



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 13, 2021**, at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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; Kim Struthers, Community Development Director; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Chief Jeremy Craft, Fire Department; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

Mayor Johnson welcomed everyone and noted that all Councilmembers were present and that Councilor Koivisto was participating electronically by phone. Councilor Southwick gave the invocation.

2. Presentations and Reports

Item 2.2 was heard first.

2.2 Discussion of General Land Use Plan update

Mr. Struthers stated that they've been working with Engineering to address utility concerns with the update and believes they are now ready to present the update to the Planning Commission and City Council. The Council would like to see one more Open House before the plan is approved. Mr. Struthers stated that they would also like to do a Joint Work Session before it's presented for adoption. The timeline they are looking at is having the Open House and Joint Work Session in August, then adopting the final plan in September or early October.

2.1 Discussion of new State Requirements for Accessory Dwelling Units (ADUs)

Mr. Struthers stated that the new law passed by the State Legislature for accessory dwelling units will go into effect on October 1st. The Planning Department has been working to bring the City's current Ordinance into compliance and will bring that to the Council for consideration. Concerns with infrastructure and utilities were discussed as this will allow for many more ADUs than was originally planned. The State Code will allow for some areas of the city to have restrictions, but the City will have to decide where those areas should be.

2.3 Hutchings Museum Presentation

Daniela Larsen, Executive Director of the museum, gave a presentation to update the Council. She informed the Council of the success with many of their programs and shared their upcoming events. Ms. Larsen inquired if the Archives would be willing to move and maintain the Mary Ann Judd paintings. Mayor Johnson stated that they will ask about it. Ms. Larsen also said that they will soon be presenting their newest concept for the museum expansion.

2.4 Presentation on CharityVision's SightBuddies program

This item was moved to the July 27th meeting.

3. Agenda Questions

Mayor Johnson reminded the Council that item #9 was pulled from the agenda.

4. Administrative Report

Chief Jeremy Craft stated that their new restrictions worked well and that they had a large turn out at City parks. He informed the Council that they will continue with the same restrictions through the July 24th holiday.

5. Mayor and Council Reports

None.

The Council recessed at approximately 6:59 p.m.

The meeting reconvened at approximately 7:10 p.m.

Regular Session, 7:10 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

2. Presentations and Reports

2.1 Presentation of GFOA's Certificate of Achievement for Excellence in Financial Reporting.

The Lehi City Finance Department was presented with the award for excellence in financial reporting.

3. 20 Minute Citizen Input

Sterling Bronson informed the Council that the Boots and Badges fundraiser event was successful, and they were able to exceed their goal. He said a check will be delivered to the City Treasure and will be allocated for equipment for first responders.

Angie Lethbridge expressed concern with the tennis/pickle ball facility that was approved by the Council. She was concerned of the precedent it would set and the overall message it's sending which is that property owners can sell their land for commercial use regardless of the General Plan land use. She encouraged the Council to follow the master plan.

Eric Johnson stated that the impact fees assessed for ADUs is a burden and should be removed. He felt that it's not legal to impose those fees under State code. He would also like to see how the fees were calculated.

4. Consent Agenda

4.1 Approve Minutes from the June 29, 2021 City Council meeting.

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

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

5. Consideration of Resolution #2021-42, approving the transfer of a nonexclusive franchise granted to Veracity Networks in 2017 to FirstDigital Communications.

A representative from Veracity was available to answer questions.

Motion: Councilor Condie moved to approve Resolution #2021-42, approving the transfer of a nonexclusive franchise granted to Veracity Networks in 2017 to FirstDigital Communications. Councilor Hancock seconded the motion.

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

6. Consideration of Resolution #2021-40, adopting a certified tax rate for the City of Lehi for fiscal year 2022.

Dean Lundell, Finance Director, stated that this is a requirement and needs to be adopted each year. He then explained how the State determines the tax rate each year. He stated that it may be necessary soon to adjust the tax rate to account for inflation.

Motion: Councilor Hancock moved to approve Resolution #2021-40, adopting a certified tax rate for the City of Lehi for fiscal year 2022. Councilor Koivisto seconded the motion.

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

7. Sand Pit Well Development Project

a. Consideration of Resolution #2021-41, approving an agreement with Widdison Turbine Service for the Sand Pit Well development.

b. Approve Purchase Order

Gary Thomas, with the Water Department, was representing the applicant.

Motion: Councilor Condie moved to approve the Purchase Order and Resolution #2021-41, approving an agreement with Widdison Turbine Service for the Sand Pit Well development. Councilor Southwick seconded the motion.

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

8. Consideration of Final subdivision approval for Willow Point Phase 3, a 110-unit residential development located at 2100 North 4100 West.

Brandon Watson, with Edge Homes, was representing the applicant.

Motion: Councilor Southwick moved to grant Final subdivision approval for Willow Point Phase 3, a 110-unit residential development located at 2100 North 4100 West; including the Development Review Committee and Planning Commission Comments. Councilor Albrecht seconded the motion.

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

9. Consideration of Concept approval for the 2100 North Subdivision, a 65-lot residential development located at approximately 2100 North 2300 West. (This item was tabled at the June 29th meeting)

This item was pulled from the agenda.

10. Consideration of Resolution #2021-43, appointing a new member representative to the North Pointe Solid Waste Special Services District.

Motion: Councilor Condie moved to approve Resolution #2021-43, appointing a new member representative to the North Pointe Solid Waste Special Services District. Councilor Hancock seconded the motion.

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

Jason Harris stated that he missed the citizen input and asked to speak. Mayor Johnson allowed it. Mr. Harris encouraged the city to look at ways to fund an art museum in the City.

11. Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Koivisto seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:23 a.m.

Approved: July 27, 2021

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder