

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **September 9, 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. Councilor Condie gave the invocation.

2. Presentations and Reports

2.1. Presentation by Point of the Mountain State Land Authority

Alan Matheson, Executive Director of the Point of the Mountain State Land Authority, presented on the redevelopment process for the old prison site in Draper. He said that they have hired a consultant to assist with creating the master plan and that they want to have a good balance between business, housing and preserving open space. He said that as they plan this, they will look at regional plans too so that it can all be synergistic.

2.2. Presentation of the Lehi City Civic Center Master Plan

Curtis Minor presented the new proposed Civic Master Plan to the Council. He said they wanted to make this area a destination that would bring residents to the civic center. They wanted the building to relate to the center plaza and create a cohesive feel. It's intended to promote pedestrian access and a connection to Main Street. They also want it to be open and inviting. They discussed each phase and when the buildings could be constructed as well as cost estimates. Inflation was considered in those estimates. They would like the design of the new buildings to replicate the new public safety building.

2.3. Financial Report and Update.

Dean Lundell, Finance Direction, stated that the budget is looking good. He said that sales tax numbers and property taxes haven't been affected yet by the pandemic. Mr. Lundell went through each fund balance and informed the Council of expenditures.

3. Agenda Questions

None.

4. Administrative Report

None.

5. Mayor and Council Reports

There was discussion about the ADU fees and how residents can pay for that. Mayor Johnson suggested that a homeowner get a small business loan to cover the impact fee.

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

The meeting recessed at approximately 6:50 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. Mayor Johnson led the Pledge.

2. Proclaim the week of September 17-23 as Constitution Week.

Katie Madsen informed the Council of the purpose of Constitution week. Mayor Wilson signed the proclamation.

3. 20 Minute Citizen Input

Rex and Karen Wilken stated that they are petitioning the Council to allow them to rent their basement out and they would like to be given an exception because they live in a PRD where it currently is not allowed.

4. Consent Agenda

4.1. Approve Minutes from the August 11, 2020 Council Meeting.

4.2 Approve Purchase Orders

Motion: Councilor Condie 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.

5. Consideration of Resolution #2020-57, approving the Lehi City Civic Center Master Plan.

Mayor Johnson stated that there was a presentation on this in Pre Council meeting. He said that this is none binding, and does not obligate the city to build this in the future. This only provides the Council with a road map that identifies what their needs and costs may be in the future.

Motion: Councilor Southwick moved to approve Resolution #2020-57, approving the Lehi City Civic Center Master Plan. 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.

6. Consideration of Ordinance #47-2020, the Sunderland Trust zone change, changing the land use designation on 1-acre of property located at 1765 North Trinnaman Lane from A-1 (agriculture) to R-1-Flex (residential).

Motion: Councilor Koivisto moved to approve Ordinance #47-2020, the Sunderland Trust zone change, changing the land use designation on 1-acre of property located at 1765 North Trinnaman Lane from A-1 (agriculture) to R-1-Flex (residential); 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 Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

7. Consideration of Ordinance #48-2020, the Mendenhall zone change, changing the land use designation on 3.39-acres of property located at 221 West 400 South from A-1 (agriculture) to R-1-Flex (residential).

Motion: Councilor Condie moved to approve Ordinance #48-2020, the Mendenhall zone change, changing the land use designation on 3.39-acres of property located at 221 West 400 South from A-1 (agriculture) to R-1-Flex (residential). 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 Final subdivision approval for the Northridge Plat G, an 8-lot residential subdivision located at approximately Granite Arch Way and Silver Pine Lane in the Traverse Mountain Planned Community.

Motion: Councilor Hancock moved to grant Final subdivision approval for the Northridge Plat G, an 8-lot residential subdivision located at approximately Granite Arch Way and Silver Pine Lane in the Traverse Mountain Planned Community; 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 Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

9. Consideration of approval for the Micron Middle School Plat, an amendment to Lot 2 of the ASD Northeast School Subdivision.

Motion: Councilor Southwick moved to approve the Micron Middle School Plat, an amendment to Lot 2 of the ASD Northeast School Subdivision; 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.

10. Consideration of Ordinance #51-2020, a Development Code Amendment to Section 12.080, amending the landscape buffer requirement.

The applicant was not present, but the Council had questions. It was decided to table the item to a time that the applicant could attend.

Motion: Councilor Koivisto moved to table this item. Councilor Albrecht 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.

11. Consideration of Resolution # 2020-59, changing multiple street names for the Meadows at Lakeside subdivision.

Mr. Struthers explained that the Planning Department discovered some errors with the addressing in this new subdivision. He said that only a few homes have been built so they would like to fix those issues now.

Motion: Councilor Albrecht moved to approve Resolution # 2020-59, changing multiple street names for the Meadows at Lakeside subdivision, and grant discretion to the Planning Department to facilitate the process. 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.

12. Consideration of Ordinance #49-2020, a Development Code amendment to Table 05.030-C, changing Mixed Use Single Family Residential and Commercial Structure/Project to a permitted use in the Mixed Use zone.

Mr. Struthers stated that they are adding a use that has historically been in the zone and now they are proposing to add it back in. It would allow projects where you have a Commercial use on the property and a detached single-family dwelling on the same parcel. Councilor Koivisto stated that she'd like to proceed carefully and better define Mixed Use before they make a change like this. She also expressed concerns with unintended consequences.

Motion: Councilor Southwick moved to approve Ordinance #49-2020, a Development Code amendment to Table 05.030-C, changing Mixed Use Single Family Residential and Commercial Structure/Project to a permitted use in the Mixed Use zone; 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 Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 4-1.

13. Consideration of Ordinance # 50-2020, a Development Code amendment to Chapters 16 and 17, adding a list of potential items for a density bonus in PRD and PUD developments.

Mr. Struthers stated that the current code doesn't clearly define the parameters for granting a density bonus, so this would add specific items that could be considered for a density bonus. He clarified that the Council has discretion to grant any density bonus request. Mayor Johnson was concerned with granting density bonuses for aesthetic reasons.

There was discussion of allowing ADUs in a PRD and PUD development. Mayor Johnson stated that there are concerns with infrastructure. It was determined that the Council can move forward on this item, but they would like to discuss the broader issue of allowing ADUs in these developments.

Motion: Councilor Hancock moved to approve Ordinance # 50-2020, a Development Code amendment to Chapters 16 and 17, adding a list of potential items for a density bonus in PRD and PUD developments; and striking Item E4. 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.

14. Consideration of Resolution #2020-58, approving a Real Estate Purchase Contract between Lehi City and Kristopher Gaisford.

Marlin Eldred, Economic Development Director, stated that this purchase will allow improvements to be made at the intersection for safety.

Motion: Councilor Koivisto moved to approve Resolution #2020-58, approving a Real Estate Purchase Contract between Lehi City and Kristopher Gaisford. 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.

15. Adjournment

With no further business to come before the City Council at this time, Councilor Southwick moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:30 p.m.

Approved: October 13, 2020

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder