	N
Portable Storage Container Sales [see Sec. 12.140-D]	N
Public Dance Hall	C
Race tracks for go-carts ATV and motocross or other motorized sports recreational facilities (includes private or commercial)	N
Recreations vehicle sales and services	N
Regional Commercial/Retail Sales (minimum 20 acre site)	P
Neighborhood commercial/Retail Sales including general retail and pharmacies (maximum 5,000 square foot bld. Footprint or as approved by Planning Commission	P
Restaurant	P
Restaurant, fast food with drive up window(s)	P
Research and development facilities	P

Traverse Mountain

Table of Uses

HIGHWAY COMMERCIAL PLANNING DISTRICT

	Traverse Mountain Area Plan
Retail facilities and services accessory to a principal use	P
Retail facilities and services with drive-up window(s)	P
Retail sales, general and goods establishments including general retail, department store, grocery store, drug store, variety store	P
Schools - Vocational and Technical	P
Service station	P
Storage-Mini (Storage units) [See Sec. 12.140A]	C
Body Art Facility	N
Temporary construction buildings & yards (12 months maximum)	P
Temporary sales office (12 months maximum)	P
Theater	P
Veterinary office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	C
Manufacturing	
Brick manufacture	N
Building materials storage and wholesaling	N
Cabinet and woodworking shop	C
Commercial storage or distribution (excluding junkyards and salvage yards)	N
Concrete block manufacture	N
Concrete manufacture	N
Contractor's storage yard	N
Food Processing including the slaughtering, processing and packaging of livestock (excluding feed lots, outdoor corrals or pens for the keeping of livestock, and animal rendering)	N
Gasoline and oil storage (wholesale)	N
Heavy industrial assembly	N
Light manufacturing and assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste, and which: a Do not process animal, vegetable or fish products or the rendering and refining of fats and oils; b. Encloses all equipment, compressors, generators and other ancillary equipment within a building or structure.	C
Lumberyard	N
Manufacture, processing or packaging of food and beverage products, personal hygiene products and cosmetics, drugs and pharmaceuticals and which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials process, product, or waste and where all activities are conducted within a completely enclosed building and where all equipment, compressors, and other ancillary equipment is enclosed.	P
Printing and publishing facilities	P
Repair shop, with no outside storage	P
Recycling center	N
Recycling collection station	C
Rock, sand and gravel storage and distribution	N
Rock, sand and gravel and topsoil commercial screening and sales	N
Rock crushers, screening, and blasting	C
Truck and large equipment sales and rental	N
Tradesmen shops with no outside storage	P
Truck and large equipment repair	N

Traverse Mountain

Table of Uses

HIGHWAY COMMERCIAL PLANNING DISTRICT

	Traverse Mountain Area Plan
Truck freight terminal	N
Warehousing and wholesale distribution with outside storage	N
Warehousing and wholesale distribution without outside storage	C
Welding shop	N
Resource Production	
Agriculture (horticulture	P

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: July 8, 2025
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #43-2025 approval of the Morgan Zone Change located at 105 South 1100 West, changing the zoning on 1.13 acres from RA-1 (residential/agriculture) to R-2 (medium density residential).

Suggested Action:

Attachments:

CC Staff Report Morgan Lane Zone Change 07.08.25.docx

Morgan Lane Zone Change DRC 05.28.25.docx

Ord 43-2025.docx

Morgan Lane Zone Change narrative.pdf

Morgan Lane Zone Change exhibit.pdf

Morgan aerial.pdf

Morgan GP.pdf

Morgan Zoning.pdf

MORGAN LANE ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Grow Development		
Meeting Date	July 8, 2025		
Requested Action/Purpose	Approval of a proposed zone change		
Location	105 South 1100 West		
Project Area	1.13 acres		
Existing Zoning	RA-1		
Proposed Zoning	R-2		
Existing General Plan Land Use Designation	MDR		
Adjacent Zoning and Land Use	*North*	RA-1	Single family residential
	South	R-1-Flex	Hunting Farms Subdivision
	East	A-1	Single family residential
	West	RA-1	Single family residential
Date of DRC Review	May 28, 2025		
Date of Planning Commission Review	June 12, 2025		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

PROPERTY HISTORY

July 26, 1997 Property came into the City as part of the Roger Morgan Addition

REPORT ANALYSIS

The applicant requests approval for a zone change from RA-1 to R-2 for a portion of the property located at 105 South 1100 West. This zone change on 1.13 acres of property provides the potential to create additional residential lots with a future subdivision application.

The proposed R-2 zoning aligns with the Medium Density Residential designation in the General Plan.

The Development Review Committee (DRC) reviewed the proposed zone change and raised one comment regarding water dedication. Water dedication will be required before the zone change can be officially recorded. The other DRC comment pertained to the PUE at the time of subdivision.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed zone change. Any motion should include findings. Possible findings include:

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.
4. The proposed zone change is consistent with the General Plan Designation of Medium Density Residential (MDR).

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on June 12, 2025. The minutes and motion from this meeting are as follows:

3.3) Public hearing and recommendation of Grow Development's request for review of the Morgan Zone Change located at 105 South 1100 West, changing the zoning on 1.13 acres from RA-1 (residential/agriculture) to R-2 (medium density residential).

Katie Bussell presented the item. The change would allow for additional lots to be created in a potential subdivision.

The applicant, Boyd Brown, was present, but had no additional comment.

Commissioner Jackson opened public comment.

There was one online comment from Jon M. He is in favor of the zone change but is worried about W125 S being able to support additional traffic as there are already safety issues. He requests the city ask for additional infrastructure as part of the development deal.

Commissioner Jackson closed public comment.

Boyd Brown came to the stand to address the online comment. He confirmed that the road will be improved to city standards when they get to site plan portion of development.

Commissioner Everett expressed gratitude for the well-researched online comment.

Motion: Commissioner Eyre moved to give a positive recommendation to the Lehi City Council with he findings that the proposed zone change is consistent with the general plan designation of medium density residential, that it is consistent with the goals and policies of the general plan, that the proposed zone change is consistent and compatible with the general plan land uses of nearby and adjoining properties, and that the property is suitable for the uses that have been requested along with the existing uses identified by the general plan. He included all DRC comments and the findings that the concern with the road width will be addressed when the area is developed.

Vote: Commissioner Lockhart, yes. Commissioner Everett, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

Morgan Lane Zone Change
DRC Redline Comments

Grow Development- requests review of the Morgan Zone change located at 105 South 1100 West, changing the zoning on 1.13 acres from RA-1 to R-2.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Brooke Moore
Date of Plans Reviewed: 05/15/25
Time Start: 1:04 pm
Time End: 1:12 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Will require PUE along this frontage at the time of subdivision.

Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:
2. Water rights dedication will be required as a condition of the zone change being finalized and the ordinance recorded. For the R-2 Zone, a total of 4.6 acre feet per acre is required. When the current RA-1 Zone was established, 3.69 acre feet per acre was already dedicated, so the only additional water required would be .91 acre feet per acre of culinary water.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 12, 2025.

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.

ORDINANCE NO: 43-2025

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 105 SOUTH 1100 WEST

WHEREAS, Grow Development, applicant for portion of property located at 105 South 1100 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-2; and

WHEREAS, following a public hearing on June 12, 2025, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on July 8, 2025, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of June 12, 2025; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-2.

PART II:

A. If a provision of this Ordinance 43 -2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 8th day of July 2025.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

MORGAN LANE ZONE CHANGE

LEGAL DESCRIPTION

PROPERTY TO BE PURCHASED:

BEGINNING AT A POINT WHICH IS ON THE NORTHERLY ROW LINE OF 125 SOUTH STREET, SAID POINT BEING NORTH 0°11'43" WEST, 709.23 FEET ALONG THE SECTION LINE AND SOUTH 89°46'43" EAST, 778.53 EAST, MORE OR LESS, FROM THE CALCULATED WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. AND RUNNING, THENCE NORTH 0°11'43" WEST, 164.40 FEET; THENCE SOUTH 89°46'43" EAST, 300.00 FEET; THENCE SOUTH 0°11'43" EAST, 164.40 FEET, TO THE SAID NORTHERLY ROW OF 125 SOUTH STREET; THENCE ALONG SAID NORTHERLY ROW LINE, NORTH 89°46'43" WEST, 300.00 FEET, THE POINT OF THE BEGINNING.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST

49,319 S.F. OR 1.1322 ACRES.

Subject: Zoning Map Amendment Application Description

Rezoning Request for Parcel 13:018:0012

Morgan Lane - 105 S 1100 W Lehi

Dear Lehi City,

I am writing to express our intent to rezone approximately 1.13 acres of parcel 13:018:0012 to facilitate the development of four single-family residential lots fronting 125 South. Each lot would be 75 feet wide and 13,000 +/- square feet in size.

To move forward with this plan, we are formally requesting a rezoning of the property to R-2. This proposed zoning change aligns with the goals and policies outlined in the General Plan and is consistent with surrounding land uses. Notably, this zoning was already approved in 2022 to R-2 on this parcel but since then has expired.

This project would contribute to the availability of larger single-family homes in the area and support broader efforts to address Utah's housing shortage.

We appreciate your consideration and look forward to your feedback.

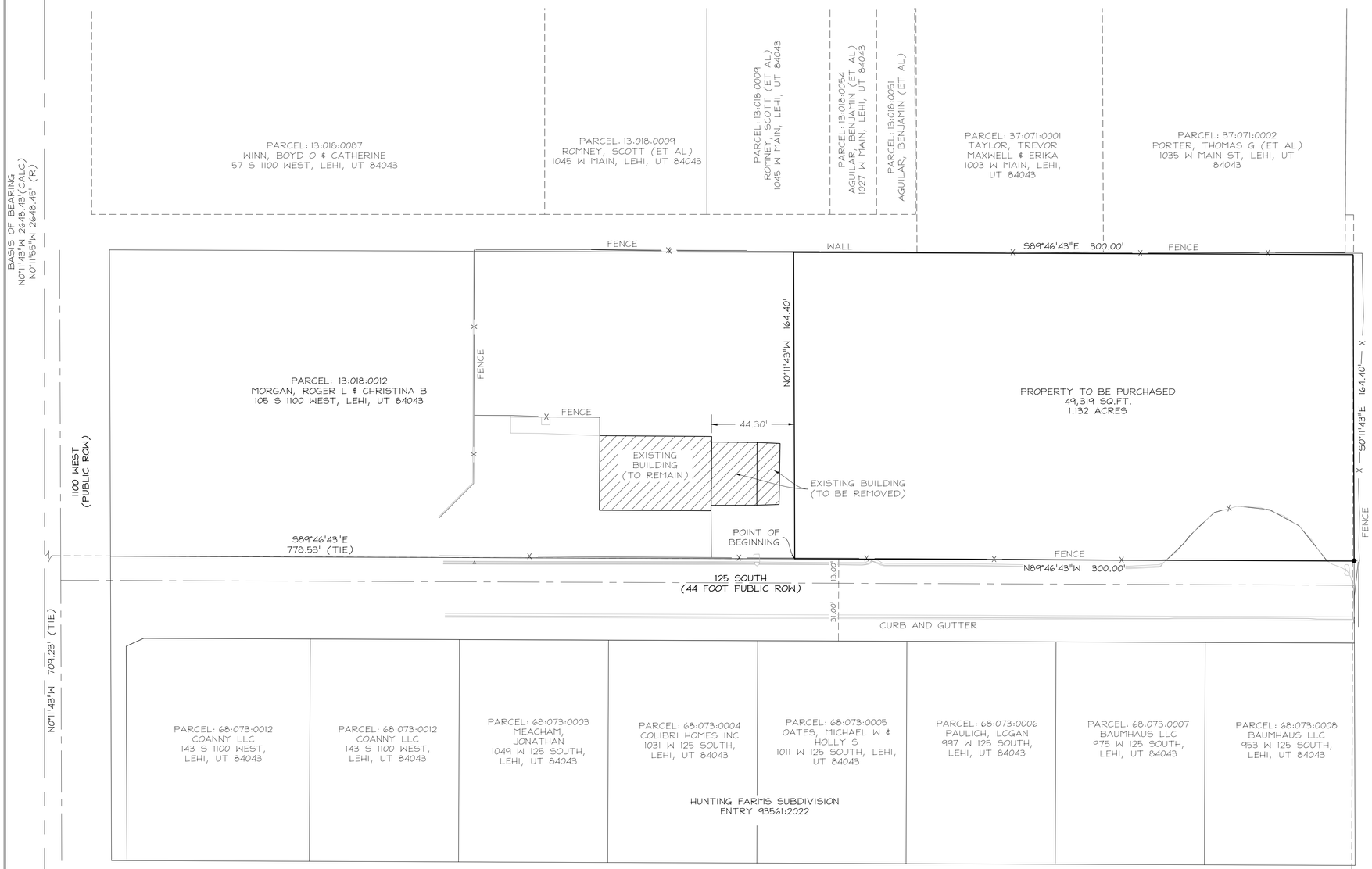
Sincerely,

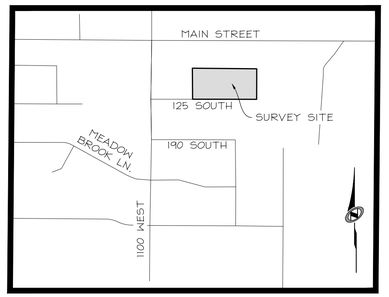
Jake Hone

Jake Hone
Vice President - Grow Development
801-891-4110

PROPOSED PARCEL EXHIBIT

SOUTHWEST 1/4 OF SECTION 17, T5S, RIE, SLB&M
105 SOUTH 1100 WEST, LEHI CITY, UTAH
MAY 2025





VICINITY MAP
N.T.S

LEGEND

- STREET MONUMENT
- LOT CORNER FOUND (NOTED)
- LOT CORNER (SET, REBAR AND CAP STAMPED "TALISMAN")
- EM ELECTRICAL METER
- GM GAS METER
- WM WATER METER
- SC IRRIGATION BOX
- TL TELEPHONE BOX
- TV CABLE TV BOX
- W WELL
- (R) RECORD
- (M) MEASURED
- (CALC) CALCULATED
- BOUNDARY LINE
- ADJACENT PARCEL BOUNDARY
- CENTERLINE
- RIGHT OF WAY LINE
- BOUNDARY AGREEMENT LINE
- FENCE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT

SURVEYOR'S CERTIFICATE

I, NATHAN G. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10175991, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY I HAVE COMPILED AN ACCURATE MAP OF THE LAND TO BE TRUE AND CORRECT BASED ON DATA COMPILED, AND SURVEY MADE HEREON.

NATHAN CHRISTENSEN
PLS 10175991

DATE OF SURVEY

PROFESSIONAL LAND SURVEYOR
NATHAN CHRISTENSEN
No. 10175991
STATE OF UTAH

SURVEY NARRATIVE:

THE PURPOSE OF THIS SURVEY IS LOCATE THE SUBJECT PROPERTY AND PROVIDE A BOUNDARY SURVEY, AND SUBDIVIDE THE SAID PROPERTY. THIS SURVEY WAS PREFORMED IN FEBRUARY OF 2023

SUBJECT PROPERTY 105 S 1100 WEST, LEHI, UT 84043

THE BASIS OF BEARING IS NORTH 0°11'43" WEST, 2648.43 FEET MEASURED BETWEEN THE CALCULATED MONUMENT AT THE WEST QUARTER CORNER, AND THE FOUND MONUMENT AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. (THE CALCULATED WEST QUARTER CORNER OF SECTION 17 IS NORTH 2°03'22" EAST 103.44 FEET FROM A FOUND REFERENCE CORNER)

BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THEY WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITIES. TALISMAN AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

LEGAL DESCRIPTION

PROPERTY TO BE PURCHASED:

BEGINNING AT A POINT WHICH IS ON THE NORTHERLY ROW LINE OF 125 SOUTH STREET, SAID POINT BEING NORTH 0°11'43" WEST, 709.23 FEET ALONG THE SECTION LINE AND SOUTH 89°46'43" EAST, 778.53 FEET, MORE OR LESS, FROM THE CALCULATED WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. AND RUNNING, THENCE NORTH 0°11'43" WEST, 164.40 FEET; THENCE SOUTH 89°46'43" EAST, 300.00 FEET; THENCE SOUTH 0°11'43" EAST, 164.40 FEET, TO THE SAID NORTHERLY ROW OF 125 SOUTH STREET; THENCE ALONG SAID NORTHERLY ROW LINE, NORTH 89°46'43" WEST, 300.00 FEET, THE POINT OF THE BEGINNING.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST

49,319 S.F. OR 1.1322 ACRES.

REFERENCED DOCUMENTS

WARRENTY DEED - UTAH COUNTY, OCTOBER 1991, ENTRY 42092-1991, BOOK: 2847, PAGE 206, AS RECORDER IN THE OFFICE OF THE UTAH COUNTY RECORDER.

RECORD OF SURVEY, JOHNSON ENGINEERING, 2019-12-09, PRIVATE SURVYE NO. 19-372, AS RECORDER IN THE OFFICE OF THE UTAH COUNTY SURVEYOR.

HUNTING FARM SUBDIVISION , 2022-08-23, ENTRY 93561:2022, MAP #: 18463, AS RECORDER IN THE OFFICE OF THE UTAH COUNTY SURVEYOR.

TALISMAN
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SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS:

PARCEL EXHIBIT
105 SOUTH 1100 WEST, LEHI CITY, UTAH
SOUTHWEST 1/4 OF SECTION 17, T5S, RIE, SLB&M

TCC JOB NUMBER: 25-XXX - Grow Development - Lehi 4 Lot
DATE SUBMITTED: 2025-05-14

SCALE
HORIZONTAL: 1" = 30
0 7.5' 15' 30' 45'

SHEET NUMBER
1
OF

Morgan Lane Zone Change

Aerial

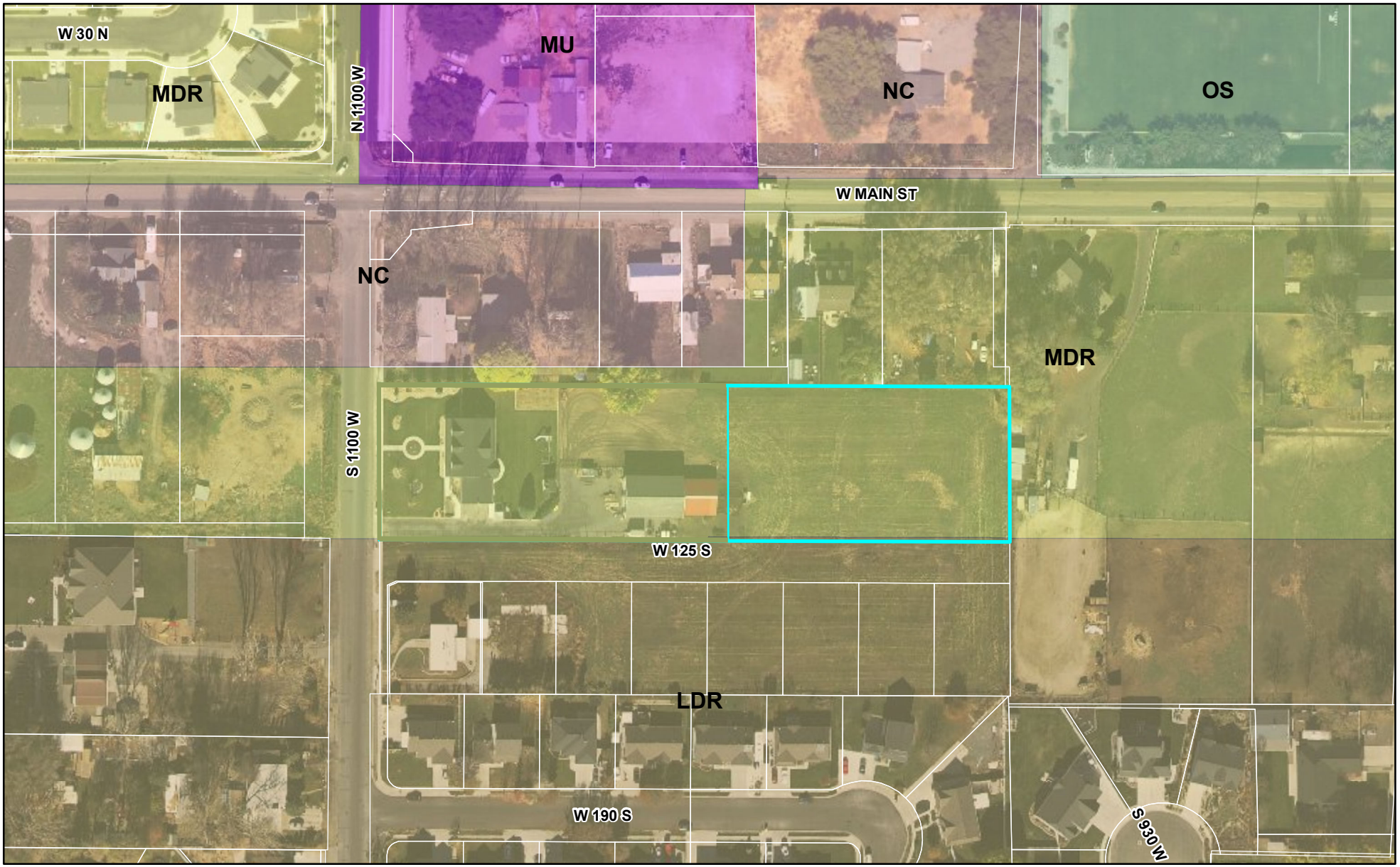


0 175 350 Feet

LEHI CITY

Morgan Lane Zone Change

General Plan

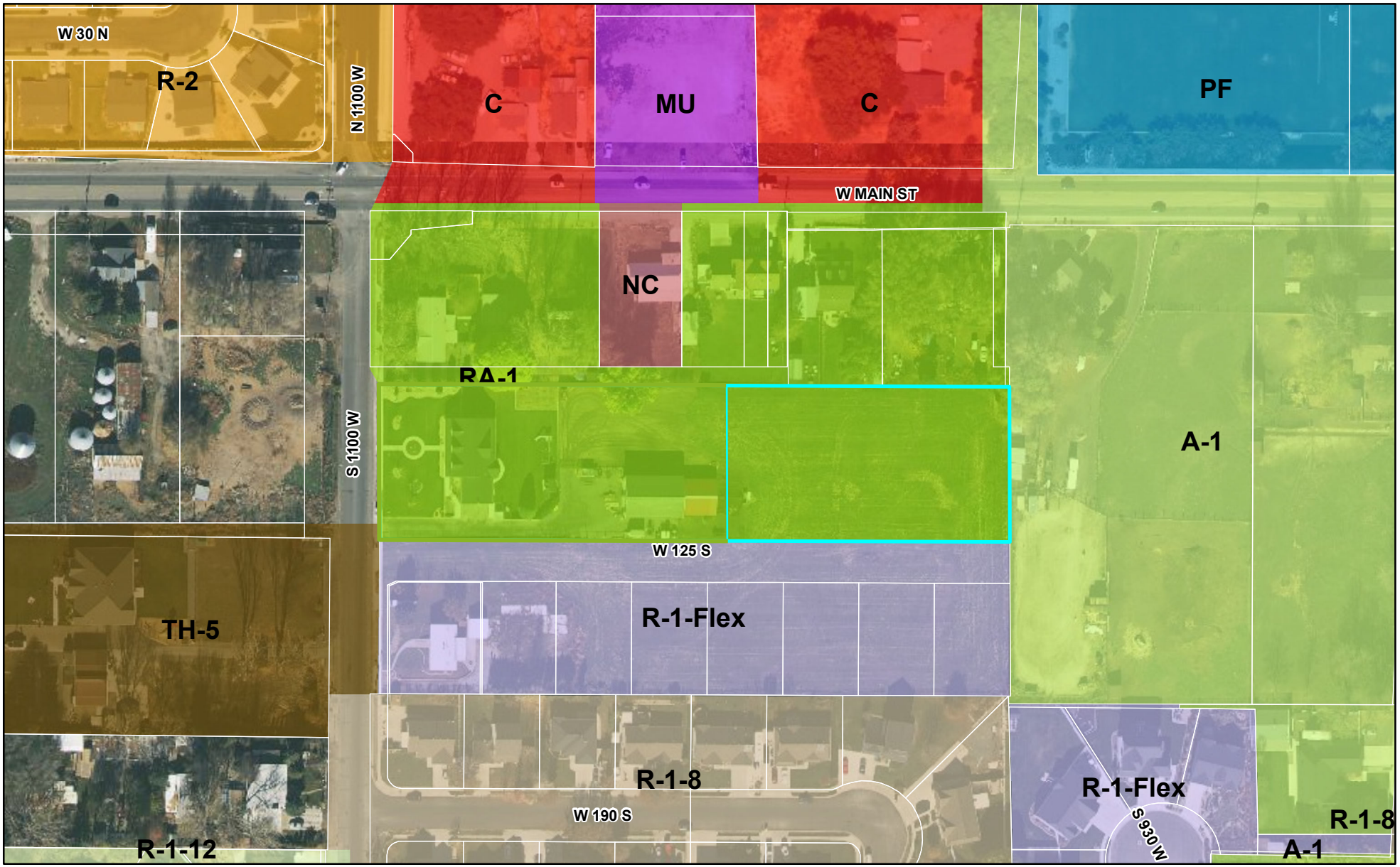


0 175 350 Feet

LEHI CITY

Morgan Lane Zone Change

Zoning



LEHI CITY