



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, **September 10, 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; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Mike West, Community Development; Beau Thomas, Deputy Administrator; Dean Lundell, Finance Director; Matthew Lee, Management Analyst; and Facilities Manager; and Teisha Wilson, City Recorder.

Pre Council, 6:00 p.m.

1. Welcome and Opening Comment

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

2. Presentations and Reports

2.1 Presentation of Engineering Assessment of the Bull River Conditioned Storage Facility Retaining Wall by Garth Haslam of Crossroads Engineers and Jon Madsen.

A retaining wall was built years ago as part of the original commercial development. The developer now has a building permit to construct a new facility on the commercial property.

John Madsen, a concerned resident, and structural engineer Garth Haslam presented their concerns with the design and structure of the retaining wall. Mr. Haslam stated that the retaining wall is failing and cited one of the engineering reports.

City Attorney Ryan Wood asked clarifying questions regarding engineering reports, stating that there are differences in the two reports. He emphasized the need for strong evidence to revoke the building permit, questioning the connection between the wall and the current construction project.

Mark Wells, the developer, responded with details of the wall's construction and materials.

Mr. Arnie Hunt, Building and Inspections Department stated that there is a need for a final inspection of the wall and a report from the engineer of record. He also noted that the wall and the commercial building permit are separate, and the approvals are not contingent on the other.

Mr. Wood stated that if City Ordinances were not followed, then there are options to enforce code compliance.

3. Agenda Questions

None.

4. Administrative Report

The Family Park Grand Opening will be September 14th.

5. Mayor and Council Reports

The Council reported on their committee assignments.

Regular Session, 7:08 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) Constitution Week Proclamation

Katie Madsen gave a presentation and history of Constitution Week. Mayor Johnson read and signed the Proclamation.

3. 20 Minute Citizen Input

Dean Kazarian expressed concern with the noise along 2100 North. He suggested that a sound barrier be constructed along 2100 North, specifically where it connects to I-15.

4. Consent Agenda

4.1) Approve Minutes from the City Council Meeting.

4.2) Approve Purchase Orders.

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

5. Consideration of Resolution #2024-50 approving a Lease Agreement for various vehicles with JPMorgan Chase Bank.

Dean Lundell, Finance Director, stated that that this is to purchase large vehicles and ambulances.

Motion: Councilor Condie moved to approve Resolution #2024-50 approving a Lease Agreement for various vehicles with JPMorgan Chase Bank. 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.

6. Consideration of Ordinance #54-2024 the Triple B zone change located at 1630 South 500 East changing the zoning on 33.17 acres from A-5 (agriculture) to R-1-22 (residential/agriculture).

Tony Trane was representing the applicant.

Motion: Councilor Albrecht moved to approve Ordinance #54-2024 the Triple B zone change located at 1630 South 500 East changing the zoning on 33.17 acres from A-5 (agriculture) to R-1-22 (residential/agriculture) included all Development Review Committee 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.

7. Consideration of Ordinance #55-2024 the Diane Downs zone change located at 211 South 500 West changing the zoning on 0.73 acres from RA-1 (residential/agriculture) to R-1-Flex (residential).

Tony Trane was representing the applicant.

Motion: Councilor Albrecht moved to approve Ordinance #55-2024 the Diane Downs zone change located at 211 South 500 West changing the zoning on 0.73 acres from RA-1 (residential/agriculture) to R-1-Flex (residential); including all Development Review Committee 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.

8. Consideration of Ordinance #56-2024 the Village Overlay General Plan amendment, removing the Village Overlay designation at the southwest corner of 1100 West and Pioneer Crossing.

Kim Struthers stated that this is being removed at the Council's direction.

Mayor Johnson asked for public comments.

Larry Hadfield thanked the Council for removing the overlay.

Kenneth Glade thanked the Council for removing the overlay zone. He cautioned the Council when using overlays.

Tony Trane asked for clarification on the General Plan and leaving the Commercial node.

Motion: Councilor Stallings moved to approve Ordinance #56-2024 the Village Overlay General Plan amendment, removing the Village Overlay designation at the

southwest corner of 1100 West and Pioneer Crossing; with the findings that it's consistent and compatible with the surrounding area and promotes the health, safety, and welfare of the residents. 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.

9. Consideration of Ordinance #57-2024 the Pioneer Village zone change located at 1200 West 1450 South changing the zoning on 14.19 acres from TH-5 (transitional holding) to R-1-22 (residential/agriculture).

Tony Trane was representing the applicant.

Larry Hadfield stated that this would be a great area for people to live in.

Kenneth Glade was in support of this proposal.

Motion: Councilor Condie moved to approve Ordinance #57-2024 the Pioneer Village zone change located at 1200 West 1450 South changing the zoning on 14.19 acres from TH-5 (transitional holding) to R-1-22 (residential/agriculture); including the 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.

10. Consideration of Preliminary subdivision approval for the River Point Phase 3A, a 174-unit subdivision on 48.1 acres located at approximately 3600 West 1500 North.

Motion: Councilor Albrecht moved to grant Preliminary subdivision approval for the River Point Phase 3A, a 174-unit subdivision on 48.1 acres located at approximately 3600 West 1500 North; 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.

11. Consideration of Resolution #2024-51 consent and approval of the Mayor's assignment to serve on the Utah Lake Authority Governing Board.

Motion: Councilor Hancock moved to approve Resolution #2024-51 authorizing consent and approval of the Mayor's assignment to serve on the Utah Lake Authority Governing Board. 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.

12. Adjournment

With no further business to come before the City Council at this time, Councilor Albrecht moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 7:57 p.m.

Approved: November 12, 2024

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder