



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

Minutes of the **Joint Work Session** of the **Lehi City Council and Planning Commission** held Tuesday, **October 4, 2016**, at 4:00 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

City Council 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

Planning Commissioners Present:

Kelly Ash, Planning Commissioner
Scott Dean, Planning Commissioner
Brett Everett, Planning Commissioner
Janys Hutchings, Planning Commissioner
Jared Peterson, Planning Commissioner

Others Present: Jason Walker, City Administrator; Robert Ranc, Assistant City Administrator; Kim Struthers, Planning Director; Ross Dinsdale, Assistant City Engineer; Todd Munger, Public Works Director; Steve Marchbanks, Parks Superintendent; Marlin Eldred, Economic Development Director; Tippe Morlan, Planner; Cameron Boyle, Assistant to the City Administrator; Beau Thomas, Management Analyst; Marilyn Banasky, City Recorder and approximately 10 citizens.

1. Welcome and Opening Comment

Mayor Wilson welcomed everyone and stated that all Council Members were present. Councilor Southwick gave the opening comment.

2. Consideration of approval of Final Concept Design of Peck Park

Jason Walker stated that this item is on for approval in order to tell people what the concept of the Peck Park will be if the bond passes. He displayed a concept plan of the park that contained 2 baseball diamonds, walking trails, play courts, play fields, parking, trails, a pond and stream, and a playground. Councilor Condie stated that he likes the concept plan, but that there are 59 useable acres and he feels that the baseball fields take up too much room in the park. He feels that it is more like a sports park instead of a passive park. Steve Marchbanks stated that there are a lot of roads that take up a lot of area and that this is an odd shaped parcel, which that leaves 40 useable acres. He stated that the baseball fields are not full use baseball fields. Mr. Walker stated that the concept plan shows some open property that could be sold as lots. Councilor Hancock stated that the \$8 million from the bond won't build everything in this concept and inquired as to what it would build. Mr. Marchbanks

stated that he will have a better idea later this week. Mayor Wilson inquired if they should put in the baseball fields first or put in turf and the fields later. Mr. Marchbanks replied that as long as they know the plan it doesn't matter as they can plan for the fields. Mayor Wilson inquired if there was enough parking on the south side. Mr. Marchbanks replied there is. Mr. Walker stated that if the concept plan is approved and they receive the engineering estimates, then they can put together a plan for phase 1. Councilor Hancock inquired if park impact fees could do the rest. Mr. Walker replied that they would have to secure a funding source. Councilor Albrecht inquired if they need to do a traffic study before they finalize the road. Robert Ranc replied that they have done a traffic study in the past for the 4-plex ball fields and it was stated that the road could handle that, so now that it is only 2 baseball fields, he feels the traffic study should suffice.

Motion: Councilor Condie moved to approve a Final Concept Plan for Peck Park. 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.

3. Discussion Items

3.a Parks Discussion and Update

Steve Marchbanks gave an overview of the parks that have been completed this year and those in progress.

Robert Ranc gave an update on the Utah League of Cities and Town's position on several topics for the upcoming legislative session.

Jason Walker introduced Marlin Eldred, the new Economic Development Director.

The meeting recessed at 4:53 p.m.

The meeting reconvened at 5:00 p.m.

3.b Discussion of Historic Downtown Area

Tippe Morlan gave a presentation on the Historic Downtown Area. She stated that an Open House was held May 25, 2016 to discuss putting in a Historic Commerce District zone. She explained that would take a change to the General Plan and then property owners could opt-in to rezone into the Historic Commerce District Zone. Kim Struthers inquired if the Planning Commission and City Council are comfortable with the Planning Department moving ahead with the General Plan amendment to change it from Mixed Use to the Historic Commerce District Zone. Consensus was reached for staff to pursue the General Plan amendment.

The meeting recessed at 5:34 p.m.

The meeting reconvened at 5:56 p.m.

3.c Discussion with the City Council and Planning Commission with Alpine School District.

Kim Struthers gave a presentation on the new commercial and residential growth in Lehi City. He stated that there are approximately 7,000 units that have been approved or in the process.

Commissioner Dean inquired about the process of asking a developer to set aside ground for schools during the planning stage. Alpine School District Superintendent, Sam Jarman, replied that they would love to work with the City and developers to set aside parcels for schools. He discussed where the School District has already purchased land for future schools. Councilor Revill inquired if Lehi High School could be turned into a Junior High and a new High School be built to replace Lehi High School. Mr. Jarman replied that it was decided to rebuild Lehi High and now it has too many amenities for a Junior High. They want to rebuild it now, as the enrollment numbers are at their lowest point due to the opening of Sky Ridge High School. It was discussed that a third high school will be needed for Lehi in the future.

With no further business to come before the City Council at this time the meeting adjourned at approximately 6:42 p.m.

Approved: October 11, 2016

Attest:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder