



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, **July 28, 2020**, online at www.lehi-ut.gov.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Council Member

Excused: Chris Condie, 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, Events Coordinator; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Trail Connection Ribbon Cutting

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Hancock led the Pledge.

2. Presentations and Reports

2.1 Waste Management Recycling Program.

Blake Leonelli, with Waste Management, reported on the city's recycling program. He stated that there are some good things that the residents are doing with recycling, but there is still room for improvement. He stated that plastic bags are the biggest issue right now. If they could educate residents not to throw the bags in the recycling that would make a big difference. Mayor Johnson stated that he's impressed with the work being done by the Lehi Environmental Sustainability Committee to educate residents.

3. Consent Agenda

3.1. Approve Minutes from the June 23, 2020 Council Meeting.

3.2 Reapproval of the Wasatch Front Annexation, Ordinance #39-2019

3.3. Declare certain Lehi City personal property as surplus

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

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

4. Consideration of Ordinance #41-2020, the Center Pointe Towns zone change, changing the zoning on approximately 2.25 -acres of property located at 1627 Center Pointe Drive from Commercial to R-3. (Tabled from the July 14th City Council meeting)

Ken Burg was representing the applicant. There was discussion regarding the traffic study that was conducted, and suggestions were made to improve the safety of that road such as constructing a raised median.

Councilor Koivisto stated that she was concerned about having high density in this location. She didn't feel like it was conducive to the area and that there are better locations than this for high density. Councilor Albrecht stated that many of the concerns were addressed when they did the General Plan Amendment. Councilor Koivisto stated for the record that she is not against high density, she just wants it done correctly

Motion: Councilor Southwick moved to approve Ordinance #41-2020, the Center Pointe Towns zone change, changing the zoning on approximately 2.25 -acres of property located at 1627 Center Pointe Drive from Commercial to R-3; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 3-1.

5. Consideration of Concept approval for the Traverse Mountain Multi-Family concept, a 317-unit apartment development located at 3851 North Traverse Mountain Blvd.

Devin Belnap was representing the applicant. He explained that this is for the density transfer that was done in the recent amendment to the Area Plan.

Councilor's Albrecht and Hancock expressed concerns with moving forward on the concept plan approval when the Area Plan has not been recorded. Mr. Struthers stated that they are close to getting it recorded, and that they are working with the applicant to resolve some issues. The Council agreed that they would prefer to table the item until the Area Plan has been recorded.

Motion: Councilor Hancock moved to table this item and directed staff to continue working with the applicant to get the Area Plan Amendment recorded. Councilor Koivisto seconded the motion.

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

6. Consideration of Final subdivision approval for the Cedar Ridge Estates Plat B, a single lot subdivision located at 957 East Mesa Avenue in an RA-1 zone.

Tony Trane was representing the applicant.

Motion: Councilor Southwick moved to grant Final subdivision approval for the Cedar Ridge Estates Plat B, a single lot subdivision located at 957 East Mesa Avenue in an RA-1 zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

7. Consideration of Final Subdivision approval for the Ellsworth Farms Plat A, a single lot subdivision located at approximately 958 East 1840 North in an RA-1 zone.

Tony Trane was representing the applicant.

Motion: Councilor Koivisto moved to grant Final Subdivision approval for the Ellsworth Farms Plat A, a single lot subdivision located at approximately 958 East 1840 North in an RA-1 zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

8. Consideration of Ordinance #42-2020, the Black zone change, changing the zoning on 1.52 acres from A-1 (agriculture) to R-1-12 (single family residential) at 1729 North Trinnaman Lane.

Trent Black was representing the applicant.

Motion: Councilor Southwick moved to approve Ordinance #42-2020, the Black zone change, changing the zoning on 1.52 acres from A-1 (agriculture) to R-1-12 (single family residential) at 1729 North Trinnaman Lane; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

9. Consideration of Ordinance #43-2020, a General Plan Amendment on approximately 23.9-acres located at approximately 1402 West 900 North, changing the land use designation from VLDRA (very low density residential agriculture) to VLDR (very low density residential).

Danny Gutierrez and Mike Dubois were the applicants. Mr. Gutierrez felt like other properties in the area have been granted higher density and felt that this area may not be a priority. He

felt that their request was reasonable and that there are similar size lots in the area. Mr. Dubois stated that they really aren't asking for very much and these will be more affordable than the ½ lots. He also said that ½ acre lots are a lot to take care of for most people.

Mr. Struthers stated that the property to the south is zoned R-1-22, but the lots are smaller than a ½ acre because the developer made improvements to the Waste Ditch for flood control. He said that the higher density zones nearby, including the nearby R-1-8 that was rezoned in 1998, was done before they decided that this would be a rural and less dense area.

Councilor Southwick stated that some residents were concerned with the traffic that would come on 1220 North, because that road is small. Mr. Gutierrez expects most of the traffic to exit on 900 North. He stated that once they stub a road to the east and west, they are only asking for a difference of 7 lots. He also said that staff has requested that they bring water and sewer to the homes on 1220 North. Councilor Hancock stated that improvements to 1220 North would be helpful.

Mayor Johnson wanted to clarify that with a PUD or a PRD, the residents will get some amenities with smaller lot sizes, but that doesn't mean more density. Mr. Struthers stated that if they leave it zoned R-1-22, and the developer does a PUD, then they would get some dedicated open space, but if it's changed to .33 acre lots, then there's no open space requirement.

Mr. Gutierrez stated that there isn't a big difference from .5 acre to .33 acre lots and that most people are priced out of the ½ lot sizes and can't afford it. He said most people don't want farm animals and Mr. Dubois would put in the CC&Rs that there would be no animal rights.

Councilor Albrecht stated that the rural feel is going away regardless of what the lot sizes are. Mr. Gutierrez stated that many ½ lots don't even have animals.

Councilor Hancock inquired about how much of the roadway would be left unwidened on 1220 North. He suggested that it be a condition of approval to have the entire length of that road widened. Mr. Struthers stated that it would probably need to be a mix of the city doing the improvements in front of the existing homes and the rest would be done by future developments. Mr. Hancock suggested a condition of approval be that the road be widened to 700 West and that the utilities be improved. This could be what grants the additional density.

There was discussion regarding where the roads would be stubbed. It was suggested that there not be an egress to 1220 North. Mr. Struthers stated that they would need to have that access and also they cannot have double fronting lots, so some of the homes will need to face 1220 North.

Mr. Gutierrez stated that they are proposing this change because people don't know how to take care of ½ acre lots and they are unaffordable.

Mr. Struthers stated that this area stays rural in the new draft General Plan. He said that if this is approved then there is a high likelihood that the surrounding land would all want to do the same thing, so this would set a large precedent and they should consider what that would do to the surrounding properties. Mr. Struthers stated that there is an opportunity for some bonus

density if they agree to widen the road on 900 North, but 1220 North is just a local street so they typically don't allow density bonuses for that. They could do that with a development agreement.

Mr. Gutierrez stated that if he is asked to make utility improvements to 1220 North, it would be a tremendous expense to do so. He said that even though they are not offering a park, they are making improvements to the infrastructure. He also asked the Council to consider that the neighbors 1100 feet away were granted an R-1-8 zone without offering the city a park. He felt that the 1/3 acre lots were very reasonable.

Motion: Councilor Southwick moved to approve Ordinance #43-2020, a General Plan Amendment on approximately 23.9-acres located at approximately 1402 West 900 North, changing the land use designation from VLDRA (very low density residential agriculture) to VLDR (very low density residential); and subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

Mr. Struthers stated that they may want to remove the Planning Commission comments because they moved to recommend denial.

Amended Motion: Councilor Southwick amended his motion to include Mr. Struthers's comments. Councilor Hancock seconded the amendment.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 3-1.

10. Consideration of Concept approval for the Hadfield Estates, a 51-lot residential subdivision at approximately 1402 West 900 North.

Danny Gutierrez and Mike Dubois were the applicants. Mr. Struthers stated that they would need to stub a road to the east and west to meet the block length standards. Mr. Powell stated that the double fronting lots would need to be addressed as well.

Motion: Councilor Hancock moved to approve the Concept for the Hadfield Estates, a 51-lot residential subdivision at approximately 1402 West 900 North; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Councilor Koivisto suggested that they remove the DRC comment from the motion that recommends this remain a VLDRA zone.

Amended Motion: Councilor Hancock moved to amend his motion to include Councilor Koivisto's comment. Councilor Albrecht seconded the amendment to the motion.

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

11. Consideration of Ordinance #44-2020, a Development Code Amendment to Chapters 6, 16, 17, and 37, amending the single-family residential design standards for (PC) Planned Communities, (PRD) Planned Residential Development, and (PUD) Planned Unit Development.

Motion: Councilor Koivisto moved to approve Ordinance #44-2020, a Development Code Amendment to Chapters 6, 16, 17, and 37, amending the single-family residential design standards for (PC) Planned Communities, (PRD) Planned Residential Development, and (PUD) Planned Unit Development; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

12. Consideration of Resolution #2020-52, appointing a Board Member to the Lehi City Environmental Sustainability Committee.

Motion: Councilor Albrecht moved to approve Resolution #2020-52, appointing a Board Member to the Lehi City Environmental Sustainability Committee. Councilor Koivisto seconded the motion.

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

13. Consideration of Resolution #2020-54, a real estate purchase contract between Lehi City and Lake View Development, LLC.

This item was pulled from the agenda.

14. Consideration of Adjourning into a Closed Executive Session for the purpose of discussing the purchase, exchange, of lease or real property.

Motion: Councilor Hancock moved to Adjourn into a Closed Executive Session for the purpose of discussing the purchase, exchange, or lease of real property. Councilor Southwick seconded the motion.

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

The meeting adjourned into a closed session at 9:38 p.m.

The meeting reconvened at approximately 10:00 p.m.

13. Adjournment

With no further business to come before the City Council at this time, Councilor Albrecht moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:10 p.m.

Approved: August 28, 2020

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder