153 North 100 East
Lehi, UT 84043
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Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **October 24, 2023,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

Members Present: Mark Johnson, Mayor
Chris Condie, Council Member
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Council Member

Excused: Paige Albrecht, Council Member

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Cameron Boyle, Assistant City Administrator; Dean Lundell, Finance Director; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 6:30 p.m.

1. Welcome and Opening Comment

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

2. Presentations and Reports

None.

3. Agenda Questions

There was discussion regarding public comment policies in an open meeting.

3. Administrative Report

None.

4. Mayor and Council Reports

None.

Mayor Johnson asked for a motion to adjourn into a closed session for the purpose of discussing the character, professional competence, or physical or mental health of an individual.

Motion: Councilor Condie moved to adjourn into a closed session for the purpose of discussing the character, professional competence, or physical or mental health of an individual. Councilor Koivisto seconded the motion.

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

The meeting recessed at approximately 6:45 p.m.
The meeting resumed at approximately 7:05 p.m.

Regular Session, 7:05 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

2. 20 Minute Citizen Input

Kenneth Bjork expressed his frustrations with government.

Michelle Stallings expressed concern with the lack of sidewalk funding in the downtown area.

Geraldine Daley stated that there is a need for sidewalks in downtown.

3. Consent Agenda

3.1) Approve Minutes from the September 19 Council Meeting, October 3, Work Session and the October 10, City Council Meeting.

Motion: Councilor Southwick moved to approve the consent agenda items. Councilor Koivisto seconded the motion.

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

4. Consideration of Preliminary subdivision approval for the Holbrook Farms Plat K subdivision, a 5-lot commercial subdivision located at approximately 2100 North 3600 West.

Ben from the Boyer Company was representing the applicant.

Motion: Councilor Hancock moved to grant Preliminary subdivision approval for the Holbrook Farms Plat K subdivision, a 5-lot commercial subdivision located at approximately 2100 North 3600 West; including all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

5. Consideration of Concept approval for an amendment to the Skye Area Plan with a lot line adjustment, changing the location that is included in the Area Plan as the Technical Manufacturing Buffer and the portion that is zoned Technical Manufacturing.

Jack Berry was representing the applicant.

Motion: Councilor Koiviso moved to approve Concept approval for an amendment to the Skye Area Plan with a lot line adjustment, changing the location that is included in the Area Plan as the Technical Manufacturing Buffer and the portion that is zoned Technical Manufacturing; including all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

6. Consideration of Ordinance #60-2023 a Development Code Amendment to Chapter 12 and 39 clarifying the allowance of indoor powersports and marine vehicle sales under Retail Sales.

Motion: Councilor Southwick moved to approve Ordinance #60-2023 a Development Code Amendment to Chapter 12 and 39 clarifying the allowance of indoor powersports and marine vehicle sales under Retail Sales; including all Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

7. Consideration of Ordinance #61-2023 an amendment to the Lehi City Master Transportation Plan, adding a new master planned roadway alternative connecting Clubhouse Drive to Redwood Road.

Mayor Johnson stated that the road line on the map is not a fixed line. The city needs to designate the area in which they recommend a road so that UDOT can move forward with their study. There will be multiple opportunities to comment on the exact road alignment in the future.

Ryan Hales presented the updated plan. There was discussion on the various transportation corridors, including the recently built Porter Rockwell and the planned 2100 North freeway corridor. The 2100 North corridor, originally planned for 2029, may be moved up to 2025 due to increased traffic and growth. Questions were raised about the need for additional roads, such as the clubhouse drive extension, considering the accelerated timeline for the 2100 North corridor. The discussion also touched on other projects like Pioneer Crossing and the challenges of balancing development and road infrastructure. The status of bills for

environmental impact studies and funding for construction was clarified, emphasizing the ongoing process and the need for careful planning in transportation development.

There were discussions on the alignment of Clubhouse Drive extension. Council Koivisto questioned the necessity of the extension.

The discussion also delved into the potential consequences of showing different routes on the master plan and the importance of being cautious in conveying the city's intent. Concerns about the impact of the proposed connector on property values were discussed.

Mayor Johnson noted that even if the route was modified, it would not guarantee its implementation, as further studies and public input would be required.

Mayor Johnson asked for comments

Travis Walter, an attorney representing Paul and Laura Hardman and Westerly Properties, expresses frustration on behalf of his clients. The Hardman family, a five-generation ranching family in Lehi, had planned their property development in alignment with the general plan, receiving city entitlements and promises. However, they only learned about the proposed road connector a month ago, after significant investments in time and money. He emphasizes the disruptive impact on landowners and Lehi residents who have dedicated efforts to enhance the community and plan their financial futures. He urged reconsideration of the current road proposal, citing potential legal challenges.

Jeremy Baker, a resident of Holbrook Farms and former Lehi City Council candidate, expressed dissatisfaction with the proposed clubhouse drive connection, considering it more beneficial to Eagle Mountain and Saratoga Springs than Lehi. He asked for the proposal to be tabled or denied, suggesting it be revisited with the Hartman family's concerns in mind. He views the road cutting through their property as a significant overstep by the city, emphasizing the importance of involving landowners in decisions about developments on their land.

Colonel Venswolf, Director of Engineering and Environment for the Utah National Guard, stated the challenges related to the proposed road. He stated that the red line on the map represents government-controlled land, and while efforts have been made to gain control, it's a slow process. He suggested that 3600 West might be the best option for now.

Paul Raymond stated that the passing of House Bill 265, emphasized that any land use change within 5000 feet of military installations in Utah must go through the Department of Veteran and Military Affairs. He highlighted that the city will need to consult with Camp Williams for any roads or land use changes.

Lora Hardman expressed concerns about the proposed road affecting her 60-acre property negatively. She highlighted the family's history of contributing land for roads, annexation efforts, and ongoing development plans. Mrs. Hardman urged the council not to approve the master plan amendment, suggesting alternative solutions for handling traffic if Clubhouse Drive is built.

Lisa Hardman yielded her time to Amanda Wilson

Amanda Wilson presented a series of true or false statements related to the proposed transportation plan. She questioned the necessity of extending Clubhouse Drive, expressed uncertainty about its impact on Thanksgiving Point traffic, and challenged the idea that it benefits the Holbrook Farms community. The speaker also raised concerns about safety on Redwood Road due to the proposed changes and questioned the notification process for stakeholders.

Paul Hardman deferred his time to Kyleen Pace

Kyleen Pace expressed frustration and concern about the proposed road. She challenged the Mayor's statement about avoiding developed property and questions the city's decision to include her property in the master plan for corridor preservation. She highlighted that corridor preservation funds cannot be used for eminent domain, and she made it clear that her family will not agree to sell their property. She criticized the planning commission's approval, stating that they did not recommend the route, and emphasizes the stress and anguish her family has experienced over the past month.

Starley Basinger stated her concerns as a resident of Holbrook Farms, particularly regarding the ongoing discussions about 3600 West. She emphasized her role as a mother and expressed disappointment in the perceived prioritization of other cities' needs over the safety and well-being of the established neighborhood. She highlighted the importance of a walkable community, especially for families with children who attend school on 3600. She feels that the city's decisions may negatively impact their way of life.

Howard Cook, representing the Gartner company, acknowledged the contributions of the Hardman family to Lehi and expresses a willingness to be part of a solution to reduce or alleviate the impact on the Hardman's property. He emphasized their desire to work collaboratively with the city, highlighting their positive past experiences working with city staff.

Michelle Stallings attended the planning commission meeting and noted the discrepancy between the presented option for approval and the information about multiple options, including a "no build" option, being considered by UDOT. She expressed confusion about the urgency to select a specific route, emphasizing the potential impact on property once a decision is made. She questioned the necessity of voting on an alignment that hasn't been thoroughly studied, suggesting that the decision could wait until after a more comprehensive examination of alternatives.

Mayor Johnson expressed concerns about traffic issues and the responsibility to address them for safety. He emphasized the need to make difficult decisions and protect the city's future.

Motion: Councilor Koivisto moved to table the plan with the findings stating that the proposed amendment does not conform to the general plan and its elements. The plan negatively impacts the well-being of the west side of Lehi, causing severe consequences for neighboring landowners. The proposed road will not alleviate

traffic but rather direct it into a congested neighborhood. Also, emphasizing that the traffic study overlooks the updated timeline for the 2100 highway and direct staff and engineering to reassess the impact, considering the revised timeline and exploring alternative routes. Also, urging city staff to collaborate with UDOT to complete their study before presenting findings to the council. Councilor Condie seconded the motion.

Concerns were raised about the timing and urgency of the decision, considering UDOT's ongoing study and the legislative funding for the environmental study. There was discussion that the city has already demonstrated the need for a connector by obtaining funding for the study. There was discussion about revisions to the proposed alignment.

Roll Call Vote: Councilor Albrecht, Absent; Councilor Condie, No; Councilor Hancock, No; Councilor Koivisto, Yes; and Councilor Southwick, No. The motion failed with 1 in favor, 3 opposed and 1 absent.

Motion: Councilor Condie moved to approve Ordinance #61-2023 an amendment to the Lehi City Master Transportation Plan,but approve with the alternative connector route that was presented tonight as opposed to what was in the packet. Noting that Lehi agrees with the need for an additional east west connector. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Absent; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, No; and Councilor Southwick, Yes. The motion passed with 3 in favor, 1 opposed and 1 absent.

8. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Koivisto seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:29 p.m.

Approved: November 14, 2023 Attest:

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Mark Johnson, Mayor Teisha Wilson, City Recorder

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