



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

Minutes of the **Regular Session** of the **City Council** held Tuesday, **November 10, 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
Mike Southwick, Council Member

Excused: Paul Hancock, Council Member
Johnny Revill, 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; Todd Munger, Public Works Director; Chad Skinner, IT Manager; Cameron Boyle, Assistant to the City Administrator; Beau Thomas, Management Analyst; Marilyn Banasky, City Recorder and approximately 62 citizens.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Wilson welcomed everyone and noted that all Council members were present except Councilor's Hancock and Revill. Nathan Jordan led the Pledge of Allegiance.

2. Presentations and Reports

a. Proclamation proclaiming November 10, 2015 as Lehi High School Marching Band Day in Lehi.

Mayor Wilson read the proclamation.

b. Lehi Employee of the Month – Tyler Kelsey

Jason Walker presented Tyler Kelsey with the Employee of the Month Award.

c. Utah Valley Women Initiative Presentation – Glynis Tolerico

Paula Fellingham stated that Ms. Tolerico is giving this presentation in another city tonight. Mr. Fellingham gave the presentation.

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

Holly Passey stated that when they had the big rainstorm on October 2, her house was severely flooded. She stated that the City is working with her and asked when she will get curb and gutter. She stated that she has done a lot, herself, to try to correct the problem, but water comes in off the street into her driveway. Two years ago the City put in drains but there isn't any curb and gutter so the water doesn't go into the drains. She stated that this is her fifth flood in 25 years. She has redone her driveway and drain but still needs help. Mayor Wilson stated that he will have someone look at it next week.

4. Consent Agenda

- a. Approval of meeting minutes from:
October 27, 2015 Pre Council meeting
October 27, 2015 City Council meeting

- b. Approval of Purchase Orders.

- c. Resolution #2015-81 approving the Construction, Reservation of Rights and Non-Waiver Agreement between Thanksgiving Station, LLC and Lehi City.

Motion: Councilor Southwick moved to approve the consent agenda. Councilor Johnson seconded the motion.

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

5. Consideration of modifications to the minimum ground floor area for homes in the Willow Park River Planned Residential Development located at 300 North and 2300 West in an R-1-22 zone.

Jason Harris with Fieldstone Homes and Vern Wilson with Candlelight Homes were present. Mr. Harris explained that both of them are building in the Willow Park subdivision. He stated that the square footages were never noted and they need to note those now. Mayor Wilson asked how many homes there are. Mr. Harris stated that in this phase Fieldstone has 12 and Candlelight has 20. He stated that the two story homes, which are the majority, are above 2,000 square feet and the zoning is 1,750. He stated that the area on the main floor is 1,100 square feet where the zone calls for 1,250 square feet. Councilor Johnson asked for floor plans and elevations as he feels this represents a significant change. Vern Wilson displayed representative elevations for Candlelight Homes. Councilor Johnson stated that another concern is the variety of home styles and plans. Mr. Harris replied that an advantage of building with Candlelight Homes is that both companies offer different elevations. Kim Struthers replied that any PRD or PUD cannot have two of the same house plan built next to each other.

Motion: Councilor Southwick moved to approve the modifications to the minimum ground floor area for homes in the Willow Park River Planned Residential Development located at 300 North and 2300 West in an R-1-22 zone; and that the standards be included in the City file for future reference. Councilor Condie seconded the motion.

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

6. Consideration of Concept Plan approval for the Clay Christensen Property, a 4-lot residential development located at 1500 South 2300 West in a proposed R-1-22 zone.

Motion: Councilor Johnson moved to grant Concept Plan approval for the Clay Christensen Property, a 4-lot residential development located at 1500 South 2300

West in a proposed R-1-22 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; and Councilor Southwick, Yes. The motion passed unanimously.

7. Consideration of Preliminary Subdivision approval for Dairy View Estates Plat E, a 9-lot residential subdivision to be located at 1490 East 1060 North in an existing RA-1 zone.

Motion: Councilor Condie moved to grant Preliminary Subdivision approval for Dairy View Estates Plat E, a 9-lot residential subdivision to be located at 1490 East 1060 North in an existing RA-1 zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

8. Consideration of Preliminary Subdivision approval for Creekside Farms, a 19-lot residential subdivision located at 925 West 700 South in an existing R-1-8 zone.

Matthew Hess, petitioner, was present. Councilor Johnson inquired how big of a bridge is going over the creek. Mr. Hess stated that is yet to be worked out, but the pedestrian path will be 12 feet wide.

Motion: Councilor Southwick moved to grant Preliminary Subdivision approval for Creekside Farms, a 19-lot residential subdivision located at 925 West 700 South in an existing R-1-8 zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Johnson seconded the motion.

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

9. Consideration of Ordinance #54-2015 amending the Gray Farms Area Plan to allow indoor storage facilities as a Conditional Use for commercially planned properties in the Gray Farms Planned Community located at approximately 2300 West Main Street.

Councilor Condie inquired if the purpose of the building is to store his stuff. Kim Struthers replied that this is a commercial storage facility with everything indoor and climate controlled. He stated that there will be some larger units to drive into the building and others are smaller. He stated that the property in the Gray Farms Area Plan could have retail or office. This particular use is not allowed which is why he is petitioning to allow this use. Councilor Johnson thinks this is a great opportunity for retail and isn't sure this is the best location for indoor climate controlled storage.

Motion: Councilor Condie moved to deny Ordinance #54-2015 amending the Gray Farms Area Plan to allow indoor storage facilities as a Conditional Use for commercially planned properties in the Gray Farms Planned Community located at

approximately 2300 West Main Street. Councilor Southwick seconded the motion.

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

10. Consideration of Final Subdivision approval for Hadfield Plat C, a 4-lot single-family subdivision located at 900 North 620 West in an existing R-1-8 zone.

Motion: Councilor Condie moved to grant Final Subdivision approval for Hadfield Plat C, a 4-lot single-family subdivision located at 900 North 620 West in an existing R-1-8 zone; subject to the completion of all Development Review Committee comments. Councilor Southwick seconded the motion.

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

11. Consideration of Final Subdivision approval for Hardman Lehi Subdivision Plat A, a 7-lot development located at approximately 3600 West 2100 North in Commercial, R-2, and R-3 zones.

Mark Murdock, Petitioner, was present.

Motion: Councilor Johnson moved to grant Final Subdivision approval for Hardman Lehi Subdivision Plat A, a 7-lot development located at approximately 3600 West 2100 North in Commercial, R-2, and R-3 zones; subject to the completion of all Development Review Committee comments. Councilor Southwick seconded the motion.

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

12. Consideration of Resolution #2015-82, a resolution of intent to annex the Baxter Annexation, 1.16 acres of property located at approximately 260 North 1700 West.

Motion: Councilor Southwick moved to approve Resolution #2015-82, a resolution of intent to annex the Baxter Annexation, 1.16 acres of property located at approximately 260 North 1700 West. Councilor Condie seconded the motion.

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

13. Consideration of Ordinance #55-2015 approving the Holbrook Farms Area Plan, approximately 686 acres of property located at 2100 North 3600 West in a proposed Planned Community zone.

Motion: Councilor Johnson moved to table Ordinance #55-2015 approving the Holbrook Farms Area Plan, approximately 686 acres of property located at 2100 North 3600 West in a proposed Planned Community zone, until November 17, 2015 when the

other Council Members will be in attendance. Councilor Condie seconded the motion.

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

14. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:39 p.m.

Approved: December 8, 2015

Attest:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder