

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **August 11, 2020**, online at www.lehi-ut.gov.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Katie Koivisto, 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, Events Coordinator; and Teisha Wilson, City Recorder.

Pre-Council, 4:00 p.m.

1. Welcome and Invocation

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Mayor Johnson gave the invocation.

2. Presentations and Reports

2.1 Training for Regional Area Traffic Simulations

Mayor Johnson stated that he had some concerns with the way the city has been doing traffic studies and collecting ADT counts for new subdivisions. He said that there is a site analysis for a specific project, but usually that doesn't give the bigger picture on the traffic impacts. He wants to look at areas and conduct traffic analysis for specific areas and calculate the additional traffic for the future and simulate those to see how the impact affects the intersections. He said that he believes this is something they should do more often as the city grows. Mayor Johnson said that they recently did this for the area around the hospital, or the hospital triangle, between I-15, 1200 West, and SR-92. He said that the original traffic site analysis for this area showed that it would work, but when they did the traffic simulation it showed significant failures at the intersections. He said they are going to have to spend some money to do this, because they are only doing small parcels of land, and that makes it difficult for a developer to do this type of analysis. This should be done in areas that they expect significant growth.

Ryan Hales, with Hales Engineering, presented their findings of the hospital triangle traffic simulation. He said that this analysis was done on a macro level analysis or a larger regional model and further explained the travel demand model. Mr. Hales noted that the level of service for Lehi has a standard of D or better on arterials and C or better on collectors. He stated that they did a traffic simulation with and without an extension of Sandalwood Drive, and various options were suggested for future road alignments to ensure that Lehi maintains its standards.

3. Agenda Questions

Lorin Powell stated that the PO with Geneva is just a contract extension through the end of the year to finish the projects they started.

4. Administrative Report

None.

5. Mayor and Council Reports

The Mayor and Council gave a report on the committees they serve on.

The meeting recessed at approximately 6:45 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. Councilor Hancock led the Pledge.

2. Consent Agenda

2.1. Approve Minutes from the July 14, 2020 Council Meeting.

2.2 Approve Purchase Orders

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

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

3. Consideration of a Plat Amendment for the Lehi Tech Plat C, an amendment to lot 1 of Lehi Tech Plat A located at 200 South 1350 East.

Mark Hampton was representing the applicant.

Motion: Councilor Southwick moved to approve the Plat Amendment for the Lehi Tech Plat C, an amendment to lot 1 of Lehi Tech Plat A located at 200 South 1350 East; 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 Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

4. Consideration of approval for a Grading Permit on approximately 36.34-acres of property for the Primary Children's Hospital located at approximately 3000 West 2100 North.

Jimmy Nielsen stated that his is representing the applicant, Primary Children's Hospital. There was discussion about using an alternative route or constructing a new road to use as the route. Mr. Nielsen stated that it's unlikely that UDOT would grant them a new access onto 2100 North. Burn Sears, who was also representing the hospital, stated that they plan to use what will be the main entrance to the hospital as much as possible and would be the least disruptive to the residents. Coury Morris, with Great Basin Engineering, stated that they will need to use the secondary haul route to enter the site if they are coming from the west. Councilor Koivisto suggested that they use the Texas turnaround on 2100 North at 2300 West when they come from the west. Mr. Morris expressed concern with the large trucks being able to accelerate at the turnaround and the immediately must cross all lanes. Mayor Johnson stated that the City monitors haul routes and they have been adjusted when needed, and they can do the same here. Councilor Hancock expressed concern with safety if the trucks were to use the Texas turnaround. Mr. Nielsen stated that they are willing to look into the best option for the city and they want to move forward as quickly as they can.

Motion: Councilor Koivisto moved to approve the Grading Permit on approximately 36.34-acres of property for the Primary Children's Hospital located at approximately 3000 West 2100 North; subject to the completion of all Development Review Committee and Planning Commission comments; also recommend that the applicant look into the option of using the Texas turnaround for the entrance and exit of the main haul route. Councilor Condie seconded the motion.

Councilor Condie suggested adding to the motion that the applicant consider using the soon-to-be main entrance to the hospital as an exit onto 2100 North.

Amended Motion: Councilor Koivisto amended her motion to include Councilor Condie's comments.

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

5. Consideration of Preliminary subdivision approval for the Cold Spring Ranch HD5, a 103-unit residential development located at Old Ranch Road and Mitchell Drive.

Greg Haws with DR Horton was representing the applicant.

Motion: Councilor Condie moved to grant Preliminary subdivision approval for the Cold Spring Ranch HD5, a 103-unit residential development located at Old Ranch Road and Mitchell Drive; 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 Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

6. Consideration of Ordinance #45-2020, a Development Code Amendment to Chapter 39, amending the definition of Family.

There was discussion about the need to define “family” in the code. Mr. Wood stated that this is a broad definition that’s meant to be more inclusive.

Motion: Councilor Southwick moved to approve Ordinance #45-2020, a Development Code Amendment to Chapter 39, amending the definition of Family. Councilor Condie seconded the motion.

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

7. Consideration of Resolution #2020-55, approving an agreement for Downtown Street Improvements with Hydro Vac Excavation using CDBG funds.

Motion: Councilor Condie moved to approve Resolution #2020-55, an agreement for Downtown Street Improvements with Hydro Vac Excavation using CDBG funds. Councilor Southwick seconded the motion.

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

8. Consideration of Resolution #2020-54, adopting a Certified Tax Rate for the City of Lehi for Fiscal Year 2021.

Motion: Councilor Koivisto moved to approve Resolution #2020-54, adopting a Certified Tax Rate for the City of Lehi for Fiscal Year 2021. Councilor Hancock seconded the motion.

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

9. Consideration of Resolution #2020-53, approving a Real Estate purchase agreement between Lehi City and Lakeview Land and Rock Development LLC.

Motion: Councilor Condie moved to approve Resolution #2020-53, a Real Estate purchase agreement between Lehi City and Lakeview Land and Rock Development LLC. Councilor Southwick seconded the motion.

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

10. Adjournment

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

Approved: September 8, 2020

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder