



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, **September 10, 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

Excused: Mike Southwick

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; Joel Eves, Power Director; Shaye Ruitenbeek, Management Analyst; Melanie Hansen, Special Events Coordinator; Teisha Wilson, City Recorder and approximately 20 citizens.

Pre-Council, 6:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Councilor Southwick who is excused. Joel Eves gave the Opening Comment.

2. Presentation and Reports

None.

3. Agenda Questions

Mayor Johnson noted that Michael Batt pulled his item off the agenda. It may be heard at the next Council meeting.

4. Administrative Report

None.

5. Mayor and Council Reports

Councilor Revill stated that TSSD hosted a tour for City Councilors. He also attended a meeting to learn more about transportation needs that included government representatives, MAG, UDOT and UTA. He noted that public transportation is needed to reduce traffic.

Mayor Johnson updated the Council about trying to create a special taxing district to help with transportation and transit services in north Utah County. He also met with south Salt Lake County cities to expand the area.

The Meeting recessed at approximately 6:50 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 Southwick who is excused. Melanie Hansen led the pledge of allegiance.

2. Presentations and Reports

2.1 Police Department Life Saving Awards.

Chief Paul recognized Officers Redmond and Smith for their efforts in performing life saving measures to Mr. Covington.

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

Ronalin Meck stated that she lives across the street from Skyridge High School and she is asking for the Council's support to limit student parking in her neighborhood. She distributed a letter addressed to the Council on behalf of herself and many of her neighbors. She informed the Council that students have been parking in her neighborhood which have caused many concerns. It becomes very congested with parking on both sides of the road, there is a safety concern, and the students leave their trash. She was also concerned with the ability for snow plows to properly remove snow in the winter. She said there is plenty of parking at the school, but the students prefer to park in the neighborhood because it's a shorter distance to the school. She suggested adding a sign that would limit student parking during school hours. She's wants to work with the City on finding a solution.

Scott Ullery stated that he lives off of 2300 North near the high school. He was concerned with excessive speeding in that area. He said that there was an officer at the bottom of the hill, but he hasn't seen anyone there for a while. He suggested adding the flashing signs that show the speeds of vehicles to alert drivers when they are speeding. He also suggested adding a three-way stop on the road.

Councilor Revill noted that there is only so much they can do to encourage drivers to slow down and it can be frustrating. Mayor Johnson stated that the best they can do is have officers patrol the area.

Tracy Price noted that he was concerned with student parking in his neighborhood and he was willing to work with the Council to solve the issue.

Damon Covey was also concerned with student parking and speeding in his neighborhood and would like to work with the Council on a solution.

Betsy Alvey noted that there is more than enough parking at the high school for the students. She would be willing to try the resident permit parking.

Vickie Blodgett stated that traffic and safety are a concern and the problem will get worse if nothing is done. She was also concerned with snowplows being able to access her neighborhood in the winter.

Mayor Johnson stated that the City has learned what does and does not work with student parking based on their experience with Lehi High School. He said the most successful program

has been the resident permit parking, and that the City can look at applying that same ordinance to the Skyridge High School area.

4. Consent Agenda

4.1 Approval of the City Council Minutes from the August 27, 2019 City Council meeting.

4.2 Approval of Purchase Orders

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

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

5. Consideration of Concept Plan approval for the Gardner Batt 1200 West, an 8.12-acre commercial development located at approximately 2900 North 1200 West (Tabled from August 27, 2019).

This item was withdrawn from the agenda by the applicant.

6. Consideration of Final Subdivision approval for the Ridgeview Townhomes Phase 2, a 34-unit residential development located at approximately Traverse Terrace and Morning Vista Way.

Motion: Councilor Revill moved to grant Final Subdivision approval for the Ridgeview Townhomes Phase 2, a 34-unit residential development located at approximately Traverse Terrace and Morning Vista Way; subject to the completion of all Development Review Committee comments and Planning Commission comments. Councilor Hancock seconded the motion.

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

7. Consideration of Final Subdivision approval for Ridgeview Townhomes Phase 3, a 40-unit residential development located at approximately Traverse Terrace and Morning Vista Way.

Motion: Councilor Condie moved to grant Final Subdivision approval for Ridgeview Townhomes Phase 3, a 40-unit residential development located at approximately Traverse Terrace and Morning Vista Way; subject to the completion of all Development Review Committee comments and Planning Commission comments. Councilor Hancock seconded the motion.

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

8. Consideration of Final Subdivision approval for the Vivian Estates Phase 2, a 34-unit residential development located at 2600 North 600 East in an existing RA-1 zone.

Jason Rickards was representing the applicant.

Motion: Councilor Albrecht moved to grant Final Subdivision approval for the Vivian Estates Phase 2, a 34-unit residential development located at 2600 North 600 East in an existing RA-1 zone; subject to the completion of all Development Review Committee comments and Planning Commission comments. Councilor Condie seconded the motion.

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

9. Consideration of Ordinance #64-2019, a Development Code Amendment to Chapter 23- Temporary Signs, modifying the requirements for temporary on-premise signage.

Mr. Struthers stated that this amendment changes the size requirements for temporary on-premise signage. An example of this would be a subdivision development sign. Councilor Hancock inquired about how long the signage would be allowed to stay on premise. Mr. Struthers stated that the sign should be removed after final occupancy is granted to the last lot of the residential development. He said they can add a mechanism to remove the sign if it's not developed.

Motion: Councilor Hancock moved to Ordinance #64-2019, a Development Code Amendment to Chapter 23- Temporary Signs, modifying the requirements for temporary on-premise signage; and add that the signage is allowed for no longer than three years, but can be granted an extension by the Zoning Administrator. Subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Revill seconded the motion.

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

10. Consideration of Ordinance #63-2019, Amending Section 10-2-1 to adopt the most recently promulgated versions of the various Building, Construction, and Fire Codes as part of the Lehi City Code.

Ryan Wood, City Attorney, stated that this is a requirement.

Motion: Councilor Condie moved to approve Ordinance #63-2019, Amending Section 10-2-1 to adopt the most recently promulgated versions of the various Building, Construction, and Fire Codes as part of the Lehi City Code. Councilor Hancock seconded the motion.

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

Motion: Councilor Hancock moved to adjourn into a Re-development Agency (RDA) Meeting. Councilor Revill seconded the motion. The motion passed with all in favor.

The meeting recessed into an RDA meeting at approximately 7:50 p.m. The meeting reconvened at approximately 8:05 p.m.

Motion: Councilor Hancock moved to adjourn into a Closed Executive Session to discuss the character, professional competence, or physical or mental health of an individual; and to hold a strategy session to discuss the purchase, exchange, or lease of real property. Councilor Revill seconded the motion.

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

The meeting recessed into a Closed Executive Session at approximately 8:05 p.m.
The meeting reconvened at approximately 8:20 p.m.

20. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:20 p.m.

Approved: September 24, 2019

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder