



Minutes of the **Pre-Council** of the **City Council** held Tuesday, **February 23, 2016**, at 5:30 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Bert Wilson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Johnny Revill, Council Member
Mike Southwick, Council Member

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney, Kim Struthers, Planning Director; Lorin Powell, City Engineer; Joel Eves, Power Director; Todd Munger, Public Works Director; Craig Barrett, Parks Manager; Bill Loveridge, Police Sargent; Tamara Seletos, City Prosecutor; Cameron Boyle, Assistant to the City Administrator; Beau Thomas, Management Analyst; Jody Burnett, Attorney; Marilyn Banasky, City Recorder; and approximately 7 citizens.

1. **Welcome and Opening Comment**

Mayor Wilson welcomed all the Council and noted that everyone was present. Councilor Condie gave the opening comment.

2. **Discussion of Forest-Mellor Park: Landmark Design**

Cameron Boyle introduced Landmark Design and gave an update of the process to date. Jennie Hale from Landmark Design presented the proposed design of Forest-Mellor Park. The proposed design includes a 5-plex baseball park as the central focus of the park. In the center of the park is the road with the majority of the parking coming off that road. In the top of the park are 3 multi-use fields. There will also be two playgrounds. Councilor Southwick stated that he loves the design, but wondered if there is enough parking as there is always a need for parking at sport venues. Ms. Hale replied that they feel there is adequate parking with 50 stalls per baseball field and additional parking for other facilities. They estimated that they would need 330 stalls and staff asked for more, so there is now 515 parking stalls. Councilor Revill inquired if this plan allow for on-street parking on 1700 West. Mayor Wilson replied that it will allow parallel parking. Councilor Revill expressed concern that the large playground is across the road inside the park and away from the baseball complex. Ms. Hall replied that the placement of the large playground was a request to move it up to the multi-use fields for the protection of the kids so they don't get hit by a baseball. Councilor Albrecht inquired if Dry Creek would stay natural. Lorin Powell replied that he doesn't think it will be totally natural but will be armored with boulders and rocks. Jason Walker reported that the plan is to bring this plan back next Council meeting for final approval.

47 **3. Consideration of adjourning into a Closed Executive Session to discuss pending or**
48 **reasonably imminent litigation.**

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50 **Motion:** Councilor Condie moved to adjourn into a Closed Executive Session to discuss
51 pending or reasonably imminent litigation. Councilor Revill seconded the
52 motion:
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54 **Roll Call Vote:** Councilor Revill, Yes; Councilor Hancock Yes; Councilor Southwick Yes;
55 Councilor Albrecht, Yes; and Councilor Condie Yes. The motion passed unanimously.
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57 The meeting adjourned into a Closed Executive Session at 5:44 p.m.

58 The meeting reconvened at 6:08 p.m.
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60 **4. Agenda Review**

61 Mayor Wilson reviewed the Council Agenda. Mayor Wilson stated that he will move Item
62 #12 after Item #4. Councilor Southwick inquired where the extra lot is in Item #7 (Park
63 Estates at Ivory Ridge). Kim Struthers stated that he doesn't remember an extra lot being a
64 part of that, but there is an extra lot in #5 (Larsen-Schoonover-Scott subdivision). Councilor
65 Southwick stated that Item #5 is getting the extra lot because of road improvements, but Item
66 #7 has an extra lot as per the Development Review Committee comments. He wondered if
67 that is that part of the 24 lots. Mr. Struthers replied that when they compared the current plat
68 to the preliminary plat, it was found that they squeezed in another lot, which is within their
69 total units. Councilor Hancock inquired as to how the extra lots are monitored to ensure they
70 don't go over the total density allowed. Mr. Struthers replied that they keep a tally of the lots
71 to ensure the overall density is met. Councilor Albrecht inquired if the sewer issues were
72 resolved on Item #8 (General Plan Amendment for Edge Land 16). Lorin Powell stated that
73 he is comfortable with the sewer issue as he found out the pipe is large enough to ensure
74 plenty of flow in that area.
75

76 **5. Administrative Report**

77 Mayor Wilson stated that Sergeant Bill Loveridge and City Prosecutor Tamara Seletos want
78 to address the Council. Sergeant Loveridge and Prosecutor Saletos discussed the trend of
79 private and predatory towing in Lehi. Sergeant Loveridge reported that the Police
80 Department is getting complaints from residents who live in HOA's. He stated that they
81 have looked at Provo City's towing ordinance and they want to make a change to require
82 towing companies to have an office in Lehi and a business license in Lehi. He stated before
83 they can tow a car there has to be a complaint and the tow company must have adequate
84 signage. The changes would make it so all tow companies have a marked tow truck, the
85 employee has a name tag and is in a shirt with the company's logo on it. It will also ensure
86 that the tow company is licensed and insured. Mayor Wilson stated that he would like to
87 discuss this in either a work session or pre council meeting.
88

89 a. Power Department Update – Joel Eves, Power Director.

90 Joel Eves reported that he has had some concerns with the growth of the City and keeping
91 up with power needs through the summer and into the future. He gave an overview of the
92 power system. He discussed adding a new substation to help with the current load from

93 the Roller Mills to Costco and that the City also needs another substation to help with the
94 Thanksgiving Point area.

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96 **6. Mayor and Council Reports**

97 Councilor Albrecht reported that she attended the Parks, Trails and Trees Committee meeting
98 and that they picked out color schemes for playground equipment at various parks.

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100 Councilor Revill discussed the purchase order for the skate park construction. Craig Barratt
101 stated that Spohn Ranch will be doing the skate park and that they selected Point Meadow as
102 a possible location.

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104 With no further business to come before the City Council at this time the meeting adjourned at
105 approximately 6:52 p.m.

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108 Approved: March 8, 2016

Attest:

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Bert Wilson, Mayor

Marilyn Banasky, City Recorder



LEHI CITY

153 North 100 East
Lehi, UT 84043
(801) 768-7100

Minutes of the **Regular Session** of the **City Council** held Tuesday, **February 23, 2016**, at 7:00 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Bert Wilson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Mike Southwick, Council Member
Johnny Reville, Council Member

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney, Kim Struthers, Planning Director; Lorin Powell, City Engineer; Darren Paul, Police Chief; Todd Munger, Public Works Director; Cameron Boyle, Assistant to the City Administrator; Beau Thomas, Management Analyst; Marilyn Banasky, City Recorder; and approximately 62 citizens.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Wilson welcomed everyone and noted that all Council members were present. Joshua Brown led the Pledge of Allegiance.

2. Presentations and Reports

a. Presentation of Eagle Scout Awards

Mayor Wilson presented the Eagle Scout Awards.

b. Lehi Employee of the Month Award: Chris Hadlock

Jason Walker presented Sergeant Chris Hadlock with the Lehi Employee of the Month Award.

3. Citizen Input (for public comments on items not listed on the agenda)

Chad Martin lives in Canyon Hills on Mountain View Road which intersects with 4100 North. He stated that is a 4-way intersection without any stop or yield signs. He is pleading for the City to have someone look at this area as he would hate to have something happen. Mayor Wilson replied that he will try to get someone out there tomorrow. Mr. Martin reported that he found out that an easement means he doesn't own the property. He lives on a corner lot and Comcast has built a third utility box on his lot. He would like to limit those utility boxes on lots under an acre and encouraged them to look at that as well.

4. Consent Agenda

a. Approval of meeting minutes from:

February 9, 2016 Pre Council

February 9, 2016 City Council

b. Approval of Purchase Orders.

49 **Motion:** Councilor Condie moved to approve the consent agenda. Councilor
50 Hancock seconded the motion.

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52 **Roll Call Vote:** Councilor Revill, Yes; Councilor Hancock, Yes; Councilor Southwick,
53 Yes; Councilor Albrecht, Yes, and Councilor Condie, Yes. The motion passed
54 unanimously.

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56 Mayor Wilson stated that Item #12 will be heard next.

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58 **12. Consideration of Resolution #2016-12 approving a Settlement Agreement and General**
59 **Release of all Claims between Lone Peak Investment Partners, LLC; Glacier**
60 **Investments Lehi, LLC; and Lehi City.**

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62 **Motion:** Councilor Condie moved to approve Resolution #2016-12 approving a Settlement
63 Agreement and General Release of all Claims between Lone Peak Investment
64 Partners, LLC; Glacier Investments Lehi, LLC; and Lehi City. Councilor
65 Southwick seconded the motion.

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67 **Roll Call Vote:** Councilor Hancock, Yes; Councilor Southwick, Yes; Councilor Albrecht,
68 Yes, Councilor Condie, Yes; and Councilor Revill, Yes. The motion passed unanimously.

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70 **5. Consideration of Concept Plan approval for the Larsen-Schoonover-Scott subdivision,**
71 **a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone.**

72 Mark Johnson reported that he is the agent for the Larsen-Schoonover-Scott subdivision. He
73 stated that they are trying to get road improvements done for a subdivision that was approved
74 in 1979 but the improvements were never finished. He asked that the City Council consider
75 removing the Development Review Committee's comment #5 that states "Show sidewalk
76 and planter strip per Lehi City standards continuing through lots 4 and 5." He explained that
77 the cul-de-sac was the right diameter in 1979 but doesn't meet current Lehi standards. He
78 explained that it is smaller and that they are putting in an IFC approved hammerhead
79 turnaround for the fire truck. He stated that the Planning Commission asked that he work
80 with staff to come up with solutions to the problems. He stated that the picture in the City
81 Council packet is not the one that was originally submitted but has been agreed to by staff.
82 He asked that they give consideration to Development Review Committee comment #5 being
83 pulled in the motion and to specifically state they can follow the plan in the City Council
84 packet. Mr. Johnson stated that if this item is approved, he would like time to talk to the
85 Council about 300 East and to direct staff to look at putting in similar improvements to
86 ensure things line up. He stated that Lorin Powell and he decided to deal with the core issue
87 first.

88
89 Councilor Albrecht inquired about Development Review Committee comment #3 which
90 mentions a density in lieu of payment for a density bonus. Mr. Johnson stated that the plan in
91 the packet includes an extra lot. He stated that they are giving up property on 300 East to
92 make it a 70 foot right-of-way and Mr. Schoonover is also giving up property that is not
93 required by code. He stated because of those two things, they are asking for a density bonus
94 of one lot. He explained that lot will develop the money to pay for these improvements.
95 Councilor Condie inquired about the need to place the power lines underground. Mr.

96 Johnson stated that they will extend one power pole and run all underground lines from that
97 point on.
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99 **Motion:** Councilor Condie moved to grant Concept Plan approval for the Larsen-
100 Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150
101 North 300 East in an existing R-1-8 zone; subject to the completion of all
102 Development Review Committee comments with the exception of Development
103 Review Committee comment #5, and all Planning Commission comments.
104 Councilor Southwick seconded the motion.
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106 **Roll Call Vote:** Councilor Southwick, Yes; Councilor Albrecht, Yes, Councilor Condie,
107 Yes; Councilor Revill, Yes; and Councilor Hancock, Yes. The motion passed unanimously.
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109 Mark Johnson distributed a handout of an aerial view of the above mentioned project. It
110 outlined the portion of 300 East between 1100 North and 1350 North where improvements
111 could be made. He stated that the blue line shows the surface improvements that will be built
112 with the above mentioned development and the red lines show the sidewalk improvements
113 that haven't been done. He felt it would be nice to consider these improvements so
114 everything ties in as they do 1150 North. Mayor Wilson stated that he will have Lorin
115 Powell and Todd Munger look at this area.
116

117 **6. Consideration of Preliminary Subdivision approval of Rockwell Estates Plat B, a 20-lot**
118 **residential subdivision located at approximately Grey Hawk Drive and Chestnut in an**
119 **existing Planned Community zone.**
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121 **Motion:** Councilor Hancock moved to grant Preliminary Subdivision approval of
122 Rockwell Estates Plat B, a 20-lot residential subdivision located at approximately
123 Grey Hawk Drive and Chestnut in an existing Planned Community zone; subject
124 to the completion of all Development Review Committee comments. Councilor
125 Albrecht seconded the motion.
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127 **Roll Call Vote:** Councilor Albrecht, Yes, Councilor Condie, Yes; Councilor Revill, Yes;
128 Councilor Hancock, Yes; and Councilor Southwick, Yes. The motion passed unanimously.
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130 **7. Consideration of Final Subdivision approval for Park Estates at Ivory Ridge Plat G, a**
131 **24-lot residential development located at 875 West Ridgeline Drive in an existing**
132 **Planned Community zone.**
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134 **Motion:** Councilor Southwick moved to grant Final Subdivision approval for Park Estates
135 at Ivory Ridge Plat G, a 24-lot residential development located at 875 West
136 Ridgeline Drive in an existing Planned Community zone; subject to the
137 completion of all Development Review Committee and Planning Commission
138 comments. Councilor Albrecht seconded the motion.
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140 **Roll Call Vote:** Councilor Condie, Yes; Councilor Revill, Yes; Councilor Hancock, Yes;
141 Councilor Southwick, Yes; and Councilor Albrecht, Yes. The motion passed unanimously.
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144 **8. Consideration of Ordinance #14-2016 a General Plan Amendment on approximately 8.9**
145 **acres of property located at 2300 West Main Street changing the land use designation**
146 **from C (Commercial) to HDR (High Density Residential).**

147 Steve Maddox from Edge Homes stated that he will take care of the stop sign that was
148 discussed in Citizen Input. Councilor Condie asked Mr. Maddox why they want to change
149 the one piece, east of the corner, to High Density Residential (HDR) and leave the corner
150 commercial. Steve Maddox reported that about a year ago they were approached by Alpine
151 School District about why there was a commercial zone that was contiguous to the school.
152 That is when they looked to do a neighborhood commercial/commercial zone. They did a
153 feasibility study and developers told them that even if the land was free, they would still not
154 build commercial here, except for the corner. They then began looking at a joint use that
155 would be harmonious with Main Street and a commercial element on the corner. Councilor
156 Condie inquired about the icon on the concept plan for a monument sign and wondered if that
157 was just conceptual. Mr. Maddox replied that will be a "Welcome to Lehi" monument sign
158 and will be built to be harmonious with the roundabout. Kim Struthers reported that this
159 amendment will also have a Development Agreement with it. He stated that they are still
160 working on the percentage of brick and hardy board. They are suggesting that there be 100%
161 hard surface on the Main Street side but they are still not there on the percentage of brick
162 versus hardy board. He asked for flexibility to finalize that agreement. Councilor Condie
163 inquired if the Development Agreement is part of this item. Mr. Struthers replied that it
164 would be approved subject to finalizing that agreement.
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166 **Motion:** Councilor Condie moved to approve Ordinance #14-2016 a General Plan
167 Amendment on approximately 8.9 acres of property located at 2300 West Main
168 Street changing the land use designation from C (Commercial) to HDR (High
169 Density Residential); subject to the completion of all Development Review
170 Committee and Planning Commission comments; and that the Development
171 Agreement be completed between Lehi City Staff and the Developer. Councilor
172 Southwick seconded the motion.
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174 **Roll Call Vote:** Councilor Revill, Yes; Councilor Hancock, Yes; Councilor Southwick,
175 Yes; Councilor Albrecht, Yes; and Councilor Condie, Yes. The motion passed unanimously.
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177 **9. Consideration of Concept Plan approval for Willow Creek, a 113-unit residential**
178 **development located at approximately 2300 West Main Street.**
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180 **Motion:** Councilor Condie moved to grant Concept Plan approval for Willow Creek, a
181 113-unit residential development located at approximately 2300 West Main
182 Street); subject to the completion of all Development Review Committee and
183 Planning Commission comments. Councilor Hancock seconded the motion.
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185 **Roll Call Vote:** Councilor Hancock, Yes; Councilor Southwick, Yes; Councilor Albrecht,
186 Yes; Councilor Condie, Yes; and Councilor Revill, Yes. The motion passed unanimously.
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10. Consideration of Final Subdivision approval for Hidden Hollow, a 9-lot residential development located at 1000 North Trinnaman Lane in existing RA-1 and R-2 zones.

Motion: Councilor Revill moved to grant Final Subdivision approval for Hidden Hollow, a 9-lot residential development located at 1000 North Trinnaman Lane in existing RA-1 and R-2 zones; subject to the completion of all Development Review Committee comments. Councilor Condie seconded the motion.

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

11. Consideration of Resolution #2016-11 appointing Board Members to the Lehi City Board of Adjustment.

Motion: Councilor Condie moved to approve Resolution #2016-11 appointing Board Members to the Lehi City Board of Adjustment as follows:

1. Re-appoint current Board Member Kerry Schwartz to a second term which will begin immediately and expires on September 30, 2018.
2. Re-appoint current Board Member Dave Scoville to a second term which will begin immediately and expires on January 31, 2019.
3. Appoint Alternate Judd Kirkham to fill the unexpired term of Board Member Casey Voeks, who moved to Eagle Mountain, whose term expires October 31, 2016.

Councilor Southwick seconded the motion.

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

12. Consideration of Resolution #2016-12 approving a settlement agreement and General Release of all Claims between Lone Peak Investment Partners, LLC; Glacier Investments Lehi, LLC; and Lehi City.

This item was heard after Item #4.

13. Consideration of adjourning into a Closed Executive Session to hold a strategy session to discuss the purchase, exchange, or lease of real property and to hold a strategy session to discuss the sale of real property.

Motion: Councilor Hancock moved to adjourn into a Closed Executive Session to hold a strategy session to discuss the purchase, exchange, or lease of real property and to hold a strategy session to discuss the sale of real property. Councilor Albrecht seconded the motion.

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

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237 The meeting recessed into the Closed Executive Session at 7:42 pm.
238 The meeting reconvened at 8:51 p.m.

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240 **26. Adjournment**

241 With no further business to come before the City Council at this time, Councilor Southwick
242 moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion
243 passed unanimously. The meeting adjourned at approximately 8:51 p.m.

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246 Approved: March 8, 2016

Attest:

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250 Bert Wilson, Mayor

Marilyn Banasky, City Recorder

DRAFT