



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

Minutes of the **Budget Retreat and Pre Council Meeting** of the **Lehi City Council** held Tuesday, **March 08, 2016**, at 12:07 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Bert Wilson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Johnny Revill, Council Member
Mike Southwick, Council Member

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney, Kim Struthers, Community Development Director; Brad Kenison, Assistant City Engineer; Dave Sanderson, Finance Director; Joel Eves, Power Director; Darren Paul, Police Chief; Todd Munger, Public Works Director; Dave Norman, Water Director; Doug Meldrum, Economic Development Director; Kim Beck, Battalion Chief; David Kitchen, Human Resources Manager; Cameron Boyle, Assistant to the City Administrator; Beau Thomas, Management Analyst; Marilyn Banasky, City Recorder; and 2 citizens.

1. Lunch and Community Survey Results: Presentation by Y2.

Mayor Wilson welcomed all the Council and noted that everyone was present. Councilor Condie gave the opening comment.

Kyrene Gibb from Y2 Analytics gave an overview of the Community Survey process and presented the results of the survey. She stated that overall citizens are satisfied with the City. Councilor Revill asked if the results will be available on the City's website. Cameron Boyle replied that it will be available now that it has been presented to the Council and that he will also post parts of it on social media.

2. Training on new Council Agenda software: Marilyn Banasky, City Recorder

Marilyn Banasky provided training on the new Council Agenda software from Granicus.

3. Visioning Exercise.

Jason Walker discussed the book, The One Thing. Mr. Walker asked the Mayor and Council what the one thing would be that they would like Lehi to be known for. Councilor Condie wondered how they can focus on one thing with all the growth that is going on. It was discussed that they want the City to be known for something on purpose and work toward that goal. The Mayor and Council drew pictures of what they want Lehi to look like. Councilor Albrecht drew a family centered City with all the things that can make Lehi have a great quality of life. Councilor Hancock drew families, activities, City events, and that large and small business need to be treated equal. Mayor Wilson drew controlled growth with things for the family like trails and recreation in order to bring the family together.

Councilor Southwick drew a balance of residential, business, and retail, as well as having family areas, parks, and recreation. He also emphasized keeping the historic area of Lehi. Councilor Condie drew a picture connecting family to everything the City does in order to connect families to Lehi. He wants to see the architectural style of historical Main Street kept. He would like to bring in a theater for the arts to help make Lehi more of a destination City. Councilor Revill drew that Lehi has big business, homes, and recreation. He feels they have done a great job over the last 20 years of embracing a lot of different things. He used the words “pioneering” or “trailblazer” and feels those words refer to daring to do what others haven’t done before. He feels they have a unique opportunity because of Lehi’s heritage to manage the growth and be the best.

Listed below are the Council’s ideas of what they want Lehi to be:

- Family centered
- Manage growth
 - Promote family values
 - Infrastructure
- Cutting Edge (Pioneer)
- Downtown
- One Community - Anchor

Listed below are the Council’s ideas of what they don’t want Lehi to be:

- Forget where they came from
- Forget tradition

Mr. Walker suggested finding Lehi’s one thing and internally replace the Business Plan with the One Thing.

Listed below are the ideas of the One Thing from the Council:

- The Lehi family
- One Community, One Family
- Our Community, Our home
- Family Tree
- Lehi, where everyone is family

Mr. Walker asked each Department Head to go back to their departments and figure out what they will work on to help the Council make Lehi a family centric community.

The meeting recessed at 2:45 p.m.

The meeting reconvened at 3:03 p.m.

4. Team Building Exercise.

Jason Walker introduced Dr. Jeff Thompson who teaches Organization Behavior at BYU. Dr. Thompson went through several exercises with those present on how to better work together as groups and teams.

5. Miscellaneous Items: Budget Schedule, Vendors, Emergency Management

Budget Schedule

Robert Ranc distributed the budget schedule and discussed it. It is as follows:

- March 21-23: internal budget meetings
- April 12: Tentative budget presented to City Council
- May 3: City council budget work session
- May 10: Updated tentative budget presented to City Council
- May 24: Final budget presented to City Council for public hearing and consideration for approval.

Vendors

Cameron Boyle reported that he has been contacted by different vendors and stated that City Council Members may also have been contacted. He stated that he can help with vendor requests and look into the product to see if they are of value to the City.

Emergency Management

Jason Walker reported that he has made a concerted effort to improve the City's Emergency Management procedures and is working with Scott Sampson on it. He stated that there is training available and they will work with the Mayor and Council's schedules so they can attend.

Admin Report

Jason Walker discussed the current Admin Report process and proposed informing the City Council weekly on items that they need to know and leave off other things instead of just putting everything into one long e-mailed report. A discussion was held regarding the process and content of the current and future Admin Reports. Councilor Hancock stated that he likes the stream of information but would like the more important items put to the top of the report. Councilors Revill, Hancock, and Southwick feel the Department Heads don't need to put things in the report just because. Councilor Albrecht stated that she is in favor of putting important highlights to the top of the report but likes to see the full report from all the departments. Councilor Condie stated that he likes the hybrid idea but suggested having it come out on Wednesday and not Thursday so he can talk to staff about items instead of waiting until Monday. He suggested letting Mr. Walker put out the hybrid Admin Report for a month and then evaluating it. Councilor Hancock agreed to go with the hybrid Admin Report for a month with important stuff on top and other on the bottom, and then talk about it. Mr. Walker replied that he will start putting out a hybrid Admin Report.

Fieldstone Homes Density Transfer

Kim Struthers gave an update on Fieldstone Homes density transfer. He reported that he and Lorin Powell met with them and the overall takeaway was that Fieldstone Homes will keep moving forward with the preliminary plat that they had approved. He stated they will meet with Fieldstone Homes again to see if they can make it work.

SWAT

Police Chief, Darren Paul, discussed the SWAT team and stated that 5 officers submitted letters to continue serving on the SWAT team and will continue with Utah County. He

reported that Utah County SWAT wants to place equipment in Lehi which will make for quicker response times.

The meeting recessed at 5:16 p.m.

6. Dinner

The meeting reconvened at 6:03 p.m.
Councilor Revill left the meeting at 6:03 p.m.

7. Pre Council

8. Welcome and Opening Comment

Mayor Wilson welcomed everyone and noted that all Councilmembers are present except Councilor Revill who will return for the regular City Council meeting.

9. Agenda Review

Mayor Wilson reviewed the City Council Agenda.

Mayor Wilson stated that he would like to adjourn into a Closed Executive Session now instead of the end of the regular City Council meeting to discuss pending or reasonably imminent litigation and to hold a strategy session to discuss the purchase of real property.

Motion: Councilor Condie moved to adjourn into a Closed Executive Session to discuss pending or reasonably imminent litigation and to hold a strategy session to discuss the purchase of real property. Councilor Hancock seconded the motion.

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

The meeting adjourned into a Closed Executive Session at 6:26 p.m.
The meeting reconvened at 6:54 p.m.

With no further business to come before the City Council at this time the meeting adjourned at approximately 6:54 p.m.

Approved: March 29, 2016

Attest:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder



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

Minutes of the **Regular Session** of the **Lehi City Council** held Tuesday, **March 08, 2016**, at 7:00 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Bert Wilson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Mike Southwick, Council Member
Johnny Reville, Council Member

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney, Kim Struthers, Planning Director; Brad Kenison, Assistant City Engineer; Cameron Boyle, Assistant to the City Administrator; Beau Thomas, Management Analyst; Marilyn Banasky, City Recorder; and approximately 45 citizens.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Wilson welcomed everyone and noted that all Council members were present. Noah Seafoya led the Pledge of Allegiance.

2. Presentations and Reports

a. Presentation of Award to Lehi City by the Utah Local Government Trust.

Brent Oakensen with the Utah Local Government Trust presented Scott Sampson with an award for the City.

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

Nate Boyer with the Boyer Company reported that he is representing a TEC tenant who has signed a letter of intent on property by Cabela's. He stated that this tenant has requested that the City explore changing the name of the road in front of this property from Cabela's Blvd. to Chapel Ridge Way. He explained that the road changes from Cabela's to Chapel Ridge Way farther up from where the tenant is looking to purchase property. He stated that he understands that this has been done for Adobe and the Outlets at Traverse Mountain. Mayor Wilson stated that he will work with staff to see what can be done on that.

4. Consent Agenda

a. Approval of meeting minutes from:

February 23, 2016 Pre Council

February 23, 2016 City Council

b. Re-approve the Lehi City Council Minutes from February 9, 2016.

c. Approval of Purchase Orders.

d. Consideration of Resolution #2016-13 approving a Skate/Bike Park Agreement between Lehi City and Spohn Ranch, Inc.

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

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

5. Consideration of Preliminary Subdivision approval for Traverse Estates, a 167-lot residential development located off Seasons View Drive in an existing Planned Community zone.

Motion: Councilor Condie moved to grant Preliminary Subdivision approval for Traverse Estates, a 167-lot residential development located off Seasons View Drive in an existing Planned Community zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Revill seconded the motion.

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

6. Consideration of Preliminary Subdivision approval of Mountain Point Village, a 37-lot residential development located at 4800 North Traverse Mountain Boulevard in an existing Planned Community zone.

Motion: Councilor Southwick moved to Preliminary Subdivision approval of Mountain Point Village, a 37-lot residential development located at 4800 North Traverse Mountain Boulevard in an existing Planned Community zone; subject to the completion of all Development Review Committee and Planning Commission comments.

Councilor Hancock stated that the motion from the Planning Commission had a recommendation for a traffic study and talking to the developer to move the park on the corner. He asked that those comments be incorporated in the motion.

Amended Motion: Councilor Condie amended his motion to include the Planning Commission recommendation of a traffic study and to talk to the developer about moving the park.

Rob Clauson, petitioner, stated that the traffic study has recently been done and submitted to the Planning Department. Councilor Hancock inquired about the park. Mr. Clauson stated that staff didn't like the 6 foot fence around it and it will have a 4 foot fence around it. Councilor Condie stated that his amended motion stands.

Councilor Hancock seconded the motion.

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

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

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

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

8. Consideration of Ordinance #16-2016, a General Plan Amendment on 8.2 acres of property located at approximately 2500 West Main Street changing the land use designation from VLDRA (very low density residential agriculture) to LDR (low density residential).

Spencer Moffat with the Boyer Company was present. Councilor Revill inquired as to what their vision for this area is. Mr. Moffat stated that he knows that General Plan amendments aren't the preference of the Planning Commission or the City Council. He feels that in this instance that a PRD would have been a better tool, but unfortunately this parcel is only eight acres and the PRD Ordinance doesn't apply to this property. He stated that their intent is to match the density around it to provide a transition and a buffer. A discussion was held regarding the R-1-Flex zone and the lot sizes. It was reported that the default zone is R-1-Flex in the LDR zone. Mr. Moffat stated that it is not their intent to go R-1-8. Kim Struthers reported that the only possible zone they could apply for is the R-1-Flex.

Councilor Condie stated that he lives close to this area and wondered if anyone from the public was here for this item. There was no public present for this item.

Motion: Councilor Revill moved to approve Ordinance #16-2016, a General Plan Amendment on 8.2 acres of property located at approximately 2500 West Main Street changing the land use designation from VLDRA (very low density residential agriculture) to LDR (low density residential); subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

9. Consideration of Ordinance #17-2016 approving a Zone Change on approximately 12.518 acres of property located at approximately 1500 North 2950 West from a TH-5 (transitional holding) to an R-1-22 (single-family residential agriculture) zone.

Motion: Councilor Condie moved to approve Ordinance #17-2016 approving a Zone Change on approximately 12.518 acres of property located at approximately 1500 North 2950 West from a TH-5 (transitional holding) to an R-1-22 (single-family

residential agriculture) zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

10. Consideration of Concept Plan approval for River Park, a 20-lot residential development located at approximately 1500 North 2950 West in a proposed R-1-22 (single-family residential agriculture) zone.

Motion: Councilor Southwick moved to grant Concept Plan approval for River Park, a 20-lot residential development located at approximately 1500 North 2950 West in a proposed R-1-22 (single-family residential agriculture) zone; subject to the completion of all Development Review Committee comments. Councilor Revill seconded the motion.

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

11. Consideration of Ordinance #15-2016 amending the Lehi City Development Code Chapter 36-B, Jordan River Protection Overlay Zone.

Councilor Southwick and Albrecht expressed their thanks to the Planning Commission for working with the homeowners on this item.

Motion: Councilor Condie moved to approve Ordinance #15-2016 amending the Lehi City Development Code Chapter 36-B, Jordan River Protection Overlay Zone. Councilor Southwick seconded the motion.

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

12. Consideration of approving the final concept design of Forrest-Mellor Park.

Jason walker reported that this concept plan contains the general idea of the amenities that could go into this park and that the final park design may look slightly different than this concept. Mayor Wilson explained that this park will have a 5-plex baseball field and soccer fields with plenty of parking.

Mayor Wilson inquired if there was anyone from the public that wanted to speak on this item.

Steve Madsen inquired if any consideration has been given for the neighbors in regard to lighting the field and is there any reason that the lights can't be on at night. Mayor Wilson stated that they will be able to put in and turn on the lights at night as this park is currently surrounded by farm country.

Dan Logan stated that he lives in one of the houses by the park. He states that the projects that were done in this area last year created a lot of dust and he wondered if this project

would have better dust control. Mayor Wilson stated that was a mess. He explained that the park will most likely will be done in sections and the City will adhere to the same rules that everyone else has to. Mr. Logan discussed the traffic the park will bring and his concern that there is only one entrance and exit from the park. He also expressed concern about speeding in the area. Mayor Wilson replied that there is a proposed exit on the east side that will tie into the school, but that won't happen for a period of time. He will talk to the police department to monitor that area to help control speeding. Councilor Revill stated that there is also a parking lot on the south end with an entrance and exit. Mr. Logan inquired if the City intends to widen 1700. Mayor Wilson stated that it will be lined up with the ballfield. Steve Marchbanks stated that the road widening will be development driven.

Michael Hanks wondered if there will be trails in the park for walking or jogging. Mayor Wilson replied that there is a trail that will go around the park and the Dry Creek Trail will also connect to it.

Bud Lott stated that he was told the City would have a committee working on this park and that he would be on it, but he has never heard a word. Mayor Wilson replied that Mr. Lott is on the list of people that will be on the committee, but that it hasn't been put together yet. Mr. Lott inquired if the road will be widened down by his place. Mayor Wilson replied that the road will be widened down to Lehi City's property but Mr. Lott would have to widen the road himself in front of his home.

Motion: Councilor Condie moved to approve the final concept design of Forrest-Mellor Park. Councilor Hancock seconded the motion.

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

13. Consideration of adjourning into a Closed Executive Session to discuss pending or reasonably imminent litigation.

This item was heard in Pre Council.

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 7:41 p.m.

Approved: March 29, 2016

Attest:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder