



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, **August 9, 2022**, 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
Katie Koivisto, Council Member
Paul Hancock, Council Member
Mike Southwick, Council Member

Others Present: Cameron Boyle, Assistant City Administrator; Beau Thomas, Deputy City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Planning Director; 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 Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Koivisto gave the opening comment.

2. Presentations and Reports

2.1 Truth in Taxation Update

Dean Lundell, Finance Director, explained how the property tax rate works in the State of Utah. He noted that Lehi's allotment is only a small portion of what people pay in total for their property taxes. He stated that anytime a city proposes a higher rate than what the certified rate is, then we must go through a Truth in Taxation process. He said that he plans to present at the public hearing next week. He also explained that if that tax passes, then it will go to fund two new Police Officer positions.

2.2 Discussion of green waste collection termination

Dean Lundell explained that there is no green waste collection right now because it is no longer being accepted. Residents still have a green waste can and may use it for green waste and any other garbage. The issue now is that the city is still charging a lesser green waste fee which doesn't cover the actual cost to pick up the can. Options were discussed such as charging the regular garbage rate for the can, or offering to pick up the cans. Blake Leonelli, with Waste Management, stated that picking up the cans could be a logistical challenge. He said that they are exploring some other options which includes a possible site that may be willing to accept the green waste. He will provide updates to the Council after they've explored other options.

3. Agenda Questions

None.

4. Administrative Report

Joel Eves, Power Director, introduced Carl Sundstrom who will be working in the Fiber Department.

5. Mayor and Council Reports

The Council gave a report on their assigned committees.

6. Consideration of Adjourning into a Closed Session to discuss the purchase, exchange, or lease of real property.

Motion: Councilor Hancock moved to Adjourn into a Closed Session to discuss the purchase, exchange, or lease of real property. 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.

The meeting adjourned into a Closed Session at approximately 6:24 p.m.

The meeting resumed 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 of Allegiance.

2. 20 Minute Citizen Input

None.

3. Consent Agenda

3.1) Approve Minutes from the July 26, 2022 City Council Meeting.

3.2) Approve Purchase Orders

3.3) Approve Surplus Items

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 Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

4. Consideration of Resolution #2022-67, authorizing the Red Mesa Tapaha Project amended and restated transaction schedule under the Power Supply Agreement with Utah Associated Municipal Power Systems (UAMPS).

Joel Eves, Power Director, stated that the adjustment was necessary to account for rising costs and supply chain issues.

Motion: Councilor Southwick moved to approve Resolution #2022-67, authorizing the Red Mesa Tapaha Project amended and restated transaction schedule under the Power Supply Agreement with Utah Associated Municipal Power Systems (UAMPS). 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.

5. Consideration of Resolution #2022-69, approving an agreement with Blu Line Designs for the design of Family Park.

Motion: Councilor Hancock moved to approve Resolution #2022-69, approving an agreement with Blu Line Designs for the design of Family Park. 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.

6. Consideration of Resolution #2022-68, approving a second amended Interlocal Cooperation Agreement between Utah County and Lehi City for the SS Crossroads Blvd/Lehi Main Street Project.

Lorin Powell stated that this amended agreement was necessary as they continue to study the effects on the wetlands near the project.

Motion: Councilor Southwick moved to approve Resolution #2022-68, approving a second amended Interlocal Cooperation Agreement between Utah County and Lehi City for the SS Crossroads Blvd/Lehi Main Street Project. 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. Consideration of Preliminary subdivision approval for the Lehi Medical Phase 2, an 8-lot residential development located at 1090 West 3300 North.

This item was heard after item #9

8. Consideration of Ordinance #40-2022, a Development Code Amendment to Chapter 28, Resort Community Zone, amending the percentages of resort, residential, and commercial uses with the zone.

This item was also heard after item #9

9. Consideration of amending the setback table on the Gardner Point Phase 5, 6, and 7 Plats, to match the setbacks in the Exchange Subdivision.

Brandon Watts was representing the applicant. Mr. Struthers stated that there is still adequate room for driveway parking, but the footprint on the front living space can be closer to the sidewalk. He also stated that this only applies to single family homes. Mr. Watts stated that this will allow for more variety in the homes.

The Council discussed concerns with the driveway length. Kim Struthers explained that there was a misunderstanding in the DRC meeting and that the two comments from Power and Water can be stricken from the record.

Motion: Councilor Condie moved to approve the amendment to the setback table on the Gardner Point Phase 5, 6, and 7 Plats, as proposed in the packet; and noting that two of the comments from the DRC are not applicable because there was a misunderstanding. Councilor Southwick seconded the motion.

Councilor Hancock suggested adding to the motion that the two individuals that made the DRC comments confirmed that they are okay with removing their comments.

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

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, No; and Councilor Southwick, Yes. The motion passed with 4 in favor and 1 opposed.

7. Consideration of Preliminary subdivision approval for the Lehi Medical Phase 2, an 8-lot residential development located at 1090 West 3300 North.

Jim Ballardson was representing the applicant. He stated that this will have 7 building lots.

Motion: Councilor Condie moved to grant Preliminary subdivision approval for the Lehi Medical Phase 2, a 7-building lot residential development located at 1090 West 3300 North.; including any Development Review Committee and Planning Commission comments. 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.

8. Consideration of Ordinance #40-2022, a Development Code Amendment to Chapter 28, Resort Community Zone, amending the percentages of resort, residential, and commercial uses with the zone.

Jonathan Bankhead was representing the applicant. He stated that this is just a step in the process before they submit for the final Area Plan Amendment.

There was discussion regarding the commercial percentages and the difference between office and retail. There was discussion about tabling this item to allow more time to work out more specific percentages. It was determined that they would move forward for now, and that when the Area Plan is reviewed there should be another code amendment that defines the retail and office percentages within the Commercial zone.

Motion: Councilor Hancock moved to approve Ordinance #40-2022, a Development Code Amendment to Chapter 28, Resort Community Zone, amending the percentages of resort, residential, and commercial uses with the zone; including any Development Review Committee and Planning Commission comments; and noting that they will anticipate another code amendment in conjunction with the Area Plan Amendment to split out the commercial into retail and office elements. 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.

10. Consideration of Ordinance #39-2022, a Development Code Amendment to Chapter 3 Administration and to Figure 7 changing the Public Hearing requirements for Concept Plans.

Mr. Struthers stated that this is amending the public hearing requirements.

Motion: Councilor Koivisto moved to approve Ordinance #39-2022, a Development Code Amendment to Chapter 3 Administration and to Figure 7 changing the Public Hearing requirements for Concept Plans; including any Development Review Committee and Planning Commission comments. Councilor Condie 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.

11. Consideration of Resolution #2022-70, appointing a new Board Member to the Lehi City Historic Preservation Commission.

Motion: Councilor Southwick moved to approve Resolution #2022-70, appointing a new Board Member to the Lehi City Historic Preservation Commission. 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.

12. Consideration of Resolution #2022-71, demanding that the owner of Cemetery Lot #293 file with the City Recorder a Notice of Claim to the lot.

Motion: Councilor Condie moved to approve Resolution #2022-71, demanding that the owner of Cemetery Lot #293 file with the City Recorder a Notice of Claim to the lot. 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.

13. Adjournment

With no further business to come before the City Council at this time, Councilor Koivisto moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:15 p.m.

Approved: August 23, 2022

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder