



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, **May 28, 2024**, 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
Heather Newall, Council Member
Michelle Stallings, Council Member

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

Pre Council, 5:00 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 North Point Solid Waste Special Service District Annual Report.

Neil Schwendiman, North Point Solid Waste Director, and a report the Council. At the transfer station, residential and commercial waste are collected for processing. The facility accepts various types of waste, including gasoline, for proper disposal or recycling. Mr. Schwendiman provided an overview of the waste district's history and status, noting that the district was updating its master plan for facility improvements and expansion. Plans for infrastructure improvements were also presented. Expanding the current site was deemed the most cost-effective option to handle projected volumes and accommodate future growth. Modern transfer stations were described as resembling office buildings, incorporating creative reuse of materials and advanced compacting technology.

3. Agenda Questions

None.

4. Administrative Report

None.

5. Mayor and Council Reports

The Council reported on their assigned committees.

6. Consideration of Adjourning into a Closed Session to discuss the purchase, exchange, or lease of real property and to discuss the character, professional competence, or physical or mental health of an individual.

Motion: Councilor Hancock moved to adjourn into a closed session to discuss the purchase, exchange, or lease of real property and 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 Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

The meeting recessed at approximately 6:00 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 Condie led the Pledge of Allegiance.

2. Presentation and Reports

2.1) Heart Saver Award Presentation

Lehi Fire Chief, Jeremy Craft, and Police Assistant Chief, Jeff Magnuson, presented the award to Lehi City Fire and Police staff for the lifesaving efforts.

2.2) Waterwise Landscape of the Month Award Presentation

The Environmental Sustainability Committee presented the award to

3. 20 Minute Citizen Input

Autin Thorton expressed concerns with the lack of bike lanes and connections.

4. Consent Agenda

4.1) Approve Minutes from the City Council Meeting.

4.2) Approve Purchase Orders.

4.3) Approve the Appointment of Mayor Mark Johnson to the interlocal board for the creation of a new school district.

4.4) Approve changes to the Traverse Mountain Deed of Conservation Easement with Draper City.

Motion: Councilor Hancock moved to approve the consent agenda. Councilor 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.

5. Consideration of Resolution #2024-30 adopting the Budget and Consolidated Fee Schedule for the City of Lehi for Fiscal Year 2025 (July 1, 2024 - June 30, 2025).

It was noted that fee changes to the Literacy Center need further evaluation, so those fees will be brought to the Council for approval at a future date.

Motion: Councilor Condie moved to approve Resolution #2024-30 adopting the Budget and Consolidated Fee Schedule for the City of Lehi for Fiscal Year 2025 (July 1, 2024 - June 30, 2025). Councilor Hancock 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.

6. Consideration of Resolution #2024-28 approving an agreement with Lehi BP to lease space for the Lehi Library.

Steve Marchbanks, Lehi Facilities Manager; and Kristi Seely, Library Director, addressed the Council's questions. The temporary location is a cost savings for the city as the new building is under construction.

Motion: Councilor Hancock moved to approve Resolution #2024-28 approving an agreement with Lehi BP to lease space for the Lehi Library. Councilor Newall 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.

7. Consideration of Resolution #2024-29 approving a real estate purchase contract for 2.76 acres located at approximately 1729 N 600 E.

Marlin Eldred, Economic Development Director, was available to answer questions.

Motion: Councilor Hancock moved to approve Resolution #2024-29 approving a real estate purchase contract for 2.76 acres located at approximately 1729 N 600 E. Councilor Condie 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.

8. Consideration of Ordinance #38-2024 approval of the Triple B Investment Group General Plan Amendment on 15-acres of property located at approximately 1630 South 500 East, changing the land use designation from ESA (environmentally sensitive area) to VLDR (very low density residential agriculture).

Tony Trane was representing the applicant. He noted that the proposed development would include some dedicated open space and needed road dedication. There was discussion on the tradeoffs of a PRD or PUD development.

Motion: Councilor Condie moved to approve Ordinance #38-2024 the Triple B Investment Group General Plan Amendment on 15-acres of property located at approximately 1630 South 500 East, changing the land use designation from ESA (environmentally sensitive area) to VLDR (very low density residential agriculture); including Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Councilor Stallings suggested adding to the motion that typically the Council wouldn't change ESA or another zone; however, this is an exception with the findings that the infill project was approved years ago, and the area no longer meets the definition of ESA per the 100-year flood plain.

Amended Motion: Council Condie amended his motion to include Council Stallings' comments. Councilor Albrecht seconded the amendment to 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.

9. Consideration of approval for the LFAB2 grading permit on a 668-acre parcel located at 4000 North Flash Drive.

Barry Mokin was representing Texas Instruments. He said that they are expanding their capabilities, requiring the grading permit. He noted that they anticipate only on-site grading.

Motion: Councilor Albrecht moved to grant approval for the LFAB2 grading permit on a 668-acre parcel located at 4000 North Flash Drive, including all Development Review Committee and Planning Commission comments. Councilor Newall 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.

10. Consideration of Final Subdivision approval for the River Point Phase 5, a PUD consisting of 33 single-family lots located at approximately 1050 North 3750 West.

Brandon Watson was representing the applicant.

Motion: Councilor Albrecht moved to grant Final Subdivision approval for the River Point Phase 5, a PUD consisting of 33 single-family lots 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 Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

11. Consideration of Ordinance #39-2024 approval of updates to several standard drawings in the Design Standards and Public Improvement Specifications Manual.

The changes were presented. Discussion included traffic calming and narrow roadways.

Motion: Councilor Newall moved to approve Ordinance #39-2024 approval of updates to several standard drawings in the Design Standards and Public Improvement Specifications Manual; and include Development Review Committee Comments. Councilor Stallings 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.

12. Consideration of Ordinance #37-2024 approval of updates to the Goals, Strategies, and Timeline for Moderate Income Housing.

Councilor Stallings expressed concerns about the adding density in the downtown area. Other concerns in the downtown area included displacing affordable single-family homes, potential for redevelopment, less home ownership, maintaining the historic character, and preservation.

The Council discussed the challenges of balancing these state mandates while preserving the city's historic district and home ownership.

Motion: Councilor Stallings moved to approve Ordinance #37-2024 approval of updates to the Goals, Strategies, and Timeline for Moderate Income Housing, noting that this be brought back to the Council for further discussion, specifically goals 1 and 4, and to discuss potential for home ownership. Councilor Hancock 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.

13. Adjournment

With no further business to come before the City Council at this time, Councilor Newall moved to adjourn the meeting. Councilor Condie seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 8:30 p.m.

Approved: July 23, 2024

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder