



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, **June 11, 2024**, at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

Members Present: Paige Albrecht, Council Member
Chris Condie, Council Member
Heather Newall, Council Member
Michelle Stallings, Council Member

Excused: Mark Johnson, Mayor
Paul Hancock, City Member

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney; Brad Kenison, Assistant City Engineer; Kim Struthers, Community Development Director; Beau Thomas, Deputy Administrator; Alyson Alger, City Treasurer; Luke Seegmiller, Traffic Engineer; Matt Lee, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 6:00 p.m.

1. Welcome and Opening Comment

Mayor Pro Tempore Condie welcomed everyone and noted that all Councilmembers were present, except for Councilor Hancock and Mayor Johnson who are excused. Councilor Stallings joined virtually. Councilor Newall gave the opening comment.

Todd Munger, Environmental Sustainability Manager, noted the new water bottles for the Council to use during the Council meetings, instead of using the plastic bottles.

2. Presentations and Reports

2.1 PARC Tax Committee Recommendation Presentation

Lindsey Gehmen, Chair of the PARC Tax Committee, presented the funding recommendations for the Lehi City PARC tax. She stated that the committee reviewed 32 grant applications from 13 organizations, totaling nearly \$1 million in requests, with only \$550,000 available to allocate. The committee recommended fully funding 19 projects, and partially funding 3. Notable recommendations included partial funding for the Harrington Center for the Arts Chalk Art Festival, upgrades for the Hutchings Museum, equipment for the Lehi Area Music Association, and various improvements for other local cultural organizations. Some projects were not funded due to organizations not meeting cultural criteria, lower local impact scores, or timing issues.

The Council discussed potentially restricting future applications to only Lehi-based organizations or events. The Council suggested including park-related spending in future presentations. Questions arose about defining cultural organizations and the appropriateness of funding ongoing expenses.

Ms. Gehmen noted that this marks the third year of the PARC tax program, with demand for funds increasing each year. The committee was praised for their thorough work in reviewing applications and making informed recommendations.

3. Agenda Questions

Mayor Pro Tempore Condie stated that items #7 and #21 have been pulled from the agenda. Kim Struthers informed the Council that the applicant for item #12 has been delayed and will not be in attendance. He asked if the Council preferred to table the item or proceed without the applicant. There may be questions regarding the HOA. It was determined that the Council would still discuss the item.

Ryan Wood cautioned the Council about portraying to make any commitments during the citizen input portion of the agenda.

4. Administrative Report

None.

5. Mayor and Council Reports

The 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 Pro Tempore Condie welcomed everyone and noted that all Councilmembers were present, except for Councilor Hancock and Mayor Johnson who are excused. Councilor Stalling joined virtually. Councilor Albrecht led the Pledge of Allegiance.

2. Presentation and Reports

2.1) Lehi Round-Up Rodeo Royalty Presentation

The Lehi Round-Up Rodeo Royalty gave an update on the celebration week and invited the Council to participate.

3. 20 Minute Citizen Input

Darlene Van Werkhoven expressed to the Council that she hopes they will open the Railroad Museum soon.

Keneth Paciorek expressed the necessity of separation of church and state.

Mayor Pro Tempore Condie asked for public comments from individuals wishing to address the storage facility project that was approved by the Planning Commission.

Jonathan Matson, a resident near Bull River Road, expressed concerns to the Council about a proposed storage facility in his neighborhood. After discovering recent property modifications, he and other residents gathered 115 signatures opposing the development. Matson explained that the

facility, built on raised land, would stand 44 feet above the neighborhood, creating an incompatible presence. He argued that, despite meeting regulations, the development's impact on the area wasn't fully assessed and urged the council to reconsider the permit due to incomplete information in the original application.

Craig Homer, a Lehi resident with over 30 years of construction experience, voiced concerns about the structural integrity of a planned 114,000-square-foot building in the Bull River Project. He noted that the existing retaining wall, originally designed to support a gentle slope, was not engineered to handle the added load of the new development. Homer pointed out exposed footings, and signs of water leakage, suggesting potential structural weaknesses. He urged the council to pause the project and have structural engineers reevaluate the site to ensure it can safely support the proposed building.

Jason Loon, a resident whose property borders the proposed indoor storage facility, expressed concerns about the project's negative impacts. He cited a recent example of a potential home buyer backing out of a contract after learning about the planned storage building, highlighting potential property devaluation. Loon also voiced safety worries for his young children given the facility's proximity to his home and the nearby Murdoch trail. Referencing the city's compatibility requirements, Loon argued the storage building does not appear compatible with the surrounding residential area. Acknowledging the council's authority to pause or revoke permits based on inaccurate information, Loon urged the council to address their concerns about the project's detrimental effects on their neighborhood.

4. Consent Agenda

4.1) Approve Minutes from the City Council Meeting.

4.2) Approve Purchase Orders.

Motion: Councilor Albrecht moved to approve the consent agenda. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

5. Consideration of Resolution #2024-35 approving the allocation of PARC Tax funds for the recreation and cultural facilities and cultural organizations within Lehi City.

The recommendations from the PARC Tax Committee were presented in the Pre Council meeting.

Motion: Councilor Newall moved to approve Resolution #2024-35 approving the allocation of PARC Tax funds for the recreation and cultural facilities and cultural organizations within Lehi City. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

6. Fiscal Year 2024 Budget Amendment

a. Public Hearing

Alyson Alger presented the budget amendment to the Council.

Mayor Pro Tempore Condie opened the public hearing. There were no comments.

b. Consideration of Resolution #2024-32 amending the Budget for the City of Lehi for Fiscal Year 2024 (July 1, 2023- June 30, 2024).

Motion: Councilor Albrecht moved to approve Resolution #2024-32 amending the Budget for the City of Lehi for Fiscal Year 2024 (July 1, 2023- June 30, 2024). Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

The meeting adjourned for a Redevelopment Agency (RDA) Meeting at approximately 7:56 p.m. The meeting reconvened at approximately 7:58 p.m.

7. Consideration of Resolution #2024-31 proposing a Tax Rate for the City of Lehi for Fiscal Year 2025 (July 1, 2024- June 30, 2025)

This item was pulled from the agenda and will be brought back to the Council at a future date.

8. Consideration of Resolution #2024-34 amending the Lehi City Employee Policy Manual by adding bilingual compensation.

David Kitchen, Human Resources Director, presented this item, explaining that the stipend is available for employees that use a second language in their job duties.

Johnathan Madsen, Lehi resident, asked that the Council consider AI implications in the future and suggested that the Council revisit this.

Motion: Councilor Albrecht moved to approve Resolution #2024-34 amending the Lehi City Employee Policy Manual by adding bilingual compensation beginning July 1, 2024; noting that the Council will revisit this in 5 years. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

9. Consideration of Resolution #2024-33 granting CentraCom a Nonexclusive Franchise to operate a Telecommunications Network in Lehi City.

Ryan Wood explained that their agreement expired, so this is an update to the original agreement.

Motion: Councilor Newall moved approve Resolution #2024-33 granting CentraCom a Nonexclusive Franchise to operate a Telecommunications Network in Lehi City. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

10. Consideration of Resolution #2024-36 approving a relocation exchange agreement with Dominion Energy for the Family Park area.

Brad Kenison stated that this agreement allows for the line relocation and noted that the line is also being upgraded.

Motion: Councilor Stallings moved to approve Resolution #2024-36 approving a relocation exchange agreement with Dominion Energy for the Family Park area. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

11. Consideration of Preliminary subdivision approval for the Skye Plat C, a residential development including 369 single family and 228 twin homes units located at approximately Highland Boulevard and Isle of the Skye Way.

Scott Bishop with DR Horton was representing the applicant.

Jonathan Madsen, Lehi resident, asked that they consider a pedestrian bridge on SR92 to address safety concerns.

There was discussion regarding pedestrian bridge construction and UDOT's responsibility to construct it.

Motion: Councilor Albrecht moved to grant Preliminary subdivision approval for the Skye Plat C, a residential development including 369 single family and 228 twin homes units located at approximately Highland Boulevard and Isle of the Skye Way; and include Development Review Committee comments and Planning Commission comments. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

12. Consideration of Final subdivision approval for the Lehi Brownstones Subdivision, a 6-lot residential development located at 484 West 380 North.

The applicant, Mark Hampton, was unable to attend the meeting.

Kim Struthers provided a brief overview of a proposal to split an existing six-unit rental building into individually owned units. The plan would require establishing a homeowners association (HOA) to manage shared responsibilities, such as maintaining the roof, driveway, and utilities. Concerns were raised about ensuring the HOA's effectiveness once the units are sold, as the original owner, Mr. Hampton, would no longer be responsible.

Motion: Councilor Newall moved to grant Final subdivision approval for the Lehi Brownstones Subdivision, a 6-lot residential development located at 484 West 380 North; include Development Review Committee comments and Planning Commission comments; and note that the HOA needs to manage the upkeep of the property and address things such as the roofing and the exterior, and also as noted in the DRC comments, address the utilities that are not stubbed to each unit. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

13. Consideration of Ordinance #40-2024 approving Development Code Amendments to Chapter 11 and Figure 15, clarifying the approval process for two-lot subdivisions and bonding requirements.

Mr. Struthers explained the proposed code amendment would make two-lot subdivisions an administrative approval through the DRC, rather than requiring planning commission review. The exception is if the subdivision includes a flag lot, which would still go to planning commission. The amendment also removes the requirement for improvement bonds to be from a financial institution with a Utah branch, as this is no longer necessary in the modern banking environment.

Motion: Councilor Albrecht moved to approve Ordinance #40-2024 approving Development Code Amendments to Chapter 11 and Figure 15, clarifying the approval process for two-lot subdivisions and bonding requirements; and include Development Review Committee comments and Planning Commission comments. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

14. Consideration of Ordinance #41-2024 a Development Code Amendment to Chapter 26 , updating various provisions including the ADU driveway length requirements and clarifying the development process.

Kim Struthers explained that these amendments target ADU regulations, focusing on access needs and distinguishing between remodel and new construction scenarios for attached and detached ADUs.

Johnathan Madsen, Lehi resident, expressed concerns with fire department access to a detached ADU.

Motion: Councilor Newall moved to approve Ordinance #41-2024 a Development Code Amendment to Chapter 26, updating various provisions including the ADU driveway length requirements and clarifying the development process; and include Development Review Committee comments and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

15. Consideration of Ordinance #42-2024 an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual, updating the ADA standards.

Brad Kenison stated that this development code amendment relates to updating the ADA standards in the city's design standards and public improvement specifications manual. He explained the changes were primarily focused on ensuring ADA compliance for intersections and sidewalks, especially in areas with steep roads like the Sky development. This includes adjustments to keep ADA ramps within acceptable slope percentages. He also noted that the new standard would be to "tabletop" the cul-de-sacs to allow better snowplow access.

Motion: Councilor Albrecht moved to approve Ordinance #42-2024 an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual, updating the ADA standards; and include Development Review Committee comments and Planning Commission comments. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

16. Consideration of Ordinance #43-2024 an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual, adding Section 2.05 for access management requirements.

Luke Seegmiller and Brad Kenison presented this. They explained that this updates the city's access management standards, lengthening required spacing between driveways. This helps ensure roads function safely and efficiently, based on UDOT and national guidelines. The

changes also reference sight distance standards that can be used to address visibility obstructions, even on private property. Overall, the amendment codifies access management principles the city has been implementing to promote safer and more efficient road operation.

Motion: Councilor Newall moved to Ordinance #43-2024 an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual, adding Section 2.05 for access management requirements; include Development Review Committee comments and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

17. Consideration of Ordinance #44-2024 a Development Code Amendment to Chapter 23 Signs, to include property address signs as being exempt from the sign regulations.

Kim Struthers stated that this clarifies that property address signs under 6 square feet are exempt from the city's sign regulations.

Motion: Councilor Albrecht moved to approve Ordinance #44-2024 a Development Code Amendment to Chapter 23 Signs, to include property address signs as being exempt from the sign regulations; and include Development Review Committee comments and Planning Commission comments. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

18. Consideration of approving updates to the Lehi Stormwater Management Plan.

Updates to the plan were presented by Dave Norman, Public Works Director.

Motion: Councilor Newall moved to approve updates to the Lehi Stormwater Management Plan; and include Development Review Committee comments and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

19. Consideration of Ordinance #45-2024 a Development Code Amendment to Table 37.080 Parking, updating Short Term Rental parking requirements.

Kim Struthers stated that this creates consistency, and that tandem parking cannot be used to meet the requirements.

Motion: Councilor Albrecht moved to approve Ordinance #45-2024 a Development Code Amendment to Table 37.080 Parking, updating Short Term Rental parking requirements. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

- 20. Consideration of Ordinance #46-2024 a Development Code Amendment to Chapter 35, Community Forestry, clarifying the City's regulations for both private and public trees.** Jessica Smith, the City's Urban Forester, explained the key changes to the community forestry regulations. She noted an extra foot of clearance needed that would help accommodate larger delivery trucks and milling equipment used for street maintenance work.

Motion: Councilor Newall moved to approve Ordinance #46-2024 a Development Code Amendment to Chapter 35, Community Forestry, clarifying the City's regulations for both private and public trees; and include Development Review Committee comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Mayor Pro Tempore Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

- 20. Consideration of Ordinance #47-2024 repeal of Title 8 Chapter 5 Trees in the Lehi Municipal Code.**

This item was pulled and will be brought to the Council at a future meeting.

21. Adjournment

With no further business to come before the City Council at this time, Councilor Newall moved to adjourn the meeting. Councilor Albrecht seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 9:06 p.m.

Approved: August 13, 2024

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder