03 Draft - Water Conservation Plan

Updated 2025

LEHI CITY

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1. INTRODUCTION

In response to the rapid growth occurring throughout the state of Utah, Lehi City citizens and leaders are becoming concerned for the future cost and availability of the water supply. A similar concern has been demonstrated by the state legislature in the Water Conservation Plan Act (House Bill 71) passed and revised in the 2004 legislative session (Section 73-10-32 Utah Code Annotated). Furthermore, the implementation of the Regional Conservation Goals (RCG) implemented (Senate Bill 89) in 2022 helps measure Lehi City's progress. Additionally, the City's mission statement and resource management vision further support the need for an official Water Conservation Plan (WCP).

City-Wide Mission Statement:

The City of Lehi, along with the community we serve, will foster a tradition dedicated to: Maintaining a safe, healthy atmosphere in which to live, work and play; Guiding development to ensure responsible growth while preserving and enhancing our small town character, unique environment and natural amenities; Providing for the City's long-term stability through promotion of economic vitality and diversity; Resulting in a balanced community committed to protecting what is valued today while meeting tomorrow's needs.

Lehi City's Resource Management Vision:

Improve the health of the community we serve, in recognition of the critical linkages between environmental health and public health. It is Lehi City's desire to limit adverse impacts upon the environment by integrating resource management into our organizational policies, decision making, and institutional culture to ensure the most efficient use of resources in our new and existing facilities.

This achievement will be consistent with Lehi City's commitment to be a community leader in Resource Management and Environmental Stewardship in the North Utah County region.

Lehi City's Vision for the Future:

As Lehi continues to grow, the city is focused on sustainable development and maintaining a high quality of life for its residents. Plans for future growth include expanding infrastructure, enhancing public services, and promoting a diverse and inclusive community. Lehi's strategic location and thriving economy position it as a key player in Utah's ongoing development. Lehi exemplifies the pioneering spirit of Utah's future, blending its historic roots with a dynamic vision for tomorrow. Lehi is truly a remarkable place to live, work, and play.

In summary, this WCP is written to address how water conservation programs and practices will play an important role in meeting our future water needs, as well as address the concerns of leaders and citizens of both Lehi City and the state of Utah.

2. DESCRIPTION OF LEHI CITY AND ITS WATER SYSTEMS

Located in the northern part of Utah County, and in the third driest state in the nation, Lehi City's 2024 population was approximately 90,227 (DWRi, 2024). Providing water to meet the needs of its citizens has always been a top priority of City leaders and planners. As a result, a well maintained and operated water system provides the citizens of Lehi City with water when and where needed. Currently, the culinary water system provides water to 24,011 connections; 23,303 residential, 586 commercial, 118 institutional, and 4 industrial connections (DWRi, 2024).

In the late 1980's, Lehi City recognized the need for water conservation and the benefits from separating the systems for indoor and outdoor use. An ambitious project was undertaken at a cost of $5 million to provide a pressurized irrigation (PI) system. The City is currently served by a dual system of culinary and pressurized irrigation. The pressurized irrigation has been functioning since 1990 and has been well accepted by the citizens of Lehi. Currently the pressurized irrigation system is about 70% metered as of 2025 (DWRi, 2024). Culinary water usage records have indicated a major drop since the pressurized irrigation system was completed. Since the pressurized irrigation system is not metered for each user, a total usage of water can only be determined based on the amount of water measured at the various sources.

Lehi City residents and their leaders place a high value on open space. Consequently, 196 acres of land in the City have been set aside as parks (Lehi City Parks Master Plan, 2015).

Lehi City is presently receiving a significant portion of the county's residential, commercial and industrial growth. This growth is causing changes in the way the land within the City limits is being utilized and straining the ability of the present water supply and delivery system to meet demands (for both the culinary and pressurized irrigation systems). Through careful planning and efficient utilization of available water supplies their increased need can and will be met.

Service area maps for the existing Lehi City Culinary Water System and for the Lehi City existing Pressurized Irrigation System are given as Figures 1 and 2 in this Plan. As of 2024 and as shown, there are 10,150 culinary valves, 2,117 blowoffs and 494 miles of culinary lines. Culinary pipe sizes range from 1- to 24-inches and are color coded on the culinary service area map. There are also 11,298 pressurized irrigation valves, 4,359 fire hydrants and 465 miles of pressurized irrigation lines. Pressurized irrigation pipe sizes also range from 2- to 30-inches and are color coded on the pressurized irrigation service area map. Notice, in a unique way, the exterior fire protection system for Lehi City is serviced year-round by the pressurized irrigation system.

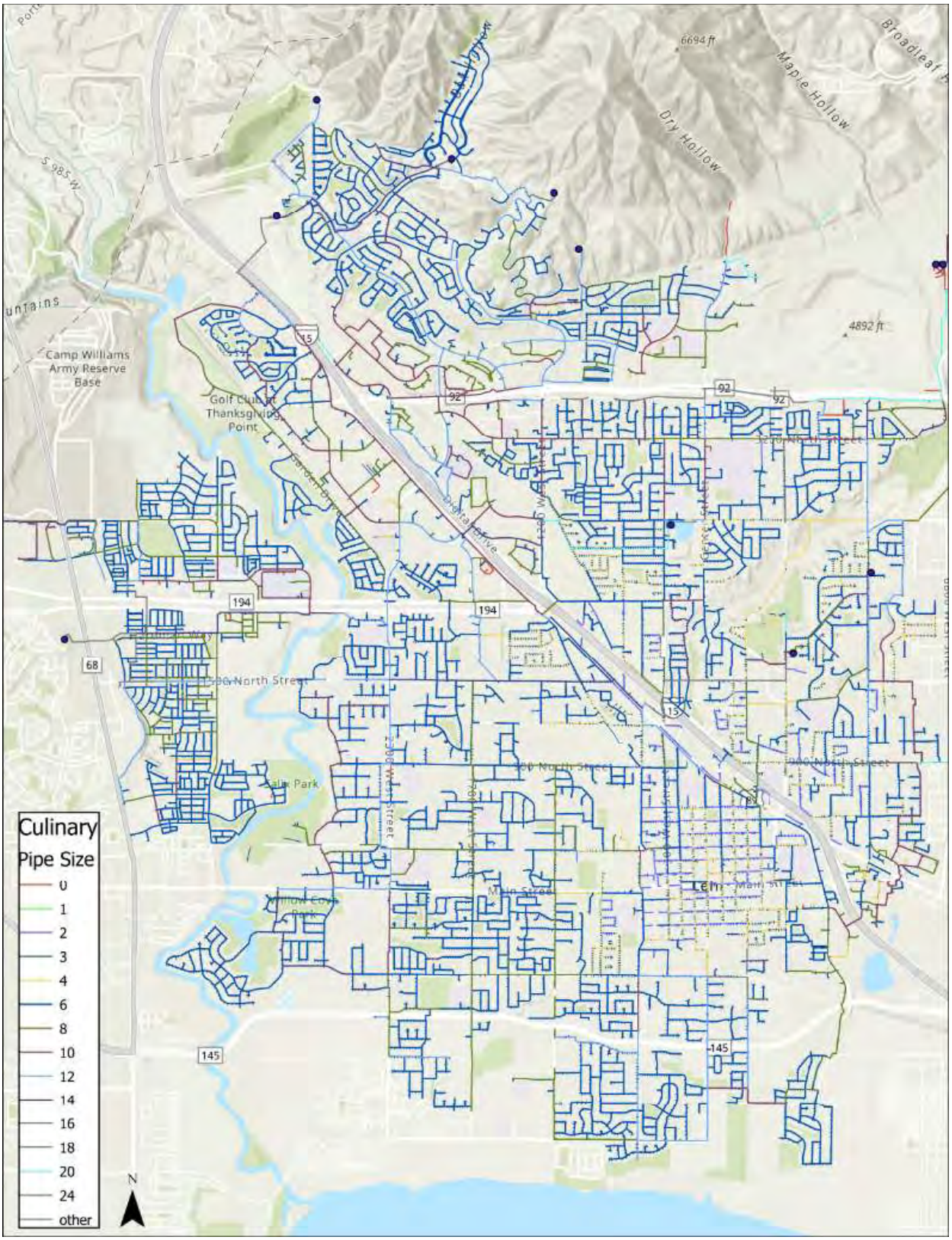


Figure 1: Lehi City Culinary Service Area Map

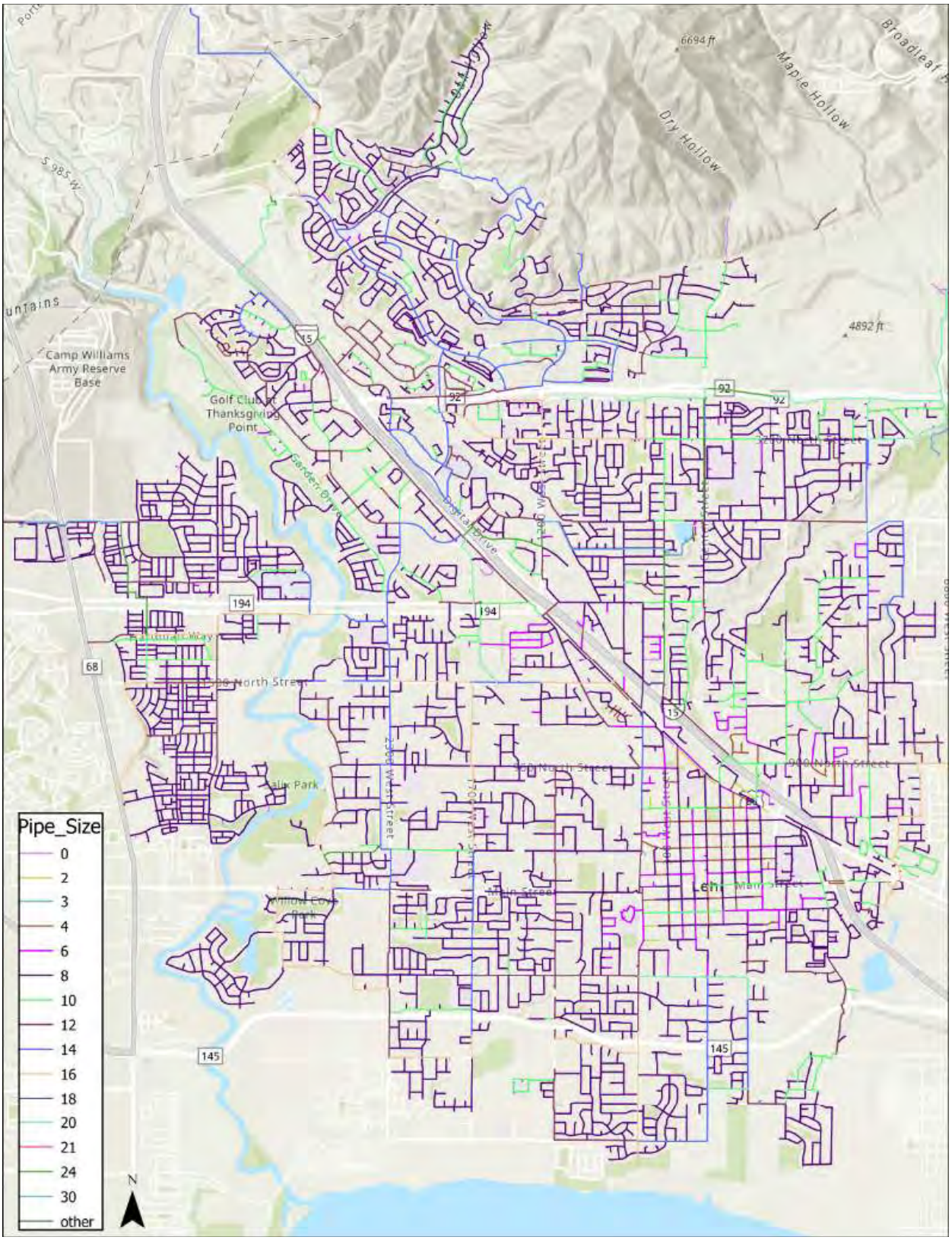


Figure 2: Lehi City Pressurized Irrigation Service Area Map

Inventory of Water Resources

As of 2024, Lehi City's culinary water and pressurized irrigation system needs are served by several wells, springs, and reservoirs. Water is also purchased from Central Utah Water Conservancy District (CUWCD) and irrigation companies. These sources are summarized in Table 1 below.

Table 1. Summary of Water Sources

Culinary		
Source Type	**Volume (Low to High)**	**% of Total**
Wells	4,512.27 - 5,114.47 ac-ft	54.85% -71.23%
Springs	34.45 - 463.70 ac-ft	0.47% - 5.24%
Purchases	1,741.60 - 3,753.26 ac-ft	26.75% - 40.68%
Culinary Total	**6,510.64 - 9,226.03 ac-ft**	**100%**
Pressurized Irrigation		
Wells	1,629.04 - 4,708.24 ac-ft	12.19% - 32.11%
Springs	277.13 - 628.58 ac-ft	2.15% - 4.13%
Purchases	4,615.17 - 6,535.29 ac-ft	34.72% - 46.12%
Reservoirs/Other	3,614.44 - 6,740.90 ac-ft	26.65% - 41.83%
Pressurized Irrigation Total	**12,898.22 - 18,291.30 ac-ft**	**100%**

1. Source volume is based on the high and low production ranges between 2019-2024.

Potable water for future City residents will, for the most part come from additional wells and CUWCD. Untreated water for the pressurized irrigation system will come from additional wells and surface sources.

The City owns shares of stock in several irrigation companies as shown below in Table 2. The total volume of water in irrigation company shares in 2025 is 8,030.36 acre-feet. Water provided under these shares is used outdoor water uses.

Table 2. City-Owned Shares in Irrigation Companies

Company Name	Total Volume (ac-ft)
American Fork Irrigation	249
Central Utah Project Water (Central Utah Water Conservancy District)	1,175
Central Water Project (Central Utah Water Conservancy District)	3,850
Highland Water Conservation District	770
Lehi Irrigation	6,465
Spring Creek Irrigation Co.	1,238
Mitchell Hollow Irrigation	440
North Bench Irrigation	1,044
Provo River Water Users (Full)	387
Provo River Water Users (Late)	1,550
Provo River Water Users (Deer Creek)	425
Utah Lake Distributing Company	1,319
Welby-Jacob	63
Total Shares	**18,975**

The City was able to withdraw 9,226.03 ac-ft of culinary water in 2024 from wells and springs and from the Central Water Project (CWP) as shown in Table 3.

Table 3. City Culinary Water Sources 2019-2024

Source Name	2019 Total Volume (ac-ft)	2020 Total Volume (ac-ft)	2021 Total Volume (ac-ft)	2022 Total Volume (ac-ft)	2023 Total Volume (ac-ft)	2024 Total Volume (ac-ft)
1200 East Well	1,025.20	947.08	1,089.70	798.10	479.00	755.52
500 West Well	1,811.22	1,898.36	2,020.49	1,973.67	1,647.89	1,477.73
Airport Well	1,253.69	1,170.00	1,137.32	1,001.27	723.70	706.51
Dry Creek Well	537.09	496.83	278.24	411.13	353.55	290.93
Gray Well	0.00	0.00	128.88	337.27	811.70	741.67
Mitchell Well	0.11	0.00	0.00	142.70	299.86	57.62
Sand Pit Well	0.00	0.00	0.00	0.00	798.77	1,030.25
School House Springs	131.73	34.45	330.61	314.84	463.70	412.54
Central Water Project (Central Utah Water Conservancy District)	1,741.60	2,851.67	2,211.75	3,186.17	3,275.71	3,753.26
Highland City	0.00	4.98	0.00	0.00	0.00	0.00
Grand Total:	**6,510.64**	**7,403.37**	**7,196.99**	**8,165.15**	**8,853.88**	**9,226.03**

In addition to the sources listed in Table 3, the City is currently constructing two new wells to provide culinary water for the system.

The City's pressurized irrigation system is delivered through the sources shown in Table 4 and accounted for 16,315.96 ac-ft in 2024.

Table 4. City Pressurized Irrigation Water Sources 2019-2024

Source Name	2019 Total Volume (ac-ft)	2020 Total Volume (ac-ft)	2021 Total Volume (ac-ft)	2022 Total Volume (ac-ft)	2023 Total Volume (ac-ft)	2024 Total Volume (ac-ft)
300 N Well	153.27	106.24	132.55	54.15	17.75	20.03
600 E Well	0.00	101.42	66.80	0.00	0.00	0.00
900 N Well	97.44	166.04	142.10	40.28	12.12	40.86
Cold Spring Well	0.00	42.32	16.33	9.80	0.00	94.35
Doc Jones Well	334.91	451.08	456.65	266.72	163.34	152.31
Jordan Narrow Well	343.73	363.24	319.51	485.09	327.08	434.85
Jordan River Reservoir Well	0.00	560.27	634.47	554.55	207.96	352.85
Mill Well	389.98	512.65	398.45	99.29	35.69	36.88
Minni Creek Well	140.00	204.00	226.00	130.00	47.00	89.00
Mitchell Well	154.69	327.01	449.74	453.86	132.00	255.52
New Survey Well	139.49	53.38	0.00	0.00	0.00	0.00
Oak Hollow Well	453.30	946.07	944.67	577.91	379.78	755.85
Pilgrams Well	342.21	580.98	333.96	171.15	280.43	277.74
Sunderland Well	217.61	293.54	233.88	84.30	25.89	26.82
900 N Drain & Spring	0.00	359.51	264.68	294.24	299.54	322.66
School House Springs	277.13	269.07	201.23	287.61	165.67	180.05
Orem MWD	0.00	0.00	0.00	655.00	0.00	0.00
CWP CUWCD	1,354.00	1,719.00	1,250.00	1,353.88	1,683.10	1,815.51
Geneva Rock	697.17	753.89	488.09	682.28	587.90	672.83
Micron CUWCD	550.00	550.00	550.00	550.02	550.00	550.00
MWDSLS	0.00	494.60	0.00	0.00	0.00	0.00

Source Name	2019 Total Volume (ac-ft)	2020 Total Volume (ac-ft)	2021 Total Volume (ac-ft)	2022 Total Volume (ac-ft)	2023 Total Volume (ac-ft)	2024 Total Volume (ac-ft)
Lehi Irrigation Co.	2,014.00	2,389.00	2,349.93	2,768.75	2,199.00	2,439.00
Utah Lake Distributing Co.	0.00	444.43	490.21	485.93	662.44	1057.95
300 N Drain	0.00	0.00	0.00	294.24	299.98	322.66
Bull River	2,984.33	1,975.88	1,388.70	1,643.00	993.00	1,607.00
Deer Creek	658.10	2,337.40	1,388.70	1,643.00	993.00	1,607.00
Minni Creek PI Facility	565.15	945.20	658.25	667.41	553.17	961.22
Tank Overflow	0.00	0.00	0.00	6.79	7.12	0.00
Spring Creek Irrigation Co.	546.20	858.71	482.83	344.32	527.48	684.28
Grand Total:	**12,898.22**	**18,291.30**	**13,563.69**	**14,084.44**	**13,369.22**	**16,315.96**

The City is constructing two new pressurized irrigation well to provide additional source redundancy.

For a complete list of the City's wells, springs, and drains water rights with their associated water flows, please refer to Appendix B. The current total of all water rights owned by Lehi City is 43,285.70 ac-ft. This figure is the sum of 11,761.0 ac-ft of "original water rights", 18,975.00 ac-ft of irrigation/district water rights", and 12,549.70 ac-ft of "other well, etc. water rights." However, it should be noted that these quantities could be reduced by as much as 30% to 50% in a dry year condition. The reference / source for these values is Lorin T. Powell, Professional Engineer and Lehi City Engineer, September 2025. Source capacity is limited by either the physical water supply (groundwater or surface water availability), infrastructure capacity, or the available water rights.

Water Usage

The following section provides information on the culinary and pressurized irrigation water usage

Culinary Water

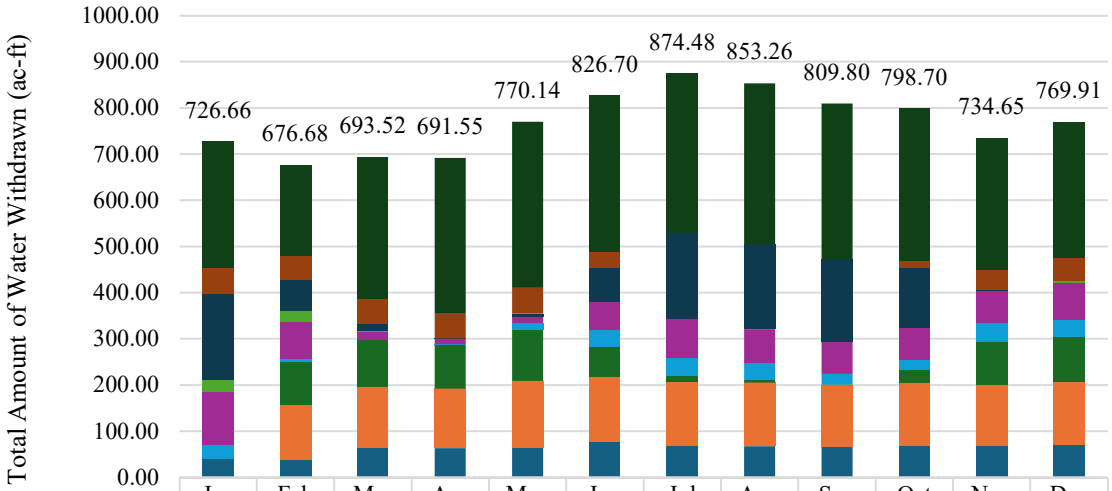
Average difference of the inflow (wells and springs) compared to the outflow (metered water) from the culinary system is 35.28% for the six years of record. However, unmetered water includes more than leaks in the system. The percentage difference shown in the table below also includes new construction, flushing new water mains, unmetered City facilities, and water transfers from the culinary system to the pressurized irrigation system.

The following table shows the amount of water delivered into the culinary water system and the metered outflows to end-users from the years 2019 to 2024.

Table 5. City Culinary Water Inflow & Outflow Totals - 2019 through 2024

Year	Total Production Water (ac-ft)	Total Metered Water (ac-ft)	% Difference
2019	6,510.64	4,522.04	30.54%
2020	7,403.38	4,927.29	33.45%
2021	7,396.99	5,202.99	29.66%
2022	8,165.15	4,935.84	39.55%
2023	8,853.88	5,263.82	40.55%
2024	9,226.03	5,714.64	38.06%

Figure 3 shows the total monthly water deliveries for the culinary system from 2024 from all sources.



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
CUWCD	273.42	197.32	305.21	337.51	360.12	338.81	344.97	348.90	337.67	330.27	285.02	294.05
School House Springs	55.53	52.41	54.76	53.46	55.82	32.26	0.00	0.00	0.00	14.00	44.16	50.14
Sand Pit Well	186.57	65.32	17.07	0.35	5.42	76.00	186.64	183.31	178.22	130.71	0.64	0.00
Mitchell Well	26.51	25.07	1.09	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.68	4.05
Gray Well	114.16	79.23	17.09	11.26	14.38	59.34	83.90	73.49	69.91	68.98	70.11	79.81
Dry Creek Well	29.81	8.66	1.88	1.49	14.21	38.60	38.47	36.47	22.83	20.98	39.33	38.20
Airport Well	1.47	92.07	101.16	95.35	111.34	64.91	13.37	6.13	1.80	28.26	94.84	95.81
500 W Well	0.00	117.67	130.98	128.79	143.90	140.07	138.51	137.42	133.39	138.45	131.78	136.77
1220 E Well	39.19	38.93	64.28	63.11	64.95	76.71	68.62	67.54	65.98	67.05	68.09	71.08
Total	726.66	676.68	693.52	691.55	770.14	826.70	874.48	853.26	809.80	798.70	734.65	769.91

Figure 3: 2024 Total Culinary Water Withdrawals

Figure 4 shows the historical culinary water use for the gallons per capita per day (gpcd). Because total water use depends on the number of customers, per capita values are a better

measure of individual water use over time. Per capita water usage is standardized measurement of water consumption that takes the total water volume throughout the year and divides it by the total population and days per year. In 2024, Lehi City's population was 90,227 (DWRi). Residents used an average of 56.54 gpcd, lower than the regional goal (179 gpcd). However, this does not consider outdoor water demands.

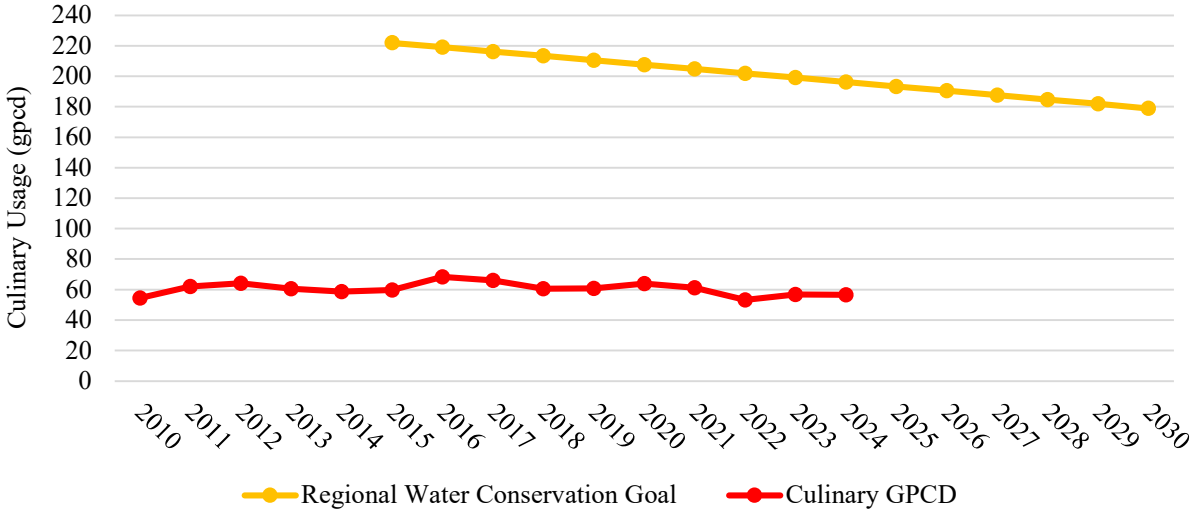
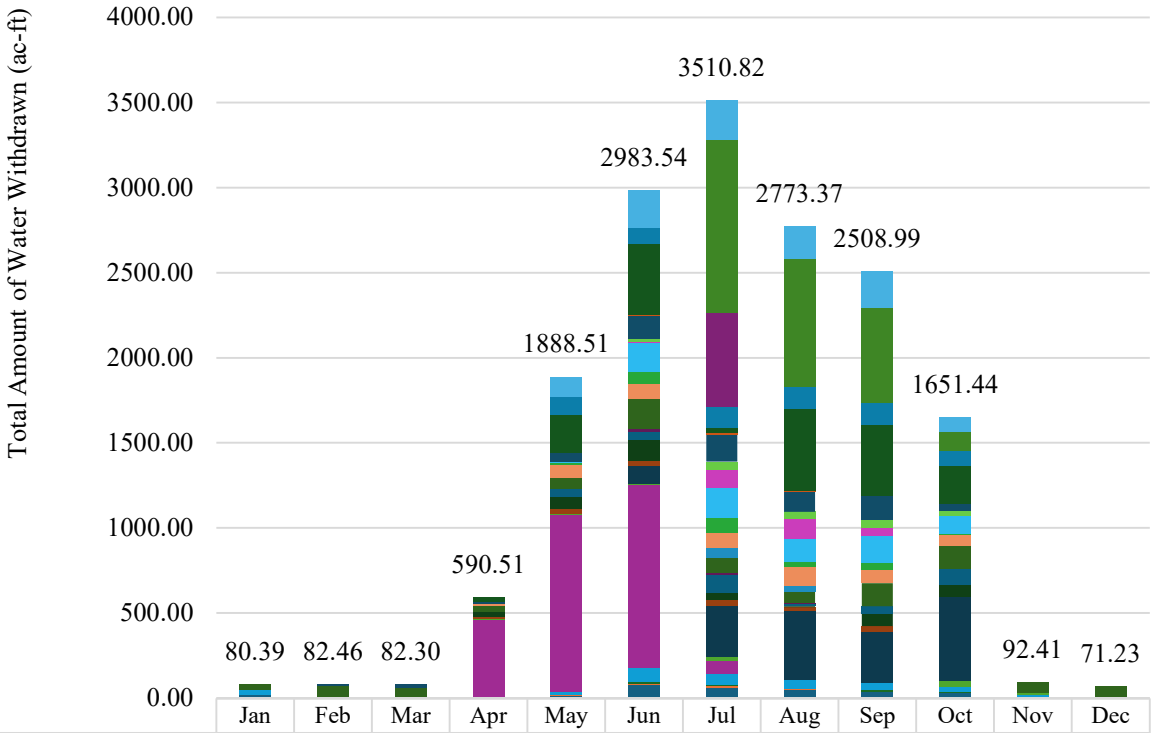


Figure 4: Lehi City Historical Per Capita Culinary Water Use

Pressurized Irrigation

Lehi City utilizes several wells, reservoirs, and shares in irrigation companies to supply their pressurized irrigation. The total monthly deliveries for the pressurized irrigation system for 2024 are shown in Figure 5.



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Utah Lake Distributing Company	0.00	0.00	0.00	0.00	114.08	222.00	232.24	192.54	213.19	83.90	0.00	0.00
Lehi Irrigation Co.	0.00	0.00	0.00	0.00	0.00	0.00	1014.00	747.00	561.00	117.00	0.00	0.00
Micron CUWCD	0.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	0.00	0.00	0.00	0.00
Geneva Rock	0.00	0.00	0.00	0.00	109.71	92.57	126.74	131.67	125.20	86.94	0.00	0.00
CUWCD CUP	0.00	0.00	0.00	26.00	221.80	412.30	28.10	485.10	420.50	221.71	0.00	0.00
Sunderland Well	0.00	0.00	0.00	0.00	1.50	9.00	12.38	3.13	0.00	0.81	0.00	0.00
Spring Creek	0.00	11.08	21.31	10.27	48.72	134.90	157.37	118.45	142.75	39.43	0.00	0.00
School House Springs	0.00	0.00	0.00	0.00	0.00	20.39	46.69	41.43	41.07	30.48	0.00	0.00
Pilgrams Well	0.00	0.00	0.00	0.00	0.00	0.41	107.53	118.62	51.18	0.00	0.00	0.00
Oak Hollow Well	0.00	0.00	1.77	0.00	11.76	178.50	172.90	132.89	156.51	101.52	0.00	0.00
Mitchell Well	0.00	0.00	0.00	0.00	13.00	66.80	89.76	30.47	47.14	8.35	0.00	0.00
Michell Hollow	0.00	0.00	0.00	11.89	75.06	86.55	91.89	114.07	74.69	66.86	0.00	0.00
Minni Creek Well	0.00	0.00	0.00	0.00	0.00	0.00	59.00	30.00	0.00	0.00	0.00	0.00
Minni Creek Facility	30.26	59.53	56.18	33.16	60.93	179.50	82.69	69.27	134.68	133.20	60.47	61.35
Mill Well	0.00	0.00	0.00	0.00	2.59	15.00	14.24	4.14	0.00	0.91	0.00	0.00
Jordan River Reservoir Well	0.00	0.00	0.00	0.00	45.19	46.63	105.47	14.54	46.38	94.64	0.00	0.00
Jordan Narrow Well	3.13	3.15	3.04	28.94	73.46	127.90	44.26	5.66	71.60	67.87	3.89	1.95
Doc Jones Well	0.00	0.00	0.00	15.37	24.82	27.12	32.30	22.25	29.15	1.30	0.00	0.00
Deer Creek	0.00	0.00	0.00	0.00	0.00	102.00	301.00	403.00	304.00	497.00	0.00	0.00
Cold Spring Well	0.00	0.00	0.00	5.95	9.07	8.10	22.30	2.55	0.00	29.70	8.75	7.93
Bull River	0.00	0.00	0.00	453.53	1038.20	1077.00	76.00	0.00	0.00	0.00	0.00	0.00
900 N Drain & Spring	23.50	4.35	0.00	2.70	18.15	77.80	62.50	48.88	41.09	34.04	9.65	0.00
900 N Well	0.00	0.00	0.00	0.00	0.79	12.86	11.55	6.64	7.77	1.25	0.00	0.00
300 N Well	0.00	0.00	0.00	0.00	1.53	8.41	7.41	2.19	0.00	0.49	0.00	0.00
300 N Drain	23.50	4.35	0.00	2.70	18.15	77.80	62.50	48.88	41.09	34.04	9.65	0.00
Total	80.39	82.46	82.30	590.51	1888.51	2983.54	3510.82	2773.37	2508.99	1651.44	92.41	71.23

Figure 5: Total Pressurized Irrigation Withdrawals per Month

Since 1990 all residential subdivisions have been incorporated in the pressurized irrigation system as the City has developed. Pressurized irrigation usage has not been historically metered. Total demand was derived from total source production. This method of estimating demand accounts for additional losses in the system but provides insight into overall trends. Currently, Lehi City is working on metering all connections, which will better account for overall water usage. In 2024, Lehi residents used an average of 161.43 gpcd, lower than the regional goal.

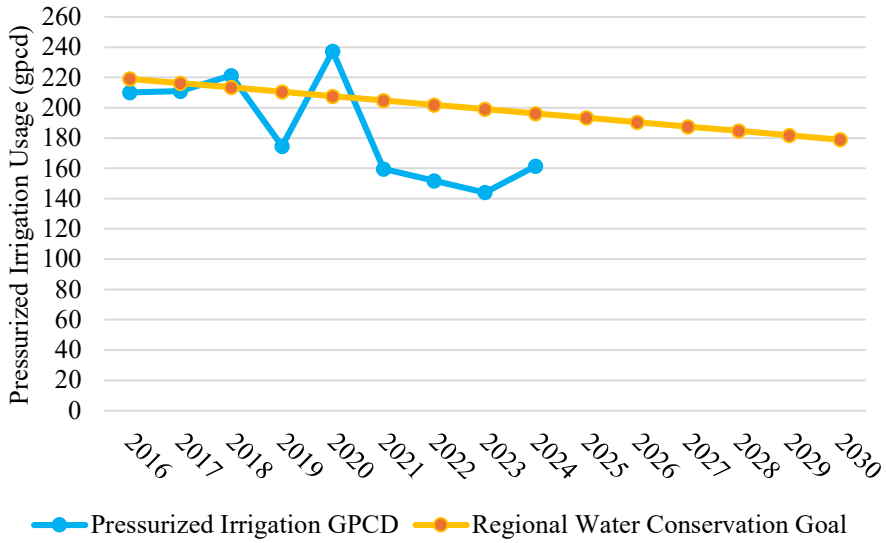


Figure 6: Lehi City Historical Per Capita Pressurized Irrigation Use

The combined culinary water and pressurized irrigation usage is shown in Figure 7. Lehi's usage of 217.96 gpcd is higher than the regional goal of 196.20 gpcd and the national average of 83 gpcd (USGS, 2017). However, it is lower than the statewide average of 240 gpcd (DWRi, 2015). Additionally, trends in Figure 7 show that water usage has been trending down from 2016 to 2024. The trend will most likely continue with the City's existing and future water conservation efforts.

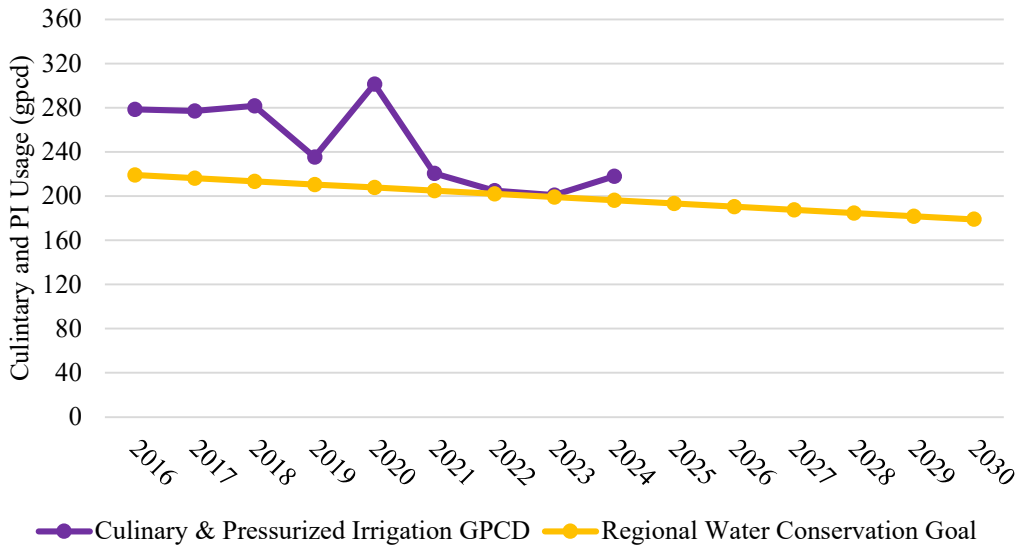


Figure 7: Lehi City Per Capita Culinary Water and Pressurized Irrigation Use

The distribution of water usage based on different connections is shown in Table 6.

Table 6. Breakdown of Water Usage by Type of Use

	Culinary	Pressurized Irrigation
Residential	82.21%	95.71%
Commercial	15.02%	3.65%
Institutional	2.36%	0.64%
Other	0.41%	0.01%
Total	**100%**	**100%**

1. Pressurized Irrigation percentages based on metered connections only

Future Water Usage

As one of the technological centers of the State of Utah and with 12 miles of Interstate-15 frontage, including 4 on/off ramps, Lehi City has experienced and is projected to continue to experience substantial economic growth. As it is, developments on the west side (west of the Jordan River) and the northwest side (Silicon Slopes Businesses and Thanksgiving Point) will require more development of water resources to satisfy the additional demand. As a part of this growth, new parks and other open spaces are planned in conjunction with new residential and commercial/industrial developments in the areas of new development.

The extent of the City's expected future population growth through the year 2060 is shown in Figure 8. The projected Lehi 2060 population is 162,442 (Kem C Gardner, 2020). Many factors

influence this projection, and the estimates shown may vary substantially from the actual population experienced.

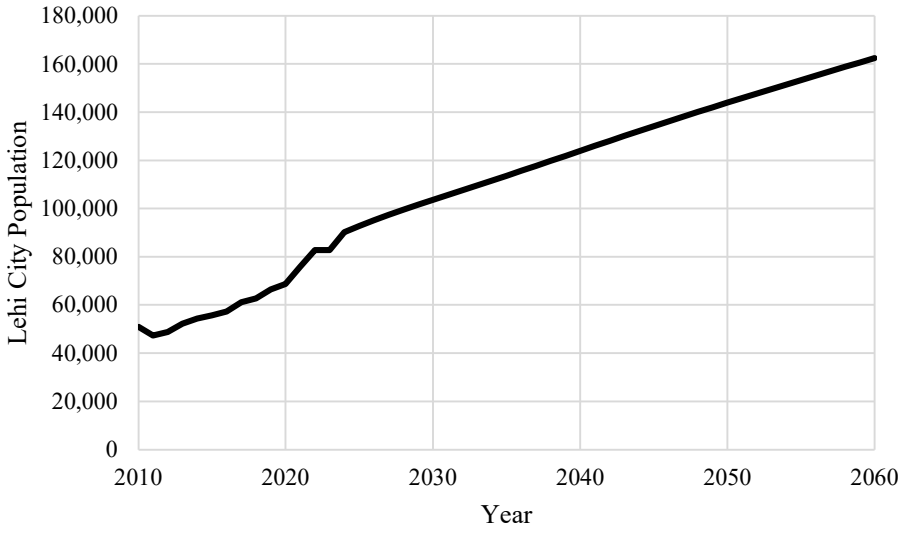


Figure 8: Lehi Historic and Projected Population

Existing reliable water supply and supply projections compared to existing water use and use projections through 2060 are shown on Figures 7 and 8 for culinary water and pressurized irrigation respectively. The projections are based on population projections as shown in Figure 8. Reliable water supply is considered as 6,100 ac-ft for indoor and 17,500 ac-ft for outdoor.

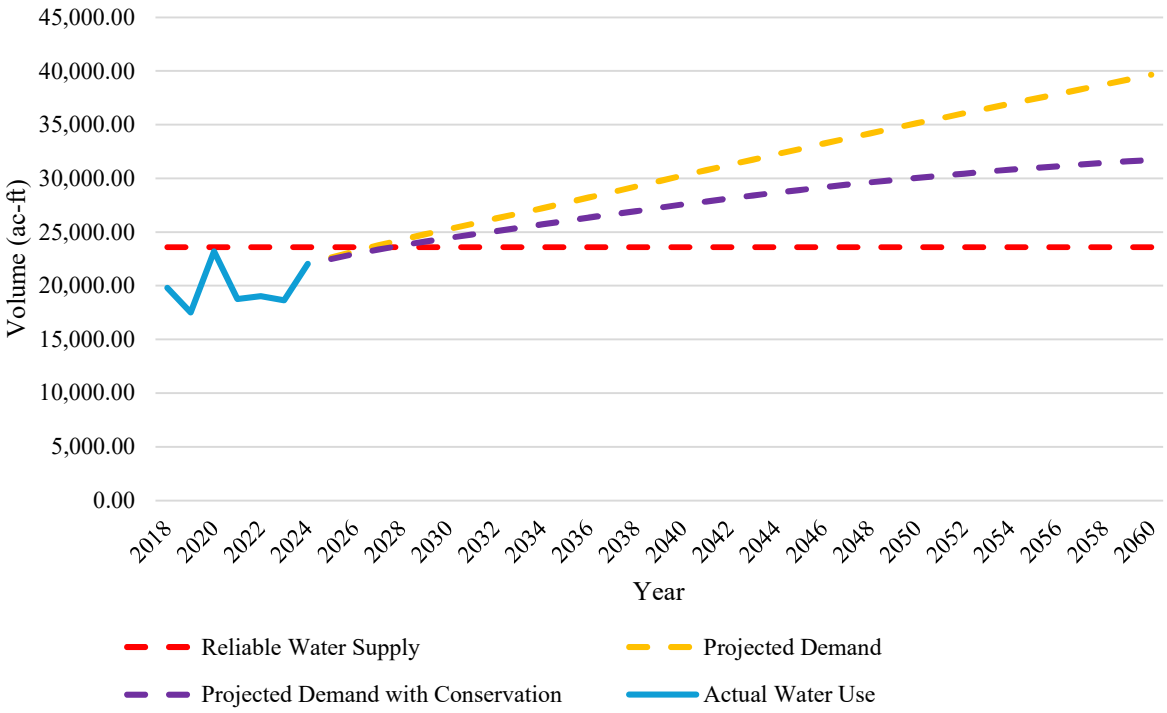


Figure 9: Projected Water Demand

3. WATER PROBLEMS, CONSERVATION MEASURES AND GOALS

Problems Identified

Lehi City staff identified and prioritized several problems during the investigative phase of this water conservation planning process.

- Despite many efforts to the contrary, some citizens lack information and understanding of landscaping water requirements and efficient water-use habits and practices. Some residents still don't know how much water is required to maintain healthy landscaped areas and how to consistently use water efficiently indoors. More than a few citizens' irrigation and indoor practices are based on convenience rather than plant needs and water supply considerations.
- Lehi City homes, businesses, institutions, and even many public facilities have landscapes with large areas of grass and other water-intensive landscaping. As shown in Figure 5 above, the 2024 pressurized irrigation monthly water use chart, the irrigation needs usually create water use peaks in June, July and August. They strain the existing water delivery system and necessitate periodic upgrades to main delivery lines and reservoir capacities.
- All of the City's culinary facilities are 100% metered. On the pressurized irrigation system, approximately 60% of the facilities are metered, and will be 100% metered by 2030. With the number of these facilities increasing, keeping track of water usage at these facilities is important, particularly to minimize the

percent difference between the inflows of culinary water compared to the metered outflow.

- A citywide culinary water meter replacement plan took place from 1990 – 2002, which greatly improved the overall efficiency of the City's metering system. At this time, 57% of the City's 19,000 culinary meters are Sensus iPERL SmartPointM2 meters. The culinary meters are continuing to be replaced at a rate of about 750 meters per year. The entire system is Automated Meter Infrastructure (AMI) with remote system radio transmission over three towers. The City's proactive approach will ensure efficiency and accuracy of City culinary water use. This will help unaccounted for water to decrease since old meters tend to under-record water usage.
- The pressurized irrigation system also uses these same types of advanced meters. Starting in 2016, all new pressurized irrigation connections have been equipped with these water meters. The pressurized irrigation billing is now still the flat rate, but eventually the billing will be based on the actual water usage measured by the meters. It is estimated that once usage is charged for metered pressurized irrigation then use will drop by up to 25%. The City has retrofitted the pressurized irrigation services to add meters to large users such as schools, churches, HOA's, private parks, etc. at a cost of about $1,500,000.

Opportunities Identified

Each problem represents an opportunity. Aside from a water education program, the opportunity exists to solve the problems through continuing to require "smart controller" technology to irrigate all public open spaces. The City Parks Department converted everything to WeatherTRAK controls. This was completed in 2019.

Continued implementation of the phased approach of adding culinary water meters to all City facilities will help resolve the inflow / outflow water difference issue.

Presently the City is xeriscaping at least 20% of any new park areas. Xeriscape landscaping at City parks, facility grounds, and along existing and future roads in the City are more water efficient if low water-use shrubs and mulches were used instead of Kentucky blue grass.

Additional opportunities can be found in the remaining problems, essentially by reinforcing and/or increasing planning efforts. These efforts include continuing to come up with additional creative educational programs, reviewing the approach towards meter replacement, and reinforcing the importance of tracking and improving response times for fixing leaks.

2025 Water Conservation Goals

For context and comparison, see the results of the 2019 Water Conservation Goals given below Table 7. In pursuit of solutions to the problems identified previously, and considering the variety of conservation measures available to solve these problems, the following 2025 new or revised goals have been identified:

<u>Goal # 1</u> – Reduce the City's per capita culinary water use rate by ~ 7.5 percent in five years. The 2024 water use rate is 56.54 gallons of treated water per capita per day (gpcd). However, the past 5-year average rate was 58.33 gpcd and the past 10-year average rate was 60.68 gpcd. The goal is to bring the culinary water use rate down by ~ 7.5% from ~ 56 gpcd to ~ 52 gpcd by 2030.

<u>Goal # 2</u> – Reduce the City's per capita pressurized irrigation use rate by ~ 10 percent in five years. The 2024 pressurized irrigation use rate is 161.43 gallons of untreated water per capita per day (gpcd). However, the past 5-year average rate was 170.87 gpcd and the past 10-year average rate was 185.69 gpcd. The new goal is to bring the secondary water use rate down by ~ 10% from 161 gpcd to ~ 145 gpcd by 2030. A tiered metered usage rate is expected to be a primary measure to help meet this goal.

<u>Goal # 3</u> – Reduce the average percent difference in culinary water delivered into the system compared to the metered outflow by ~ 5 percent in five years. The current average loss is 38%, making the goal for the average loss to be ~ 33% by 2030.

<u>Goal # 4</u> – Improve the appearance of parks, building grounds, street landscapes, open spaces and yards. Improved irrigation practices and water efficient landscapes can enhance the beauty of the City. In February 2023 Ordinance 35.220 Water Efficiency Standards were adopted into the Lehi City Development Code. Annual surveys of citizen attitudes will continue to measure satisfaction with landscapes on City-owned properties. For example, Table 7 shows the results of citizen satisfaction surveys for the past 8 years specifically in regard to services received from taxes paid.

Table 7. How do you rate the services you receive from Lehi for your tax dollars?

	2018	2019	2020	2021	2022	2023	2024	2025
Excellent	17%	17%	16%	17%	17%	13%	13%	14%
Good	57%	56%	54%	55%	52%	52%	50%	45%
Fair	19%	20%	24%	23%	24%	27%	27%	30%
Poor	3%	5%	6%	5%	6%	7%	10%	11%

Results of the 2019 Water Conservation Goals

<u>Goal # 1</u> – Reduce the City's per capita culinary water use rate by ~ 6 percent in five years. The 2018 water use rate is 60.46 gallons of treated water per capita per day (gpcd). However, the past 5-year average rate was 62.62 gpcd and the past 10-year average rate was 65.57 gpcd. The goal is to bring the culinary water use rate down by ~ 6% from ~ 64 gpcd to ~ 60 gpcd by 2023.

The City met and exceeded this goal by 2023. The 2024 water use rate was 56.54 gallons of treated water per capita per day (gpcd). The past 5-year average rate was 58.33 gpcd

and the past 10-year average rate was 60.68 gpcd. The culinary water use rate was reduced ~ 6.5% from ~ 60 gpcd to ~ 56 gpcd by 2024.

Goal # 2 – Reduce the City's per capita pressurized irrigation water use rate by ~ 5 percent in five years. The 2018 pressurized irrigation use rate is 221.23 gallons of untreated water per capita per day (gpcd). However, the past 5-year average rate was 201.04 gpcd and the past 10-year average rate was 197.40 gpcd. These 2018 pressurized irrigation use rates are higher than the rates in the 2014 goal #2. The new goal is to bring the pressurized irrigation use rate down by ~ 5% from 200 gpcd to ~ 190 gpcd by 2023.

The City met and exceeded this goal by 2023. The 2024 water use rate was 161.43 gallons of untreated water per capita per day (gpcd). The past 5-year average rate was 170.87 gpcd and the past 10-year average rate was 185.69 gpcd. The pressurized irrigation use rate was reduced ~ 27% from ~ 220 gpcd to ~ 161 gpcd by 2024.

Goal # 3 – Reduce the average percent difference in culinary water delivered into the system compared to the metered outflow by ~ 3 percent in five years. The current average is 16.9% (14.5% w/o 2018 high value), making the goal for the average down to ~ 14% (or ~ 12% w/o 2018) by 2023. With the possibility of an overall decrease in new construction, continuing to add culinary water meters to City facilities, and reducing the need for water transfers from the culinary system to the pressurized irrigation system; it is hoped that this goal should be feasible.

Lehi did not meet this goal and more accurate loss tracking has been implemented since this goal was adopted. New goals reflect attainable levels of loss reduction in the system. Expanded pressurized irrigation meters and culinary meter replacement programs contribute significantly to the water accounting.

Goal # 4 – Improve the appearance of parks, building grounds, street landscapes, open spaces and yards. Improved irrigation practices and water efficient landscapes can enhance the beauty of the City. Annual surveys of citizen attitudes will continue to measure satisfaction, or lack thereof, with landscapes on City-owned properties. For example, Table 7 shows the results of citizen satisfaction surveys for the past 4 years specifically in regards to services received from taxes paid.

In general, Lehi has met this goal by 2023 and will continue to enhance the appearance of City properties and facilities. Water Efficiency Standards adopted into Lehi City Development Code section 35.220.

Results of the 2014 Water Conservation Goals

2014 Goal # 1 – Reduce the City's per capita culinary water use rate by ~ 5 percent in five years. The 2013 water use rate is 72.7 gallons of treated water per capita per day (gpcd). However, the past 6-year average rate was 68.9 gpcd and the past 10-year average rate was 70.8 gpcd. The goal is to bring the water use rate down to ~ 65 gpcd.

Lehi met and exceeded this goal by 2018. Culinary water use rate is down from ~ 70 gpcd to ~ 64 gpcd and below. A new goal will be set to reduce the use rate down to ~ 60 gpcd.

2014 Goal # 2 – Reduce the City's per capita pressurized irrigation use rate by ~ 5 percent in five years. The 2013 pressurized irrigation use rate is 183.6 gallons of untreated water per capita per day (gpcd). However, the past 6-year average rate was 194.2 gpcd (186.8 w/o the unusually high 2012 year) and the past 10-year average rate was 192.5 gpcd. The goal is to bring the pressurized irrigation use rate down to ~ 180 gpcd.

Lehi did not meet this goal by 2018. The pressurized irrigation water use rate is up to ~ 200 gpcd. A new goal will be set to reduce the use rate from ~ 200 gpcd down to ~ 190 gpcd.

2014 Goal # 3 – Reduce the average percent difference in culinary water delivered into the system compared to the metered outflow by 3 percent in five years. The current average is 15%, making the goal for the average down to 12% by 2019. With a likely overall decrease in new construction, adding culinary water meters to City facilities, and reducing the need for water transfers from the culinary system to the pressurized irrigation system; this goal should be feasible.

Lehi did not meet this goal by 2018. The difference in culinary water delivered compared to the metered outflow is now up to 16.9% (14.5% w/o 2018). A new goal will be set to reduce the difference from ~ 17% down to 14% (or ~ 15% to 12%).

2014 Goal # 4 – Improve the appearance of parks, building grounds, street landscapes, open spaces and yards. Improved irrigation practices and water efficient landscapes can enhance the beauty of the City. Annual surveys of citizen attitudes will continue to measure satisfaction, or lack thereof, with landscapes on City-owned properties. For example, 2014 Table 8 shows the results of citizen satisfaction surveys for the past 2 years specifically in regard to landscaping on City roadways.

In general, Lehi has met this goal by 2018 and will continue to enhance the appearance of City properties and facilities.

Table 8. 2014 Citizen Satisfaction Survey of Beautification & Landscaping on City Roadways

2012 Satisfaction = 3.53 / 5	2013 Satisfaction = 3.82 / 5

4. CURRENT CONSERVATION PRACTICES

To solve the problems identified above and take advantage of the many associated opportunities, specific water conservation measures must be identified and evaluated. Lehi City has already

implemented several water conservation measures; these, along with measures the City plans to improve upon and/or implement, should effectively address Lehi City's water problems. Both current conservation practices and improvements to be implemented are discussed in the following pages.

Lehi City's current water conservation program consists of a water conservation contingency plan, water education program for outdoor and indoor water use, meter replacement/leak detection and repair program, a "Smart Controller" technology system, and a landscape conservation program.

In addition to the following water conservation practices, Lehi City has also adopted the Water Efficiency Standards developed by Central Utah Water Conservancy District to help reduce demands associated with future development. These standards aim to reduce future indoor and outdoor demands by requiring water efficient fixtures be installed and limiting the amount of future turfgrass.

Water Shortage Management

The Lehi City Council adopted the "Water Shortage Management Plan – Resident Guide to Conserving Water" on March 11, 2014, revised 2018 and 2023. The Plan spells out climate and political realities related to outdoor secondary water use during drought or other pressurized irrigation water supply shortages. However, there is concern that with a reduction in pressurized irrigation water use, there may be an increase in culinary outdoor water use.

Below is a reprint of the 2023 Water Shortage Management Plans. It is also attached as Appendix C of the document.

2023 Water Shortage Management Plan

Resident Guide to Conserving Water

Water Shortage Phases

The Lehi City Water Division continually monitors the available water supply. At the beginning of each month during the peak water usage season (June, July, August, and September), the Water Division will use internal data, along with data from external sources such as the Provo River Water Users Association, to assess drought conditions in Lehi City. Based on these conditions, the Water Division will determine the applicable water shortage phase for that month. Water shortage levels and responses are categorized into three phases, each identified by a color to clearly communicate the current status:

- **Phase I: Normal Water Condition (Green)**
- **Phase II: Moderate Water Shortage (Yellow)**
- **Phase III: Severe Water Shortage (Red)**

Lehi City water users will be informed of the current phase. Each phase includes voluntary and/or mandatory conservation actions to guide water users in responding appropriately to shortages.

What is the Water Shortage Management Plan?
The Water Shortage Management Plan is designed to protect public health, safety, and welfare during a water shortage. It complements the Lehi City Water Conservation Plan and other municipal ordinances.

All Lehi City water users—residential, commercial, and municipal—are expected to understand and comply with the appropriate responses during water shortages. This plan outlines how shortages are defined, the necessary actions by both city officials and water users, and how compliance will be enforced.

For complete details, refer to the Secondary Water System Conservation ordinance in Lehi's Municipal Code, Chapter 13.28: www.lehi-ut.gov/government/municipal-code
Questions? Contact the Water Division at (385) 201-1700.

Phase Comparison Table

Action	Phase I (Green)	Phase II (Yellow)	Phase III (Red)
Lawn Watering	Voluntary	Mandatory	Mandatory
Hard-Surface Washing	Voluntary	Mandatory	Mandatory
Swimming Pools	Voluntary	Voluntary	Mandatory
Outdoor Fountains & Ponds	Voluntary	Voluntary	Mandatory
Recreational Sprinklers & Water Toys	Voluntary	Voluntary	Mandatory

Phase Descriptions & Requirements
Phase I – Normal Water Condition

Water users are encouraged to practice responsible watering habits. Refer to the lawn watering guide at conservewater.utah.gov.

Phase II – Moderate Water Shortage

- No sprinkler irrigation on consecutive days.
- Watering allowed only two days per week, with a minimum of 48 hours between cycles.
- No hard-surface washing, except for health or safety reasons.

Phase III – Severe Water Shortage

- Lawn watering limited to once per week.
- No hard-surface washing, except for health or safety reasons.

Enforcement
To protect the water supply and maintain critical services, Lehi City has outlined the following enforcement measures:

- First Violation: Hand-delivered written notice and instructions for corrective action.
- Second Violation: $100 fine and warning of further consequences.
- Third Violation: $500 fine.

Exceptions:

- New lawns requiring frequent watering within 30 days for establishment.
- Short irrigation cycles necessary for testing and maintenance of systems.

Public Notification and Education
Lehi City will keep residents informed and educated through:

- Website & Social Media: Updates on water phases, conservation tips, and system education.
- Direct Email: Timely alerts and conservation information.
- City Newsletter: Printed updates for those without electronic access.
- Direct Mail: Used when necessary due to exceptional circumstances.

Water Education Program

The following information on efficient outdoor and indoor water use is available to the citizens of Lehi City through the City website and is occasionally disseminated with the water bill through the City newsletter. In April of 2008, the annual City Utility Fair was started to give an additional opportunity for City departments to advertise what they do for citizens. This tradition has continued and was most recently held during April 2025 at the Lehi Legacy Center. The Lehi City Water Systems Department has used this primarily as another way to educate participants about water conservation, for example, by handing out water conservation fliers.

Outdoor Water Use:

- Water landscape only as much as required by the type of landscape, and the specific weather patterns of your area, including cutting back on watering times in the spring and fall. We encourage our customers to utilize the weekly lawn watering guide located at www.conservewater.utah.gov.
- Group plants in terms of water need, and zone sprinkler systems accordingly.
- Encourage customers to alter parking strips by allowing more water-wise plantings, or eliminate vegetation in parking strips.
- Do not water on hot, sunny, and/or windy days. You may end up doing more harm than good to your landscape, as well as wasting a significant amount of water.
- Sweep sidewalks and driveways instead of using the hose to clean them off.
- Wash your car from a bucket of soapy (biodegradable) water and rinse while parked on or near the grass or landscape so that all the water running off goes to beneficial use instead of running down the gutter to waste.
- Check for and repair leaks in all pipes, hoses, faucets, couplings, valves, etc. Verify there are no leaks by turning everything off and checking your water meter to see if it is still running. Some underground leaks may not be visible due to draining off into storm drains, ditches, or traveling outside your property.
- Prevent leaks by winterizing your system no later than early November. Shut off the stop and waste valve to your sprinkler system and drain as needed.
- Use mulch around trees and shrubs, as well as in your garden to retain as much moisture as possible.
- Areas with drip systems will use much less water, particularly during hot, dry and windy conditions.
- Keep your lawn well-trimmed and all other landscaped areas free of weeds to reduce overall water needs of your yard.

- Since 2016, all new City PI connections and several existing large areas have meters installed. Eventually all PI connections will have meters.

Indoor Water Use:

About two-thirds of the total water used in a household is used in the bathroom. Concentrate on reducing your bathroom use. The following are suggestions to conserve indoor water.

- Do not use your toilet as a wastebasket. Put all wipes, tissues, wrappers, diapers, cigarette butts, etc. in the trashcan.
- Check the toilet for leaks. Is the water level too high? Put a few drops of food coloring in the tank. If the bowl water becomes colored without flushing, there is a leak.
- If you do not have a low volume flush toilet, put a plastic bottle full of sand and water to reduce the amount of water used per flush. However, be careful not to over conserve to the point of having to flush twice to make the toilet work. Also, be sure the containers used do not interfere with the flushing mechanism.
- Take short showers with the water turned on only as necessary. Turn the shower off while soaping up or shampooing. Install low flow showerheads and/or other flow restriction devices.
- Do not let the water run while shaving or brushing your teeth. Fill the sink or a glass instead.
- When doing laundry, make sure you always wash a full load or adjust the water level appropriately if your machine does that. Most machines use 40 gallons or more for each load, whether it is two pairs of socks or a week's worth of clothes.
- Repair any leak within the household. Even a minor slow drip can waste up to 15 to 20 gallons of water a day.
- Know where your main shutoff valve is and make sure that it works. Shutting the water off yourself when a pipe breaks or a leak occurs will not only save water but also eliminate or minimize damage to your personal property.
- To reduce the risk of freezing outside culinary water faucets connected to the home during winter months, shut off and disconnect hoses, then drain water from your hoses.
- If no heat will be on in your building during winter months, request that your water service be turned off during that time to prevent your pipes from freezing.
- Know which pipes are susceptible to freezing during winter months (those closest to outside walls, places where cold air can be felt outside, etc.). Either insulate outside walls near water pipes with thicker insulation or wrap pipes with UL-approved heat tape.
- Keep a jar of water in the refrigerator for a cold drink instead of running water from the tap until it gets cold. Several glasses of water are going down the drain for one cold drink.
- Plug the sink when rinsing vegetables, dishes, or anything else; use only a sink full of water instead of continually running water down the drain.

5. CURRENT PRICING STRUCTURE

Designing an appropriate rate schedule is a complex task. Rate design is a process of matching the costs of operating both the culinary and PI water systems to the unique economic, political and social environments in which the City provides these services. The cost of delivering these services must be evaluated and understood. Each water system has unique assets and constraints. Based on the characteristics of the City's systems, and past capital and operating costs, revenue requirements can be estimated.

City staff has estimated the cost of providing both treated and un-treated water services and proposed a rate schedule designed to cover such costs. The rate schedule shown in Table 8 has been adopted by the Lehi City Council, although a more aggressive conservation-oriented rate schedule could be created, the fee increases are likely to encourage more conscientious water use. Table 8 gives the four-year breakdown of the City's fee schedule for both culinary and secondary (pressurized irrigation) water.

Table 9. Lehi City's 4-Year Water Rates

Culinary Water Fee Information	Approved FY 2024	Approved FY 2025	Approved FY 2026
Water Connection Fee:			
¾" Meter	$425.62	$425.62	$464.30
1" Meter	$514.67	$514.67	$553.35
1 ½" Meter	$1,691.38	$1,691.38	$2,625.74
2" Meter	$1,906.68	$2,713.39	$2,901.92
3" Meter	$2,278.10	$2,989.27	Discontinue
4" Meter	$3,785.21	$6,865.63	$5,121.39
6" Meter	$6,368.80	$7,402.91	$6,459.22
8" Meter	$9,455.76	$8,584.94	$7,466.17
Water Impact Fee:			
Residential	$1,194.07	$1,194.07	$1,194.07
Non-Residential			
¾" Meter	$1,194.07	$1,194.07	$1,194.07
1" Meter	$3,184.19	$3,184.19	$3,184.19
1 ½" Meter	$3,980.23	$3,980.23	$3,980.23
2" Meter	$12,736.75	$12,736.75	$12,736.75
3" Meter	$27,861.64	$27,861.64	$27,861.64
4" Meter	$50,150.95	$50,150.95	$50,151.95
6" Meter	$111,446.56	$111,446.56	$111,446.56
8" Meter	$191,051.25	$191,051.25	$191,051.25
Water Service Charge:			

Residential			
Base rate / connection / month	$18.84	$18.84	$18.84
per 1000 gallons used from 1-30,000 gallons	$1.26	$1.26	$1.26
per 1000 gallons > 30,000 gallons	$2.53	$2.53	$2.53
Commercial			
Base rate / connection / month	$18.84	$18.84	$18.84
per 1000 gallons used	$1.26	$1.26	$1.26
PI Water Fee Information	**Approved FY 2024**	**Approved FY 2025**	**Approved FY 2026**
PI Connection Fee:			
1” Lateral	$541.66	$541.66	$567.04
1 ½” Lateral	$2,493.58	$2,493.58	$2,625.74
2” Lateral	$2,586.91	$2,713.39	$2,901.92
3” Lateral	$5,195.12	$2,989.27	Discontinue
4” Lateral	$5,908.68	$6,865.63	$5,121.39
6” Lateral	$6,352.87	$7,402.91	$6,459.22
8” Lateral	$7,672.42	$8,584.94	$7,466.17
10” Lateral	$9,079.94	$9,079.94	Discontinue
PI Impact Fee:			
Residential (Single and Multi-Family) / acre (0.25-acre min)	$4,378.63	$5,834.04	$5,609.37
Non-Resident/pervious (.25 ac min)	$4,378.63	$8,839.06	$8,629.80
Fire Flow Per ERU	-	$253.28	$254.08
PI Service Charge:			
Base rate / connection / month	$5.90	$6.20	$6.51
+ / sq ft of lot divided by 43560	$54.17	$56.88	$59.72
Minimum / month charge	$16.74	$20.42	$21.44
Pre-construction water permit base	$85.00	$85.00	$85.00
+ / 1000 sq ft of lot	$1.00	$1.00	$1.00
or + / lot (whichever is less)	$25.00	$25.00	$25.00
Fire Hydrant Non-Metered Usage	$110.00	$110.00	$110.00
Additional cost per lot (if > 1)	$25.00	$25.00	$25.00
Fire Hydrant meter deposit	$1,550.00	$1,550.00	$1,550.00
Base rate / metered fire hydrant connect / month	$5.90	$6.20	$6.51
+ / 1000 gallons used	$0.80	$1.26	$1.26
Minimum / month charge	$16.74	$20.42	$21.44

Shareholder Charge base	$8.27	$8.68	$9.11
+ / month / share	$7.59	$7.97	$8.37
Penalty for Violation of PI Conservation Code:			
First violation	Written notice	Written notice	Written notice
Second violation	$100.00	$100.00	$100.00
Third violation	$500.00	$500.00	$500.00

This rate schedule is designed to encourage conservation by increasing the connection fees, and increasing only slightly the minimum per month charge for secondary water users. Since the size of the pipe into a lot decides the potential demand on the water systems, increasing those fees encourages developers to construct and connect smaller pipelines.

6. ADDITIONAL CONSERVATION MEASURES

In order to meet Lehi City's future water needs and solve all the water problems identified, both the improvements to the existing conservation measures discussed above and additional water conservation measures will be required. The additional water conservation measures include the **2023 Water Shortage Management Plan** for water conservation. In the future, consideration will be given to using reclaimed or recycled water where feasible.

More Stringent Water Rate Structure

In the future it may be advisable or necessary to establish a more stringent water rate structure for Lehi City water, possibly for both culinary and pressurized irrigation water. The City may want to provide additional price incentives for efficient water use, to show the customers (citizens) how much water is needed each month, and to provide funding for water conservation assistance and education. Water conservation programs could be paid for by those who use water indiscriminately.

Meter Replacement, Leak Detection and Repair

Over time, all meters become less accurate in recording actual flows. This leads to lost revenue to the City and inaccurate data to citizens. Prior to 1999, Lehi City's culinary water meters were read twice per year. It was the responsibility of all Water Department employees to read the meters every six months. Each route consisted of ~ 250 meters and the process took three weeks to complete. Most of the meters at the time were 50+ years old and were no longer efficient.

During the fall of 1997 the process of replacing old meters with an automatic meter reading system began. This process was budgeted and completed five years later, at a cost of $233,000 per year. The new system has allowed all meters to be read monthly. By receiving high usage reports monthly, the City is able to detect water leaks and/or if a citizen is using a large amount of water for other reasons. The City also separated the meter reading into two cycles to ensure that staff would be available to quickly repair any broken meters or any water leaks. To ensure the highest performance in this regard, the City continually reviews and evaluates leaks and response times and goals for improvement. The City doesn't currently track and tabulate these services anymore but will consider reinstating that practice.

A major improvement to the City water metering program has been in progress. A water use measuring radio unit is added to every water meter in the City. The SmartPoint M2 radio transceivers provide the City water department with water measurements and ancillary device diagnostics via radio signal. The SmartPoint M2 obtains hourly readings and can monitor continuous flow over a programmable period, alerting the City to leak conditions. In addition, the M2 stores up to 35 days of hourly consumption providing the City with the ability to extract detailed usage profiles for consumer information and dispute resolution.
The M2 also allows the City to connect multiple registers and ancillary devices. This results in a compact installation that saves time, space and money – without reducing system performance. The SmartPointM2 radios have been installed on 100% of all the City water meters since 2019.

The cost for this radio unit placement on water meters is significant. Furthermore, the City is using the remote system with towers.

An advanced type of water meter has been installed on all new City water connections. This new meter is the Sensus iPERL Electromagnetic Flow Measurement System. This system has no moving parts, is based on innovative electromagnetic flow measurement technology, and has an operating range as low as 0.03 gpm to 55 gpm. The iPERL system far exceeds the most recent revision of ANSI/AWWA Standard for accuracy and pressure loss requirements. This patented measurement technology allows enhanced accuracy ranges at low and high flows and perpetual accuracy over the life of the product.

These advanced water meters have been installed on most large City areas, like schools and HOA's. They are also being installed on all new pressurized irrigation connections, but pressurized irrigation water is still being charged at a flat rate. The City will eventually have water meters on all pressurized irrigation connections and will eventually use a rate structure to charge for pressurized irrigation water rather than using a flat rate. Irrigation water metering is now a possibility because so-called "dirty water" meters are now available. This will be an effective approach to conserving irrigation water.

Improved Efficiency of Water Use at City Facilities (Both Treated and Untreated Water)

Water Use and Conservation at Lehi City Parks - Upgrading the Irrigation System

The City Parks Department is currently in the process of switching over all irrigation controllers to WeatherTRAK. WeatherTRAK is a cloud-based, smart irrigation controller that uses weather data from 45,000 weather stations to calculate an accurate evapotranspiration rate (ET) based off of 4 weather parameters; temperature, wind, solar radiation, and humidity. This accurate ET data determines how much water should be used on turf grass. Independent studies have shown that this controller can save between 16% and 59% on water use. WeatherTRAK also uses smart scheduling and flow monitoring to reduce water windows and wasted water due to line/head breaks. Currently 66% of all meters on Parks properties have been replaced..

Other irrigation controllers the city is currently using include Rain Master and Hunter IMMS central control systems. These give us the ability to have central control benefits, such as local and global adjustments, rain delays, and city-wide flow watch. Smaller streetscape applications utilize battery-powered Rainbird T-BOS Bluetooth controllers that can read soil moisture sensors as well as collect runtime data to further understand usage habits across the city. We have chosen WeatherTRAK to be a universal replacement because of its ability to calculate accurate ET data, instantaneous flow watching, a web-based central control platform that requires no further software upgrades, and a strong reputation for water savings.

Lehi Parks is also in the process of replacing all traditional spray nozzles with Hunter MP rotator nozzles. Currently 30% of the spray nozzles have been converted. MP nozzles have a slower application rate that is not only more efficient for low-pressure areas but also perform better in windy situations due to a larger droplet size. Additionally, their slower application rate better

matches the soil's percolation rate which reduces runoff and encourages deeper watering. This project has given us the opportunity to evaluate system efficiency and correct minor design flaws through water distribution audits. In addition to the MP rotator nozzles, all spray heads have been replaced with pressure regulation and check valve style body. This prevents unnecessary drainage from the system after each irrigation cycle.

Higher Standards

The use of meters has been implemented into the new city's new installations. More than 60% of existing city facilities have been converted to metered connections. Great examples are Retrofitting at Gateway and Wines Parks, along with Ivory Ridge Detention Basin. This allows for better overall water management, allowing us to see water usage patterns and adjust accordingly.

Lehi Parks updated design standards in 2020. These updated standards for City-maintained properties use up-to-date irrigation design principles such as less turf grass in landscaped areas, including park strips, increased use of xeriscape areas, sound hydraulics, and more efficient irrigation layout.

Flow sensors and master valves are standard installation on all new City-maintained sites, allowing us to optimize the water windows, recognize failures in the irrigation system, and automatically shut off the problem area until it can be resolved.

Secondary water filtration is used in most of our irrigated sites. This allows each system to operate at peak efficiency, reducing the chance of failure of smaller components such as nozzles, valves, and emitters. Cleaner water allows the system to operate as designed and as scheduled.

The Development Code has been revised regarding water conservation for new development of commercial properties requiring the use of more drip-irrigated areas instead of grass, no turf grass in park strips, more trees in open space areas, and the use of rain sensors.

Trained Staff

Lehi Parks also achieves water conservation by hiring and investing in well-trained staff. Irrigation staff are required to certify and maintain certifications through accredited water-wise organizations, such as the Irrigation Association and QWEL. By doing this, water-wise habits are instilled in day-to-day operations. Staff that have developed and maintained expertise in irrigation BMPs are then included in all relevant meetings that influence water usage in the department.

Educating Residents

Lehi Parks also hopes to encourage water-wise landscape behavior in Lehi's residents by providing a sound example to follow. Lehi Parks puts on an annual irrigation Public Works utility fair along with CUWCD to train the public on basic irrigation BMP's including topics such as

filtration, spacing, smart controllers, and the benefits of water-wise irrigation components. The most recent demonstration occurred in March 2025.

Large Landscape Conservation Program

The City's landscape conservation program is designed for both water conservation and ease of maintenance. City staff have designed and managed the implementation of a "xeriscaping" design program in several areas including around City Hall and in front of the Water Department building and facilities. The design includes the use of cobble rock and gravel, interwoven with areas of plantings within recycled heavy wood chips. The formal planting areas include a mix of shrubs, evergreens, shade trees and ornamental trees. Presently the City is xeriscaping at least 20% of any new park areas.

Transition areas are incorporated along the exterior of parks, along pathways, and/or in steeper areas using meadow grasses and wildflowers. The formal planting areas are watered by a drip irrigation system and the more natural "transition" areas are watered by a shrub spray nozzle system. These are serviced from Lehi City's pressurized irrigation system. In support of this program, the Lehi Parks Master Plan has had the vast majority of the City's parks conceptually designed for increased water conservation and ease of maintenance associated with replacing Kentucky blue grass areas with "xeriscaping".

These are only suggested conservation strategies from the Lehi City Planning Department and are not recommendations or regulations.

In addition to the landscape conversation program above, Lehi City has adopted CUWCD's Water Efficiency Standards. These standards aim to help reduce outdoor watering of future development by minimizing the volume of turfgrass.

In order to ensure proper culinary water use and track peaks in water use due to potential leaks at City facilities, the City has installed may need to install additional meters. The City could reduce out-of-pocket costs by having the City's water system technicians install these meters during slower time of their day or year.

Although the parks and new rights-of-way in the City are using the smart controller technology, the grounds around the City buildings are not completely set up. This technology senses soil moisture, precipitation and humidity for appropriate water application. In order to improve upon this program and to set an example for Lehi City citizens, the City should complete the process.

Education

Lehi City has a public information team who post and add content to the Lehi website on water conservation about the use and misuse of water in the City. The following list presents some questions and answers these officials would talk about. This program is no longer being implemented.

WATER – WHERE ARE WE? WHERE COULD WE BE?

1. Some questions
    - 1.1 What water conservation rules? What water shortage?
    - 1.2 Why do I have to follow City water conservation rules that City agencies don't follow?
    - 1.3 I own water shares. Why do I have to follow the City's rules?
    - 1.4 How can we be short of water? Ponds are full, water's flowing in ditches and Jordan River.
    - 1.5 I pay for water all year; I only use a few months. Can't I use all I need / want?
    - 1.6 You are telling me I can't use water? That pasture / orchard / etc. is my livelihood.
2. A Clear and Concise Message
    - 2.1 What is the message?
        - 2.1.1 We have two kinds of water.
            - 2.1.1.1 Culinary (drinking) water is tested, treated and used inside the house / business.
            - 2.1.1.2 Secondary (irrigation) water is used for all exterior uses except swimming pools.
        - 2.1.2 We have enough water IF we use it wisely.
            - 2.1.2.1 Each year there are more of us & seemingly less water. We need to be smarter each year.
    - 2.2 How does this matter to me? Why do I care?
        - 2.2.1 Working together we can *slow the flow* and still have green and productive surroundings.
        - 2.2.2 Carefully following the Phase II plan will likely avoid the more painful Phase III plan.
        - 2.2.3 Phase IV is not mentioned. All irrigation must cease to preserve water for fire suppression.

    No one wants this. This is when lawns go brown, gardens die, shrubs and trees are damaged

3. Close the perceived loopholes
    - 3.1 The Water Shortage Management Plan brochure and the Ordinance DO address:
        - 3.1.1 Lawn Watering – Sprinkler Irrigation
        - 3.1.2 Hard-Surface Washing
        - 3.1.3 Swimming Pools
        - 3.1.4 Outdoor Fountains and Ponds 3.1.5 Washing Personal Vehicles
    - 3.2 They DO NOT address:
        - 3.2.1 Use of culinary water outdoors (if the faucet is on the house, it is culinary water)
        - 3.2.2 Lawn Irrigation – Non Sprinkler System Irrigation such as flood irrigation
        - 3.2.3 Garden Irrigation
        - 3.2.4 Field / Orchard / Pasture Irrigation – Private / Commercial
        - 3.2.5 Industrial Use
    - 3.3 The Violation Notice DOES NOT mention:
        - 3.3.1 Culinary usage outdoors
        - 3.3.2 Broken lines / sprinklers

4. Getting the word out

4.1 “Public Notification and Education”
    4.1.1 “Website, Social Media, etc.” (On the City website the message is “below the fold”)
    4.1.2 “Direct Email”
    4.1.3 “City Newsletter”
    4.1.4 “City Marquees” – I have not seen anything on the marquees?
    4.1.5 “Direct Mail” - With the water bill?
4.2 Folks that do not get the messages
    4.2.1 Tenants – the landlord pays for the secondary water
    4.2.2 Auto-payers
    4.2.3 Move-ins
    4.2.4 The Complacent
4.3 Confusion / Ignorance
    4.3.1 Media coverage from other communities that have different restrictions?
    4.3.2 How can there be a shortage when the Jordan River is flowing, there is water in the ditches, and City agencies are not all following the restrictions?
    4.3.3 What do you mean a hose bib mounted on the house is on the culinary system?

Educating residents and businesses that irrigate landscapes to use water more efficiently will enhance the likelihood that our water use goals will be met. In addition to the methods in which the City is currently educating residents, the Parks Department has a program designed to give specific irrigation and landscaping recommendations based on the time of year.

The City Parks staff helps citizens at the Utility Fair learn how to use their sprinklers effectively, which plants will most effectively save water, how to use fertilizers effectively, and all kinds of water conservation advice. Lehi Parks utilizes the information provided by Utah State University Extension Service for “Turfgrass Water Use in Utah” which can be found here: Water Conservation - Lehi City.

Furthermore, the City educates by example through continuing to expand the amount of xeriscaping to replace existing Kentucky blue grass areas as well as through xeriscaping future unimproved land. An example of this is the 2023 project which removed all the landscaping turf surrounding the 1200 E Well and replaced it with Xeriscape. This reduced water use at the site significantly. Benefits and costs of a strong education program are difficult to enumerate but are tracked and accounted for as they unfold.

7. COST ANALYSIS

Initially, Lehi City will strive to reach Goal #1 to reduce the City's culinary per capita use rate by ~ 7.5 percent in five years; from ~ 56 gpcd to ~ 52 gpcd. The short-term and long-term benefits of reaching this goal are discussed below. This discussion is followed by how this water conservation plan will be implemented and updated. 52 gpcd. The short-term and long-term benefits of reaching this goal are discussed below. This discussion is followed by how this water conservation plan will be implemented and updated.

Benefits of Reaching Goal #1:

The simplified result of an effective program to boost the efficiency with which water is used in the City (a reduction of ~ 7.5 percent in per capita culinary water use) is shown in Table 10 below. Benefits are measured as the savings accruing to the City due to reduced water purchased over the 5 years; 2025 thru 2030.

Table 10. Long-Term Benefits of Culinary Water Conservation Program

Culinary		Future Use without Conservation				Future Use with Conservation		
Year	Pop-ulation	Purch-ased Water (ac-ft)	Cost* per (ac-ft)	Total Cost	gpcd	Purch-ased Water (ac-ft)	Total Cost	gpcd
2024	90,227	3,753	$382	$1,434,108	56.54	3,753	$1,434,108	56.54
2025	92,681	3,855	$394	$1,517,310	56.54	3,807	$1,498,369	55.83
2026	95,063	3,954	$405	$1,602,994	56.54	3,856	$1,562,948	55.13
2027	97,345	4,049	$418	$1,690,709	56.54	3,898	$1,627,341	54.42
2028	99,525	4,140	$430	$1,780,439	56.54	3,933	$1,691,454	53.71
2029	101,605	4,227	$443	$1,872,179	56.54	3,963	$1,755,210	53.01
2030	103,607	4,310	$456	$1,966,333	56.54	3,987	$1,818,904	52.30
2031	105,565	4,391	$470	$2,063,602	56.54	4,062	$1,908,880	52.30
2032	107,528	4,473	$484	$2,165,044	56.54	4,138	$2,002,717	52.30
2033	109,529	4,556	$499	$2,271,474	56.54	4,215	$2,101,166	52.30
2034	111,544	4,640	$514	$2,382,667	56.54	4,292	$2,204,023	52.30
2035	113,574	4,724	$529	$2,498,812	56.54	4,370	$2,311,460	52.30
2036	115,630	4,810	$545	$2,620,362	56.54	4,449	$2,423,896	52.30
2037	117,688	4,896	$561	$2,747,015	56.54	4,529	$2,541,053	52.30
2038	119,759	4,982	$578	$2,879,223	56.54	4,608	$2,663,349	52.30
2039	121,831	5,068	$595	$3,016,904	56.54	4,688	$2,790,707	52.30
2040	123,914	5,155	$613	$3,160,548	56.54	4,768	$2,923,581	52.30
2041	125,996	5,241	$632	$3,310,055	56.54	4,848	$3,061,878	52.30

Culinary		Future Use without Conservation				Future Use with Conservation		
Year	Pop-ulation	Purch-ased Water (ac-ft)	Cost* per (ac-ft)	Total Cost	gpcd	Purch-ased Water (ac-ft)	Total Cost	gpcd
2042	128,062	5,327	$650	$3,465,270	56.54	4,928	$3,205,456	52.30
2043	130,111	5,412	$670	$3,626,336	56.54	5,007	$3,354,445	52.30
2044	132,128	5,496	$690	$3,793,020	56.54	5,084	$3,508,633	52.30
2045	132,136	5,580	$711	$3,966,194	56.54	5,161	$3,668,823	52.30
2046	136,135	5,663	$732	$4,146,049	56.54	5,238	$3,835,193	52.30
2047	138,123	5,746	$754	$4,332,779	56.54	5,315	$4,007,922	52.30
2048	140,084	5,827	$777	$4,526,134	56.54	5,390	$4,186,780	52.30
2049	142,017	5,908	$800	$4,726,252	56.54	5,465	$4,371,894	52.30
2050	143,920	5,987	$824	$4,933,272	56.54	5,538	$4,563,392	52.30
2051	145,820	6,066	$849	$5,148,342	56.54	5,611	$4,762,337	52.30
2052	147,716	6,145	$874	$5,371,729	56.54	5,684	$4,968,975	52.30
2053	149,606	6,223	$900	$5,603,702	56.54	5,757	$5,183,555	52.30
2054	151,461	6,300	$927	$5,843,383	56.54	5,828	$5,405,266	52.30
2055	153,294	6,377	$955	$6,091,511	56.54	5,899	$5,634,790	52.30
2056	155,118	6,453	$984	$6,348,920	56.54	5,969	$5,872,899	52.30
2057	156,949	6,529	$1,013	$6,616,552	56.54	6,039	$6,120,466	52.30
2058	158,785	6,605	$1,044	$6,894,785	56.54	6,110	$6,377,837	52.30
2059	160,627	6,682	$1,075	$7,184,007	56.54	6,181	$6,645,375	52.30
2060	162,442	6,757	$1,107	$7,483,142	56.54	6,251	$6,922,082	52.30
Grand Totals		**196,307**		**$141,081,158**		**182,617**	**$130,917,164**	

*Assuming 3% / year increase in water cost

If the City can reduce the average culinary water use rate from ~ 56 gpcd to ~ 52 gpcd or 7.5 percent, and maintain it for ~ 30 years, until 2060, about $10 million ($10,163,994 = $141,081,158 - $130,917,164) will be saved by purchasing 13,690 (196,307 – 182,617) ac-ft less water (Table 10).

Cost of Reaching Goal #1 and Goal #3:

The net increase in costs incurred to achieve the benefit of goal #1 is mainly the cost of educating the water users and reducing the gpcd from 56.54 to 52.30 gpcd. The cost to achieve the benefit of goal #3 is mostly associated with the future purchase and installation of culinary water meters at the City facilities. However, some money in labor costs can be saved by doing the work in-house.

Benefit of Reaching Goal #2:

Similar to the benefit of reaching Goal #1, a reduction of about 10 percent per capita pressurized irrigation water use is shown below in Table 11. Benefits are measured as the savings accruing to the City due to reduced pressurized irrigation water purchased.

Table 11. Long-Term Benefits of Pressurized Irrigation Water Conservation Program

PI		Future Use without Conservation				Future Use with Conservation		
Year	Population	Purchased Water (ac-ft)	Cost* per ac-ft	Total Cost	gpcd	Purchased Water (ac-ft)	Total Cost	gpcd
2024	90,227	6,535	$191	$1,248,556	161.43	6,535	$1,248,556	161.43
2025	92,681	6,713	$197	$1,320,993	161.43	6,601	$1,299,015	158.74
2026	95,063	6,886	$203	$1,395,591	161.43	6,656	$1,349,115	156.05
2027	97,345	7,051	$209	$1,471,957	161.43	6,699	$1,398,410	153.36
2028	99,525	7,209	$215	$1,550,077	161.43	6,728	$1,446,796	150.67
2029	101,605	7,359	$221	$1,629,948	161.43	6,746	$1,494,184	147.98
2030	103,607	7,504	$228	$1,711,919	161.43	6,754	$1,540,800	145.29
2031	105,565	7,646	$235	$1,796,603	161.43	6,882	$1,617,019	145.29
2032	107,528	7,788	$242	$1,884,920	161.43	7,010	$1,696,508	145.29
2033	109,529	7,933	$249	$1,977,579	161.43	7,140	$1,779,905	145.29
2034	111,544	8,079	$257	$2,074,386	161.43	7,272	$1,867,035	145.29
2035	113,574	8,226	$264	$2,175,504	161.43	7,404	$1,958,046	145.29
2036	115,630	8,375	$272	$2,281,327	161.43	7,538	$2,053,291	145.29
2037	117,688	8,524	$281	$2,391,592	161.43	7,672	$2,152,535	145.29
2038	119,759	8,674	$289	$2,506,695	161.43	7,807	$2,256,132	145.29
2039	121,831	8,824	$298	$2,626,563	161.43	7,942	$2,364,018	145.29
2040	123,914	8,975	$307	$2,751,621	161.43	8,078	$2,476,576	145.29
2041	125,996	9,126	$316	$2,881,784	161.43	8,214	$2,593,728	145.29
2042	128,062	9,276	$325	$3,016,917	161.43	8,349	$2,715,353	145.29
2043	130,111	9,424	$335	$3,157,143	161.43	8,482	$2,841,563	145.29
2044	132,128	9,570	$345	$3,302,261	161.43	8,614	$2,972,175	145.29
2045	132,136	9,716	$355	$3,453,029	161.43	8,745	$3,107,873	145.29
2046	136,135	9,860	$366	$3,609,613	161.43	8,875	$3,248,805	145.29
2047	138,123	10,004	$377	$3,772,183	161.43	9,004	$3,395,125	145.29
2048	140,084	10,147	$388	$3,940,521	161.43	9,132	$3,546,636	145.29
2049	142,017	10,287	$400	$4,114,747	161.43	9,258	$3,703,447	145.29
2050	143,920	10,424	$412	$4,294,981	161.43	9,382	$3,865,665	145.29
2051	145,820	10,562	$424	$4,482,225	161.43	9,506	$4,034,193	145.29

PI		Future Use without Conservation				Future Use with Conservation		
Year	Population	Purchased Water (ac-ft)	Cost* per ac-ft	Total Cost	gpcd	Purchased Water (ac-ft)	Total Cost	gpcd
2052	147,716	10,699	$437	$4,676,709	161.43	9,630	$4,209,236	145.29
2053	149,606	10,836	$450	$4,878,668	161.43	9,753	$4,391,008	145.29
2054	151,461	10,971	$464	$5,087,338	161.43	9,874	$4,578,820	145.29
2055	153,294	11,103	$478	$5,303,362	161.43	9,993	$4,773,251	145.29
2056	155,118	11,235	$492	$5,527,466	161.43	10,112	$4,974,954	145.29
2057	156,949	11,368	$507	$5,760,471	161.43	10,232	$5,184,668	145.29
2058	158,785	11,501	$522	$6,002,704	161.43	10,351	$5,402,689	145.29
2059	160,627	11,634	$538	$6,254,506	161.43	10,472	$5,629,321	145.29
2060	162,442	11,766	$554	$6,514,937	161.43	10,590	$5,863,720	145.29
Grand Totals		**341,816**		**$122,827,393**		**310,035**	**$111,030,171**	

*Assuming 3% / year increase in water cost

If the City can reduce the average pressurized irrigation water use rate from ~ 161 gpcd to ~ 145 gpcd, or 10 percent, and maintain it for 30 years, until 2060, over $11 million ($11,797,222 = $122,827,393 - $111,030,171) will be saved by purchasing 31,781 (341,816 – 310,035) ac-ft less water (see bottom Table 11).

Cost of Reaching Goal #2:

The net increase in costs incurred to achieve the benefit associated with achieving the PI water conservation goal is mostly associated with the cost of expanding the smart controller technology for the grounds surrounding all of the City facilities.

Cost of Reaching Goal #4:

Although xeriscaping has higher upfront costs, the expenses can be offset over time through a savings in water usage. As such, the ability to achieve Goal #4 will be largely dependent on finances. However, in order to lessen the upfront cost and speed up implementation to the extent possible, the City will continue to identify small-scale xeriscaping projects to be implemented with in-house labor.

Based on the calculations and estimations in Tables 10 and 11, it appears that the amount of culinary water which will need to be purchased by Lehi City in 2060 is 6,251 ac-ft with the proposed conservation and 6,757 ac-ft without the proposed conservation, a difference of 506 ac-ft. The amount of secondary water needed to be purchased in 2060 will be 10,590 ac-ft with the proposed conservation and ~ 11,766 ac-ft without the proposed conservation, a difference of 1,203 ac-ft.

8. IMPLEMENTING AND UPDATING THE WATER CONSERVATION PLAN

The City Administrator has authorized the Water Department Manager, Greg Allred to have the responsibility for providing oversight and direction for the measures outlined in this plan. Other City staff will be responsible, under the guidance of the Water System Manger, to carry out the necessary task within the appropriate time constraints.

This Water Conservation Plan (WCP) was placed on the City Council agenda and adopted by the City Council on November 18, 2025. The City Council is comprised of:

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

The WCP will be revised and updated as required to meet changing conditions and needs. This Plan will also be updated and resubmitted to the Utah Division of Water Resources in 2029, as required by legislative House Bill 153. The approved resolution for the WCP is attached as Appendix A.

Appendix A

LEHI CITY

RESOLUTION NO. 2025-83

A RESOLUTION OF LEHI CITY PERTAINING TO THE READOPTION OF A WATER CONSERVATION PLAN.

WHEREAS, Lehi City operates both a culinary and pressurized irrigation water system; and

WHEREAS, the City Council understands the pressing need to use both indoor and outdoor water uses in a more efficient manner to allow for future sustained growth of the community; and

WHEREAS, the plan will be amended at least every five years and will continue to play a vital role in the future development of Lehi City, Utah.

THEREFORE, BE IT RESOLVED, the Water Conservation Plan of Lehi City, adopted on the 24th day of March, 1999, first revised on the 27th day of April, 2004, revised again on the 8th day of December, 2009, revised again on the 26th day of August 2014, revised again on the 10th day of December 2019, and revised again on the 18th day of November 2025, is hereby readopted.

Approved and Adopted by the City Council of Lehi City this 18th day of November, 2025.

ATTEST

Mark Johnson, Mayor

Teisha Wilson, City Recorder

CORPORATE SEAL OF LEHI CITY
STATE OF UTAH

Appendix B

LEHI CITY WELLS, SPRINGS & DRAINS WATER RIGHTS ACQUIRED AFTER 1978

Water Right Number	Approved MD	Use Type	Quantity (ac-ft)
54-55, 87, 93, 118, 133, 138, 262	a42413 July 2017	Municipal	486.80
55-169, 7664, 12657	a40179 Jan 2015	Municipal	21.05
55-203	a39178 Jan 2014	Municipal	2.78
55-273, 596	a32299 Oct. 2007	Municipal	87.70
55-276, 406, 459, 2711, 2714, 3735, 3933, 4001, 4002, 6817, 8844, 8845	a48993 Sept. 2022	Municipal	156.94
55-200, 1643, 3559, 3560, 3561, 3693	a44805 May 2020	Municipal	124.00
55-302, 526, 705, 1970, 3745, 3746, 3747	a17243 March 1995	Municipal	70.00
55-381	a42350 Nov 2017	Municipal	4.90
55-422, 2142, 2838, 3491, 3668, 3669, 7044	a43748 June 2019	Municipal	68.54
55-477, 619, 784, 2237, 2238, 2735, 2755, 7849, 12706, 12707, 12739, 12818	a42812 Dec 2017	Municipal	164.70
55-501, 2176, 2725, 2729	a39950 May 2017	Municipal	8.93
55-521, 650, 798, 1788, 9536, 9537, 9538	a29879 Dec. 2005	Municipal	94.41
55-562	a31005 Sept 2006	Municipal	40.00
55-567	a22936 May 1999	Municipal	6.02
55-581, 4709, 6107	a19725 Dec. 1996	Municipal	5.21
55-637, 3723	a36180 March 2010	Municipal	12.00
55-676, 5461, 6207	a43042 Dec 2017 (19.078)	Municipal	19.08
55-682, 753, 12642	a40075 Jan 2015	Municipal	15.32
55-756	a51077 Feb 2024	Municipal	549.01
55-776, 789, 1303, 4421		Municipal	37.00
55-779	a23576 March 2000	Municipal	100.00
55-783, 1003	a40528 May 2015	Municipal	122.76
55-797	a33844 May 2008	Municipal	57.00

Water Right Number	Approved MD	Use Type	Quantity (ac-ft)
55-829, 1813, 9053	a30895 Oct. 2006	Municipal	47.10
55-857	a42942 Jan 2018	Municipal	1.28
55-865, 8192	a22608 May 1999	Municipal	78.32
55-867, 3583	a26651 Jan. 2003	Municipal	2.80
55-880, 962	a38795 July 2013	Municipal	11.99
55-967, 4799, 8789	a46235 Jan 2021	Municipal	6.13
55-1075, 7615, 7616	a51082 Feb 2024	Municipal	299.60
55-1086	a37622 Nov 2011	Municipal	2.36
55-1089	a51844 Sept 2024	Municipal	40.60
55-1117, 2248, 2670, 2745, 2866, 3447, 3660, 6963, 6984, 7888, 8678, 12999, 13032, 13033, 13103	a45416 Aug 2021	Municipal	86.36
55-1125	a45402 March 2020	Municipal	1.69
55-1383, 2593, 3545, 3546, 4240, 7815, 7820, 7821, 7822, 7823, 7824, 7825, 7826, 7985, 7986, 7987, 7988	a32506 Jan 2009	Municipal	927.97
55-1436, 4418, 8056	a22244 Nov. 1998	Municipal	256.56
55-1458	a32093 Feb 2007	Municipal	36.00
55-1581, 8269, 12034	a29976 April 2009	Municipal	8.57
55-1587, 1588, 1647, 2579, 13322	a50591 Oct 2023	Municipal	195.17
55-1814, 1815, 9440	a23632 Oct. 1999	Municipal	41.46
55-1937, 2706, 4734, 4752, 8332	a41893 July 2017	Municipal	5.06
55-1972, 2935, 2936, 3920	a40559 July 2015	Municipal	41.06
55-2182	a30944 Aug. 2006	Municipal	1.45
55-2183, 3748, 3749, 8693	a38020 April 2013	Municipal	32.31
55-2427, 2431	a45698 Aug 2020	Municipal	40.00
55-2434	a23663 Jan. 2000	Municipal	4.88
55-2668, 12415	a45237 Jan 2020	Municipal	164.22
55-2707	a41683 Sept 2016	Municipal	1.61
55-2710	a30566 Dec. 2005	Municipal	18.50
55-2728, 2732, 2733, 2734, 2785, 12114	a30446 Dec. 2005	Municipal	104.92

Water Right Number	Approved MD	Use Type	Quantity (ac-ft)
55-2932	a39951 Sept 2014	Municipal	1.23
55-2957	a38021 Aug 2014	Municipal	3.85
55-2962	a38569 April 2013	Municipal	0.76
55-3307	a40980 Nov 2015	Municipal	40.00
55-3308, 3309, 3986, 4424, 6423,12582, 12583, 12584, 12585	a43970 June 2019	Municipal	59.97
55-3348, 5512	a32072 Jan 2008	Municipal	19.44
55-3446	a40927 Oct 2015	Municipal	1.99
55-3589, 9027, 9515	a24322 Nov. 2000	Municipal	37.00
55-3849	a22935 May 1999	Municipal	1.25
55-4006	a19396 April 1996	Municipal	80.00
55-4040	a41682 Aug 2016	Municipal	8.45
55-4063, 9065, 12200, 12350, 12351, 12352	a34307 Feb. 2009	Municipal	44.32
55-4071, 7883	a42945 Jan 2018	Municipal	61.87
55-4170	a42811 Oct. 2017	Municipal	96.06
55-4236	a33429 Feb. 2008	Municipal	2.41
55-4572	a21281 March 1998	Municipal	1.65
55-5937,8780,9692	a46236 Feb 2021	Municipal	21.17
55-6092, 6113	a32479 Dec. 2007	Municipal	3.03
55-6105	a48053 Mar 2022	Municipal	1.65
55-6884	a22762 Oct. 1999	Municipal	5.42
55-6921, 6942	a39179 Jan 2014	Municipal	370.16
55-6925	No - Estimate	Municipal	
55-6993, 12977	a44414 June 2019	Municipal	4.03
55-7575	A62539 July 2000	Municipal	1.73
55-7794	a39949 Dec 2015	Municipal	96.00
55-7813, 7814	a51301 April 4/2024	Municipal	23.64
55-7952, 7953, 12241, 12242	a32507 Feb. 2009	Municipal	28.20
55-8861	a21717 Feb. 1998	Municipal	4.73
55-8878	a44417 June 2019	Municipal	17.50
55-9069	a20046 Jan. 1997	Municipal	3.00
55-9101	a19988 Sept 1996	Municipal	523.64
55-9107	a20020 Sept 1996	Municipal	148.20
55-9108	a20021 Sept. 1996	Municipal	98.80
55-9109	a20022 Sept. 1996	Municipal	74.10

Water Right Number	Approved MD	Use Type	Quantity (ac-ft)
55-9186	a20789 Oct. 1997	Municipal	14.00
55-9220	a21783 May 1998	Municipal	99.02
55-9224	a21188 Sept. 1997	Municipal	503.36
55-9233	a21327 Dec. 1997	Municipal	50.82
55-9243	a21453 Jan 1998	Municipal	333.96
55-9253	a21578 Dec. 1998	Municipal	31.48
55-9263	a21611 Dec. 1997	Municipal	121.00
55-9270	a21778 April 1999	Municipal	4.84
55-9285	a22214 Oct. 1998	Municipal	14.52
55-9319	a22101 July 1998	Municipal	309.76
55-9371, 13441	a23134 Aug. 2001	Municipal	30.00
55-9379	a22876 March 1999	Municipal	201.47
55-9390	a23027 March 2000	Municipal	208.12
55-9396	a23106 May 1999	Municipal	341.22
55-9404, 9442	a23154 July 1999	Municipal	101.64
55-9410	a23246 March 2000	Municipal	4.00
55-9426	a23642 Nov 1999	Municipal	89.54
55-9449	a23671 Oct. 1999	Municipal	232.32
55-9473	a23899 March 2000	Municipal	79.86
55-9511	a24340 June 2000	Municipal	217.80
55-9514, 9534, 9535	a24317 Oct. 2000	Municipal	40.82
55-9527	a23715 Aug. 2000	Municipal	172.98
55-9672	a27272 March 2003	Municipal	1.13
55-9679	a29780 Oct. 2005	Municipal	30.00
55-9710	a27257 Feb. 2003	Municipal	1.35
55-12111	a30444 Nov. 2005	Municipal	27.25
55-12118	a32050 July 2007	Municipal	1.50
55-12134	a30798 March 2006	Municipal	38.36
55-12144	a30973 July 2006	Municipal	729.81
55-12173, 12174	a30767 April 2006	Municipal	32.36
55-12305	a34230 Nov 2008	Municipal	551.88
55-12611	a39961 Sept 2014	Municipal	21.18
55-12648, 12649, 12650, 12651	a40224 Jan 2015	Municipal	67.52
55-12709, 12710, 12711, 12712, 12713, 12714, 12715, 12716	a41170 July 2016	Municipal	184.05

Water Right Number	Approved MD	Use Type	Quantity (ac-ft)
55-12723	a41095 Feb 2016	Municipal	669.76
55-12867	a43074 Feb 2017	Municipal	11.76
55-12921	a44032 Dec 2018	Municipal	3.61
55-12922	a44028 July 2019	Municipal	19.15
55-13107	a13107 Jan 2020	Municipal	11.20
55-13344	a52456 July 2025	Municipal	29.00
55-13355	a47783 Dec 2021	Municipal	158.66
55-13664	a49512a	Municipal	1.85
59-5856	a35158 May 2009	Municipal	158.41
Total:			**12,549.70**

LEHI CITY MAJOR WELLS & SPRING WATER RIGHTS PRIOR to 1978

Water Right Number	Use Type	Quantity (ac-ft)
55-739	Municipal	2,434.00
55-4119	Municipal	1,187.00
55-4296	Municipal	796.00
55-5828	Municipal	2,161.00
55-6579	Municipal	1,943.00
55-7192	Municipal	3,240.00
Total:		**11,761.00**

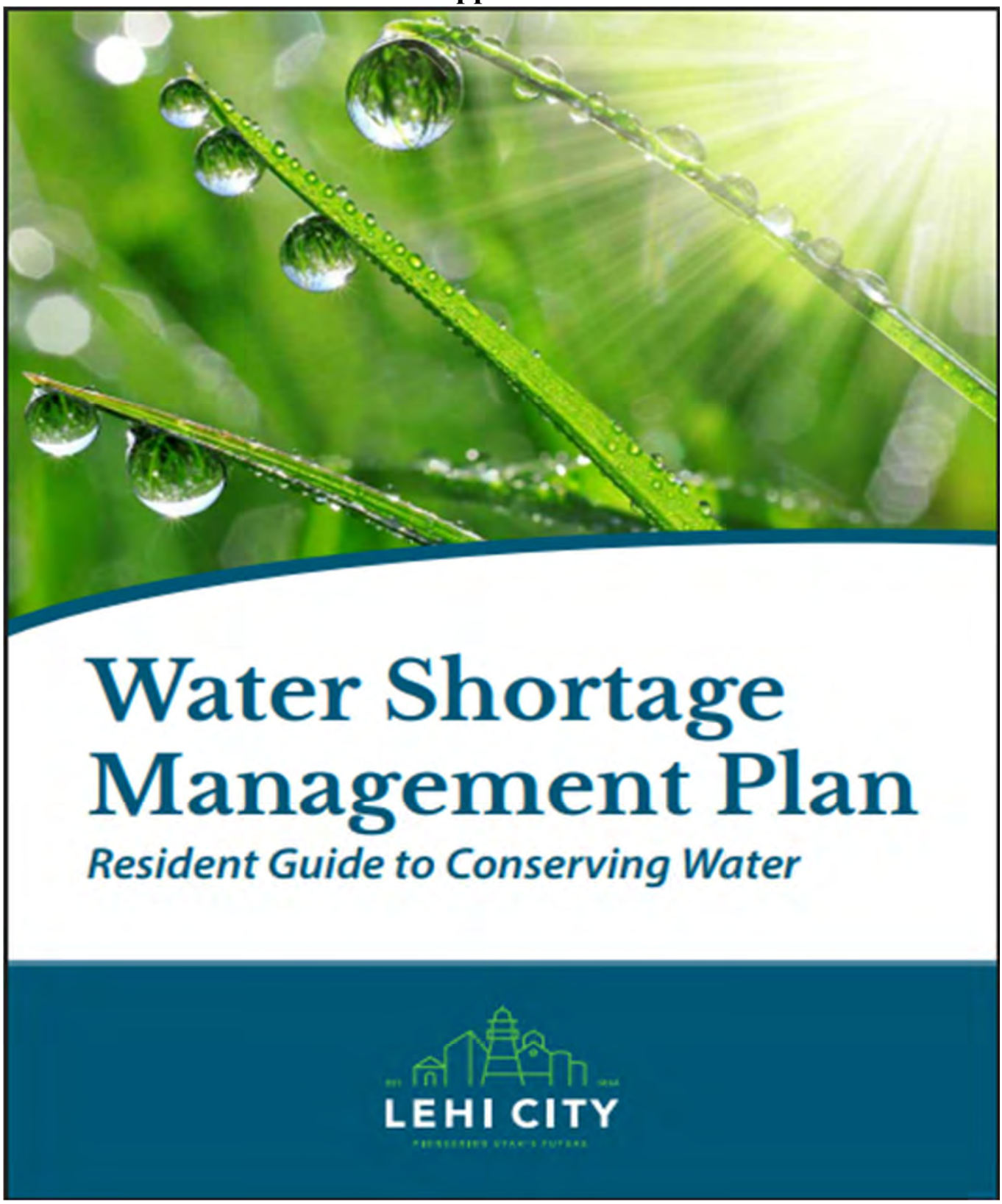
CITY-OWNED SHARES IN IRRIGATION COMPANIES

Company Name	Total Volume (ac-ft)
American Fork Irrigation	249
Central Utah Project Water (Central Utah Water Conservancy District)	1,175
Central Water Project (Central Utah Water Conservancy District)	3,850
Highland Water Conservation District	770
Lehi Irrigation	6,465
Spring Creek Irrigation Co.	1,238
Mitchell Hollow Irrigation	440
North Bench Irrigation	1,044
Provo River Water Users (Full)	387
Provo River Water Users (Late)	1,550
Provo River Water Users (Deer Creek)	425
Utah Lake Distributing Company	1,319
Welby-Jacob	63
Total Shares	**18,975**

TOTAL WATER RIGHTS SUMMARY

Type	Quantity (ac-ft)
Water Rights acquired after 1978:	12,549.70
Water Rights acquired before 1978:	11,761.00
Irrigation/District Water Rights:	18,975.00
Total:	**43,285.70**

Appendix C


Water Shortage
Management Plan
Resident Guide to Conserving Water
LEHI CITY

What is the Water Shortage Management Plan?

The Lehi City Water Shortage Management Plan is intended to protect and preserve public health, welfare, and safety in the event of a water shortage. This plan augments and supports the Lehi City Water Conservation Plan and other relevant city ordinances.

It is important for any Lehi water user (municipal, commercial, and residential) to understand how to appropriately respond to a water shortage. This document explains how a water shortage is defined, what action should be taken by city administration and Lehi water users, and how the provisions will be enforced. The provisions of this plan apply to all persons, customers, and property utilizing water provided by the Lehi City Water Division.

The complete Secondary Water System Conservation ordinance can be found in the municipal code, Chapter 13.28. Visit www.lehi-ut.gov/government/municipal-code for more information. If you have questions about the management plan, please contact our Water Division at (385) 201-1700.

Water Shortage Phases

The Lehi City Water Division continually monitors available water supply. At the beginning of each month during the peak water usage season (June, July, August, and September), the Lehi City Water Division will use data collected internally, as well as data provided from external sources like the Provo River Water Users Association, to determine the drought conditions in Lehi City. Based on drought conditions, the Water Division will determine which water shortage phase will be implemented for that month.

The level and response of water shortage has been categorized into three phases according to the level of water available. Each phase is labeled with a color to better illustrate when a respective phase is in effect. The three phases with their respective color are:

Phase I: Normal Water Condition (Green)
Phase II: Moderate Water Shortage (Yellow)
Phase III: Severe Water Shortage (Red)

Lehi City water users will be informed of which phase is in effect. Each phase includes voluntary and/or required conservation actions to provide clear guidance to water users on how to respond to water shortages. The next section provides detail on required actions for each phase of the management plan.

	Phase I	Phase II	Phase III
Lawn Watering	Voluntary	Mandatory	Mandatory
Hard-Surface Washing	Voluntary	Mandatory	Mandatory
Swimming Pools	Voluntary	Voluntary	Mandatory
Outdoor Fountains & Ponds	Voluntary	Voluntary	Mandatory
Recreation Sprinklers & Outdoor Water Toys	Voluntary	Voluntary	Mandatory

Water Shortage Response and Actions

PHASE I: NORMAL WATER CONDITION

Water users are encouraged to follow responsible watering habits. Follow the lawn water guide at conservewater.utah.gov.

PHASE II: MODERATE WATER SHORTAGE

Water users may not use sprinkler irrigation on consecutive days. May only water 2 days per week with at least 48 hours in between irrigation cycles.

PHASE III: SEVERE WATER SHORTAGE

Lawn Watering: Water users may not water more than one day a week.

Hard-Surface Washing: No hard-surface washing, except for health or safety reasons.

Enforcement

In order to conserve the available water supply, protect the integrity of water supply facilities, provide fire protection, and protect and preserve public health, the following enforcement measures are intended to educate water users about proper water conservation and reserve punitive action for repeat violators.

First Violation: Hand-delivered written notice of violation and instructions on necessary corrective action.

Second Violation: $100 fine and a warning of actions consequent to a third violation.

Third Violation: $500 fine.

Exceptions are made for new lawns that require frequent irrigation within 30 days for establishment purposes. Exceptions are also made for short cycles required for testing, inspecting, and maintaining irrigation systems.

Public Notification and Education

Notifying and educating Lehi City water users is vital to the success of the water management plan. As such, Lehi City will focus on notifying and educating the public through the followings mechanisms:

Website, Social Media, etc. – The City will rely heavily on its website and social media platforms to communicate with the public regarding the plan. This includes notifying the public regarding the water shortage phases that are in effect, ways to better conserve water, educational information regarding the City's water system, etc.

Direct Email – The City will use its direct email system to notify Lehi water users regarding applicable water shortage and conservation information.

City Newsletter – Not all Lehi water users have access to and/or prefer communicating electronically. Thus, the City will supplement its communication efforts through its newsletter with applicable information including water shortage phases in effect, ways to better conserve water, educational information regarding the City's water system, etc.

Direct Mail – When necessary, the City will use direct mail to notify Lehi water users of necessary water shortage and conservation measures. This step will only be taken when it is determined that all other methods of communication are insufficient based on specific circumstances.

LEHI CITY

RESOLUTION NO. 2025-83

A RESOLUTION OF LEHI CITY PERTAINING TO THE READOPTION OF A WATER CONSERVATION PLAN.

WHEREAS, Lehi City operates both a culinary and pressurized irrigation water system; and

WHEREAS, the City Council understands the pressing need to use both indoor and outdoor water uses in a more efficient manner to allow for future sustained growth of the community; and

WHEREAS, the plan will be amended at least every five years and will continue to play a vital role in the future development of Lehi City, Utah.

THEREFORE, BE IT RESOLVED, the Water Conservation Plan of Lehi City, adopted on the 24th day of March, 1999, first revised on the 27th day of April, 2004, revised again on the 8th day of December, 2009, revised again on the 26th day of August 2014, revised again on the 10th day of December 2019, and revised again on the 18th day of November 2025, is hereby readopted.

Approved and Adopted by the City Council of Lehi City this 18th day of November, 2025.

ATTEST

Mark Johnson, Mayor

Teisha Wilson, City Recorder

CORPORATE SEAL OF LEHI CITY
STATE OF UTAH

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

Minutes of the **Regular Meeting** of the **Lehi City Council** held **November 18, 2025** at the Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Excused:

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

Pre-Council, 6:00 p.m.

1) Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Councilor Hancock, who will join the meeting virtually. Councilor Albrecht gave the opening comment.

2) Presentations and Reports

None.

3) Agenda Questions

None.

4) Administrative Report

None.

5) Mayor and Council Reports

None.

6) Possible consideration of a motion to hold a Closed Meeting for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

Motion: Councilor Condie moved to hold a Closed Meeting for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual. Councilor Newall seconded the motion.

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

The Meeting resumed at approximately 7:03 p.m.

Regular Session, 7:00 p.m.

1) Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Councilor Hancock who is joining virtually. Councilor Newall led the Pledge of Allegiance.

2) 20 Minute Citizen Input

None.

3) Consent Agenda

3.1) Reapproval of Ordinance for Clark Meadows Annexation.

3.2) Approve Meeting Minutes

3.3) Approve Purchase Orders

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

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

Regular Agenda

4) Consideration of Resolution #2025-83, amending the Lehi City Water Conservation Plan.

Greg Allred, Water Department Manager, presented this item.

Motion: Chris Condie moved to approve Resolution #2025-83, amending the Lehi City Water Conservation Plan. Heather Newall seconded the motion.

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

5) Consideration of Resolution #2025-81 approving an agreement between Lehi City and Corrio Construction for the Jordan Willows Lift Station upgrade.

Greg Allred, Water Department Manager, presented this item.

Motion: Paige Albrecht moved to approve Resolution #2025-81 approving an agreement between Lehi City and Corrio Construction for the Jordan Willows Lift Station upgrade. Chris Condie seconded the motion.

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

6) Consideration of Resolution #2025-79 ratifying the purchase of property as the successful bidder at a foreclosure auction.

Marlin Aldred stated that the city is acquiring the property to address a leak in the reservoir. Once it's fixed the city will sell the property.

Motion: Chris Condie moved to approve Resolution #2025-79 ratifying the purchase of property as the successful bidder at a foreclosure auction. Heather Newall seconded the motion.

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

7) Consideration of Resolution #2025-82, approving an agreement between Lehi City and RB&G Engineering Inc. for engineering services for the widening of 2300 West between Pioneer Crossing and Main Street.

Lorin Powell, City Engineer, stated that the Mountainland Association of Governments (MAG) is funding this project.

Motion: Heather Newall moved to approve Resolution #2025-82, approving an agreement between Lehi City and RB&G Engineering Inc. for engineering services for the widening of 2300 West between Pioneer Crossing and Main Street. Paige Albrecht seconded the motion.

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

8) Budget Amendment #2 for FY2026

The Amendment is to fund a code enforcement officer.

a. Public Hearing

Rachel Freeman was in support of the amendment.

b. Consideration of Resolution #2025-78, amending the Lehi City Budget for fiscal year 2026 (July 1, 2025 - June 30, 2026).

Motion: Michelle Stallings moved to approve Resolution #2025-78, amending the Lehi City Budget for fiscal year 2026 (July 1, 2025 - June 30, 2026). Heather Newall seconded the motion.

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

9) Consideration of Ordinance #65-2025, approval of the Smith Zone Change on 0.40 acres located at 235 West State Street, changing the zoning from R-2 (Medium Density Residential) to Neighborhood Commercial.

Motion: Chris Condie moved to approve Ordinance #65-2025, approval of the Smith Zone Change on 0.40 acres located at 235 West State Street, changing the zoning from R-2 (Medium Density Residential) to Neighborhood Commercial, included DRC and Planning Commission comments. Michelle Stallings seconded the motion.

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

10) Consideration of Ordinance #66-2025, approval of the Skye Area Plan Amendment, creating some design changes to the General Nonresidential Design Requirements in the Mixed-Use areas.

Mark with the Gardner Company explained that rather than applying for multiple conditional uses, they would like to amend the area plan for drive-through alignments.

Rachel Freeman expressed concern with pedestrian access and safety.

Motion: Heather Newall moved to approve Ordinance #66-2025, approval of the Skye Area Plan Amendment, creating some design changes to the General Nonresidential Design Requirements in the Mixed-Use areas, including DRC and Planning Commission comments. Paul Hancock seconded the motion.

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

11) Consideration of Resolution #2025-84 authorizing the issuance and sale of Sales Tax Revenue Bonds to finance all or a portion of the construction of a science and technology building on the campus of Thanksgiving Point.

McKay Christensen and Jason Burningham explained the project's mission, economic impact and financial benefits. They said that the project expands STEM education access, especially for low-income kids who already receive free admission to Thanksgiving Point's programs. They

said that an independent study projected more than $400 million in total economic and fiscal benefit over 20 years, including about $54 million directly to Lehi (roughly $2.2 million per year in new general-fund revenues). By using a sales tax revenue bond backed by the city's strong credit, the interest rate is significantly lower than Thanksgiving Point could get on its own, generating an estimated $6.9 million in present-value savings. Because Thanksgiving Point is a 501(c)(3), those savings must be reinvested in facilities and programs rather than paid to shareholders.
Council and staff also emphasized that Lehi is leveraging its credit. Multiple protections were built in: a ground lease and building as collateral, debt service and capital reserve funds funded by Thanksgiving Point, and a pledge of net revenues from all Thanksgiving Point facilities (not just the new center), supported by an endowment. Utah County is also anticipated to cover roughly the first three years of bond payments.

Michelle Stalling's concerns centered on the use of public credit and overall taxpayer risk. She was uneasy pledging Lehi's sales tax revenues for a facility run by a private nonprofit, citing the Utah Constitution's limits on lending public credit and noting Lehi already has substantial debt backed by pledged revenues. She preferred exploring a conduit bond (or similar structure) that could still provide tax-exempt financing without tying up city sales tax and wanted a side-by-side comparison before committing. Michelle was also concerned that Utah County or the state may ultimately contribute less than expected and was uncomfortable with the city owning a building operated by Thanksgiving Point under long, complex lease/ground-lease arrangements.

Other Councilmembers concluded that the community educational benefits, projected revenue to Lehi, and layered risk protections justified moving forward with the sales tax revenue bond structure.

Motion: Heather Newall moved to Resolution #2025-84 authorizing the issuance and sale of Sales Tax Revenue Bonds to finance all or a portion of the construction of a science and technology building on the campus of Thanksgiving Point and that in the lease agreement section 3.5 which refers to $1.50 per each ticket, be changed to the net revenue of all facilities of Thanksgiving Point, and also include in either the ground or lease agreement that the science and technology center facility will be operated the same as the current Thanksgiving Point facilities.

Randy Farnsworth, legal counsel, clarified that agreement be modified from ticket sales to net revenues from all of Thanksgiving Point facilities, and secondly, that the new science technology facility be operated substantially similar to public programming as Thanksgiving Point currently operates.

Heather Newall seconded the motion.

Michelle Stallings suggested making the language broader rather than applying it to a specific section. She also asked to clarify the facility operations.

Chris Condie stated that as an example, children on SNAP or WIC benefits have free access to this building as they currently do with other buildings.

Amended Motion: Chris Condie amended the motion to strike his comment referencing 3.5 so that it can be applied anywhere else that may be appropriate. Heather Newall seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall. NO: Michell Stallings. The motion carried 4-1.

Councilor Stallings noted that she is supportive of the project and expressed appreciation, but she would have liked to look at other options so they wouldn't have to obligate taxpayer money for this.

12) Consideration of Resolution #2025-80, the Board of Canvassers Certifying the Official Canvassers' report of the November 4, 2025, General Municipal Election for Lehi City, Utah.

Motion: Paul Hancock moved to approve Resolution #2025-80, the Board of Canvassers Certifying the Official Canvassers' report of the November 4, 2025, General Municipal Election for Lehi City, Utah. Heather Newall seconded the motion.

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

Closed Meeting

Motion: Chris Condie moved to hold a Closed Meeting for the character, professional competence, or the physical or mental health of an individual. Heather 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.

The closed meeting was held at approximately 8:40 p.m.
The regular meeting resumed at approximately 9:27 p.m.

13) Adjournment

The meeting adjourned at approximately 9:28 p.m.

Approved: December 9, 2025

Mark Johnson, Mayor

Attest:

Teisha Wilson, City Recorder

Lehi City Council Meeting
Agenda
November 18, 2025

6:00 PM Pre Council / 7:00 PM Regular Meeting
Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 6:00 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

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

6. Possible consideration of a motion to hold a Closed Meeting for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. 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.)

3. Consent Agenda

   3.1. Reapproval of Ordinance for Clark Meadows Annexation.

3.2. Approve Meeting Minutes

3.3. Approve Purchase Orders

4. Consideration of Resolution #2025-83, amending the Lehi City Water Conservation Plan.
   Petitioner: Lehi City

5. Consideration of Resolution #2025-81 approving an agreement between Lehi City and Corrio Construction for the Jordan Willows Lift Station upgrade.
   Petitioner: Lehi City

6. Consideration of Resolution #2025-79 ratifying the purchase of property as the successful bidder at a foreclosure auction.
   Petitioner: Lehi City

7. Consideration of Resolution #2025-82, approving an agreement between Lehi City and RB&G Engineering Inc. for engineering services for the widening of 2300 West between Pioneer Crossing and Main Street.
   Petitioner: Lehi City

8. Budget Amendment #2 for FY2026
   a. Public Hearing
   b. Consideration of Resolution #2025-78, amending the Lehi City Budget for fiscal year 2026 (July 1, 2025 - June 30, 2026).
   Petitioner: Lehi City

9. Consideration of Ordinance #65-2025, approval of the Smith Zone Change on 0.40 acres located at 235 West State Street, changing the zoning from R-2 (Medium Density Residential) to Neighborhood Commercial.
   Petitioner: Eric Smith

10. Consideration of Ordinance #66-2025, approval of the Skye Area Plan Amendment, creating some design changes to the General Nonresidential Design Requirements in the Mixed-Use areas.
    Petitioner: Gardner Company

11. Consideration of Resolution #2025-84 authorizing the issuance and sale of Sales Tax Revenue Bonds to finance all or a portion of the construction of a science and technology building on the campus of Thanksgiving Point.
    Petitioner: Lehi City and Thanksgiving Point

12. Consideration of Resolution #2025-80, the Board of Canvassers Certifying the Official Canvassers' report of the November 4, 2025, General Municipal Election for Lehi City, Utah.

13. 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