



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, **November 14, 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, 5:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Albrecht gave the opening comment.

2. Presentations and Reports

2.1 Update on The Point Project- Alan Matheson

Alan Matheson, Executive Director of the Point Project, reported on the progress of The Point project. He reported that demolition of the site is now complete, and they will soon be moving into phase 1 of development. Phase 1 composition includes 100 acres of mixed-use, thousands of high-quality jobs, and retail and entertainment venues. Housing options will include condos, apartments, single family, and affordable housing.

2.2 Lehi Fiber Network Update

Shaye Ruitenbeek provided an update on the project. She reported that the pre-registration count has reached 8,000, aiming for a 45% rate. Speed preferences show a majority at one gigabit. Construction progress includes four sign-up areas, seven under construction, and 11 in pre-construction (with some delays).

2.3 Discussion of potential development agreement for the Gardner property at the corner of Redwood Rd and 2100 North.

This item was pulled from the agenda.

2.4 Discussion of draft Traverse Mountain Conservation Easement.

Kim Struthers and Todd Mungers suggested that the Council establish a conservation easement for the Traverse Mountain area to preserve it for open space, recreation, and wildlife habitat.

Mr. Struthers presented a draft easement based on Draper's template, but several issues needed to be resolved including who would be the grantee. Options discussed were Draper, Utah County, state agencies like DWR, and land trusts. The Council wanted the easement language to focus on prohibited uses like development rather than trying to specify allowed recreational uses, so future activities aren't unintentionally restricted. There were concerns about giving a grantee too much control to veto the city's decisions for the land in the future, but having a grantee provides accountability to meet conservation goals. Additional research was requested on how other entities like Sundance have structured their conservation easements and handled amendments.

The council supported the intent but asked for revisions to address concerns before finalizing the easement, with the aim of revisiting it at a future meeting. Overall, there was strong support for preserving the land but unresolved questions about the grantee structure need to be addressed.

3. Agenda Questions

None.

3. Administrative Report

Dean Lundell, Finance Director, reported that the city's bond rating was upgraded to an AA+.

4. Mayor and Council Reports

The Council reported on their assigned committees.

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 Albrecht 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.

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 6:40 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 Hancock led the Pledge of Allegiance.

2. Presentations and Reports

2.1 Proclaim November as Epilepsy Awareness Month

Mayor Johnson read and signed the Epilepsy Awareness Month Proclamation.

2.2 Lehi Cares Coalition logo award presentation

The winner of the logo contest was Elizabeth Gurney. She was presented with an award.

3. 20 Minute Citizen Input

Kenneth Glade expressed concerns with the city elections.

Kenneth Bjork expressed concerns with government policies.

Brian Hansen inquired about local fiber network providers.

Kerrilynn Southard raised an issue with parked cars close to the corner creating a safety issue.

Heidi Miller with the Utah Home Builders Association praised Lehi for their low impact fees.

Matthew Bender raised an issue with fencing between his residence and a local business.

Matilynn expressed concerns with the city's recycling process.

Heidi stated that she would like to teach and educate the public about human trafficking.

4. Consent Agenda

3.1 Approve Purchase Orders

3.2) Approve Minutes from the October 24, 2023 City Council Meeting.

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

5. Consideration of Resolution # 2023-69 approving an agreement with Tycon Construction for the construction of the Flight Park pressurized irrigation reservoir.

Brad Kenison presented the agreement for consideration.

Motion: Councilor Hancock moved to approve Resolution # 2023-69 approving an agreement with Tycon Construction for the construction of the Flight Park pressurized irrigation reservoir. 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.

6. Consideration of Ordinance #65-2023 an Amendment to the Design Standards and Public Improvements Specifications Manual adding standards and requirements for traffic studies.

Mr. Kenison informed the Council that this creates a standard for requiring a traffic study.

Motion: Councilor Southwick moved to approve Ordinance#65-2023 an Amendment to the Design Standards and Public Improvements Specifications Manual adding standards and requirements for traffic studies; including all Development Review Committee and Planning Commission comments. 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 unanimously.

7. Consideration of Ordinance #66-2023 an Amendment to the Master Transportation Plan adding a future offshore freeway along the north side of Utah Lake to the plan.

Luke Seegmiller, Lehi City Traffic Engineer, presented the update on the transportation plan and how based on population projections, this road should be included. Adding this alignment will signal to UDOT that this should be studied.

Mayor Johnson asked for public comments.

Heidi had concerns with adding a road here and what that might do to her neighborhood.

Michelle Dallaglio had questions about the timeline and plans.

Jenn Hall stated that she has plans to develop property nearby and had questions.

Motion: Councilor Southwick moved to approve Ordinance #66-2023 an Amendment to the Master Transportation Plan adding a future offshore freeway along the north side of Utah Lake to the plan; and include the Development Review Committee comments. 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 unanimously.

8. Consideration of Ordinance #64-2023 an Amendment to the Bike and Pedestrian Master Plan, adding trail connections between Dry Creek Elementary and the Dry Creek Trail.

Motion: Councilor Condie moved to approve Ordinance #64-2023 an Amendment to the Bike and Pedestrian Master Plan, adding trail connections between Dry Creek Elementary and the Dry Creek Trail; including all Development Review Committee and Planning Commission comments. 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.

9. Consideration of Final Subdivision approval for the River Point Phase 3 on 11.36 acres located at approximately 1050 North 3750 West.

Brandon Watts with Edge Homes was representing the applicant.

Motion: Councilor Southwick moved to grant Final Subdivision approval for the River Point Phase 3 on 11.36 acres located at approximately 1050 North 3750 West; including all Development Review Committee and Planning Commission comments. 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 unanimously.

10. Consideration of Concept Plan approval for the Hardman Farms, a 67-unit Planned Unit Development (PUD) located at approximately 3200 North Indian Ford Drive.

Lora Hardman was the applicant. Also representing the applicant was Troy Sanders with Think Architecture. The plan includes a mix of housing types including large lots, duplexes/senior housing, and a community center. The goal is a legacy, equestrian-themed development reflecting the family's wishes rather than maximizing density. The Council expressed support for the concept plan and asked clarifying questions about phasing, senior housing details, and the access gate.

There was discussion about the need to preserve potential roadway connections based on various transportation studies. The Council agreed to move forward, without decisions about road connections which are outside the scope of approving the conceptual plan.

Motion: Councilor Koivisto moved to approve the Concept Plan for the Hardman Farms, a 67-unit Planned Unit Development (PUD) located at approximately 3200 North Indian Ford Drive; and include the Development Review Committee comments and Planning Commission comments. 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 unanimously.

11. Consideration of Plat Amendment approval for the Lehi Indoor Storage (Lehi Maverik Commercial Subdivision) located at 1099 South 1100 West.

Jen Hall was representing the applicant.

Matthew Bender neighbors the development. He stated that a fence should have been constructed during the first phase but it was missed, and requested that it be installed now.

There was further discussion regarding the type of fencing and how many feet would need to be installed.

Motion: Councilor Condie moved to grant Plat Amendment approval for the Lehi Indoor Storage (Lehi Maverik Commercial Subdivision) located at 1099 South 1100 West; and include the Development Review Committee comments and Planning Commission comments; and also that the applicant will install a vinyl fence of about 105 linear feet. Councilor Koivisto seconded the motion.

There was discussion about the type of fence they could require. The code states that it must be sight obscuring.

Amended Motion: Councilor Condie amended his motion to state that the fence be constructed according to code requirements but requested that the applicant work with the neighboring property owner on the fence materials. Councilor Koivisto seconded the amendment to 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.

12. Street Vacation

a. Public Hearing

Mayor Johnson opened the public hearing. There were no comments.

b. Consideration of Ordinance #63-2023 approval of the vacation of a public street for the section of 100 North between Center Street and 100 East.

Motion: Councilor Southwick moved to approve Ordinance #63-2023 approval of the vacation of a public street for the section of 100 North between Center Street and 100 East; including all Development Review Committee and Planning Commission comments. 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 unanimously.

13. Consideration of Ordinance #62-2023 a Development Code Amendments to Chapter 12 and Table 12.260, removing the cumulative requirement for Animal Rights, and an amendment to the Municipal Code, Sections 6-4A-8 and 6-4C-1, increasing the number of dogs to three.

Mr. Struthers stated that the proposed changes include allowing three dogs without a kennel permit. The discussion expanded to potentially allowing certain animals in non-agricultural zones with larger properties. The overall aim is to be more permissive in regulating animal ownership, while also addressing potential neighbor concerns.

Motion: Councilor Southwick moved to approve Ordinance #62-2023 a Development Code Amendments to Chapter 12 and Table 12.260, removing the cumulative requirement for Animal Rights, and an amendment to the Municipal Code, Sections 6-4A-8 and 6-4C-1, increasing the number of dogs to three; and include the Development Review Committee and Planning Commission comments. 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 unanimously.

14. Consideration of Ordinance #67-2023 a Development Code Amendment to Chapter 37, Multi-Family Design Standards, to include an exceptions clause.

Mr. Struthers stated that this amendment adds an exceptions clause, similar to the one for commercial projects, allowing developers flexibility in adhering to residential standards. The exceptions clause aims to address challenges and requires developers to justify deviations within specified parameters.

Motion: Councilor Southwick moved to approve Ordinance #67-2023 a Development Code Amendment to Chapter 37, Multi-Family Design Standards, to include an exceptions clause; and include the Development Review Committee and Planning Commission comments. 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.

15. Consideration of Resolution #2023-68 appointing Board Members to the John Hutchings Museum Board of Trustees.

Motion: Councilor Hancock moved to approve Resolution #2023-68 appointing Board Members to the John Hutchings Museum Board of Trustees. 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.

16. 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 9:27 p.m.

Approved: January 9, 2024

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder