



Minutes of the **Pre Council** and **Regular Session** of the **Lehi City Council** held Tuesday, **June 14, 2016**, 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

Excused: Johnny Revill, Council Member

Others Present: Robert Ranc, Assistant City Administrator; Ryan Wood, City Attorney, Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Todd Munger, Public Works Director; Dave Sanderson, Finance Director; Dave Norman, Water Director; Steve Marchbanks, Parks Superintendent; Cameron Boyle, Assistant to the City Administrator; Beau Thomas, Management Analyst; Melanie Hansen, Special Events Coordinator; Marilyn Banasky, City Recorder; and approximately 28 citizens.

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

Mayor Wilson welcomed everyone and noted that all Councilmembers were present except Councilor Revill who is excused. Councilor Southwick gave the opening comment.

2. Discussion Items

Mayor Wilson turned some time over to Melanie Hansen, Special Events Coordinator. Ms. Hansen reported on the upcoming Lehi Round-up week activities.

2.1. Update on the Skate Park Design.

Beau Thomas gave an update on the skate park and displayed a concept design. He explained that they will also discuss the concept design at the Open House on Thursday at the Point Meadow Park. He stated that the concept design includes a bowl and places for BMX bikes. He explained that the current basketball court will be removed and a new one will be built in the park.

Mayor Wilson inquired if anyone in the audience wanted to address this issue.

Nate Canen inquired if this is the design that they have they landed on and is this is the place to build it, or can this design be ported to a different park. Mayor Wilson replied that the Point Meadow Park is the place as they now speak. Mr. Canen inquired if there would be a consideration to move it. Mayor Wilson stated that they have gone through the town several times and looked at parks and it keeps coming back to this place, Mr. Canen stated that there has been a lot of back and forth and their Facebook page is crazy with opposition. He wondered if the City Council is considering on voting again

on the skate park location. Mayor Wilson replied that the design work is on this place now. Mr. Canen inquired if there are additional improvements planned to the park or are they just building the skate park. Mayor Wilson stated that the basketball court will be moved. Mr. Canen inquired if they will be opening up the building. Mayor Wilson replied that will be the restroom facility. Councilor Condie inquired about the tennis courts. Steve Marchbanks reported that the tennis courts need maintenance and that will be done. He stated that there will be a lot of attention given to the Point Meadow Park. Mr. Canen inquired if it is negotiable to move the skate park closer to the tracks as they don't want it to be the first thing people see when they come into their neighborhood. Mayor Wilson replied that he thinks some of these issues can be talked about at the Open House on Thursday. He explained that one of the reasons they wanted the skate park in front is for security. Councilor Albrecht stated that ever since this site has been selected they have still been looking at other options. She stated that they have heard the residents. Mr. Canen replied that they want to be heard as this is their neighborhood. Steve Marchbanks stated that he has visited the neighboring cities skate parks and met the patrons and he sees more benefits than negatives. Councilor Condie inquired how much the park get used by residents now and are there issues. Mr. Canen replied that the park is moderately used and that is mostly the basketball court and the playground. He knows there have been some incidents with kids and alcohol and they don't want that to grow. They also want to see it maintained better.

Brad Ross lives in the area and feels the biggest concern is the neighborhood demographic versus the skate park demographic. He stated that he has 5 kids under the age of 7 and the residents view the park as bringing a demographic into the neighborhood that isn't in the neighborhood. He stated that also means more cars. He stated that they are concerned with crime and safety. Councilor Condie inquired if anyone in the neighborhood said they will use it. He stated that it wouldn't be surprising if they found out a year from now that this neighborhood is the heaviest user. Mr. Ross replied that who knows what a year from now will bring. He stated the he hasn't seen anyone gung ho about it. Councilor Condie stated that this is a city park and they are trying to meet the best needs of the City. He understands the security concerns and the City has committed to put up a fence, security cameras, and build the skate park in the front of the park so it can be monitored. Councilor Hancock stated he was at the Orem skate park this week. He stated that he isn't against the skate park, but that he just didn't like the process.

2.2. Discussion of Parking at Lehi High School

A map of the High School area was displayed outlining the streets with the proposed no parking during school hours zones. Mayor Wilson stated that there has been some concern with parking around the high school and one proposal is to have closed campus and no one can park on the surrounding streets during school hours. He stated that the residents will also not be able to park in front of their homes during school hours. Councilor Hancock inquired if they have reached out to the residents.

Andrea Jones stated that if she were in this area, she would think there would be a city pass to keep her from getting a ticket for parking in front of her residence.

Councilor Hancock stated that this was suggested before and felt there were concerns on issuing resident parking passes. Ryan Wood replied that they can do a residential parking permit program but it can be difficult to administer. He stated that Provo City considered it, but ultimately couldn't make it work. He said it is legal, but tricky to create and administer.

Councilor Southwick stated that all of the residents are tired of students parking in front of their homes and the police can't get around soon enough to ticket them. The residents feel that with the new school opening that this is a good time to start this. A discussion was held as to the need for on-street parking with the opening of the new high school and reduced enrollment at Lehi High School in the fall. Councilor Albrecht stated that this is a problem for everyone as there are kids with no place to park. She feels that telling them they can't park on these streets won't make it go away. Councilor Hancock stated that if they block the parking, they are only pushing the problem farther out in the neighborhood. Councilor Albrecht stated that the map shows no parking on Main Street and that is included in the high school as extra parking. Mayor Wilson stated that they can make a change to anything on the map and he thinks the Main Street parking can be left. Councilor Albrecht thinks this isn't the best time and wants to see what effects the student population has. She stated that they now have a new dirt parking lot and is unwilling to make a long term solution. Councilor Southwick stated that the school district won't do anything.

Shawn Adams stated that he went to Riverton High School and they restricted who could drive. He played on the football team and had to turn in a special needs request in order to be allowed to drive to school. A discussion was held regarding restricting drivers. Councilor Hancock stated that he would like to see the actual impact of the new high school and smaller enrollment at Lehi High School. He also asked for staff to reach out to Riverton High School to see how their program was managed. He stated that this problem isn't going away and they will have to address it in the future. Councilor Albrecht suggested asking the student school council for ideas on parking.

3. Agenda Review

Mayor Wilson reviewed the City Council agenda. Councilor Albrecht stated that she would like to have more discussion on the Ordinance changing the Board of Adjustment with the Board of Adjustment members prior to voting on this item. Ryan Wood stated that there isn't any urgency to vote on it tonight.

4. Administrative Report

None

5. Mayor and Council reports

Councilor Condie thanked the Lehi Fire Department for their recent event.

Mayor Wilson discussed the upcoming Round-up Days activities.

The meeting recessed at 6:47 p.m.

The meeting reconvened at 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Wilson welcomed everyone and noted that all Council members were present except Councilor Revill who is excused. Kyle Grant led the Pledge of Allegiance.

2. Presentations and Reports

2.1. Lehi Round-up Royalty

The Lehi Round-up Royalty invited everyone to attend the Lehi Round-up rodeo and activities.

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

Bill Hereth, Point Meadows HOA president, stated that there is no question that they oppose the skate park but are also opposed to the process. They have found significant opposition and are frustrated. He reported that Councilor Condie stated to them that this is the cart before the horse as this was done by selecting the site with no public involvement. He stated that they found out by the Lehi Free Press and not the City. He stated that since the first decision in May they have been told that this isn't the final location. They are getting mixed messages. They are requesting that the City Council put a stop to this and put the final skate park location back on the Council agenda, gather input and then make a final decision.

Nate Canen thanked them for the open house. He stated that they would really like another vote on the agenda after they have talked. He stated that it one of their biggest frustrations.

Katie Coyvisto gave a history of the townhome project. She stated that the townhomes were built and midway through the building the builder went bankrupt and then another builder finished them up. She reported that the townhomes originally owned the park and club house and the builder sold that property to the City of Lehi to recoup their money. She explained that the HOA went to court and that property was promised to them, but the attorneys didn't submit the papers in time and they lost the case. They are trying to take the attorneys to court and are trying to recover the cost of repairs of their homes. She stated that this feels like a violation, when they have gone through so much as this park was specifically going to belong to them. She stated that the skate park will affect them the most as it is the closest to them. She is hoping the City Council will hear their voices. She stated that they do have a petition of people who don't support this.

4. Consent Agenda

4.1. Approval of City Council meeting minutes:

May 3, 2016 Work Session

May 24, 2016 City Council

June 7, 2016 Work Session

4.2 Approval of Purchase Orders.

4.3 Consideration of Resolution #2016-36 approving a Pipeline Crossing Agreement between UTA and Lehi City.

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

5 Final public hearing and presentation of the City's proposed Community Development Block Grant (CDBG) Annual Action Plan for FY2016.

Mayor Wilson opened the public hearing.

There were no comments from the public.

Mayor Wilson closed the public hearing.

6. Moon Meadows B Annexation, 3.69 acres of property located at 600 East 460 South, with R-1-8 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 38-2016 approving the Moon Meadows B Annexation.

Motion: Councilor Condie moved to approve Ordinance 38-2016 approving the Moon Meadows B Annexation; 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; and Councilor Condie, Yes. The motion passed unanimously.

c. Consideration of Resolution #2016-41 approving the Moon Meadows B Annexation Agreement.

Motion: Councilor Southwick moved to approve Resolution #2016-41 approving the Moon Meadows B Annexation Agreement; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

7. Public Hearing and Consideration of Resolution #2016-35 amending the Consolidated Fee Schedule.

Dave Sanderson, Finance Director, presented the Consolidated Fee Schedule.

Mayor Wilson opened the public hearing.

There were no comments from the public.

Mayor Wilson closed the public hearing.

Councilor Hancock stated that the 2017 inspection fees are at 90%. Councilor Albrecht stated that she thought they were going to start at 85%, but is pleased that it is 90%. Marilyn Banasky replied that her minutes weren't clear if they wanted 85% or 90% to begin with and they went with the 90%. A discussion was held on the new Legacy Center fees.

Motion: Councilor Condie moved to approve Resolution #2016-35 amending the Consolidated Fee Schedule. Councilor Southwick seconded the motion.

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

8. Consideration of Resolution #2016-38 adopting a Certified Tax Rate for the City of Lehi for Fiscal Year 2017.

Dave Sanderson reported that this is an annual process and they get the Certified Tax Rate from Utah County. He stated that the rate dropped this year to .002005 as the evaluation of homes has risen. He explained that the amount of tax remains the same for the property owner and the City receives additional property taxes from growth.

Motion: Councilor Hancock moved to approve Resolution #2016-38 adopting a Certified Tax Rate for the City of Lehi for Fiscal Year 2017. Councilor Condie seconded the motion.

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

9. Consideration of Preliminary and Final subdivision approval for Cobalt Plat A, a 2-lot commercial subdivision located at 575 East State Street in an existing Mixed Use zone.

Motion: Councilor Southwick moved to grant Preliminary and Final subdivision approval for Cobalt Plat A, a 2-lot commercial subdivision located at 575 East State Street in an existing Mixed Use zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

10. Consideration of Ordinance #34-2016, a Zone Change on 1 acre of property located at 402 South 1100 West changing the zoning designation from TH-5 to R-1-12.

Councilor Albrecht inquired if they need to designate the question on the road be addressed in the motion. Kim Struthers replied that they will file a 2 lot subdivision application and it will be addressed then.

Motion: Councilor Condie moved to approve Ordinance #34-2016, a Zone Change on 1 acre of property located at 402 South 1100 West changing the zoning designation from TH-5 to R-1-12; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

11. Consideration of Conditional Use approval for a pylon sign with an EMD for Flash Pointe Business Park located at 1200 East 3300 North.

Rodney Payne, petitioner, was present. Councilor Albrecht inquired if the Planning Commission was presented with the three options that the City Council received. Mr. Payne replied they were not. Councilor Albrecht inquired if any of the three options comply with current code. Mr. Payne replied that they do not and the only exception on the 3rd one is the size of the Electronic Message Display (EMD). Mayor Wilson stated that one is 34' high and one is 25' high. Mr. Payne replied that he is hoping for 34'. Kim Struthers stated that staff felt that 25' would provide adequate height, but were okay if he wanted to go a little larger than 200 square feet for the EMD. Mr. Struthers reported that Mr. Payne has clarified that the building will also be used for retail and not just professional services. He doesn't think it is totally out of character to go a little bit higher but it does seem justifiable to go bigger on the overall amount of signage, but there is concern with the precedent of the size of the EMD size. He stated that there are three designs and any one of them will require some type of exception. Councilor Albrecht stated that the Planning Commission recommends approval to 25' height and a 48 square foot EMD. Councilor Hancock inquired if the Planning Commission had the information on the canal and fence. Mr. Payne replied that they didn't. He stated that a lot of the height is just a decorative top, which he likes for looks and the harmony of the building. Councilor Albrecht inquired if all of the options have the larger EMD. Mr. Payne replied that all are larger but the last one which is 100 square feet. Mayor Wilson stated that the 1st option has an EMD that is 3 times larger than the code allows. Mr. Struthers replied that the EMD is 3 times larger in #1 and #2 and #3 is still double. Councilor Albrecht stated that is the sticking point for her. She likes the design of the higher sign but has concerns with the large EMD. Mr. Payne replied that he has to have the width of the EMD if you have the height otherwise it just looks like a reader board. Councilor Southwick inquired if Mr. Payne had a preference. Mr. Payne replied that the size of the EMD is the most important thing to him in order to put all the different tenants on the sign. He will shrink it down to 25 feet but needs the EMD at 100 square feet. Councilor Condie stated that he is more in favor of option #3, but thinks #1 fits best in the project. Councilor Albrecht stated that she is willing to negotiate on the height exception but will be voting against the large EMD. Councilor Southwick stated that he likes #1 also.

Motion: Councilor Condie moved to grant Conditional Use approval for a pylon sign with an EMD for Flash Pointe Business Park located at 1200 East 3300 North; with the conditions that the signage is 200 square feet, the EMD is 100 square feet and the height is 25 feet (Option #3); subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

12. Consideration of Conditional Use approval for an exception on the height of two monument signs with electronic message displays for the UCCU building located at 3333 Digital Drive.

Brandon Brisco, YESCO, stated that last time they were here they asked for 4 exceptions and took the suggestions of the City Council. They came up with a monument sign and are within the square footage that the City allows and are asking for one exception on the height of the monument sign. Mayor Wilson inquired if will this have any other effect on other signs on the freeway. Mr. Brisco replied that there isn't anything around it.

Motion: Councilor Hancock moved to grant Conditional Use approval for an exception on the height of two monument signs with electronic message displays for the UCCU building located at 3333 Digital Drive; subject to the completion of all Development Review Committee and Planning Commission comments in regard to the size and height with one exception on both signs. Councilor Southwick seconded the motion.

Councilor Albrecht inquired as to why the Planning Commission favored one exception over the other. Kim Struthers replied that was their original recommendation and after more discussion he doesn't have a problem with both exceptions. Councilor Albrecht inquired if the other businesses will be okay with that. Kurt Rodgers, UCCU, stated that there was a gentleman from the Porsche dealership that was concerned with the location near their site, but he understands that he was pacified by their answer. He stated that the Digital Drive sign is critical for the tenants.

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

13. Consideration of Preliminary Subdivision approval for La Ringhiera, a 64-lot residential development located at approximately Toscana Hills Drive and La Ringhiera Drive in an existing Planned Community zone.

Motion: Councilor Southwick moved to Preliminary Subdivision approval for La Ringhiera, a 64-lot residential development located at approximately Toscana Hills Drive and La Ringhiera Drive in an existing Planned Community zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

14. Consideration of Ordinance # 36-2016, a Zone Change on 2.89 acres of property located at 765 North 500 West changing the zoning designation from A-1 (agriculture) to R-2 (medium density residential) & R-1-Flex (residential). .

Ken Berg, Bert Civil Engineering, was present. Councilor Albrecht inquired if they intend to build duplexes on the lots that would qualify. Mr. Berg replied that they do not.

Motion: Councilor Condie moved approve Ordinance # 36-2016, a Zone Change on 2.89 acres of property located at 765 North 500 West changing the zoning designation from A-1 (agriculture) to R-2 (medium density residential) & R-1-Flex (residential); subject to the completion of all Development Review Committee comments. Councilor Hancock seconded the motion.

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

15. Consideration of Concept Subdivision approval for Hadfield Phase 2, an 11-lot residential development located at 860 North 560 West in proposed R-1-Flex and R-2 zones.

Motion: Councilor Southwick moved grant Concept Subdivision approval for Hadfield Phase 2, an 11-lot residential development located at 860 North 560 West in proposed R-1-Flex and R-2 zones; 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 Hancock, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

16. Consideration Resolution #2016-39, a resolution of intent to annex the Dale Snyder Annexation, 1.97 acres of property located at approximately 1200 South 1700 West.

Motion: Councilor Condie moved to approve Resolution #2016-39, a resolution of intent to annex the Dale Snyder Annexation, 1.97 acres of property located at approximately 1200 South 1700 West; subject to the completion of all Development Review Committee comments. Councilor Albrecht seconded the motion.

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

17. Consideration of Preliminary Subdivision approval for Willow Brooke Phase 2, a 13-lot residential development located at 1220 North 950 West in existing R-1-8 (residential) & A-1 (agriculture) zones.

This item was withdrawn by the Petitioner.

18. Consideration of Final Subdivision approval for Mountain Point Village A-1, a 12-unit residential development located at approximately 4800 North Traverse Mountain Blvd in an existing Planned Community Zone.

Mayor Wilson stated that this was originally approved as one project and the petitioner now wants to split it into three phases.

Motion: Councilor Condie moved to grant Final Subdivision approval for Mountain Point Village A-1, a 12-unit residential development located at approximately 4800 North Traverse Mountain Blvd in an existing Planned Community Zone; 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; and Councilor Condie, Yes. The motion passed unanimously.

19. Consideration of Final Subdivision approval for Mountain Point Village A-2, a 13-unit residential development located at approximately 4800 North Traverse Mountain Blvd in an existing Planned Community Zone.

Motion: Councilor Hancock moved to grant Final Subdivision approval for Mountain Point Village A-2, a 13-unit residential development located at approximately 4800 North Traverse Mountain Blvd in an existing Planned Community Zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

20. Consideration of Final Subdivision approval for Mountain Point Village A-3, an 8-unit residential development located at approximately 4800 North Traverse Mountain Blvd in an existing Planned Community Zone.

Motion: Councilor Albrecht moved to grant Final Subdivision approval for Mountain Point Village A-3, an 8-unit residential development located at approximately 4800 North Traverse Mountain Blvd in an existing Planned Community Zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

21. Consideration of Resolution #2016-40, a resolution of intent to annex the Glen Gurney Annexation, 52.41 acres of property located at approximately 550 North 1400 West, with R-1-22 zoning.

Councilor Hancock inquired if the general comments regarding the trail needed to be included as part of the motion. Kim Struthers replied that will be covered in the Annexation Agreement, but they can include it if they want.

Motion: Councilor Hancock moved to approve Resolution #2016-40, a resolution of intent to annex the Glen Gurney Annexation, 52.41 acres of property located at approximately 550 North 1400 West, with R-1-22 zoning. Councilor Southwick seconded the motion.

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

22. Consideration of Final Subdivision approval for Lehi Gateway PUD Townhomes Phase 1 Final, a 16-unit development located at 2300 West Main Street.

Councilor Albrecht wants to ensure there is an access agreement in place with the Middle School. Kim Struthers replied that they are working on that. Councilor Albrecht inquired if they are working on access through the fields to the community. Kim Struthers replied that it is on the plans but he hasn't seen a formal document.

Motion: Councilor Condie moved to grant Consideration of Final Subdivision approval for Lehi Gateway PUD Townhomes Phase 1 Final, a 16-unit development located at 2300 West Main Street; subject to the completion of all Development Review Committee and Planning Commission comments; that staff be directed to check into the cross access with the neighborhood and school. Councilor Southwick seconded the motion.

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

23. Consideration of Final Subdivision approval for the Lehi Gateway PUD Townhomes Phase 2, a 33-unit development located at 2300 West Main Street.

Motion: Councilor Condie moved to grant Final Subdivision approval for the Lehi Gateway PUD Townhomes Phase 2, a 33-unit development located at 2300 West Main Street; subject to the completion of all Development Review Committee and Planning Commission comments; that staff be directed to check into the cross access with the neighborhood and school. Councilor Hancock seconded the motion.

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

24. Consideration of Final Subdivision approval for the Lehi Gateway PUD Condominiums Phase 1, a 30-unit development located at 2300 West Main Street.

Councilor Albrecht inquired as to why they separated this project. Kim Struthers replied that they are going to construct one side and then the other and will do a phase of condos and townhomes. They want to stagger the cost.

Motion: Councilor Hancock moved to grant Final Subdivision approval for the Lehi Gateway PUD Condominiums Phase 1, a 30-unit development located at 2300 West Main Street; subject to the completion of all Development Review Committee and Planning Commission comments; that staff be directed to check into the cross access with the neighborhood and school. Councilor Southwick seconded the motion.

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

25. Consideration of Final Subdivision approval for the Lehi Gateway PUD Condominiums Phase 2, a 30-unit development located at 2300 West Main Street.

Motion: Councilor Condie moved to grant Final Subdivision approval for the Lehi Gateway PUD Condominiums Phase 2, a 30-unit development located at 2300 West Main Street; subject to the completion of all Development Review Committee and Planning Commission comments; that staff be directed to check into the cross access with the neighborhood and school. Councilor Hancock seconded the motion.

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

26. Consideration of Final Subdivision approval for Hidden Canyon Plat A, a 34 lot residential development located at approximately Fox Canyon Road in a Planned Community zone.

Motion: Councilor Southwick moved to grant Final Subdivision approval for Hidden Canyon Plat A, a 34 lot residential development located at approximately Fox Canyon Road in a Planned Community zone; subject to the completion of all Development Review Committee and Planning Commission comments.

Councilor Hancock inquired if this triggers the 50 lot requirement for the second access. Kim Struthers replied that this will be the first 34 lots and so they have another 16 lots before the second access is triggered. Councilor Albrecht inquired if there are any concerns about the open space that they will deed to the City. Mr. Struthers replied that they are in favor of it and will leave it native.

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.

27. Consideration of Final Subdivision approval for River Park, a 20-lot residential subdivision located at 3000 West 1500 North in an existing R-1-22 zone.

Motion: Councilor Condie moved to grant Final Subdivision approval for River Park, a 20-lot residential subdivision located at 3000 West 1500 North in an existing R-1-22 zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

28. Consideration of Ordinance #37-2016, a Zone Change on approximately 3.441 acres of property located at 385 South 1100 West changing the zone from RA-1 to R-1-Flex.

Councilor Condie stated that he watched the Planning Commission meeting through the internet stream and was impressed with how the Planning Commission handled this item. He agrees with the Planning Commission recommendation in that when it comes to a cul-de-sac,

it doesn't make sense to change the zoning on the other side of the street. He stated that it doesn't feel like it is the appropriate place to switch the zone. Councilor Southwick agreed.

Motion: Councilor Condie moved to deny Ordinance #37-2016, a Zone Change on approximately 3.441 acres of property located at 385 South 1100 West changing the zone from RA-1 to R-1-Flex. Councilor Southwick seconded the motion.

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

29. Consideration of Concept Subdivision approval for Addison Cove, an 8-lot residential subdivision located at approximately 385 South 1100 West in a proposed R-1-Flex zone. Mayor Wilson stated that this item is no longer needed as Item 28 was denied.

Motion: Councilor Hancock moved to deny Concept Subdivision approval for Addison Cove, an 8-lot residential subdivision located at approximately 385 South 1100 West in a proposed R-1-Flex zone. Councilor Condie seconded the motion.

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

30. Consideration of Ordinance #35-2016 amending Title 3, Chapter 3, (Board of Adjustment) of the Lehi City Code.

Councilor Albrecht stated that she favors tabling this until she hears from the Board of Adjustment Chair. She stated that she went to a training on Saturday that recommended that they do move in this direction but she feels that things are up in the air on the Board of Adjustment right now. Councilor Condie inquired as to what "up in the air" means. Councilor Albrecht stated that the Board of Adjustment goes a long time without doing anything and right now they are doing a lot. She would rather not change it now. Mayor Wilson stated that if they change this now, future appeals would go to the hearing examiner. Ryan Wood stated that any appeal filed after tonight would go to the hearing examiner if this is passed. Mayor Wilson feels the issues in the past have been complicated and he feels this is a good direction. Mr. Wood stated that because the Board of Adjustment meets so infrequently it took a lot of time to find a night that there would be a quorum to hear the current appeals and there will only be three board members available to hear the three pending appeals. Councilor Albrecht stated that is a valid concern. She received a call from Kerry Schwartz, the current Board of Adjustment Chairman who felt they had not been included in this decision. She stated that, in principle, she is in favor of it. Councilor Southwick inquired if Mr. Schwartz's concern is the only reason she is hesitant. Councilor Albrecht stated that Mr. Schwartz can see the validity but wants to have citizen participation on the board. Mayor Wilson reported that he has talked to people on the board and some were excited that they may not have to listen to the appeal and were okay with having the hearing examiner take over the Board of Adjustment responsibilities. Councilor Hancock inquired if Councilor Albrecht invited Mr. Schwartz to attend the meeting tonight. Councilor Albrecht stated that he is aware that it is happening tonight. She inquired if anyone would be in favor of tabling it. Councilor Southwick stated that he wants to move on it now. Councilor Albrecht stated that she has noticed a trend of moving away from citizen boards.

Councilor Hancock stated that he has no issue to table it. Councilor Albrecht stated that she would rather table it until after the Board of Adjustment meeting on June 29, 2016.

Motion: Councilor Southwick moved to approve Ordinance #35-2016 amending Title 3, Chapter 3, (Board of Adjustment) of the Lehi City Code. Councilor Hancock seconded the motion.

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

Mayor Wilson inquired when they want to bring this item back. Councilor Albrecht stated that she wants to hear from the Board of Adjustment. Councilor Hancock suggested discussing this in a work session.

31. Consideration of Resolution #2016-37 appointing Board Members to the Lehi City Planning Commission.

Councilor Condie stated that he would like to table this to discuss this in a Closed Executive Session. He doesn't want a conflict with the applicant who would be serving on both the Planning Commission and the Board of Adjustment. Mayor Wilson inquired if the applicant could serve on both boards. Ryan Wood replied that as long as nothing is appealed from the Planning Commission to the Board of Adjustment, he can serve on both, but if there is an appeal while he is on the Planning Commission then he couldn't hear the appeal as a Board of Adjustment member. Councilor Hancock stated that he wants further discussion on this item.

Motion: Councilor Condie moved to table Resolution #2016-37 appointing Board Members to the Lehi City Planning Commission and discuss it in a Closed Executive Session.

Councilor Albrecht stated that she wants to ensure that they don't want to do it in secret and not open examination. Councilor Hancock stated that reason he wants to discuss it and not approve it is not because of the qualifications of the candidates but that he has issues with the appointment process and how the Planning Commission is comprised.

Councilor Albrecht seconded the motion.

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

32. Discussion of parking around Lehi High School.

Mayor Wilson reported that this was brought forward by residents who live by Lehi High School. A map of Lehi High School and the surrounding neighborhood was displayed. It showed red lines on certain roads which indicated no on-street parking zones during school hours.

Brent Pulley inquired what the time frame would be for the no on-street parking. Mayor Wilson replied that no on-street parking would be allowed during school hours. Mr. Pulley stated that it shouldn't be any longer than 7:00 a.m. to 3:00 p.m. He inquired as to why they

didn't include 400 E. Mayor Wilson stated that can be included. Mr. Pulley reported that in talking to American Fork, all the no on-street parking does is move the parking problem out into the other neighborhoods. Mayor Wilson stated that this will also affect the homeowners as they can't park on the street either. He stated that if things get out of hand the Council can allow parking again. He reported that it was proposed in pre-council that they wait until school starts to see how the smaller student body affects parking. Mr. Pulley stated that enrollment will be cut in half and the parking problem will be pretty light, but as the year goes on it will creep up and in 2-3 years they will end up in the same problem. He feels that by putting this in place, it will force Alpine School District to face the parking issue.

Councilor Condie doesn't think they should restrict on-street parking on Main Street and that they should restrict both sides of 300 North. Mr. Pulley replied that it is already no on-street parking against the high school on 300 North. He feels it is a huge mistake if they allow parking on 500 East. Mayor Wilson replied that is already a no on-street parking zone and that allowing parking on Main Street isn't a big deal. Councilor Hancock stated that people are already parking to 300 East now and if they block off 400 East and 500 East, he wonders where they will park. He doesn't see how that pushes it off to Alpine School District. Mr. Pulley stated that the school will be down to 1,400 students and this will set a trend. Councilor Albrecht inquired if the school district made any changes after the City implemented the current restricted parking plan. Mr. Pulley replied yes. He stated that American Fork went to a permit system to control parking. Councilor Albrecht inquired if the school district increased parking. Mr. Pulley replied that he wasn't sure, but why would the school district put in a parking structure if the students can park on the street.

Lloyd Jacobson stated that one thing American Fork did is they opened up the district driving range to allow student parking and the school district has bought two lots to put in more parking at Lehi High School. He stated that one thing Mr. Pulley brought up was that parking the first year may not be a huge issue but at Christmas time the sophomores get their licenses and the school doesn't allow them to purchase parking passes. Mayor Wilson inquired as to what their recommendation would be. Mr. Jacobson stated that they need to go out two blocks to the West and create a no on-street parking zone and see what that does. Councilor Condie inquired as to what impact this has on the residents. Mr. Jacobson replied that very few park on the street and by 8:00 a.m. they are off to work. Councilor Southwick inquired if most of the residents want this. Mr. Jacobson replied that 85% want this.

Councilor Hancock stated that he would like further discussion to have more representation from the neighborhood.

David Kitchen reported that he lives on 300 North and has some mixed experiences with the parking as it is now. He stated that it is an issue. Councilor Hancock inquired if there were no on-street parking allowed on either side of 300 North, would he have an issue. Mr. Kitchen replied that it is nice to allow on-street parking due to relatives visiting or work being done. Councilor Albrecht inquired if he would like the resident parking pass. Mr. Kitchen replied that would be an option, but that there are other parking issues at night due to recreation events. He stated that weekends are also an issue as there are heavy church usage, although they don't leave the trash behind that the students do.

Ed Thomas reported that he lives on 300 North 700 East, just north of the two homes that were torn down. He stated that their only reprieve is no on-street parking. He stated that he has lived there for 34 years and it hasn't been a problem up to the last 4 years. He stated that it seems like they are always picking up trash and their neighborhood has been ruined for nine months of the year.

Councilor Condie inquired as to the cost to hire people to be meter maids. Councilor Abrecht stated that she doesn't want to pay for that and feels the school district should do that. Mr. Thomas stated that he would like no on-street parking during school hours.

Aaron Colledge wishes something would happen now instead of waiting. He feels that if they do something now, then it is taken care of and they are engrained in not parking there. He doesn't want their residential area to be a commercial parking lot.

A discussion was held to allow parking on Main Street. Change the red line from the south side of 300 North by the High School to the North side of 300 North. Extend the no on-street parking between 300 N. and 100 N. down to 200 E. Add no on-street parking to the north side of 110 N. and add no on-street parking to both sides of 500 E. between 400 N. and 300 N. It was also discussed to place this item on the next City Council agenda to allow for more public participation from the impacted neighborhoods.

33. Consideration of Resolution #2016-42 adopting revisions to the Lehi City Employee Policy Manual, Section V Employer Benefits.

David Kitchen reported that this language change will remove the cap for employees who waive their medical insurance to allow 50% of the premium to be put into their 401K.

Motion: Councilor Condie moved to approve Resolution #2016-42 adopting revisions to the Lehi City Employee Policy Manual, Section V Employer Benefits. Councilor Hancock seconded the motion.

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

34. Consideration of Resolution #2016-43 approving a Professional Services Agreement for public outreach between Wilkinson Ferrari & Co. and Lehi City.

Motion: Councilor Condie moved to approve Resolution #2016-43 approving a Professional Services Agreement for public outreach between Wilkinson Ferrari & Co. and Lehi City. Councilor Southwick seconded the motion.

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

35. Consideration of Resolution #2016-44 approving a License Agreement between the Provo River Water Users Association and Lehi City.

Motion: Councilor Hancock moved to approve Resolution #2016-44 approving a License Agreement between the Provo River Water Users Association and Lehi City. Councilor Southwick seconded the motion.

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

Mayor Wilson stated that he will entertain a motion to adjourn into a Closed Executive Session to discuss the Planning Commission appointments.

Motion: Councilor Condie moved to adjourn into a Closed Executive 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 Southwick, Yes; Councilor Albrecht, Yes; Councilor Condie, Yes; and Councilor Hancock, Yes. The motion passed unanimously.

The meeting adjourned into a Closed Executive Session at 9:01 p.m.
The meeting reconvened at 9:34 p.m.

31. Consideration of Resolution #2016-37 appointing Board Members to the Lehi City Planning Commission.

Motion: Councilor Albrecht moved appoint Brent Everett to the Planning Commission and look for another candidate. Councilor Condie seconded the motion.

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

A discussion was held as to the process for interviewing Planning Commission candidates. It was discussed that holding the interviews during the day is inconvenient for some Councilmembers to attend. It was suggested that the interviews be held over several days during a set time to allow more Council participation. It was also discussed to require candidates to attend committee meetings prior to their appointment.

Councilor Albrecht inquired if any of the Councilmembers want to vote again on Point Meadows Park being the site for the skate park after the open house. Consensus was reached to bring the item back for a vote.

36. Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Condie seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:17 p.m.

Approved: July 12, 2016

Attest:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder