



Lehi City Council Meeting

Agenda

September 8, 2026

4:00 PM - Lehi City Council Chambers (131 N. 100 E., Lehi, Utah)

Pre-Council, 4:00 p.m.

1. Welcome and Opening Comment
2. Presentations and Reports
 - 2.1. Power Purchase Adjustment Calculation Report- Joel Eves, Power Director
 - 2.2. Quarterly Financial Report- Dean Lundell, Finance Director
 - 2.3. Justice Court Operations and Costs Report and Discussion
3. Working Discussion Items
 - 3.1. Lehi City General Plan Overview and Discussion
www.lehi-ut.gov/departments/planning-zoning/general-plan/
 - 3.2. Lehi City Master Transportation Plan – Overview, Status Report, and Discussion Regarding the Update
[Current Master_Transportation_Plan.pdf](#)
[Master_Transportation_Plan_DRAFT CC discussion 9-08-2026.pdf](#)
 - 3.3. Discussion of Proposed Updates to Lehi Municipal Code Title 7 Chapter 3, Regarding Parking Code Violations.
[Proposed Parking Ordinance Final.docx](#)
4. Agenda Questions
The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.
5. Administrative Report
6. Mayor and Council Reports
Calendar items and outside Committee reports

Closed Session

The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code 52-4-205), including to discuss the purpose, exchange, lease, or sale of real property; pending or reasonably imminent litigation; the character, competence, or physical or mental health of an individual; or any other lawful purpose.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance
2. Presentations and Reports
 - 2.1. September Waterwise Yard of the Month Award Presentation
3. 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 Resolution #2026-50, an agreement with Rhino Pumps LLC for work related to the Thanksgiving Point Lift Station Overwatch Upgrade
[Resolution-Approval of Thanksgiving Point Lift Station Overwatch Upgrade \(Rhino Systems LLC\).docx](#)
[Thanksgiving Point Rhino Pumps agreement.docx](#)
 - 4.2. Approve Purchase Orders
[PO 8462 Stuart C Irby.pdf](#)
[PO 8495 Think Construction.pdf](#)
[PO 8496 AC Excavation.pdf](#)
5. Regular Agenda
 - 5.1. Consideration of Ordinance #37-2026, approval of a Development Code Amendment to Chapter 19, Renewable Energy Systems, updating the maximum allowed kW for residential systems.
Petitioner: Lehi City
[Ordinance - Ch 19 Development Code Amendment 09.08.26.docx](#)
[Ch 19 DCA 1.pdf](#)
 - 5.2. Consideration of Resolution #2026-51 appointing members to serve on the Lehi Small Business Advisory Council (SBAC).
[SBAC.docx](#)
 - 5.3. Consideration of Resolution #2026-49, approving a Charitable Grant Agreement between

Lehi City and Mill Pond Water LLC for the Mill Pond property, located at approximately 1300 East 700 South.

Petitioner: Mill Pond Water LLC

[Res_2026-49.docx](#)

[2026-08-03 - Charitable Gift Agreement w Lehi City v01-04 \(003\).pdf](#)

[2026-08-04 - LF Peck Family to Lehi City re donation \(003\).pdf](#)

- 5.4. Consideration of Resolution #2026-52, approval of the Nancy Walker Development Agreement on 2.581 acres of property located at 915 W State Street, allowing certain restricted Heavy Commercial uses on the property and other site restrictions for commercial development.

Petitioner: Lehi City

[Resolution-Approval of Walker DA.docx](#)

[Walker DA 1.pdf](#)

- 5.5. Consideration of Ordinance #27-2026, approving the Walker Zone Change on 2.58-acres located at 915 West State Street, changing the zoning from R-1-8 to C-H Heavy Commercial. (Tabled from the July 14, 2026 City Council Meeting)

Petitioner: Deborah Walker

[Ordinance - Walker Zone Change 07.14.26.docx](#)

[Walker Zone Change 1.pdf](#)

- 5.6. Consideration of Ordinance #38-2026, approval of the Jay Peterson Zone Change changing 0.406 acres located at 3455 N Center Pointe Drive from Public Facility (PF) to Transitional Holding (TH-5).

Petitioner: Lehi City

[Ordinance - Jay Peterson TH5 Zone Change 09.08.26.docx](#)

[Jay Peterson Zone Change 09.08.26.pdf](#)

- 5.7. Consideration of Resolution #2026-54, adopting the Lehi City Data Privacy Program Policy.

Petitioner: Lehi City

[Resolution-Approval of the Data Privacy Program Policy.docx](#)

[Lehi City Privacy Program Policy FINAL Redlined.pdf](#)

- 5.8. Consideration of Resolution #2026-53, approving an update to the Lehi City Parks, Arts, Recreation, and Culture PARC Program Guidelines.

Petitioner: Lehi City

[Resolution-Approval of Amended PARC Fund Guidelines \(2026\).docx](#)

[PARC Tax Revisions - Revised No Committee Redlined.pdf](#)

[PARC Tax Revisions - Revised w_Committee Redlined.pdf](#)

- 5.9. Consideration of Ordinance #36-2026, approval of a Development Code Amendment to Table 37.080, Table of Off-Street Parking Requirements, adding new parking requirements for preschools and daycares offering specialized therapy with higher student/teacher ratios.

Petitioner: Lehi City

[Ordinance - Table 37.080 Daycare & Preschool Development Code Amendment](#)

[09.08.26.docx](#)

[Table 37.080 Parking 1.pdf](#)

- 5.10. Consideration of Resolution #2026-55, granting Zayo a Nonexclusive Franchise to operate a telecommunications network in Lehi City and approving the agreement.

Petitioner: Lehi City

[Resolution-Zayo Franchise Agreement.docx](#)

[Agreement-Zayo Telecommunications Franchise.docx](#)

- 5.11. Continued Discussion of the Gardner Plumb Development Agreement from the August 11, 2026 City Council Meeting. *This is a non-action item.*

[Council Packet 08.11.26](#)

6. Adjournment

- Public is invited to attend all open meetings
- In compliance with the Americans with Disabilities Act, the City of Lehi will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 385-201-2269
- This Agenda has been posted in accordance with Utah Code §§ 63G-30-102
- Agendas may be amended up to 24 hours prior to a meeting
- A Closed Meeting may be called to order pursuant to Utah Code §§ 52-4-204 & 52-4-205
- The order of agenda items may change to accommodate the needs of the legislative body, staff, or the public
- Electronic participation may be permitted for one or more members of the legislative body and staff