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Minutes of the **Work Session** of the **Lehi City Council and Planning Commission** held Tuesday, **October 6, 2020**, at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah. The meeting began at approximately 4:30 PM.

**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; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Beau Thomas, Assistant to the City Administrator; Shaye Ruitenbeek, Management Analyst; Teisha Wilson, City Recorder; and members of the Planning Commission.

### **City Council Work Session (4:30 p.m.)**

#### **1. Welcome**

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

#### **2. Receipt of a feasibility study from Magellan Advisors and discussion regarding whether Lehi City should offer public telecommunication services or cable television services**

John Honker, with Magellan, reported on the fiber feasibility study for Lehi City. He stated that many cities have built a fiber network and then leased that to providers to provide broadband, instead of providing it themselves. Mr. Honker stated that they conducted a statistical survey to help them understand the demand in the residential and business community. They also studied the market competitors and what the take rate could be for Lehi. He also discussed the advantages and disadvantages of providing its own broadband service. The State puts some heavy regulations on the city if it wants to provide a retail product. The regulatory restrictions aren't as steep if the city chooses to do a wholesale model.

Mr. Honker stated that they also researched the regulatory impacts to each option which is detailed in the report. He stated that telecommunications companies are known to oppose municipal projects where the municipality is the provider. This also creates a political risk.

Mr. Honker discussed the option of the city building the infrastructure which would be a wholesale/partner model. This would have a two-year time frame where construction would begin in 2022 with the first costumers having access in March of 2022 and then it would take another 3 years to roll out and connect the majority of the market. The cost to build the network

would be the most substantial. The total bond would be 71 million for the network, in addition to that it would be about 8 million in startup costs for engineering and working capital before they start collecting revenue. He stated that there are more cost details in the report.

Mr. Walker stated that if they wanted to move forward with the retail model, then they need to start that process now with noticing. He said the wholesale model had less regulatory requirements while still providing some benefits to the City.

Councilor Koivisto expressed concerns with the retail model and prefers the wholesale option. Councilor Southwick stated that he also prefers the wholesale model. Councilor Condie and Albrecht also prefer the wholesale model. Councilor Albrecht would also like more details and discussion on this issue. It was also noted that if the City chooses to use the wholesale model now, it doesn't preclude them from implementing the retail model in the future.

### **City Council and Planning Commission Joint Work Session (5:30 p.m.)**

#### **1. Presentation of the Proposed Thanksgiving Point Area Plan Amendment**

Nathan Ricks presented the most recent Area Plan Amendment proposal. He stated that when they looked at the traffic study, they assessed the area on both sides of the frontrunner tracks. He noted that in previous meetings, the City has stated that the west side isn't ready for development, so they've focused on the east side where they are proposing increased density. They talked about adding some more office in addition to residential with retail/service on the first floor. They are proposing a walkable pedestrian friendly urban environment in Lehi which has not been done here. Mr. Ricks then presented on the traffic study that was conducted by Hales Engineering which showed 2 scenarios without the Clubhouse Drive extension. The first scenario was preferred which would have less office space, more residential and no hotel.

Councilor Koivisto asked that they change the legend so that it reflects how the City defines density. She stated that she would like to see what amenities would be included in the project. Mr. Ricks stated that it's difficult to define that specifically right now because they don't know what the allowed density will be, but they will provide amenities.

Ryan Hales explained how the added residential and retail can balance the traffic in the area. He said they have a huge opportunity with the transit station. He stated that there are some improvements that can be made to the roads that can mitigate the traffic. He said the goal is to manage the traffic not eliminate it. He said that it's important in a project like this to have a good mix of uses to maximize internal capture. The existing uses are off balance because of all the office space. Mr. Hales also explained that even without the project, Triumph Boulevard needs to be widened and Clubhouse Drive extended by 2050. This project would accelerate the second of these improvements by 10 years. Councilor Koivisto inquired about who would do the improvements to these roads. Mr. Hales stated that this doesn't show who would be responsible for the cost, it just shows what needs to be completed. Councilor Koivisto stated that this will increase traffic and asked that Stack Development construct the roads. Mr. Ricks stated that these are regional roads and would be needed regardless if this project happens or not. Councilor Hancock stated that he would like to determine who covers

the cost of those roads before this is approved, but that doesn't need to be decided tonight. Mr. Lorin Powell stated that they still need to conduct more research and studies to determine if the regional roads will be needed by 2050 even if the project doesn't come to fruition.

Mr. Ricks then presented a possible timeline for the Area Plan Amendment to proceed through the development process. Councilor Koivisto stated that she would like the applicant to submit the official application and fee before they proceed further. Mr. Powell stated that the staff review will take more time than the applicant's projected timeline.

Councilor Hancock stated that because the office was overbuilt in this area, they now need to compensate with even more residential to achieve a balance, and that is concerning.

Councilor Southwick inquired about sewer and water capacities with the new proposal. Mayor Johnson stated that Thanksgiving Point is unique because of the Frontrunner station. This has an opportunity for a Transit Oriented Development (TOD). He said that staff still needs to run through the infrastructure calculations for this area plan and it will take staff time to work through all that. He said that right now, the developer just needs to know if they are headed in the right direction and is the Council comfortable with the density being presented. Mr. Powell explained that as part of the approval process, they will work through who will pay for the infrastructure improvements.

Councilor Condie stated that he feels they are on the right track, but he's not sold on the number of densities yet. Councilor Hancock stated that these revised plans take a long time to go through the approval process. He said that the last Transverse Mountain Area Plan Amendment took over a year to complete. Councilor Koivisto does not feel comfortable with the density. Councilor Hancock stated that in general they are headed in the right direction, but he was concerned with the overall number of units and that he would like to dive deeper into the traffic analysis. He also wanted to know what the interdependencies would be when the west side is developed. Councilor Albrecht stated that she has similar concerns and is interested to see more of the traffic impact and how it's financed. Councilor Southwick was concerned with the amount of density being proposed but feels like it is a good place for a TOD.

The meeting recessed at approximately 6:30 p.m.

The meeting reconvened at approximately 6:35 p.m.

### **3. Discussion of the proposed General Plan update.**

Kim Struthers wanted to discuss the new density areas that are being proposed and make sure they are following the Council's vision before staff begins intensive infrastructure calculations. He stated that they looked at areas that could accommodate higher density. Mike West, Long-term Planner, stated that they are going to look at the numbers and how that ties into our overall vision. Ross Dinsdale, City Assistant Engineer, stated that they put together a map to show areas that would be impacted most by the update. He asked that the Council look at the map to see if those densities were what the Council had envisioned, or if they would like more or less. Mr. Struthers also explained that the Main Street density and State Street density will be different because of the Main Street height limitations.

Mr. Dinsdale stated that the city's current buildout projections are at 140,000. This new update would increase that to about 170,000 – 200,000 people.

Councilor Hancock stated that he had some concerns with the higher densities on Pioneer Crossing and other areas to the south. Councilor Albrecht stated that the areas that will be most concerning are the areas that have the largest change, such as moving from low density to high density. Councilor Hancock stated that as they continue to analyze this, it may be helpful to have the percentage increase of density in each area. Lorin Powell, City Engineer, stated that most areas of change only increased by one general plan designation.

Mayor Johnson was concerned that if all they build are condos and townhomes, they may have an issue in the future as the demographics change. Mr. Struthers stated that they still have areas of stability that could be developed as single family with larger lots.

Councilor Condie was concerned with anything over 150,000 population. Councilor Hancock stated that going into this he thought that the city should maintain that 140,000 population, but shift the densities around to achieve that in areas that make sense. He would prefer that they focus on densifying the TOD areas instead of just adding density in various locations.

Councilor Koivisto asked if there was pressure from the State to increase the population in Lehi. Mr. Struthers replied that they are encouraging a solution to the housing affordability issue, and the easiest way to address that is with high density. He said that they could look at this regionally too, because if they density here, then people won't have to travel as far to access I-15, businesses and employment. Councilor Hancock stated that he's comfortable with the 140-150 population range as long as the density is done in the right places. He also expressed concern with the amount of density being proposed in north Lehi by Traverse Mountain.

Mr. Dinsdale stated that their next step is a utility analysis to determine what the right densities may be.

Mayor Johnson suggested that they take more of the green areas that are proposed for higher density and move that density to the TOD areas. That might be more palatable in the future. Mr. Dinsdale suggested taking a closed look at each area being proposed as an increase and identify areas that they would be comfortable changing or not.

Mr. West stated that as a long-term planner, he looks at the challenges we're faced with as a metro area, and how other metro areas have developed and the consequences of that. He stated that they are already a large employment center which creates a lot of demand for housing and travel. He has researched many TODs that have shown the higher the density and population in a TOD the more benefits you see.

Commissioner Matt Hemmert stated that they've identified these TOD areas and that it's important to make sure they are developed correctly. Commissioner Ellis stated that he's concerned when we offer a little more density to where it creates a problem, but not enough to where it offers a solution.

Councilor Hancock stated that they should focus on the TODs and ensure there is enough density there to maximize the benefits of a TOD.

Commissioner Hereth stated that he wants to make sure there is enough diversity in all cycles of housing, such as ensuring there is enough single-family homes on smaller lots.

Commissioner Everett stated that he moved here because of the mix of residential and agriculture, and as they grow, they need to decide if that's still going to be part of the city's identity, and he would prefer they keep that. He likes the idea of focusing on the TODs rather than adding high density next to the established low-density areas.

Mayor Johnson felt that most of the green areas should remain the same, or have a small increase in specific areas, but are they willing to increase the densities in the TOD areas to make those work properly. Councilor Hancock suggested that they look at the number of units and type of units that are needed in order to have a successful TOD.

Mr. Powell would like to revise this and come back to the Council with changes.

#### **4. Adjournment**

With no further business to come before the City Council at this time the meeting adjourned at approximately 8:20 p.m.

Approved:

Attest:

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Mark Johnson, Mayor

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Teisha Wilson, Deputy Recorder