



Lehi Wellbeing Survey Findings May 2020

Courtney Flint, Ph.D.
Utah State University Sociology and Extension

Lehi is one of 25 cities participating in the Utah Wellbeing Project. This project is designed to assess the wellbeing and local perspectives of city residents and to provide information to city leaders to inform their general planning process.

Eighteen cities participated in an online survey effort in February and March 2020. Lehi City advertised the survey via social media and locally distributed flyers. All city residents age 18 and over were encouraged to take the survey (administered through Qualtrics), available from January 28, 2020 to February 23, 2020.

A total of **295 completed surveys** were recorded during this effort. This report contains descriptive information based on Lehi resident responses and comparisons with other cities from this most recent survey effort.

Public intercept surveys with iPads were also conducted in May 2019. A report based on those findings is available at <https://extension.usu.edu/business-and-community/utah-wellbeing-project/index>.

Contact Information: Courtney Flint, courtney.flint@usu.edu, 435-797-8635

Acknowledgements: Utah League of Cities and Towns, Casey Trout, Rachel Sagers, and Caitlyn Rogers

Respondent Characteristics

Nearly all of the Lehi survey respondents (99.3%) were full-time residents. The length of residency ranged from 0 to 76 years with an average of 13.6 years. More than two-thirds of respondents (70.5%) of the respondents lived in Lehi for more than 5 years.

Table 1 details the demographic characteristics of the respondents and allows for comparison with U.S. Census information from the 2014-2018 American Community Survey. As the table shows, females and higher income residents are overrepresented in the resulting survey sample. The survey results underrepresent nonwhites or Latinos, but are more representative in terms of the presence of children in the household, and employment. There is no census comparison for religion. These characteristics should be taken into consideration when interpreting the findings from the survey, as survey respondents may not be fully representative of Lehi residents.

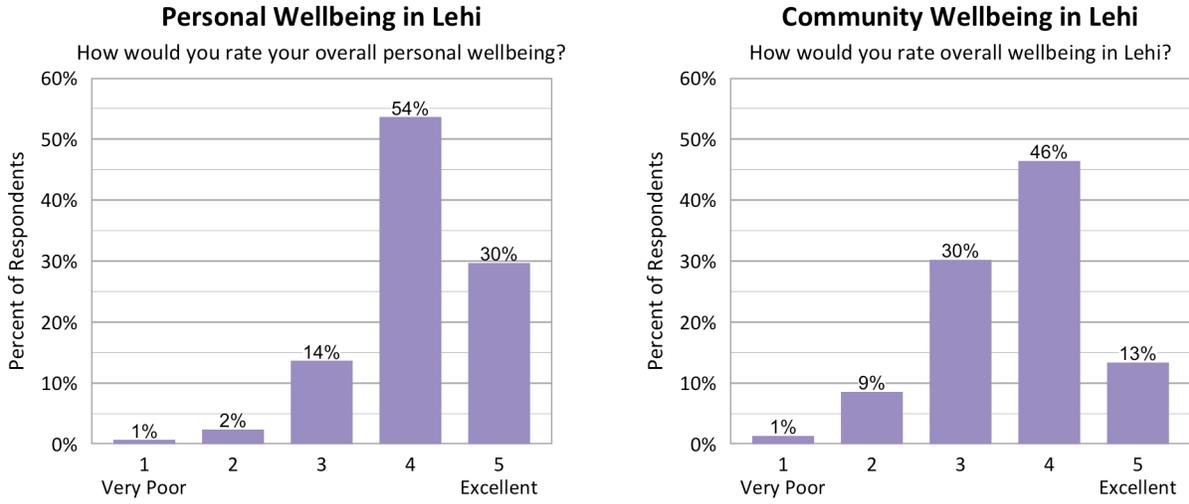
Table 1.

Demographic Characteristics of Survey Respondents and U.S. Census Data for Lehi

Demographic Characteristics	Lehi iPad Survey 2019 (126 Respondents)	Lehi Online Survey 2020 (295 Respondents)	American Community Survey 2014-2018 Estimates
Age 18-39	66.4%	44.0%	54.5%
Age 40-59	27.2%	42.7%	31.4%
Age 60 or over	6.4%	13.3%	14.1%
Female	70.4%	65.5%	50.3%
Male, other	29.6%	34.5%	49.7% (Male only)
No college degree	34.4%	41.9%	54.9%
College degree (4-year)	65.6%	58.1%	45.1%
Median household income	NA	NA	\$89,428
Income under \$50,000	18.7%	8.4%	19.5%
Income \$50,000 to \$74,999	17.1%	15.1%	18.4%
Income \$75,000 to \$99,999	17.9%	23.1%	19.6%
Income \$100,000 to \$149,999	33.3%	30.7%	26.7%
Income \$150,000 or over	13.0%	22.7%	8.9%
Religion: Church of Jesus Christ of Latter-day Saints	82.3%	74.3%	NA
Other religion	8.1%	10.2%	NA
No religious preference	9.7%	15.5%	NA
White (non-Latino)	88.7%	92.3%	87.0%
Non-White or Latino	11.3%	7.7%	13.0%
Children under 18 in household	NA	63.6%	61.9%
Employed (combined)	NA	67.1%	68.3% (in labor force age 16+)
Out of work and looking for work	NA	1.2%	1.5% (unemployed)
Other	NA	31.7%	30.3% (not in labor force)

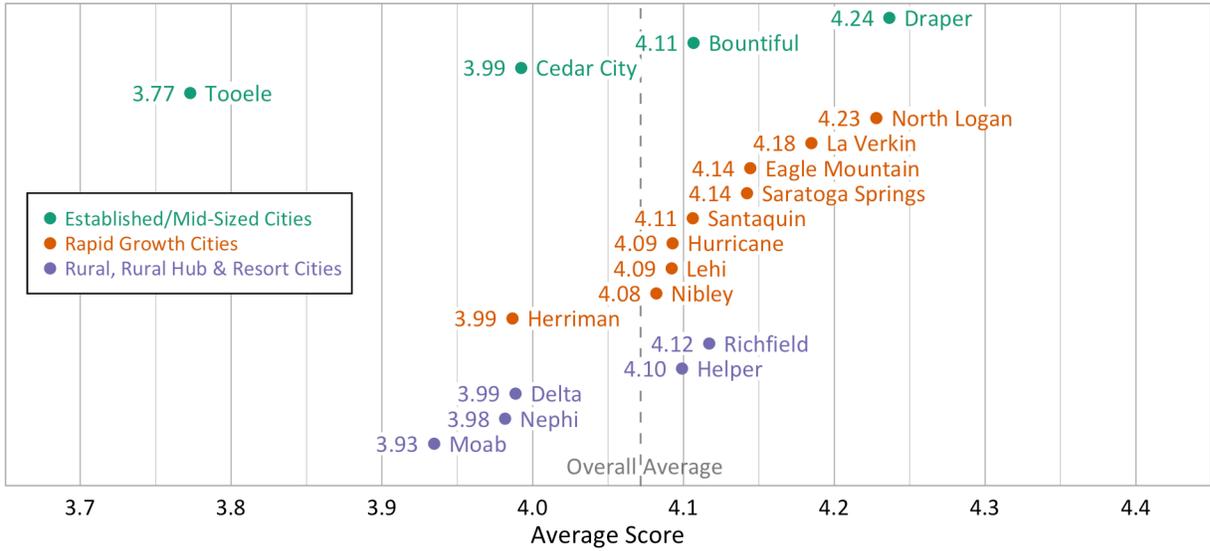
Overall Personal Wellbeing and Overall Wellbeing in Lehi

Survey participants were asked about their overall personal wellbeing and overall community wellbeing in Lehi. These wellbeing indicators are both measured on a 5-point scale from *very poor* (1) to *excellent* (5). The average personal wellbeing score among Lehi respondents was **4.09**, with **84%** of respondents indicating their wellbeing at a 4 or 5 on the 5-point scale. The average score for community wellbeing in Lehi was **3.62**.



The average personal wellbeing score in Lehi falls just above the average of all cities surveyed in early 2020. The Utah League of Cities and Towns classifies Lehi in the “Rapid Growth Cities” group, along with eight other cities in this study as indicated in the graph below. Lehi is below average on personal wellbeing scores within this group, but there is no statistically significant difference in the average wellbeing score among these cities.

Overall Personal Wellbeing Scores from Sampled Utah Cities (2020)
(On a scale from 1=Very Poor to 5=Excellent)

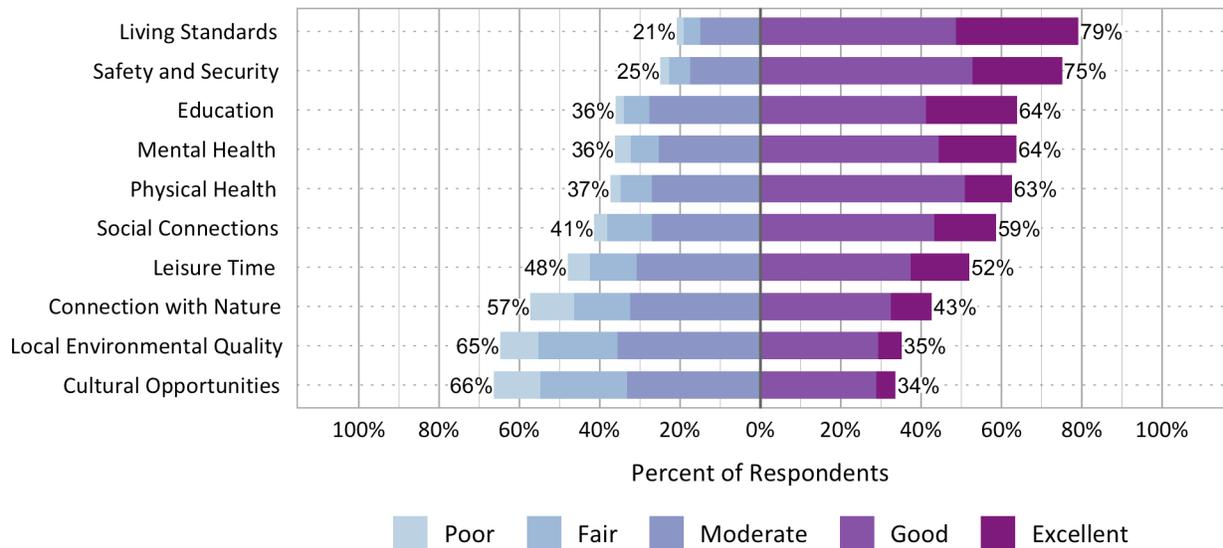


Wellbeing Domains in Lehi

According to national and international entities tracking wellbeing, a number of common domains make up wellbeing. In this survey, respondents were asked to *rate* ten domains and also indicate how *important* they are to their overall personal wellbeing. The domains were rated on a 5-point scale from poor to excellent. The highest rated wellbeing domains for Lehi respondents were **Living Standards** and **Safety and Security**. The importance was indicated on a 5-point scale from not at all important to very important. The three most important wellbeing domains were **Safety and Security**, **Mental Health**, and **Living Standards**.

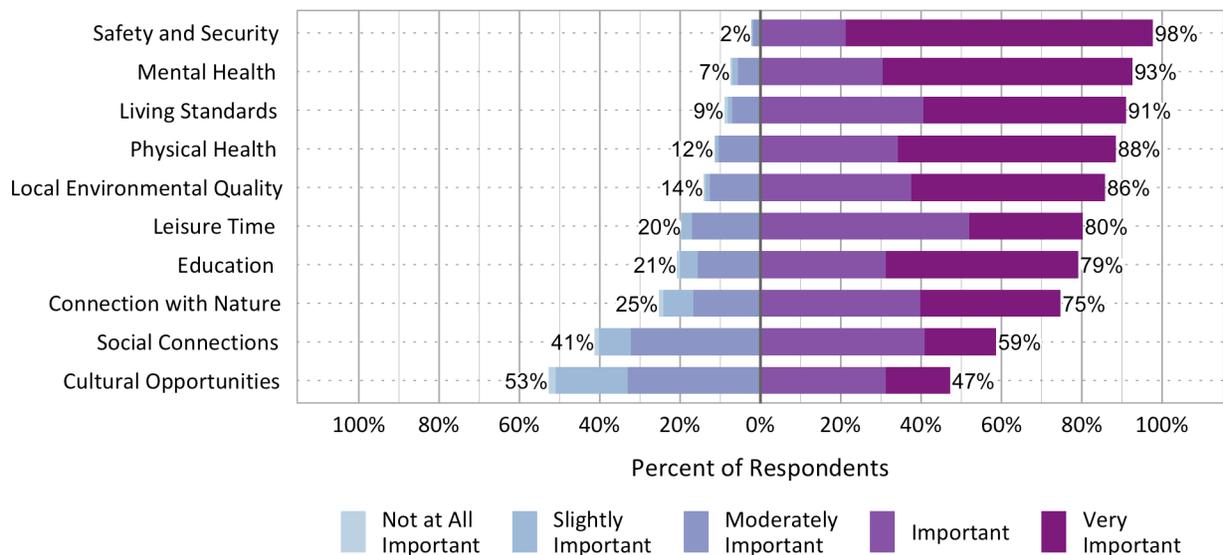
Wellbeing Domain Ratings in Lehi

How would you rate your level of personal wellbeing in each of the following categories?



Wellbeing Domain Importance in Lehi

How important are the following categories to your overall personal wellbeing?



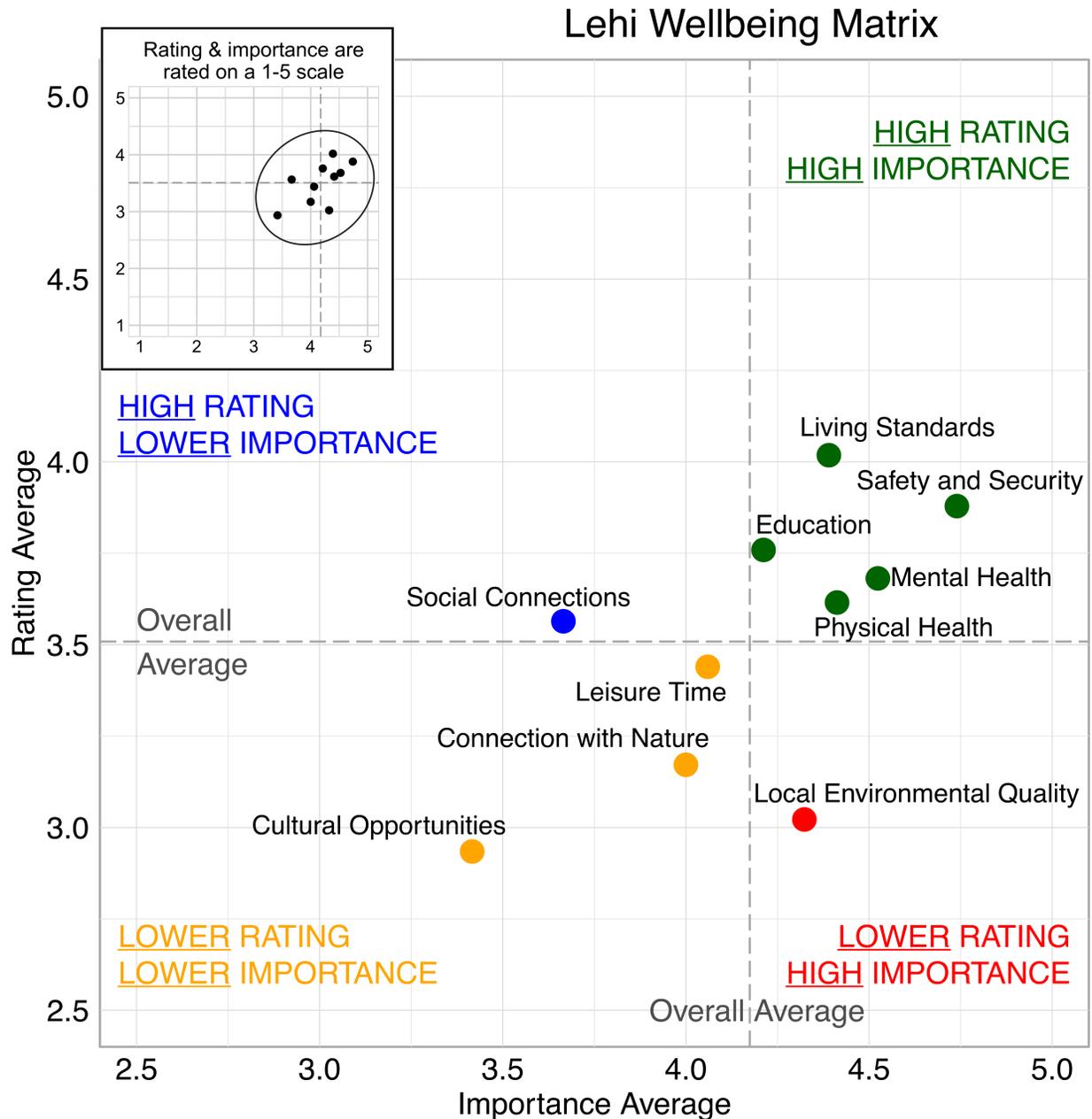
The demographic variables for age, gender, religion and income, and race/ethnicity were significantly related to various wellbeing perspectives among Lehi respondents. These relationships are shown in Table 2 and are based on a multivariate generalized linear model using the categories from Table 1, excluding children in household and employment. Education was not a significant variable.

Table 2. Relationships Between Demographic Characteristics and Wellbeing Domains

Domains Rated	Demographic Variables					
	Age 60+	Female	College Degree	Latter-day Saint	Higher Income	Nonwhite or Latino
	Wellbeing Ratings					
Overall Personal Wellbeing	+			+	+	-
	vs 40-59			vs no religious preference		
Wellbeing in Lehi	+			+	+	
	vs 18-39			vs no religious preference		
Connection to Nature					+	
Cultural Opportunities	+			+		
	vs 18-39			vs no religious preference		
Education				+	+	
				vs no religious preference		
Leisure Time				+	+	
				vs no religious preference		
Living Standards				+	+	
				vs no religious preference		
Local Environmental Quality		-		+	\$150,000 +	
				vs no religious preference and other religion	> \$50,000-\$74,999	
Mental Health	+			+	+	
				vs no religious preference		
Physical Health					+	
Safety and Security					+	
Social Connections				+	+	-
				vs no religious preference and other religion		
	Domain Importance					
Connection to Nature						
Cultural Opportunities					75,999-\$99,999 >	
					\$150,000 +	
Education	-			+		
	vs 18-39			vs no religious preference		
Leisure Time	-				+	
	vs 18-39					
Living Standards	-			+	\$150,000 +	
	vs 18-39			vs no religious preference and other religion	> \$75,000-\$99,999	
Local Environmental Quality						
Mental Health		+				
Physical Health						
Safety and Security				+	+	
				vs no religious preference and other religion		
Social Connections		+				-

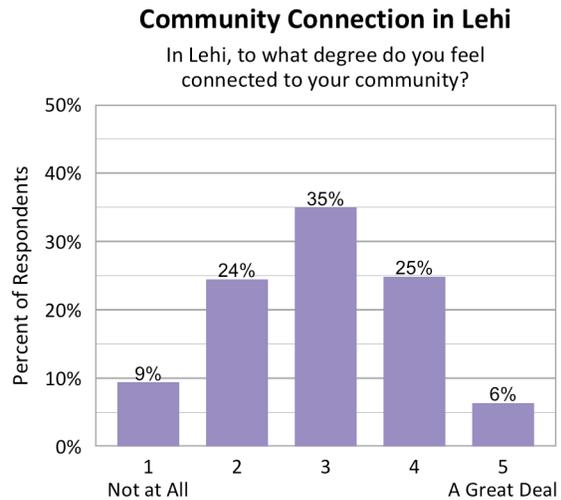
Wellbeing Matrix for Lehi

The graph below illustrates the relationship between the average rating and the average importance of wellbeing domains for survey respondents from Lehi. Local environmental quality falls into the red quadrant, indicating that it was found to be of higher than average importance, but rated lower than average. It is important to note that all domains except for cultural opportunities have an average rating above 3.0 (moderate) and the importance score for all domains was higher than 3.0 (moderately important).



Community Action and Connections in Lehi

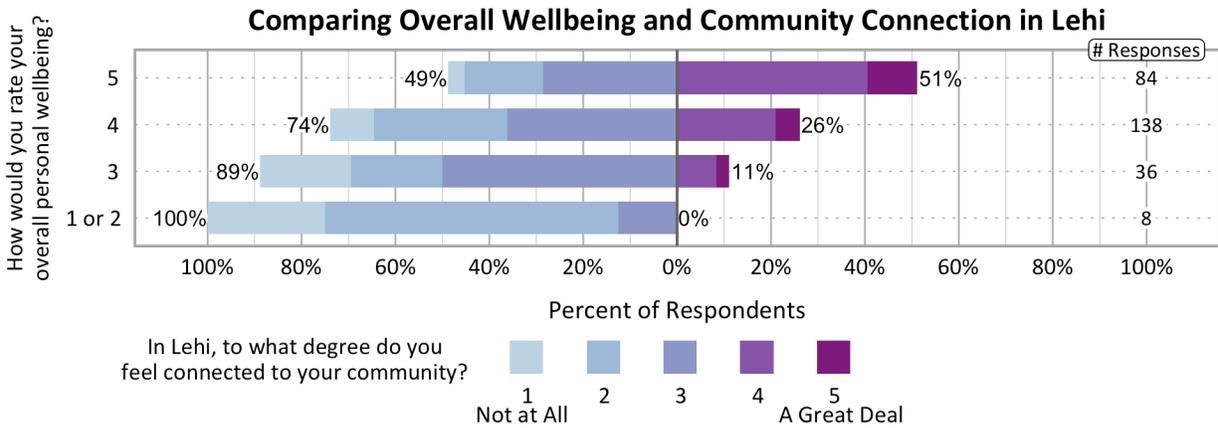
Survey participants were asked about community actions and connectedness to community in Lehi. Both questions were scored on a 5-point scale from *not at all* (1) to *a great deal* (5). When asked about the degree to which people take action together in response to local problems or opportunities in Lehi, the average score was **3.07**. When asked about the degree they feel connected to their community, the average score was **2.94**.



In terms of demographic characteristics and community-related questions, religion, income, and race/ethnicity played significant roles as shown in Table 3. Additionally, there is a significant, positive relationship between individuals' community connectedness and their overall personal wellbeing.

Table 3
Demographic Characteristics and Community Questions

Community Questions	Age 60+	Female	College Degree	Latter-day Saint	Higher Income	Nonwhite or Latino
Do people in Lehi take action?				+ vs no religious preference	\$150,000 + > \$75,000-\$99,999	+
Do you feel connected to your community?				+ vs no religious preference	\$150,000 + > \$75,000-\$99,999	



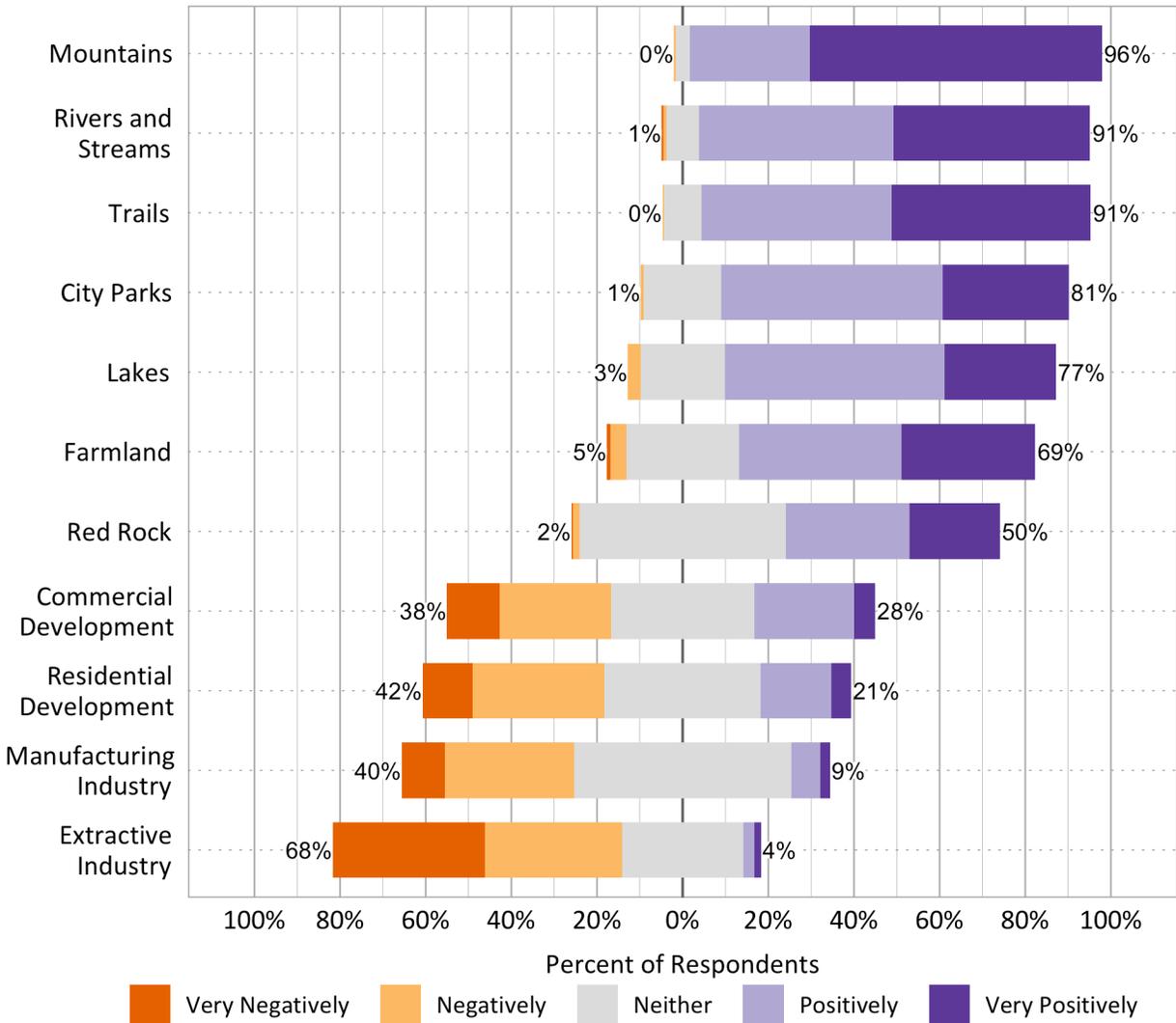
Influence of Landscape Features on Wellbeing

Survey participants were asked about the influence of landscape features on their wellbeing. Mountains, rivers and streams, trails, city parks, and lakes were found to have an overwhelmingly positive influence on respondents' wellbeing. Over two-thirds of respondents noted farmland as having a positive influence. Comparatively, only half of respondents indicated red rock had a positive influence on wellbeing.

In terms of development and industry in the landscape, over two-thirds of respondents noted extractive industry as having a negative or very negative influence on their wellbeing. More respondents noted manufacturing industry, residential development, and commercial development as having a negative impact on their wellbeing than a positive impact.

The Role of Landscape Features in Lehi Residents' Wellbeing

How does the presence of the following landscape features influence your wellbeing?

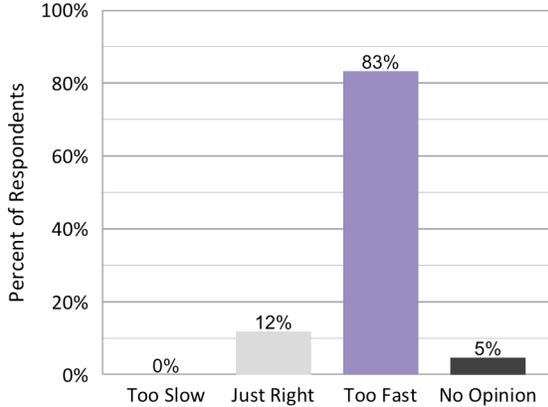


Perspectives on Population Growth and Economic Development in Lehi

Survey respondents overwhelmingly indicated that they felt population growth was too fast (83%). Over one-half of respondents also felt that economic development was too fast (56%), while almost one-third of respondents felt that it was just right (31%). Compared to the other cities in the winter 2020 survey, Lehi had a large portion of respondents indicate that they felt population growth was too fast, and a small portion indicate that they thought economic development was too slow.

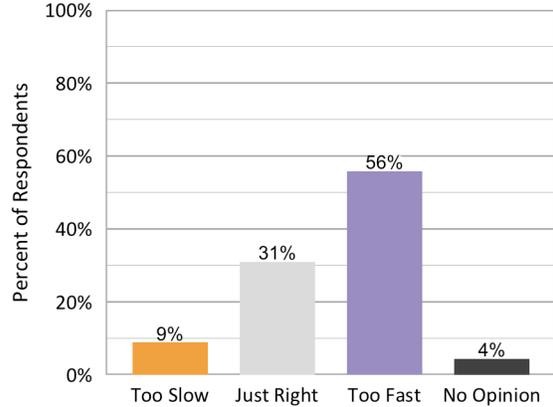
Population Growth in Lehi

How would you describe the current rate of population growth in Lehi?

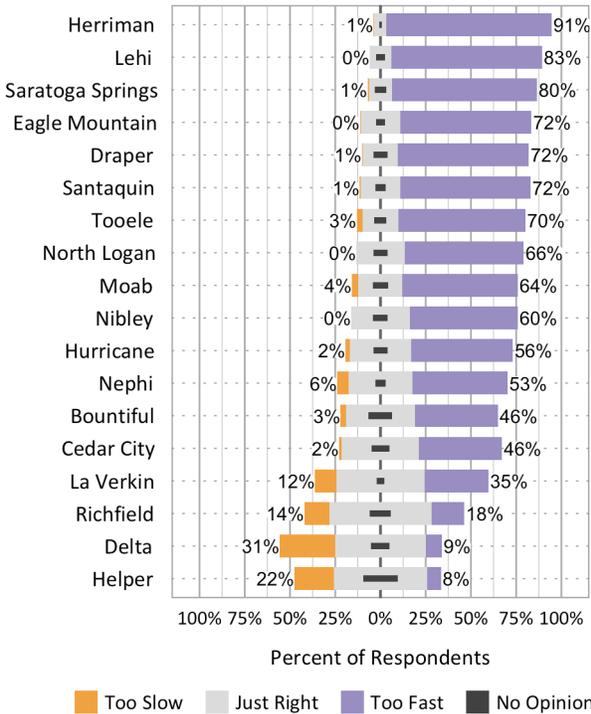


Economic Development in Lehi

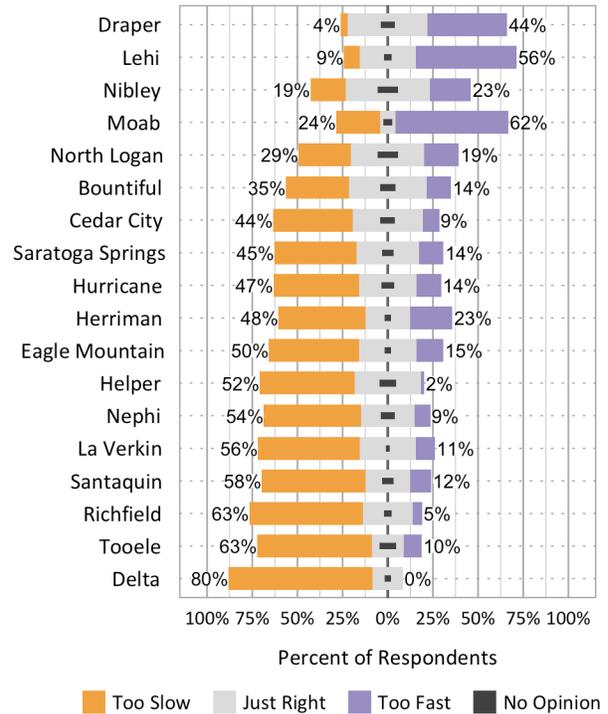
How would you describe the current pace of economic development in Lehi?



Population Growth in Sampled Utah Cities



Economic Development in Sampled Utah Cities



Risks and Assets for Wellbeing in Lehi

Survey respondents indicated the degree to which local issues were a major or minor risk or asset to wellbeing in Lehi (see Table 4).

Table 4
Top Rated Assets and Risks by Lehi Respondents

Highest Rated Assets	Highest Rated Risks
----------------------	---------------------

(indicated by at least 78% of respondents)	(indicated by at least 24% of respondents)
Public Safety	Substance Abuse
Access to Quality Food	Air Quality
Recreation Opportunities	Electronic Devices
Access to Health Care	Roads and Transportation
Employment Opportunities	Affordable Housing

Respondents also wrote in other assets and risks as shown in Table 5. It is clear that some people not only listed current assets, but also those they wish Lehi had.

Table 5
Other Assets and Risks Mentioned by Lehi Respondents

Other Assets		Other Risks	
Availability of city services, Libraries (2)	Need more police officers, Police enforcement of traffic (2)	Congested roadways, Traffic, roads, Need east-west road (4)	Growth Rate, overpopulation, (3)
Street and park upkeep, public transportation (2)	Access to variety of activities	City Council/Mayor, City government (2)	Mining (2)
Efficient city planning, Solar power city incentives	Farmland	Affordability of healthcare	Current library
Fiber internet/Internet accessibility	Less construction	Current library	Mormon cliques
Low Taxes	Need more senior activities	People driving distracted	Public safety
Open space	Polarization	Urban parks	Wages do not reflect cost of living
Public parks without sports facilities	Religion		

Summary of Open Comments

Respondents were given the opportunity to provide comments at the end of the survey. Comments were made by 101 Lehi respondents (34% of those that completed the survey). These comments indicate that Lehi respondents were primarily concerned with issues related to rapid growth and development. Other concerns included changing culture in Lehi, high housing costs and increasing housing density, lack of access to recreation and cultural opportunities, and issues related to natural resources such as mining.

Dominant themes in comments included the following:

- Dissatisfaction with Rapid population growth
- Concern about overburdening infrastructure
- Concern about housing density and cost
- Concern about changing local culture

A Few Quotes:

- *"I realize that housing is in high demand here. I do worry that by continuing to allow too much residential development the city's infrastructure won't keep up. The improvements being made now were needed at least 5+ years ago. By the time they are finished we'll need them again because of the rate of growth being allowed."*
- *"We moved to Lehi because we loved the open farmland, the horse pastures, and the feeling of small town goodness. It has been awful to see this once charming city morph into car congestion, packed schools, and stacked homes. The quality of life in Lehi has been greatly diminished by the out of control growth."*
- *"Please stop taking farmland and putting more and more high density housing. We need space. And to try to slow down the growth. It's been too much too fast...Too many people, too many cars to which the roads and schools can't really handle."*
- *"Lehi needs to catch up with how many people are moving here. More grocery stores, parks, recreational activities and events are needed!"*
- *"Lehi is growing too quickly. Roads need to be widened for the amount of cars on the road. Time to slow building of houses. We need more land. More parks. Not high-density housing."*

