



153 North 100 East
Lehi, UT 84043
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Minutes of the **Pre Council** and **Regular Session** of the **Lehi City Council** held Tuesday, **September 24, 2019**, at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Mark Johnson, Mayor
Chris Condie, Council Member
Paul Hancock, Council Member
Johnny Revill, Council Member
Mike Southwick, Council Member

Excused: Paige Albrecht, 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; Police Chief Darren Paul; Fire Chief Jeremy Craft; Dean Lundell, Finance Director; Joel Eves, Power Director; Shaye Ruitenbeek, Management Analyst; Melanie Hansen, Special Events Coordinator; Teisha Wilson, City Recorder and approximately 25 citizens.

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Councilor Albrecht who is excused. Ryan Wood gave the Opening Comment.

2. Presentation and Reports

2.1 Presentation and discussion of bike boxes- UDOT

Matt Parker, UDOT Region 3 Program Manager, gave a presentation on bike boxes and said that they are being installed on the Mountain View Corridor and Pioneer Crossing. He said that the intersections are the first in the State where this has been implemented on high speed State roads and that it will improve safety for all users. It allows the vehicular traffic to be aware of where bikes are to be expected and it allows cyclist to know where to be and also provides them a protected area to be in to make left hand turns. These intersections are large and the bike boxes allow cyclists more time to get through the intersection safely and in stages so they are not so rushed. Mr. Parker showed a video of how the bike boxes would work for cyclists. He said that this is essentially a pilot program and that they will monitor the intersections closely. If it's successful they will add more bike boxes to additional intersections.

2.2 Presentation and discussion on garbage and recycling rates- Waste Management

Dean Lundell, Finance Director, stated that the contract expires with Waste Management, so they have proposed new rates for the Council to review. He distributed their proposal which showed two options. The first was a straight rate, the second option was for recycling where the rates are based on how well the community does with not contaminating the recycling products. If a city does well, then their rates could be lower. Mr. Lundell said that from a finance perspective it's easier to have a flat rate so he can plan, but if there was good education and promotion about

recycling, then they may want to consider that rate as well. He discussed the current rates that are charged to residents and noted that Lehi's rates are low compared to other north Utah county cities. He proposed that the garbage rate be moved from \$10.50 per month to \$13.70, which is still comparative and less than other cities. He said if they decide to use option 2 then they are taking on a risk of the recycling marking and the risk of our residents being able to recycle the correct materials. He also said that Waste Management is willing to partner with the city on education and promotion if they decide to go with option 2.

Blake Leonelli, with Waste Management, stated that they spent a lot of time with route audits and composition audits to come up with two competitive options. He said there could be a flat rate, or a second option would be to have a blended value for recycling where you can work with ebbs and flows in the market to control costs and work with residents to drive down those costs. He said that audits and indexes would determine the rates on a quarterly basis. He also noted that with either option, it would be a 30-month contract.

Councilor Revill expressed concerns with the risk associated with option 2. He said they can help with education for residents to reduce rates, but they have no control of the recycling market. Councilor Hancock noted that it would be valuable for the Sustainability Committee to take this on and work with WM to educate the residents. He said for a 30 month contract it may be worth exploring option 2. Councilor Condie stated that he would be in favor of option 2 and see what the Sustainability Committee can do to educate residents. Jason Walker stated that they could bring back both options for the Council to choose one. Frank Santiago, with Waste Management, stated that there are pros and cons to both options, and there are several different variables that they can use to control recycling such as only focusing on core recycling items that would still have an overall benefit. Councilor Southwick would like to see data and information from other cities that have chosen option 2.

3. Agenda Questions

Councilor Condie asked about the resident parking permits in proximity to Skyridge High School, and if the map could be changed. Mr. Walker stated that this was just a starting point and he assumed there would be more discussion and the map can be adjusted based on feedback.

4. Administrative Report

None.

5. Mayor and Council Reports

Mayor Johnson and Councilor Revill expressed concerns with the green waste program being discontinued at Timpanogos Special Service District (TSSD). Councilor Southwick thanked everyone that participated in the Heritage Days Event.

6. Consideration of adjourning into a Closed Executive Session for the purpose of holding a strategy session to discuss the purchase, exchange, or lease of real property.

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; and to hold a strategy session to discuss the purchase, exchange, or lease of real property. Councilor Hancock seconded the motion.

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

The meeting recessed into a Closed Executive Session at approximately 6:30 p.m.

The meeting reconvened at approximately 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 Albrecht who is excused. Cody Black led the pledge of allegiance.

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

Nick Olsen showed a map of his neighborhood where he explained the current traffic patterns in his neighborhood. He said there has been a large increase of traffic during rush hour in their neighborhood which isn't built to hold that much traffic. He was hoping the city would have some suggestions for deterring traffic through their neighborhood and encourage people to use the major thoroughfare (Pioneer Crossing) instead. Mayor Johnson stated that the first step is to get some traffic counts in the area so they can get a clear idea of the traffic patterns.

John Shields stated that he would like to see the Council issue a specific number of Conditional Use Permits for short term rentals. Kim Struthers stated that the Planning Commission will discuss that at a future work session.

Darwin Rehart noticed that Google driving directions have routed them through neighborhoods instead of using Pioneer Crossing.

3. Consent Agenda

3.1 Approval of the City Council Minutes from the September 10, 2019 City Council meeting.

3.2 Approval of Purchase Orders

3.3 Re-approve Ordinance #36-2019, the Fort Knox Annexation; and Ordinance #06-2019, the Dixon Annexation

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

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

4. Consideration of Resolution #2019-54, an amendment to the supplemental agreement entered into with UDOT in 2018 for the I-15 Technology Corridor project.

Motion: Councilor Condie moved to approve Resolution #2019-54, an amendment to the supplemental agreement entered into with UDOT in 2018 for the I-15 Technology Corridor project. Councilor Revill seconded the motion.

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

5. Consideration of Resolution #2019-55, approving the Traverse Park Construction Agreement between Lehi City and S&L Inc.

Jason Bond, with the Parks Department, stated that this will be a new sensory play park and will have multiple uses.

Motion: Councilor Hancock moved to approve Resolution #2019-55, approving the Traverse Park Construction Agreement between Lehi City and S&L Inc. Southwick seconded the motion.

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

6. Consideration of a Plat Amendment for the Cold Spring Ranch HD4, a 127-unit residential development located at approximately 3600 West 700 North.

A representative from DR Horton was available to answer any questions.

Motion: Councilor Condie moved to grant a Plat Amendment for the Cold Spring Ranch HD4, a 127-unit residential development located at approximately 3600 West 700 North.; 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 Hancock, Yes; and Councilor Revill, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

7. Consideration Ordinance #66-2019, a General Plan Amendment for the M90 (McLachlan Property) located on approximately 149.40-acres of property changing the land use designation from MDR (medium density residential) to HDR (high density residential).

Brandon Watson with Edge Homes showed a presentation. He said there is history with this property and Saratoga Springs. The west half of the project is currently in Saratoga Springs. The canal presents some concerns and challenges for Saratoga to service anything east of the canal. If this is approved there will need to be a boundary line adjustment with Saratoga and all property owners and Saratoga are on board with the adjustment. It logistically made more sense for the property to be in Lehi City. He said in Lehi City they are not adding to any of the vested units that are already granted. Mr. Watson then showed and informed the Council about their proposed site plan that includes landscaping, pickleball courts, pool and clubhouse. He said that in Saratoga Springs this area would be very high density, but they decided to look at what would be the best and highest use for this property.

Kim Struthers stated that they are blending the densities, but if you look at the raw acreage, and the units per acre, it doesn't increase the density, other then they are brining in 379 units from Saratoga Springs. He said originally Saratoga was going to allow 800 units on their piece. Lorin Powell, City Engineer stated that the infrastructure could accommodate the additional 379 units from Saratoga because the City had planned as if this piece would be in Lehi. He also said the developer will have to dedicate water and culinary water rights. He said that

impact fees will be used to build the needed infrastructure. Mr. Struthers stated that this density should have been planned for and considered when they created the City's Transportation Master Plan. Mayor Johnson asked Mr. Struthers to confirm that it was included. Mayor Johnson would like to see a full impact analysis on the traffic for this development.

Mayor Johnson asked for public input.

Timothy Still had a question about sidewalks and connectivity. Mr. Watson showed where the sidewalks will be and how the trails will all connect.

Motion: Councilor Condie moved to approve Ordinance #66-2019, a General Plan Amendment for the M90 (McLachlan Property) located on approximately 149.40-acres of property changing the land use designation from MDR (medium density residential) to HDR (high density residential); and include that a traffic analysis needs to be completed; and subject to the completion of all Development Review Committee comments and Planning Commission comments. Councilor Southwick seconded the motion.

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

8. Consideration of Concept Plan approval for the M90 (McLachlan Property), an 861-unit residential development located at approximately 3600 West 1500 North in R-2 (medium density residential) and R-3 (high density residential) zones.

This item was discussed with agenda item #7.

Mr. Struthers clarified that the number of units is 856, not 861 as listed on the agenda.

Motion: Councilor Southwick moved to grant Concept Plan approval for the M90 (McLachlan Property), an 856-unit residential development located at approximately 3600 West 1500 North in R-2 (medium density residential) and R-3 (high density residential) zones; 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 Hancock, Yes; and Councilor Revill, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

9. Consideration of Ordinance #67-2019, the Yeomans Zone Change, approximately 2.55-acres of property located at 143 South 1100 West changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential).

Adam Albrecht was representing the applicant.

Motion: Councilor Condie moved to approve Ordinance #67-2019, the Yeomans Zone Change, approximately 2.55-acres of property located at 143 South 1100 West changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential); subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

10. Consideration of Ordinance #69-2019, a Development Code Amendment to Chapter 37, amending allowed exceptions and multi-family design standards for balconies.

Mr. Struthers explained that this would allow a little more flexibility for design.

Motion: Councilor Hancock moved to approve Ordinance #69-2019, a Development Code Amendment to Chapter 37, amending allowed exceptions and multi-family design standards for balconies. Councilor Southwick seconded the motion.

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

11. Consideration of Ordinance #68-2019, a Development Code Amendment to Chapter 12B, amending allowed exemptions for grading on public projects.

Motion: Councilor Condie moved to approve Ordinance #68-2019, a Development Code Amendment to Chapter 12B, amending allowed exemptions for grading on public projects; 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 Hancock, Yes; and Councilor Revill, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

12. Consideration of Resolution #2019-57, approving the street name change in Hidden Canyon Plat A residential subdivision from “Oak Hollow Circle” to “Oakridge Circle”

Mr. Struthers informed the Council that there were two roads with the same name on the Plat, so one needed to be changed.

Motion: Councilor Southwick moved to approve Resolution #2019-57, approving the street name change in Hidden Canyon Plat A residential subdivision from “Oak Hollow Circle” to “Oakridge Circle”. Councilor Hancock seconded the motion.

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

13. Consideration of Ordinance #65-2019, amending Section 8-8-5, Residential Parking Permit Program, to allow for additional areas to be included.

Jason Walker stated that they heard about concerns from residents during the citizen comment at the last Council meeting, so this was their first attempt to resolve some of the concerns. He said that the map in the packet was just a starting point and it can be changed.

Mayor Johnson asked for citizen input.

Dan Alvey stated that he is less interested in a parking permit and would prefer a no student parking sign. He would like to see the map adjusted and scaled back to only include a few homes that are currently being affected. He would like to start with only a few homes and then expand it if needed.

Mr. Walker stated that the parking permits aren't the most popular option because it does create more work for the resident, but with any other option it would be difficult for Officers to identify if a car doesn't belong there.

Steve Boyack stated that he is not currently being affected by student parking. He said that only 2 permits per resident would not work his and his family. He was concerned that there was not adequate notification to the public on this issue and does not agree with the proposed map. He would rather they focus on student safety concerns such as traffic and speeding.

Damon Meck stated that they've been dealing with this for over two years. He said they only want the permits for homes that are currently being affected by the student parking and not for the entire neighborhood. He is mostly concerned with safety because having cars parked along both sides of the road during school hours is presenting a significant safety issue.

Hansen Hatch stated that he doesn't want the entire street to be permitted. A resident permit program would be difficult because he has a home business with different people coming to his home throughout the day. He showed a map of the homes that want permits and those that do not.

Vickie Blodgett said that she is flexible with parking, it's just during school hours that it becomes a safety concern.

Chris Bowerbank asked the Council to consider the precedent this would set.

Michael Brown was opposed to the current map as proposed but is fine with allowing the permit in specific areas.

Marissa Zong doesn't think the parking permit needs to be applied to the whole neighborhood. She would like the high school to do more to encourage students to park in the school parking lot.

Betsy Alvey has already spent a lot of time working with the school on this issue, so something more needs to be done.

Adam Krugar asked about the parking requirements for Skyridge and the process for that. Mr. Struthers explained that the School District is allowed many exceptions by the State, but they try to meet the City's parking requirements.

Councilor Hancock stated that there is adequate parking at the high school but students are choosing not to park in the parking lot.

There was discussion about how to adjust the map and which homes to include. Mayor Johnson stated that they can adjust the map if needed in the future. There are 7 homes that want permits,

so consensus was reached to provide permits and signage for those homes, knowing that this is a starting point.

Motion: Councilor Condie moved to approve Ordinance #65-2019, amending Section 8-8-5, Residential Parking Permit Program allow permitted parking for 7 properties as shown on the map and see what happens from there. Councilor Hancock seconded the motion.

Councilor Revill inquired about the enforcement. Chief Paul replied that officers will patrol the neighborhood and look for the permits. If there is a violation, then a civil citation is issued.

Amended Motion: Councilor Condie amended his motion to include that enforcement be conducted in the same manner as the program at Lehi High School.

Councilor Southwick asked the residents if the 7 homes being permitted know about and agree with this proposal. The residents replied that all 7 were aware.

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

14. Consideration of Resolution #2019-56, approving a Real Estate Purchase Agreement between Gareth and Dorothy Seastrand and Lehi City.

Motion: Councilor Hancock moved to approve Resolution #2019-56, approving a Real Estate Purchase Agreement between Gareth and Dorothy Seastrand and Lehi City. Councilor Condie seconded the motion.

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

15. 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 9:20 p.m.

Approved: October 8, 2019

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder