



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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **May 28, 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
Paul Hancock, Council Member
Johnny Revill, Council Member
Mike Southwick, 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; Chief Jeremy Craft, Fire Department; David Kitchen, Human Resources; Marlin Eldred, Economic Development Director; Dave Norman, Public Works Director; Trent Dyer, Parks Department; Teisha Wilson, City Recorder; and approximately 20 citizens.

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Albrecht gave the Opening Comment.

2. Presentations and Reports

2.1 Employee Benefits and Open Enrollment Discussion- David Kitchen, Human Resources

David Kitchen gave an update on open enrollment. He informed the Council that there are no major benefit changes this year. He said the renewal rate was good at 4.5%. He said they improved the dental plan and added more life insurance options.

2.2 Review of Employee Policies.

Mr. Kitchen reported on the proposed changes to the employee policy manual. One of the changes proposed was that the Payroll Department would be able to mail out a last check upon termination rather than the employee needing to come and pick it up within 24 hours.

Mr. Kitchen also informed the Council that they are suggesting a change in response times for certain employees. They are suggesting that each department create a policy that states the response time for each job title. He said that it's getting more and more difficult for employees to find affordable housing within the city limits, and it's a good retention and recruitment tool to be able to extend response times. He also reported on the proposed changes to the Holiday and vacation schedules.

2.3 GRAMA Fees Discussion

Jason Walker stated that recent requests have been vague and would require extensive research and that it is consuming staff time, so he suggested that the City begin charging for the requests when appropriate. He stated that fees can still be waived as allowed by the GRAMA statute. Ryan Wood stated that he felt that if they began charging for the requests, then maybe the requester would be able to narrow the scope of their request, saving time and tax funded resources. The Council reached consensus that staff may begin collecting fees for GRAMA requests.

3. Agenda Questions

None.

6. Administrative Report

Marlin Eldred distributed the Baum advertising contract for the Council's review and discussion. Councilor Albrecht stated that it's important to avoid any favoritism and that an RFP might be valuable and transparent for that. Mr. Eldred noted that other communities maintain contracts in house, but this is a large contract with lots of sponsor money involved, so they want to ensure it's done right. The Council reached consensus that they would like to see an RFP for the advertising contract.

Mr. Walker informed the Council that the groundbreaking for the new Police Station would be June 18th, at 4:00 p.m. There was also discussion about holding a Joint Work Session with the Planning Commission in July.

7. Mayor and Council Reports

Mayor Johnson reported that their Recon trip was successful and they made several new contacts.

The meeting recessed at approximately 6:28 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. Ryan Tallish led the pledge of allegiance.

2. Presentations and Reports

2.1 Recognition of Patriot Award presented to Fire Chief Jeremy Craft and Battalion Chief Tim Robinson

Cameron Boyle recognized Chief Craft and Chief Robinson for receiving the Patriot Award.

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

Roedna Gammon submitted a petition for the record with 157 names of residents that would like to keep the trees along 400 North. She stated that there are few places left in Lehi that look the same as it did 100 years ago so she would like to keep the historic trees and find another option for the sidewalk. Lorin Powell stated that they will leave the trees alone, but are still looking at options for installing the sidewalk without disturbing the trees.

Danny Jessop stated that he lives on Nuttel Drive and the cut through traffic from the construction is very busy and dangerous. He would like to find a temporary solution to reduce the speeding. Mayor Johnson stated that he would have the Traffic Engineers and Streets Department look at it and see what they can do to help.

4. Consent Agenda

4.1 Approve the April 23, 2019 City Council and May 7, 2019 Work Session Minutes

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

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

5. Consideration of Resolution #2019-31, adopting the budget and consolidated fee schedule for the City of Lehi for Fiscal Year 2020.

Motion: Councilor Condie moved to approve Resolution #2019-31, adopting the budget and consolidated fee schedule for the City of Lehi for Fiscal Year 2020. Councilor Southwick seconded the motion.

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

6. Consideration of Resolution #2019-30, approving the adoption of the Lehi City Traverse Mountain Trails Master Plan.

Trent Dyer, with the Parks Department, presented the proposed plan for trail improvements. He stated that there is a lot of enthusiasm in the community for trails, so they created this plan which is also needed to apply for grant funding.

Motion: Councilor Hancock moved to approve Resolution #2019-30, approving the adoption of the Lehi City Traverse Mountain Trails Master Plan. Councilor Southwick seconded the motion.

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

7. Wasatch Front Investment Properties Annexation

a. Public Hearing

Mayor Johnson opened the public hearing on this item.

b. Consideration of Ordinance #39-2019, the Wasatch Front Investment Properties Annexation, approximately 1.04-acres of property located at 1500 North 1255 West with a proposed R-1-Flex (residential) zone.

Motion: Councilor Condie moved to approve Ordinance #39-2019, the Wasatch Front Investment Properties Annexation, approximately 1.04-acres of property located at 1500 North 1255 West with a proposed R-1-Flex (residential) zone; including the Development Review Committee comments. The motion was seconded by Councilor Hancock.

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

8. Consideration of Ordinance # 40-2019, approving the Carl Conde Zone Change, approximately 1-acre of property located at 2145 West 700 South changing the zoning from TH-5 (transitional holding) to RA-1 (residential/agriculture).

Jeremy Michael was representing the applicant. There was discussion about road and sidewalk improvements to the home in front of the flag lot. Mr. Struthers stated that the applicant would be required to make the improvements and the City would need to reimburse them for the road dedication because the road is wider than normal standards.

Motion: Councilor Southwick moved to approve Ordinance # 40-2019, the Carl Conde Zone Change, approximately 1-acre of property located at 2145 West 700 South changing the zoning from TH-5 (transitional holding) to RA-1 (residential/agriculture); subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

9. Consideration of Ordinance #41-2019, approving the Porter's Place Zone Change, approximately 0.21-acres of property located at 24 West Main Street changing the zoning from Mixed Use to Historic District.

Brian Brown was representing the applicant.

Motion: Councilor Condie moved to approve Ordinance #41-2019, the Porter's Place Zone Change, approximately 0.21-acres of property located at 24 West Main Street changing the zoning from Mixed Use to Historic District; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

10. Consideration of Ordinance #42-2019, approving the Dixon-Ivory Zone Change, on approximately 9.3-acres of property located at 3200 North 300 West, changing the zoning to R-2.5.

Brad Mackey was representing the applicant.

Mayor Johnson stated that they have already taken public comment on this issue and those comments will be considered.

Motion: Councilor Southwick moved to approve Ordinance #42-2019, the Dixon-Ivory Zone Change, on approximately 9.3-acres of property located at 3200 North 300 West, changing the zoning to R-2.5; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Council Hancock, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; and Councilor Albrecht, No. The motion passed 4-1.

11. Consideration of Ordinance #44-2019, a General Plan Amendment for Creative Campus, approximately 5.11-acres of property located at 2860 North 1200 West, changing the land use designation from VLDR (very low density residential) to NC (neighborhood commercial).

Mike Batt was representing the applicant. He stated that this change accommodates the overall intent of the General Plan and still allows for a buffer zone.

Councilor Albrecht inquired about the lack of public input at the last Planning Commission meeting. Mr. Struthers stated that many of the residents attended the first meeting where the item was tabled to allow more time for public outreach. Because the item was tabled, it wasn't required to be re-noticed, and it was put on the next agenda.

Mr. Batt stated that some residents were concerned with the connectivity standards, because they did not want it to connect to 1200 West which would increase traffic in their neighborhood. He stated that they wanted to increase the buffer next to the south agricultural property by placing the detention on the south side.

Mike Schreiner stated that he represents the Fox Run neighborhood to the north. He stated that they didn't know about the second Planning Commission meeting which could be why there was no comment. He thinks it's a pop-up NC zone and that it doesn't act as a buffer. He was concerned with cut through traffic in his neighborhood and would prefer no connection to 1200 West to preserve and protect the neighborhood feel. The residents need to know if they should fight for residential, or if the Council is willing to waive the connectivity requirement, then they would be more inclined to support the amendment. Mr. Struthers stated that no matter how the property is developed, residential or commercial, it will require a connection to 1200 W. He said overall connectivity is a sound planning practice. Connectivity also increases safety for first responder access and adds a second egress. Mr. Schreiner said that their goal is to preserve their neighborhood feel.

Nolan Johnson stated that he wants to ensure his property has good access for current use and future development.

Rebecca Wells stated that she owns the agricultural property to the south. She stated that she is opposed to this and doesn't believe it's a good fit. It's a business proposal in the middle of a neighborhood. She was concerned that the Council didn't like agriculture.

Mayor Johnson stated that he hasn't heard any of the Council say that they don't care about agriculture. It's just hard to protect that and maintain that in a city where a property owner wants to develop their land.

Councilor Revill stated that they have a Commercial node on 1200 W and 3200 N, which are two main roads and that makes sense. He stated that the NC zone is intended to be a buffer between Commercial and residential, and he doesn't believe it fits here.

Councilor Albrecht stated that if the goal of Neighborhood Commercial is to create a walkable community, then this would not accomplish that because of the busy high traffic road that people will not want to cross.

Councilor Hancock stated that the homes along 1200 West back up to that street, so he can envision a Neighborhood Commercial Zone along that corridor. He also wants to ensure that Mr. Johnson's property has access for future development.

Kim Struthers read the purposes of the Neighborhood Commercial Zone. He said that if they do leave it as VLDR, they would not allow driveways to front 1200 West. He asked the Council to consider what the best use would be for property along the major roadway (1200 W). He also said they will be installing a signal that will help with pedestrian crossing.

Councilor Condie stated that Neighborhood Commercial does fit along 1200 West and will create a better more attractive property than just having houses back up to the road. He felt that the concerns being raised can be addressed during concept plan review. Council Southwick agreed that the proposal would work well there. Council Hancock stated that a Neighborhood Commercial zone along the corridor fits well and provides a buffer between the residents to the east and 1200 West.

Motion: Councilor Condie moved to approve Ordinance #44-2019, a General Plan Amendment for Creative Campus, approximately 5.11-acres of property located at 2860 North 1200 West, changing the land use designation from VLDR (very low density residential) to NC (neighborhood commercial); subject to the completion of all Development Review Committee and Planning Commission comments. The motion was seconded by Councilor Hancock.

Roll Call Vote: Councilor Revill, No; Council Hancock, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; and Councilor Albrecht, No. The motion passed 3-2.

12. Consideration of Resolution #2019-32, a Resolution of intent to annex the Carlson Annexation, 0.93-acres of property located at 2500 North 1200 East with proposed TH-5 zoning.

Steven and Mary Carlson were representing the applicant. Mr. Carlson stated that they want to connect to the City's sewer system.

Motion: Councilor Southwick moved to approve Resolution #2019-32, a Resolution of intent to annex the Carlson Annexation, 0.93-acres of property located at 2500 North 1200 East with proposed TH-5 zoning. Councilor Revill seconded the motion.

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

13. Consideration of Ordinance #43-2019, an amendment to the Lehi City Development Code, Chapter 37, Design Standards.

Motion: Councilor Condie moved to approve Ordinance #43-2019, an amendment to the Lehi City Development Code, Chapter 37, Design Standards. Councilor Southwick seconded the motion.

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

14. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Revill seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:00 p.m.

Approved: July 9, 2019

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder