



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 Revill, 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.

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

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

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

**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.**

**Motion:** Councilor Condie moved to approve 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. Councilor Southwick seconded the motion.

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

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

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

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

Johnson stated that they will extend one power pole and run all underground lines from that point on.

**Motion:** Councilor Condie moved to grant Concept Plan approval for the Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone; subject to the completion of all Development Review Committee comments with the exception of Development Review Committee comment #5, and all Planning Commission comments. Councilor Southwick 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.

Mark Johnson distributed a handout of an aerial view of the above mentioned project. It outlined the portion of 300 East between 1100 North and 1350 North where improvements could be made. He stated that the blue line shows the surface improvements that will be built with the above mentioned development and the red lines show the sidewalk improvements that haven't been done. He felt it would be nice to consider these improvements so everything ties in as they do 1150 North. Mayor Wilson stated that he will have Lorin Powell and Todd Munger look at this area.

6. [Consideration of Preliminary Subdivision approval of Rockwell Estates Plat B, a 20-lot residential subdivision located at approximately Grey Hawk Drive and Chestnut in an existing Planned Community zone.](#)

**Motion:** Councilor Hancock moved to grant Preliminary Subdivision approval of Rockwell Estates Plat B, a 20-lot residential subdivision located at approximately Grey Hawk Drive and Chestnut in an existing Planned Community zone; subject to the completion of all Development Review Committee comments. Councilor Albrecht 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.

7. [Consideration of Final Subdivision approval for Park Estates at Ivory Ridge Plat G, a 24-lot residential development located at 875 West Ridgeline Drive in an existing Planned Community zone.](#)

**Motion:** Councilor Southwick moved to grant Final Subdivision approval for Park Estates at Ivory Ridge Plat G, a 24-lot residential development located at 875 West Ridgeline Drive in an existing Planned Community zone; subject to the completion of all Development Review Committee and Planning Commission comments. 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.

8. **Consideration of Ordinance #14-2016 a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from C (Commercial) to HDR (High Density Residential).**

Steve Maddox from Edge Homes stated that he will take care of the stop sign that was discussed in Citizen Input. Councilor Condie asked Mr. Maddox why they want to change the one piece, east of the corner, to High Density Residential (HDR) and leave the corner commercial. Steve Maddox reported that about a year ago they were approached by Alpine School District about why there was a commercial zone that was contiguous to the school. That is when they looked to do a neighborhood commercial/commercial zone. They did a feasibility study and developers told them that even if the land was free, they would still not build commercial here, except for the corner. They then began looking at a joint use that would be harmonious with Main Street and a commercial element on the corner. Councilor Condie inquired about the icon on the concept plan for a monument sign and wondered if that was just conceptual. Mr. Maddox replied that will be a "Welcome to Lehi" monument sign and will be built to be harmonious with the roundabout. Kim Struthers reported that this amendment will also have a Development Agreement with it. He stated that they are still working on the percentage of brick and hardy board. They are suggesting that there be 100% hard surface on the Main Street side but they are still not there on the percentage of brick versus hardy board. He asked for flexibility to finalize that agreement. Councilor Condie inquired if the Development Agreement is part of this item. Mr. Struthers replied that it would be approved subject to finalizing that agreement.

**Motion:** Councilor Condie moved to approve Ordinance #14-2016 a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from C (Commercial) to HDR (High Density Residential); subject to the completion of all Development Review Committee and Planning Commission comments; and that the Development Agreement be completed between Lehi City Staff and the Developer. Councilor Southwick seconded the motion.

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

9. **Consideration of Concept Plan approval for Willow Creek, a 113-unit residential development located at approximately 2300 West Main Street.**

**Motion:** Councilor Condie moved to grant Concept Plan approval for Willow Creek, a 113-unit residential development located at approximately 2300 West Main Street); subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

**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.

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

**26. 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 8:51 p.m.

Approved: March 8, 2016

Attest:

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Bert Wilson, Mayor

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Marilyn Banasky, City Recorder