

Minutes of the **Pre Council** and **Regular Session** of the **Lehi City Council** held Tuesday, **April 23, 2019**, at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Mike Southwick, Council Member
Paul Hancock, Council Member

Excused: Johnny Revill, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Shaye Ruitenbeek, Management Analyst; Melanie Hansen, Special Events Coordinator; Steve Marchbanks, Parks Superintendent; Teisha Wilson, City Recorder; and approximately 40 citizens.

Pre-Council, 6:00 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Councilor Revill. Councilor Southwick gave the Opening Comment.

2. Discussion of Mellor-Rhodes Park Budgetary Items

Steve Marchbanks, Lehi Parks Superintendent, stated that they will need to phase the park construction and are trying to keep the cost to no more than \$6 per square foot. He stated that the first step is to have the park engineered and designed so they know specifically what the costs will be for each phase. He stated that they are planning to use volunteer help with the construction. He also noted that they began grading for Peck Park and Arsenal would like to have fall soccer there.

3. Discussion on the timing of advertising for the Dixon/Ivory Homes proposed development.

Mr. Struthers explained that there is a critical issue with the planning approvals timeline for the proposed development. He said that the Council denied a previous proposal, so they are now coming back with a different one, but the applicant requested that this application be expedited due to the impact it could have on the Dixon's business. He stated that the Dixon's will need to know the decision of the Council soon, because they need to determine if they should breed their mink or not this summer. If the proposed is denied, then Dixon's would like to continue their business operations.

Paige inquired about setting a precedent. Mr. Wood stated that he would expect the Council to entertain a request in the future if the circumstances were similar. The Council agreed to expedite the application process for the Dixon/Ivory Homes proposed development.

4. Agenda Questions

None.

5. Administrative Report

None.

6. Mayor and Council Reports

Councilor Southwick inquired about a citizen that would like to plant a tree at Vet's park in honor of a veteran. It was recommended that the citizen work with Steve Marchbanks.

The Mayor asked for a Closed Executive Session to discuss the character, professional competence, or physical or mental health of an individual.

Motion: Councilor Condie moved to adjourn into a Closed Executive Session to discuss the character, professional competence, or physical or mental health of an individual. Councilor Southwick seconded the motion.

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

The meeting recessed at approximately 6:30 p.m.

The meeting reconvened at 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present, except for Councilor Revill. James Snow led the pledge of allegiance.

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

Jonathan Sherman stated that there is an unfinished intersection near Fire Station 83 that is very dangerous. He said his daughter drove through the unfinished intersection with a 30 foot drop. He said luckily she and her passenger were okay, but the vehicle was damaged. He asked that the City fix the intersection and that he be reimbursed for damages.

Colleen and Michael Kurasco stated that their son was with Mr. Sherman's daughter when the accident occurred. They reiterated that it is a hazard and should be corrected because they would hate for someone to get hurt there.

3. Consent Agenda

4.1 Approve the March 12, 2019 City Council Minutes

4.2 Consideration of Ordinance #27-2019, Re-approving the Taylor Legal Holdings Annexation.

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

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

4. Sale of Real Property

a. Public Hearing

Mayor Johnson opened the public hearing on this item.

Bart Adams stated that he lives near the property and had some questions. He was concerned that it would be developed and add to the traffic congestion.

Mayor Johnson closed the public hearing.

b. Consideration of declaring Parcel #12:027:0075 as surplus property and authorizing the Mayor to dispose of it.

Motion: Councilor Condie moved to declare Parcel #12:027:0075 as surplus property and authorized the Mayor to dispose of it. Councilor Southwick seconded the motion.

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

5. The Goulding Annexation

a. Public Hearing

Kim Struthers asked that the Council allow staff some flexibility to finalize the development agreement because there are still some negotiations taking place.

Jared Morgan with Clyde Companies was representing the applicant. He said they worked extensively on community outreach and wants to make sure this is a good TOD.

Mayor Johnson opened the public hearing on this item and stated that the public could comment on the concept plan at this time too.

Rob Ludlow stated that he worked with Jared to refine the plan and added that this is a great way to repurpose the property. He stated that there were some key issues that he felt were missed in the DRC review and asked that they enhance the plan. His first concern was a safety issue with Digital Drive on a blind turn and asked that they be thoughtful, so they don't create a traffic problem there. It's important to focus on the parking on this TOD, because it will be a preferred stop for many in north Utah County and will be a magnet for park and ride. The current plan doesn't specify how the Murdock Trail will tie in and that's an important design element for this plan to be successful. There are other design element concerns such as the dog park location and access and Mr. Ludlow asked the Council to ensure that the park meets the community's needs by being easily accessible. He also noted that the trail abutting all the homes on Winter Haven be esthetically pleasing with some curvature and design enhancement. He asked that these items be considered as they move to a final plan. He also asked that the Council consider adding other elements to the development agreement. The first is flight park

road access. He asked that they create a land use trigger to open a secondary agrees to flight park road. He said that this is currently a private road and Geneva is not keen to allowing access to it, yet they are bringing lots of density and commercial. He said that creating a “double entrance” at Traverse Mountain Blvd. is a bad design to allow that to be the secondary egress. He suggested that there be a residential density trigger that states after a certain amount of residents, there needs to be a secondary egress. He also suggested a second trigger related to commercial development that would create a true secondary egress through flight park road. Either way the current plan needs a crash gate at flight park road so emergency vehicles can access the area if needed. The last request is that they direct staff to look at prioritizing the expansion of Digital Drive to five lanes.

There was discussion regarding secondary accesses in Traverse Mountain and how they can use a mechanism to trigger a secondary access in addition to the first double wide entrance.

Mr. Powell expressed concerns with allowing access to flight park road due to the conflicts and safety concerns with the large trucks.

Mayor Johnson closed the public hearing.

Mr. Morgan stated that they are working through many of the concerns brought up by Mr. Ludlow.

b. Consideration of Ordinance #28-2019, approving the Goulding Annexation, approximately 55.37-acres of property located at approximately 3000 West Traverse Mountain Boulevard with proposed TOD zoning.

Motion: Councilor Condie moved to approve the Goulding Annexation, approximately 55.37-acres of property located at approximately 3000 West Traverse Mountain Boulevard with proposed TOD zoning; subject to the completion of all Development Review Committee and Planning Commission comments; but that the draft annexation agreement not be including in the approval. He asked that staff take note of the comments that were made by Rob and Clyde Companies and that staff work through the agreement on some of the issues that were brought up and then bring it back to Council for approval. Councilor Southwick seconded the motion.

Mr. Struthers noted that they need to make sure they won't record the Annexation until the agreement is finalized and approved. Mr. Struthers stated that he can bring back the annexation agreement for Council's approval.

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

6. Consideration of Concept Plan approval for the Vistas at the Point, a 55.37-acre development located at approximately 3000 West Traverse Mountain Blvd in a proposed TOD zone.

There was discussion about the placement of the Murdock Canal Trail. Mr. Powell stated that they secured funding for the trail to go under Triumph Blvd. There was discussion about other

trails in the development and making them aesthetically pleasing while maintaining privacy for the home owners.

Mr. Struthers explained that as transit comes on line and as phase two is built there would be shared parking. The TOD Ordinance anticipates shared parking with commercial and residential.

There was discussion regarding parking for the future UTA stop. Mr. Morgan believes this will be a well utilized stop and he wants to ensure they have enough parking for riders. He and UTA believe they have adequate parking.

Mayor Johnson asked for public comment

Rob Ludlow noted that a secondary egress is critical here and there should be a trigger for that. He said this would be the primary transportation hub in Lehi. He suggested that the Church Stake Center be located on the main artery to lessen the disruption to the neighborhood. He said the traffic study fails to contemplate a critical design element which is that this will be the preferred Trax station in north Utah County, and we need to make sure we include the Trax station in the traffic study. He also expressed concerns with traffic from this development funneling into the Traverse Mountain community. He said the Traverse Mountain parks and open space are chronically underfunded, so he asked that 85% of the park impact fees generated from the residents of this development go to either the dog park or Shadow Ridge Park.

Mr. Morgan stated that there will be a crash gate at flight park road for emergencies. He emphasized that Digital Drive needs to be improved. He said that he could be open to discussions about having a trigger for an egress at flight park road.

Gordon Rich was concerned with drainage on his property. He was also concerned with traffic and suggested that the City improve Digital Drive.

There was discussion that this may not be the best location for a dog park due to the accessibility. Councilor Hancock stated that it would be reasonable to fast track Shadow Ridge Park to help with needed park space in Traverse Mountain.

Motion: Councilor Hancock moved to approve the Concept Plan for the Vistas at the Point, a 55.37-acre development located at approximately 3000 West Traverse Mountain Blvd in a proposed TOD zone; subject to the completion of all Development Review Committee and Planning Commission comments; and include that they encourage that there be a trigger to open access to flight park road, and include that 85% of park impact fees from the residents of this development be dedicated to the construction of Shadow Ridge Park to benefit Traverse Mountain open space requirements, and direct staff to look at how quickly we can make road improvements to Digital Drive and look at other traffic mitigation concerns. Councilor Albrecht seconded the motion.

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

7. **Consideration of Ordinance #29-2019, approving a Zone Change for Z-Act on approximately 5.69-acres of property located at 1385 West 700 South, changing the zoning from a TH-5 to an R-1-22 zone.**

The applicant, Temple Olayan, was present.

Motion: Councilor Southwick moved to approve Ordinance #29-2019, a Zone Change for Z-Act on approximately 5.69-acres of property located at 1385 West 700 South, changing the zoning from a TH-5 to an R-1-22 zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

8. **Consideration of Final Subdivision approval for the Dubois Park Plat A, a 9-lot residential development located at 950 East 3200 North in an R-1-15 zone.**

Justin Dubois was representing the applicant.

Motion: Councilor Condie moved to approve the Final Subdivision for the Dubois Park Plat A, a 9-lot residential development located at 950 East 3200 North in an R-1-15 zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

9. **Consideration of Resolution #2019-23, a Resolution of Intent to Annex the Wasatch Front Investment Properties, 1.04-acres of property located at approximately 1550 North 1255 West with a proposed R-1-Flex zone.**

Motion: Councilor Albrecht moved to approve Resolution #2019-23, a Resolution of Intent to Annex the Wasatch Front Investment Properties, 1.04-acres of property located at approximately 1550 North 1255 West with a proposed R-1-Flex zone. Councilor Hancock seconded the motion.

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

10. **Consideration of Resolution #2019-24, approving the Safe Routes To School (SRTS) Cooperative Agreement between Lehi City and UDOT for the Lehi Elementary and Sego Lily Elementary Schools.**

Motion: Councilor Southwick moved to approve Resolution #2019-24, the Safe Routes To School (SRTS) Cooperative Agreement between Lehi City and UDOT for the Lehi Elementary and Sego Lily Elementary Schools. Councilor Condie seconded the motion.

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

11. Consideration of Resolution #2019-25, approving an Interlocal Agreement between Lehi City and Utah County for the administration of the 2019 Municipal Elections.

Motion: Councilor Condie moved to approve Resolution #2019-25, an Interlocal Agreement between Lehi City and Utah County for the administration of the 2019 Municipal Elections. Councilor Albrecht seconded the motion.

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

16. Adjournment

With no further business to come before the City Council at this time, Councilor Albrecht moved to adjourn the meeting. Councilor Condie seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:15 p.m.

Approved: May 28, 2019

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder