



Minutes of the **Pre Council** and **Regular Session** of the **Lehi City Council** held Tuesday, **May 10, 2016**, at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

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

Excused: Bert Wilson, Mayor

Others Present: Jason Walker, City Administrator; Robert Ranc, Assistant City Administrator; Ryan Wood, City Attorney, Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Joel Eves, Power Director; Todd Munger, Public Works Director; Steve Marchbanks, Parks Superintendent; Cameron Boyle, Assistant to the City Administrator; Beau Thomas, Management Analyst; Teisha Wilson, Deputy City Recorder; and approximately 52 citizens.

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

Councilor Revill, acting as Mayor Pro Tempore, welcomed everyone and noted that all Councilmembers were present, except Mayor Wilson who is excused. Councilor Hancock gave the opening comment.

2. Discussion Items

2.1. Discussion of Economic Development incentives for the Ridge - Andrew Bybee and Tyler Howland

Tyler Howland stated that he would like to reset this discussion and pretend they are talking to the city for the first time about a partnership between the city and the Ridge Development. He said that John Peterson was here tonight instead of Andrew Bybee and may also help with the presentation. Mr. Howland said that they originally planned for the 50 acres to be a mixed use development with emphasis on office, and that is why they brought Mr. Peterson into the partnership. He spoke about office versus retail and there was discussion about both uses. He said they were approached by Walmart about doing a superstore and that Walmart wanted to be the ones here tonight asking for the improvements to their site, but Mr. Howland's partnership decided against that because they want to ask for a partnership with the city that will benefit the entire site. He showed the retail site plan that has a significant amount of retail in contrast to the other proposed site plan with office space. Mr. Howland discussed the differences between the office increment and retail increment. He said that the office is 7.5 million dollars, and the retail is 16 million dollars based on Lewis Young estimates. He said this does not count into how much longer it would take to develop an office site. Mr. Peterson stated that office space demand in Lehi has slowed down. Mr. Howland stated that their broker estimate that the site would develop within 2-3 years with Walmart as an anchor.

Mr. Howland explained that the return on investment for the office space is far better for their company than the retail, and that is why they would need to partner with the city for an investment. He said that Walmart came to them and requested the incentives. Mr. Peterson stated that in the near future this site would be competing for tenets at the point of the Mountain and that now is the time to begin construction before they have to complete with the development at the Point of the Mountain.

Mr. Howland said they and Walmart are making an investing and they would like the city to do the same. He said they are requesting site improvements and showed the estimated costs for improving the site and that the improvements would benefit the entire site.

Mr. Peterson stated that he wants to work with the city and if there is a better proposal from the city, then he'd like to see it. He wants something that works for everyone. Mr. Howland stated that he wants this to be a true partnership. Mr. Walker stated that the agreement can be what the Council feels comfortable with. Mr. Peterson stated that Walmart has pulled their engineers off the project due to the current holding pattern of the site. Mr. Howland stated that he would rather not ask for the investment, but he has too, and would like to come to an agreement and provide a return on the investment to the city. Councilor Hancock stated that he wouldn't incentivize more office space because it compounds the traffic issues in that area. Councilor Southwick inquired about why they would want retail instead of office space at this point. Mr. Peterson replied that they want to speed up the economic development process in this area and there is not a need for office right now.

Mayor Pro Tempore Revill stated that no decision will be made tonight.

2.2. Updated Tentative Budget Discussion.

Jason Walker stated that they are working on a bond option that may change the budget, but that can be taken care of in a budget amendment. There was discussion about the proposed bond.

2.3. Discussion of City Bounce House Policy - Administration

Robert Ranc stated that the City has a current bounce house policy, but they would like to get some direction from the Council on how to proceed with making changes to the policy. He stated that this policy applies to residents that want to put a bounce house on city property, and that they currently require the resident to obtain an insurance policy. Scott Sampson, Risk Manager, stated that if they continue to allow this, then he feels that they would need to raise the liability insurance limits. He said the city's insurance does not cover bounce houses, and the city could still be pulled into lawsuit if someone were injured. He believes that it's not worth the risk of fighting litigation. Councilor Hancock inquired about what defines a bounce house. Mr. Sampson stated that it's anything inflatable. He stated that insurance policies for residents are becoming harder and harder to find and that they are expensive. Mr. Ranc reported that Mr. Sampson is concerned with the bounce houses and also it's a frustration for maintenance. He said that they can continue with their current policy and risk litigation or just not allow bounce houses all together. Mayor Pro Tempore Revill inquired as to how this would be enforced. Mr. Ranc replied that it would be passive enforcement. Mr. Sampson stated that the schools do not allow them. Jason Walker stated that they could increase the insurance premium required. The Council reached consensus that they would like to see the liability insurance for residents increased to \$3 million per instance and to see

how that works. Mayor Pro Tempore Revill inquired about the city's insurance on bounce houses at city events. Mr. Sampson stated that they would request a \$3 million per incident policy from the bounce house company and know that litigation is a risk.

3. Agenda Review

Mayor Pro Tempore Revill discussed the agenda. Councilor Hancock inquired about the road name change and if they were able to look at adding an inlet road. Lorin Powell stated that staff's proposal to the owner was not sufficient to meet their needs, so they would not be able to create another road. Jason Walker stated that he could not find anything under contract that obligates the city to name the street Cabela's Blvd. indefinitely.

4. Administrative Report

None

5. Mayor and Council reports

None

Mayor Pro Tempore Revill asked for a motion to adjourn into a Closed Executive Session to discuss litigation.

Motion: Councilor Condie motion to adjourn into a Closed Executive Session to discuss pending or reasonable imminent litigation. Motion was seconded by Councilor Southwick.

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

The meeting adjourned into a Closed Session at approximately 6:35 p.m.

The meeting reconvened at 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Councilor Revill, acting as Mayor Pro Tempore, welcomed everyone and noted that all Council members were present, except Mayor Wilson who is excused. Tanner Fraughton led the Pledge of Allegiance.

2. Presentations and Reports

2.1. Pleasant Grove Royalty

The Pleasant Grove Royalty invited the Council to participate in the Strawberry Days events in June.

2.2. GFOA's Distinguished Budget Award Presentation to Cameron Boyle

This will be presented at the next Council meeting.

2.3. Presentation of Award to Lehi Gymnastics Program

Mayor Pro Tempore Revill presented the award to Necia Russon and thanked her for her work with the city's gymnastics program.

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

Jani Ray and Dani Brooks, the Eagle Mountain Pony Express Days Royalty invited the Mayor and Council to the Pony Express Rodeo on May 27-30.

4. Consent Agenda

4.1. Approval of meeting minutes from the April 26, 2016 City Council meeting:

4.2 Approval of Purchase Orders.

Motion: Councilor Albrecht moved to approve the consent agenda. Councilor Southwick 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.

5 Public Hearing for the Lehi City FY 2017 Budget.

Mayor Pro Tempore Revill opened the public hearing.

There were no comments from the public.

Mayor Pro Tempore Revill closed the public hearing.

6. Public Hearing to receive citizen input for potential projects for the 2016FY Community Development Block Grant (CDBG) program.

Christie Hutchings, City Planner, explained that the funds this year will be used to help with the downtown pipeline replacement project and that this should be enough to finish the project.

Mayor Pro Tempore Revill opened the public hearing.

Sally Francom inquired about when the trenching would be completed in the downtown area. Lorin Powell said it should take another six weeks, and hopefully before the parade.

Mayor Pro Tempore Revill closed the public hearing.

7. Peggy-Stan Lewis Annexation, A-1 (agriculture) and TH-5 (transitional holding) zoning on the Peggy-Stan Lewis Annexation, 13.69-acres of property located at approximately 1500 West 1450 South.

a. Public Hearing

Mayor Pro Tempore Revill opened the public hearing.

There were no comments from the public

Mayor Pro Tempore Revill closed the Public Hearing.

b. Consideration of Ordinance #27-2016 approving the Peggy-Stan Lewis Annexation

Motion: Councilor Condie moved to approve Ordinance #27-2016, the Peggy-Stan Lewis Annexation; including Development Review Committee Comments and Planning Commission comments. 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.

c. Consideration of Resolution #2016-28 approving the Peggy-Stan Lewis Annexation Agreement

Motion: Councilor Southwick moved to approve Resolution #2016-28, the Peggy-Stan Lewis Annexation Agreement; subject to the completion of all Development Review Committee and Planning Commission comments; Councilor Condie 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.

8. Rowley Annexation for R-1-Flex (Residential) zoning on approximately 0.73 acres of property located at 510 W. 2100 N.

Don Rowley stated that they are trying to get the property in the city so that they can develop a lot. He said that they would like to maintain the category 3 animal rights on his brother's property.

a. Public Hearing

Mayor Pro Tempore Revill opened the public hearing.

There were no comments from the public.

Mayor Pro Tempore Revill closed the public hearing.

b. Consideration of Ordinance #24-2016 approving the Rowley Annexation

Motion: Councilor Condie moved to approve Ordinance #24-2016, the Rowley Annexation; subject to the completion of all Development Review Committee and Planning Commission comments. The motion was seconded by Councilor Hancock.

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

c. Consideration of Resolution #2016-27 approving the Rowley Annexation Agreement

Motion: Councilor Condie moved to approve Resolution #2016-27, the Rowley Annexation Agreement; subject to the completion of all Development Review Committee and Planning Commission comments; and that item #10 stipulates the category 3 animal rights and that they will not transfer to a new owner if the property is sold. Councilor Albrecht 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.

9. Consideration of Ordinance #26-2016, a Zone Change on approximately 1.03-acres of property located at 1948 West 900 North changing the zoning designation from A-1 (agriculture) to R-1-15 (residential).

Kirk Baily, the applicant was present. He stated that he would like to make three building lots on this property.

Motion: Councilor Southwick moved to approve Ordinance #26-2016, a Zone Change on approximately 1.03-acres of property located at 1948 West 900 North changing the zoning designation from A-1 (agriculture) to R-1-15 (residential); subject to the completion of all Development Review Committee Comments and Planning Commission 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.

10. Consideration of Final Subdivision approval for Valley Point Plat A, a 30-lot subdivision located at 521 South 300 East in an R-1-Flex zone.

The applicant, Jared Hayne, was present and available for questions.

Motion: Councilor Hancock moved to grant Final Subdivision approval for Point Plat A, a 30-lot subdivision located at 521 South 300 East in an R-1-Flex zone; subject to the completion of all Development Review Committee. Councilor Condie 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.

11. Consideration of Hidden Meadow preliminary subdivision, a 2-lot commercial subdivision located at 877 North 100 East in an existing Mixed Use zone.

Mayor Pro Tempore Revill disclosed that one of the lots may be purchased by his parents, but he doesn't not have a personal interest.

Motion: Councilor Condie moved to grant Preliminary Subdivision approval for Hidden Meadow, a 2-lot commercial subdivision located at 877 North 100 East in an existing Mixed Use zone; subject to the completion of all Development Review Committee and Planning Commission comments. 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.

12. Consideration of the Lehi Gateway preliminary subdivision, a 109-unit Planned Unit Development located at approximately 2300 West Main Street in proposed Commercial and R-3 zones.

Jaron Nichols, representing Edge Homes, was present and available for questions. Councilor Condie inquired about the commercial development. He said that he entered into an agreement with Lehi City, but the actual layout has not been finalized. Council Albrecht inquired about the shared access. Mr. Nichols stated that they are working out the final details of the public access and will be finalized soon.

Motion: Councilor Condie moved to grant preliminary subdivision approval of Lehi Gateway, a 109-unit Planned Unit Development located at approximately 2300 West Main Street in proposed Commercial and R-3 zones; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick 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.

13. Consideration of a Minor Revision to the Willis Crossing PRD Subdivision located at approximately 1600 South 300 East reducing the minimum ground floor area per residential unit.

Nate Hutchinson, the petitioner, was present. He stated that they did a PRD overlay on this site, so the lots are smaller and some of their home designs did not meet the minimum square footage requirements for home sizes in the current zone. He said they would like the exception to allow homes that are more conducive to the smaller lot sizes. He said they are asking for a few changes on the minimum ground levels. He also said that the Planning Commission approved the 850 square feet, but after looking at the home plans, they have one home that would fit well on the lots, but the ground floor on the two story is 814, so he is asking for an exception for that. Commissioner Albrecht inquired if staff would be comfortable with that change. Mr. Struthers stated that they would.

Motion: Councilor Southwick moved to approve the Minor Revision to the Willis Crossing PRD Subdivision located at approximately 1600 South 300 East

reducing the minimum ground floor area per residential unit; and changing it to 814 square feet on a two story home; subject to the completion of all Development Review Committee and Planning Commission comments. The Motion was seconded by Commissioner Condie.

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

Commissioner Albrecht inquired if a change was needed to the development code to allow the smaller home sizes when there is a PRD or PUD. Mr. Struthers stated that they do see this often when the zone is R-1-22, with a PRD or PUD overlay. Mr. Struthers stated that they will try to catch this in the preliminary stages of planning.

14. Consideration of Ordinance #25-2016, a Zone Change on approximately 8.2-acres of property located at approximately 2500 West Main Street changing the zoning designation from A-5 (agriculture) to R-1-Flex (residential).

Spencer, with the Boyer Company, was in attendance and available for questions.

Motion: Councilor Condie moved to approve Ordinance #25-2016, a Zone Change on approximately 8.2-acres of property located at approximately 2500 West Main Street changing the zoning designation from A-5 (agriculture) to R-1-Flex (residential); subject to the completion of all Development Review Committee comments. 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.

15. Consideration of the Laird Park concept plan, a 23-lot residential subdivision located at approximately 2500 West Main Street in a proposed R-1-Flex (residential) zone.

Spencer, with the Boyer Company, stated that they came in under the allowed density and believes it will work well for this area. He said they also added a stub road to the west for future development. Councilor Revill stated that this is what they had envisioned for the flex zone with the various size lots, and appreciates that they accepted the Council's recommendations.

Motion: Councilor Condie moved to grant concept plan approval of Laird Park, a 23-lot residential subdivision located at approximately 2500 West Main Street in a proposed R-1-Flex (residential) zone; 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.

16. Consideration of Northridge preliminary subdivision approval, an 85-lot residential development located off Fox Canyon Road in an existing Planned Community zone.

There was not a representative from Fieldstone Homes present. Kim Struthers stated that he received an email from a representative stating that they wanted to table the item, but Mr.

Struthers thought that someone would be here to request that. Mayor Pro Tempore Revill stated that he will move this item to the end in case someone comes.

17. Consideration of Resolution #2016-29, a resolution of intent to annex the Moon Meadows B Annexation, 3.69 acres of property located at 600 East 460 South with proposed R-1-8 zoning.

Motion: Commissioner Hancock moved to approve Resolution #2016-29, a resolution of intent to annex the Moon Meadows B Annexation, 3.69 acres of property located at 600 East 460 South with proposed R-1-8 zoning; subject to the completion of all Development Review Committee and Planning Commission comments. The motion was seconded by Councilor Southwick.

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

18. a. Consideration to untable the approval of a street name change, changing a portion of Cabela's Blvd to Chapel Ridge Road.

Mayor Pro Tempore Revill stated that the petitioner would like the name changed. Councilor Hancock stated that this was tabled from the previous meeting to allow more research into the history and contractual obligations of naming Cabela's Blvd and to explore other options.

Motion: Councilor Southwick moved to untable the approval of a street name change, changing a portion of Cabela's Blvd to Chapel Ridge Road. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Hancock, No; Councilor Southwick, Yes; Councilor Albrecht, No; Councilor Condie, Yes; and Councilor Revill, No. The motion failed with two in favor and three opposed.

Mayor Pro Tempore Revill stated that the previous decision stands so a section of Cabela's Blvd. will be changed to Chapel Ridge Road. He said that at the last meeting, staff was asked to find out if there were other options to create another road and also to research the history of Cabela's Blvd.

Amy Cardon inquired about what the decision was. Mayor Pro Tempore Revill stated that the original decision stands.

b. Consideration of a street name change, changing a portion of Cabela's Blvd to Chapel Ridge Road.

This item was not heard due to the failure of the motion on item 18.a.

19. Consideration of approving the final site for the Skate/Bike Park.

Beau Thomas, Management Analyst, stated that they have a contract with a company to construct a skate/bike park. He said he worked with Steve Marchbanks and the Parks, Trails and Trees Committee to narrow the site selection down to 4 possible locations which include Dry Creek Park, Point Meadow Park, the Outdoor Pool Park, and the Sports Park. He said the

professional analysis rated the sites and ranked them based on several different categories. Mr. Thomas stated that he would like the Council to consider the top two ranked sites which were Dry Creek and Point Meadow. Councilor Condie inquired about the Pool Park location. Mr. Marchbanks stated that the visibility is poor, but the pool park is not used much other than for pool rentals. Councilor Condie also inquired about the Pointe Meadows site. Mr. Marchbanks stated that it would have to sit back in the park so it would not be as accessible from the parking lot and restrooms. Councilor Condie stated that he has family that lives by a skate park and he has never heard them complain. He asked how loud the park gets. Mr. Marchbanks stated that it is loud. Councilor Albrecht asked if any neighborhood outreach has occurred. Mr. Marchbanks stated that they plan to do that after the site is selected.

Mayor Pro Tempore Revill stated that maybe they narrow it down to their top two choices and then talk to the neighborhoods. Councilor Albrecht said that they had a skate park open house that was well attended. She asked if they had any future park plans that could accommodate a skate park. Mr. Marchbanks felt that there were none that would be conducive. Mr. Marchbanks stated that the proposed future parks have their own themes and will be filled. Councilor Southwick asked if the frisbee golf at Dry Creek Park would change if a skate park were added. Mr. Marchbanks stated that the impact would be minimal.

Mayor Pro Tempore Revill invited the public to comment on this item.

Lee Adamson, a member of the Parks Trails and Trees Committee and a resident near Dry Creek, stated that they contact UDOT about adding a sound wall along I-15 and that may affect the visibility score on this site. He said he appreciate all the work that went into the site selection.

Danny Jessop stated that he lives across the street from the restrooms in Dry Creek Park. He said they are often babysitting the kids that come to play in the park. He said kids often climb on the restrooms and that the restrooms are vandalized. He said he will attend the skate park if it comes in. He is concerned with unsupervised children at a skate park He likes the outdoor pool site and believes it could be better supervised and that the skate park could close when the pool closes. He said that there will be more issues with the restrooms if a skate park is added to Dry Creek Park.

Councilor Hancock inquired about the visibility score. Mr. Thomas stated that the visibility was considered as being visible to nearby residents and as a high traffic area.

Brendon Kelly, a resident near Dry Creek, stated that vandalism is a concern as well as the environmental impacts from pollution and noise. He stated that there are deer in Dry Creek Park and wanted to know if that was considered. He was also concerned about the money wasted because many recent improvements were made to the park and he would not like to see that torn out to install a skate park. He also expressed concern with using a company from Los Angeles to construct a park rather than local companies. He also expressed concerns with the distance of the restrooms and also the curfews. He asked if a skate park was even needed and asked for more research on the demand.

Mayor Pro Tempore Revill stated that the outside firm from Los Angeles, was selected based on an open process. Mr. Thomas stated that the company will use local subs to construct the park.

Mayor Pro Tempore Revill stated that other communities use fences and gates to secure their skate park sites and if vandalized, they are closed. He said this promotes self-policing by those that use the skate parks and it works well. He said they have not decided about a curfew. He also said they had an open house were they received a lot of comments and surveys have also shown that there is a need for the skate park.

Jeri Boyle stated that she lives near Dry Creek. She is concerned with the parking at Dry Creek and parking spilling into the neighborhoods and is concerned about the safety risks.

Brian McHugh stated that he sent an email to the Council. He said that they do not feel like they were contacted about Dry Creek Park being an option for the skate park. He said he doesn't believe that Dry Creek is centrally located, and thinks there could be a better location in the future, and that there may be a better solution down the road. He said there is a strong possibility that UDOT will put up a sound wall which would block visibility. He also expressed concerns with current vandalism on the nearby properties and felt that vandalism may increase with a skate park. He said there is also a lack of sidewalks in the area.

Woody Berry commented on the pool site option. He stated that he is near that park often and says that traffic and parking is an issue because of the nearby sports facility. He said adding a skate park in that area would only compound the parking problem.

Hailey Worthen stated that there are issues with each site and would like the Council to consider waiting for a better option in the future.

Councilor Southwick stated that they are going to have the same issues no matter where they put the park. He said that there is a need for a skate park and most people want it but not in their backyard.

Councilor Condie stated that he does not like Dry Creek Park as an option because it's the most unique and believes it doesn't fit there. He said he would pick the Outdoor Pool and Point Meadows.

Councilor Hancock talked about having skating elements in different area of the park. He believes that having community involvement and outreach is critical for this park. Councilor Albrecht stated that they need the park and want to choose the right site. She said that she likes the Pointe Meadows site.

Motion: Council Condie moved that staff look at the Point Meadows site and do an outreach to the neighborhood in that area and the pool site and see if the parking can be mitigated.

Councilor Albrecht stated that her preference would be 1) Point Meadows and the 2)Sports Park. Councilor Southwick stated that he prefers 1)Point Meadows and 2)Dry Creek. Councilor Hancock would prefer Point Meadows and Sports Park. He said that he would

prefer that all options are looked at again to ensure that there isn't a better location now or in the near future. Mayor Pro Tempore Revill stated that he prefers Point Meadows, with the Sports Park as his second choice.

Amended Motion: Councilor Condie amended his motion changing the Outdoor Pool Park site to the Sports Park, so that first preference is Point Meadows, and the second preference is the Sports Park.

There was discussion regarding Councilor Hancock's request to look at options in the future. Councilor Hancock stated that he withdraws that request and stated that it's not a good idea to delay the park.

Mayor Pro Tempore Revill suggested picking just one park and then doing community outreach with the neighborhood.

Scott Boyle, a resident, stated that he doesn't like what the skate park brings and it becomes a place that you don't want your kids to go. He is concerned with kids being bullied. He suggests mitigating concerns with by fencing the park and imposing a curfew.

Jason Walker stated that no matter where we pick, the residents will be concerned. Mr. Walker suggested picking a site and then doing community outreach and if it turns out that that is not the best site, then they can reevaluate it.

Amendment to the Amendment: Councilor Condie made an amendment to his motion to only select Point Meadows as the preferred option and take off the second option. He said that as they proceed with the outreach, if for some reason they feel like it's not the best option for a skate park, then they can reevaluate it. The Motion and Amendments to the Motion were seconded by Councilor Albrecht.

Roll Call Vote: Councilor Condie, Yes; Councilor Revill, Yes; Councilor Hancock, No; Councilor Southwick, Yes; and Councilor Albrecht, Yes. The motion passed with 4 in favor and 1 opposing.

Councilor Condie suggested that they move forward as this is the best site and sell it to the residents.

16. Consideration of Northridge preliminary subdivision approval, an 85-lot residential development located off Fox Canyon Road in an existing Planned Community zone.

Kim Struthers recommended tabling the item. He said that Fieldstone Homes is working with Perry Homes on how their property will be accesses.

Motion: Councilor Albrecht moved to table item #16, Consideration of Northridge preliminary subdivision approval, an 85-lot residential development located off Fox Canyon Road in an existing Planned Community zone. Councilor Condie seconded the motion.

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

Councilor Albrecht stated that they need to revisit changing the day of City Council meetings. Jason Walker stated that they can discuss that on the June Work Session agenda.

20. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Albrecht seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:35 p.m.

Approved: May 24, 2016

Attest:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder