



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

Minutes of the **Regular Session** of the **City Council** held Tuesday, **October 13, 2015**, at 7:00 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

**Members Present:** Bert Wilson, Mayor  
Chris Condie, Council Member  
Mark Johnson, Council Member  
Johnny Revill, Council Member  
Mike Southwick, Council Member

**Excused:** Paul Hancock, Council Member

**Others Present:** Jason Walker, City Administrator; Robert Ranc, Assistant City Administrator; Ryan Wood, City Attorney, Kim Struthers, Planning Director; Lorin Powell, City Engineer; Darren Paul, Police Chief; Cameron Boyle, Assistant to the City Administrator; Beau Thomas, Management Analyst; Marilyn Banasky, City Recorder and approximately 35 citizens.

**1. Welcome, Roll Call, Pledge of Allegiance**

Mayor Wilson welcomed everyone and noted that all Council members were present except Councilor Hancock who is excused. Cameron Boyle led the Pledge of Allegiance.

**2. Presentations and Reports**

**a. Presentation on Family Week – Laura Bunker, United Families International**

Laura Bunker invited everyone to World Congress of Families in Salt Lake City and distributed literature regarding the event.

**3. Citizen Input (for public comments on items not listed on the agenda)**

Mindy Ericksen stated that Salt Lake County recently adopted an ordinance that there is no retail sales of animals that don't come from a shelter or rescue center. She is asking Lehi to also put this language into their ordinance. She distributed a list of cities that have already enacted this ban.

**4. Consent Agenda**

- a. Approval of meeting minutes from:**  
September 22, 2015 Pre Council meeting  
September 22, 2015 City Council meeting

**b. Approval of Purchase Orders.**

Councilor Condie stated that he would like to pull the Main Street Art-Legacy Park Sculpture Purchase Order off the Consent Agenda in order to talk about it.

**Motion:** Councilor Condie moved to approve the consent agenda and pull the Main Street Art purchase order off the Consent Agenda. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Revill, Yes; Councilor Southwick, Yes; Councilor Johnson, Yes; and Councilor Condie, Yes. The motion passed unanimously.

Councilor Condie stated that this statue will need to be placed on a stand or pedestal as it is life size and his concern is the pedestal is not included in the \$90,000.00 purchase order. He inquired if anyone knew how much the pedestal would cost. He assumes that that the statue won't be completed until the next budget cycle, but expressed concern with the amount that this statue is over budget already. Cameron Boyle stated that he can have a conversation with the artist and Mr. Marchbanks on the estimated cost of the pedestal. Councilor Condie inquired if that amount will come out of the next budget cycle. Mr. Boyle replied that he assumes so.

**Motion:** Councilor Southwick moved to approve the Main Street Art purchase order. Councilor Revill seconded the motion.

**Roll Call Vote:** Councilor Southwick, Yes; Councilor Johnson, Yes; Councilor Condie, No; and Councilor Revill, Yes. The motion passed with three in favor and one opposed.

**5. Bart Christofferson Annexation, 0.4 acres of property located at 300 East 400 South with R-1-Flex zoning.**

a. Public Hearing

Mayor Wilson opened the public hearing.

There were no comments from the public.

Mayor Wilson closed the public hearing.

b. Consideration of Ordinance #47-2015 approving the Bart Christofferson Annexation of 0.4 acres of property located at 300 East 400 South with R-1-Flex zoning.

**Motion:** Councilor Condie moved to approve Ordinance #47-2015 approving the Bart Christofferson Annexation of 0.4 acres of property located at 300 East 400 South with R-1-Flex zoning; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Johnson seconded the motion.

**Roll Call Vote:** Councilor Johnson, Yes; Councilor Condie, Yes; Councilor Revill, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

c. Consideration of Resolution #2015-75 approving the Bart Christofferson Annexation Agreement.

**Motion:** Councilor Revill moved to approve Resolution #2015-75 approving the Bart Christofferson Annexation Agreement. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Condie, Yes; Councilor Revill, Yes; Councilor Southwick, Yes; and Councilor Johnson, Yes. The motion passed unanimously.

**6. Townsend Annexation, 2.24 acres of property located at 70 South 1100 West with TH-5 zoning.**

a. Public Hearing

Mayor Wilson opened the public hearing.

There were no comments from the public.

Mayor Wilson closed the public hearing.

b. Consideration of Ordinance #48-2015 approving the Townsend Annexation, 2.24 acres of property located at 70 South 1100 West with TH-5 zoning.

**Motion:** Councilor Condie moved to approve Ordinance #48-2015 approving the Townsend Annexation, 2.24 acres of property located at 70 South 1100 West with TH-5 zoning; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Johnson seconded the motion.

**Roll Call Vote:** Councilor Revill, Yes; Councilor Southwick, Yes; Councilor Johnson, Yes; and Councilor Condie, Yes. The motion passed unanimously.

c. Consideration of Resolution #2015-75 approving the Townsend Annexation Agreement.

**Motion:** Councilor Revill moved to approve Resolution #2015-75 approving the Townsend Annexation Agreement. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Southwick, Yes; Councilor Johnson, Yes; Councilor Condie, Yes; and Councilor Revill, Yes. The motion passed unanimously.

**7. Anderson Annexation, 7.01 acres of property located at approximately Pioneer Crossing and Center Street with TH-5 zoning.**

a. Public Hearing

Mayor Wilson opened the public hearing.

There were no comments from the public.

Mayor Wilson closed the public hearing.

b. Consideration of Ordinance #49-2015 approving the Anderson Annexation, 7.01 acres of property located at approximately Pioneer Crossing and Center Street with TH-5 zoning. Councilor Johnson inquired as to what the intent is for this plat. Kim Struthers replied that this parcel is just being annexed at this point and that a couple of months ago, they requested a General Plan amendment for commercial, but it was denied. He stated that they just want to annex it to TH-5 for now and then come back later for the land use.

**Motion:** Councilor Condie moved to approve Ordinance #49-2015 approving the Anderson Annexation, 7.01 acres of property located at approximately Pioneer Crossing and Center Street with TH-5 zoning; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Revill seconded the motion.

**Roll Call Vote:** Councilor Johnson, Yes; Councilor Condie, Yes; Councilor Revill, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

c. Consideration of Resolution #2015-76 approving the Anderson Annexation Agreement.

**Motion:** Councilor Southwick moved to approve Resolution #2015-76 approving the Anderson Annexation Agreement. Councilor Revill seconded the motion.

**Roll Call Vote:** Councilor Condie, Yes; Councilor Revill, Yes; Councilor Southwick, Yes; and Councilor Johnson, Yes. The motion passed unanimously.

**8. Consideration of Final Subdivision approval for Canyon Hills Phase 9, a 1 lot development located on Autumn Hills Blvd. in an existing TH-5 PUD zone.**

**Motion:** Councilor Southwick moved to grant Final Subdivision approval for Canyon Hills Phase 9, a 1 lot development located on Autumn Hills Blvd. in an existing TH-5 PUD zone; subject to the completion of all Development Review Committee comments. Councilor Condie seconded the motion.

**Roll Call Vote:** Councilor Revill, Yes; Councilor Southwick, Yes; Councilor Johnson, Yes; and Councilor Condie, Yes. The motion passed unanimously.

**9. Consideration of Resolution #2015-77, a resolution of intent to annex the Clay Christensen Annexation, approximately 3-acres of property located at 1500 South 2300 West.**

**Motion:** Councilor Condie moved to approve Resolution #2015-77, a resolution of intent to annex the Clay Christensen Annexation, approximately 3-acres of property located at 1500 South 2300 West; subject to the completion of all Development Review Committee comments. Councilor Hancock seconded the motion.

**Roll Call Vote:** Councilor Southwick, Yes; Councilor Johnson, Yes; Councilor Condie, Yes; and Councilor Revill, Yes. The motion passed unanimously.

**10. Consideration of Resolution #2015-78, a resolution on intent to annex the Peterson-Woffinden Annexation, approximately 9.3 acres of property located at 521 South 300 East.**

**Motion:** Councilor Southwick moved to approve Resolution #2015-78, a resolution on intent to annex the Peterson-Woffinden Annexation, approximately 9.3 acres of property located at 521 South 300 East; subject to the completion of all Development Review Committee comments. Councilor Condie seconded the motion.

**Roll Call Vote:** Councilor Johnson, Yes; Councilor Condie, Yes; Councilor Revill, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

**11. Consideration of Preliminary Subdivision approval for Hardman Plat A, an 8-lot development located at approximately 2100 North Redwood Road in Commercial and R-3 zones.**

**Motion:** Councilor Revill moved to grant Preliminary Subdivision approval for Hardman Plat A, an 8-lot development located at approximately 2100 North Redwood Road in Commercial and R-3 zones; subject to the completion of all Development Review Committee comments. Councilor Johnson seconded the motion.

**Roll Call Vote:** Councilor Condie, Yes; Councilor Revill, Yes; Councilor Southwick, Yes; and Councilor Johnson, Yes. The motion passed unanimously.

**12. Consideration of Concept Plan approval for Seasons at Traverse Phases 4 & 5, a 107.67 acre residential project located off Morning Vista Road in a Planned Community zone.**

**Motion:** Councilor Condie moved to grant Concept Plan approval for Seasons at Traverse Phases 4 & 5, a 107.67 acre residential project located off Morning Vista Road in a Planned Community zone; subject to the completion of all Development Review Committee comments and the Planning Commission motion. Councilor Revill seconded the motion.

**Roll Call Vote:** Councilor Revill, Yes; Councilor Southwick, Yes; Councilor Johnson, Yes; and Councilor Condie, Yes. The motion passed unanimously.

**13. Consideration of Ordinance #50-2015 approving a Zone Change on approximately 7.065 acres of property located at 350 North 1200 East from TH-5 to Commercial and R-1-Flex zones.**

Mark Hampton, petitioner, was present. Councilor Revill stated that this came through in 2012 for an initial zone change and he wondered what Mr. Hampton's thoughts were now. Mark Hampton stated that it fell apart because the developer couldn't fund it. He now has a different developer and they want to sell the entire piece. He stated that this development will have a licensed assisted living center on the parcel with residential on the top of the parcel. Councilor Revill inquired if the residential was low density. Mr. Hampton replied that it was. Councilor Revill inquired about drainage on the property. Mr. Hampton replied that the water that is there now waters the hay fields and it runs down the fence. He stated

that they will be abandoning the ditch and not watering anymore, which will take care of the water problem.

**Motion:** Councilor Revill moved to approve Ordinance #50-2015 approving a Zone Change on approximately 7.065 acres of property located at 350 North 1200 East from TH-5 to Commercial and R-1-Flex zones; subject to the completion of all Development Review Committee and Planning Commission comments, and the water dedication be completed. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Southwick, Yes; Councilor Johnson, Yes; Councilor Condie, Yes; and Councilor Revill, Yes. The motion passed unanimously.

**14. Consideration of Preliminary Subdivision approval for Barnes Creek Plat A, a 20-lot residential development located at 1300 West 1500 North in an R-1-8 zone.**

**Motion:** Councilor Southwick moved to grant Preliminary Subdivision approval for Barnes Creek Plat A, a 20-lot residential development located at 1300 West 1500 North in an R-1-8 zone; subject to the completion of all Development Review Committee comments. Councilor Condie seconded the motion.

**Roll Call Vote:** Councilor Johnson, Yes; Councilor Condie, Yes; Councilor Revill, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

**15. Consideration of a Plat Amendment for Bonneville Pacific Lot 1 located at 1697 West 2100 North.**

**Motion:** Councilor Condie moved to grant Plat Amendment for Bonneville Pacific Lot 1 located at 1697 West 2100 North; subject to the completion of all Development Review Committee comments. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Condie, Yes; Councilor Revill, Yes; Councilor Southwick, Yes; and Councilor Johnson, Yes. The motion passed unanimously.

**16. Consideration of Final Subdivision approval for Willow Park Church Subdivision, a 1-lot subdivision located at 2261 West 1500 North in an existing A-1 zone.**

**Motion:** Councilor Revill moved to grant Final Subdivision approval for Willow Park Church Subdivision, a 1-lot subdivision located at 2261 West 1500 North in an existing A-1 zone; subject to the completion of all Development Review Committee comments. Councilor Johnson seconded the motion.

**Roll Call Vote:** Councilor Revill, Yes; Councilor Southwick, Yes; Councilor Johnson, Yes; and Councilor Condie, Yes. The motion passed unanimously.

**17. Consideration of Final Subdivision approval for Bellecour Estates Plat B, a 20-lot single-family residential subdivision located at approximately 900 North 2375 West in an R-1-22 zone.**

**Motion:** Councilor Revill moved to grant Final Subdivision approval for Bellecour Estates Plat B, a 20-lot single-family residential subdivision located at approximately 900 North 2375 West in an R-1-22 zone; subject to the completion of all Development Review Committee and Planning Commission comments, including the critical issue on the sewer. Councilor Johnson seconded the motion.

**Roll Call Vote:** Councilor Southwick, Yes; Councilor Johnson, Yes; Councilor Condie, Yes; and Councilor Revill, Yes. The motion passed unanimously.

**18. Consideration of Resolution #2015-72 establishing the 2015 General Municipal voting precincts and polling places in Lehi City.**

**Motion:** Councilor Condie moved to approve Resolution #2015-72 establishing the 2015 General Municipal voting precincts and polling places in Lehi City. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Johnson, Yes; Councilor Condie, Yes; Councilor Revill, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

**19. Consideration of Resolution #2015-73 designating and appointing election judges and compensation for the 2015 Municipal General Election.**

**Motion:** Councilor Condie moved to approve Resolution #2015-73 designating and appointing election judges and compensation for the 2015 Municipal General Election. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Condie, Yes; Councilor Revill, Yes; Councilor Southwick, Yes; and Councilor Johnson, Yes. The motion passed unanimously.

**20. Consideration of Ordinance #51-2015 adopting amendments to the Lehi City Code.**

**Motion:** Councilor Condie moved to approve Ordinance #51-2015 adopting amendments to the Lehi City Code. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Revill, Yes; Councilor Southwick, Yes; Councilor Johnson, Yes; and Councilor Condie, Yes. The motion passed unanimously.

**21. Consideration of Resolution #2015-79 appointing Board Members to the Lehi City Planning Commission.**

This Resolution appoints the following:

1. Appoint current Planning Commissioner 1<sup>st</sup> Alternate, Gregory Scott Dean as Planning Commissioner. He will fulfill the remainder of Ryan Marshall's term which expires on December 31, 2016.
2. Appoint current Planning Commissioner 2<sup>nd</sup> Alternate, Kelly Ash to 1<sup>st</sup> Alternate, and whose term will expire on August 31, 2018.

3. Appoint Mark Hampton as Planning Commissioner 2<sup>nd</sup> Alternate to a three year term which will begin October 22, 2015 and expire October 21, 2018.

**Motion:** Councilor Condie moved to approve Resolution #2015-79 appointing Board Members to the Lehi City Planning Commission. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Southwick, Yes; Councilor Johnson, Yes; Councilor Condie, Yes; and Councilor Revill, Yes. The motion passed unanimously.

#### Round Table

Councilor Johnson asked for an update on the accident that happened on Killers Hill and discussed improving Center Street and 6<sup>th</sup> East. He thinks they decided to go forward on the Center Street improvements. Mayor Wilson reported that he talked to the attorney and they are hoping to move forward. He stated that everyone is on board except one person.

Councilor Johnson reported that the City ran conduit on Main Street to run wire in order to play Christmas music. He feels that it would be easy to run the wires and put speakers up and that they could house the music controls in the old bank building. Jason Walker replied that staff can look at that to see what it would entail. Councilor Condie stated that he likes that idea and is glad that Councilor Johnson brought it up. He thinks that would bring attention to Main Street.

Councilor Southwick reported that the speed limit on 1200 East was raised from 25 to 30 mph and residents are complaining that motorists are now going 45 mph. Councilor Johnson stated that a study was done and 35 mph was considered the safe speed limit. He stated that the City can always do enforcement. Police Chief Paul reported that the speed limit is 30 mph with the exception of the dip on the north end which remained at 25 mph. Councilor Revill stated that one speed sign has been vandalized and the other one doesn't blink until the motorist is going 35 mph.

Mayor Wilson stated that he would like to hold a Closed Executive Session to hold a strategy session to discuss pending or reasonably imminent litigation and to discuss the character, professional competence, or physical or mental health of an individual.

**Motion:** Councilor Revill moved to adjourn into a Closed Executive Session to hold a strategy session to discuss pending or reasonably imminent litigation and to discuss the character, professional competence, or physical or mental health of an individual. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Johnson, Yes; Councilor Condie, Yes; Councilor Revill, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

The meeting adjourned into a Closed Executive Session at 7:58 p.m.  
The meeting reconvened at 9:08 p.m.

**22. Adjournment**

With no further business to come before the City Council at this time, Councilor Southwick moved to adjourn the meeting. Councilor Condie seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:08 p.m.

Approved: October 27, 2015

Attest:

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Bert Wilson, Mayor

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Marilyn Banasky, City Recorder