



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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **October 10, 2023**, at 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
Katie Koivisto, Council Member
Mike Southwick, 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. Councilor Koivisto attended virtually. Councilor Albrecht gave the opening comment.

Mayor Johnson asked for a motion to adjourn into the Local Building Authority Meeting.

Motion: Councilor Hancock moved to adjourn this meeting for the Local Building. Councilor Koivisto seconded the motion.

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 adjourned at approximately 6:35 p.m.

The meeting was reconvened at approximately 6:40 p.m.

2. Agenda Questions

None.

3. Administrative Report

None.

4. Mayor and Council Reports

The Mayor and Council reported on their assigned committees.

The meeting recessed at approximately 6:45 p.m.

The meeting resumed at approximately 7:00 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. Councilor Koivisto joined virtually. Councilor Southwick led the Pledge of Allegiance.

2. Presentations and Reports

2.1) Lehi Youth Council Swearing-In Ceremony

The Lehi Youth Councilmembers were sworn in.

2.2) "Awesome Save" Award Presentation

Maranda Davis from the Holy Cross Hospital Mountain Point presented the “Awesome Save” award to Lehi Police Department staff: Sgt. Colqui, Cpl. Page, Officer Martin, and Officer Hellewell.

2.3) October Waterwise Yard of the Month Award Presentation

The award was presented to Todd and Christina Neilson.

3. 20 Minute Citizen Input

None.

4. Consent Agenda

4.1) Approve Minutes from the August 22 and August 31, 2023 City Council Meetings.

4.2)Approve Purchase Orders

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

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

5. Consideration of Resolution #2023-66 approving an agreement for the Ashton Lighting Phase 3 with Probst Electric.

Ken Bringhurst, with the Power Department, was available to answer questions.

Motion: Councilor Hancock moved to approve Resolution #2023-66 approving an agreement for the Ashton Lighting Phase 3 with Probst Electric. Councilor Southwick seconded the motion.

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

95 **6. Consideration of Ordinance #58-2023 approval of the Skyridge Property Zone Change**
96 **from Public Facility to RA-1 (residential/agriculture) on 4.07 acres located at**
97 **approximately 260 East 2700 North.**

98 Jason Mandelaris was the applicant, along with Danny Crocket and Reno Mahe
99

100 **Motion:** Councilor Southwick moved to approve Ordinance #58-2023 approval of the
101 Skyridge Property Zone Change from Public Facility to RA-1
102 (residential/agriculture) on 4.07 acres located at approximately 260 East 2700
103 North; include all Planning Commission and Develop Review Committee
104 Comments. Councilor Albrecht seconded the motion.
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106 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
107 Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.
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110 **7. Consideration of Preliminary subdivision approval of Vivian Estates Phase 4, a 22-lot**
111 **residential development located at 600 East 2000 North.**

112 Josh Moffiat, with JDH Development, was representing the applicant.
113

114 **Motion:** Councilor Southwick moved to grant Preliminary subdivision approval of Vivian
115 Estates Phase 4, a 22-lot residential development located at 600 East 2000 North;
116 include all Planning Commission and Develop Review Committee Comments.
117 Councilor Hancock seconded the motion.
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119 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
120 Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.
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123 **8. Consideration of a grading permit approval for the Vivian Estates phases 3 & 4 on**
124 **approximately 43-acres located at approximately 600 East 2300 North.**

125 Josh Moffiat, with JDH Development. was representing the applicant.
126

127 **Motion:** Councilor Condie moved to approve a grading permit for the Vivian Estates
128 phases 3 & 4 on approximately 43-acres located at approximately 600 East 2300
129 North; include all Planning Commission and Develop Review Committee
130 Comments. Councilor Albrecht seconded the motion.
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132 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
133 Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.
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136 **9. Consideration of Ordinance #59-2023 a Development Code Amendment to Chapter 26,**
137 **Accessory Uses, changing the lot size requirement for detached ADUs from 1/2 to 1/3**
138 **acre.**

139 The discussion revolved around housing elements, particularly focusing on detached
140 accessory dwelling units (ADUs). The conversation covered the analysis of properties
141 eligible for ADUs, parking requirements, setback regulations, and ADU size limitations.
142 There was debate about whether the ADU size should be determined by a percentage of the

primary dwelling or a set square footage. Concern was raised about infrastructure strain due to the potential increase of an ADU over 1300 square feet.

Mayor Johnson asked for public input.

Jamie Ostler stated that she owns property just under a third of an acre and proposed that the Council consider including a quarter-acre lot size for accessory dwelling units (ADUs) due to the ample space available on their large lot. She emphasized the benefits of ADUs, including providing housing for family members and reducing outdoor water usage. She was aiming to address the housing problem and allow young people to remain in Utah.

The Council discussed the possibility of reducing the minimum lot size for the allowance of Accessory Dwelling Units (ADUs) from a third of an acre to a quarter of an acre. Concerns were raised about the potential impact on infrastructure, including sewer and water demands. Some council members suggested a cautious approach, considering the potential impacts on infrastructure and proposing to revisit the matter after some time to gather more data. There was also discussion about existing regulations for setbacks, height limits, and the potential of internal ADUs.

Motion: Councilor Condie moved to approve Ordinance #59-2023 a Development Code Amendment to Chapter 26, Accessory Uses, changing the lot size requirement for detached ADUs from 1/2 to 1/3 acre; but with the modification to Section 26.040 1A, striking the existing provision of either 50% of the primary dwelling or 1200 square feet and replace it with a flat cap of 1300 square feet for ADUs; and including all DRC and Planning Commission comments. Councilor Albrecht seconded the motion.

Various perspectives were discussed regarding the appropriate size restrictions for ADUs and their potential impact on infrastructure and community. The concern was that on a large lot with a large primary home, the ADU could also be rather large which may place more burden on infrastructure. The Council was also willing to have this discussion again in the future after this change has been implemented and they can collect more data.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, No; and Councilor Southwick, Yes. The motion passed 4-1.

10. Consideration of Resolution #2023-67, appointing a Board Member to the John Hutchings Museum Board of Directors.

Motion: Councilor Southwick moved to approve Resolution #2023-67, appointing a Steve Marchbanks to the John Hutchings Museum Board of Directors. Councilor Hancock seconded the motion.

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

Jason Walker, City Administrator asked for a motion to close the meeting to discuss the character, professional competence, or physical or mental health of an individual.

Motion: Councilor Albrecht moved to close the meeting to discuss the character, professional competence, or physical or mental health of an individual. Councilor Condie seconded the motion.

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

The Council went into a closed meeting at approximately 8:35 p.m.

The Council resumed the meeting at approximately 9:10 p.m.

11. Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Albrecht seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:11 p.m.

Approved: October 24, 2023

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder