

**Lehi City Council Meeting
Minutes**

Tuesday, June 8, 2010 7:00 p.m. Council Chambers

Conducting: Mayor Wilson
Present: Council members: Kaye Collins, James Dixon, Stephen Holbrook,
Mark Johnson and Johnny Revill

Pledge of
Allegiance: Hunter Criddle

Press: Cathy Allred – Daily Herald

Public Hearing 7:00 p.m.

1. *Lehi City – Citizen input and approval of an Ordinance designated as Chapter 15.09 of Lehi City Municipal Code – Requirements for Automatic Fire Sprinkler Systems in Residential Construction.*

Mayor Johnson opened the public hearing at 7:03 p.m. and announced to those present that the council would now receive input from the community.

Kerry Evans indicated that this requirement is already in the State Code we are just coming into compliance. The Ordinance would require them to bring in their own holding tank or other means and connect a sprinkler system. He added that Part 3 of House Bill 308 allows the cities to grandfather in the wild land Interface Fire Protection.

There was no public comment.

Mayor Wilson closed the public hearing at 8:47 p.m.

MOTION: a motion to approve the Ordinance designated as Chapter 15.09 of the Lehi City Municipal Code – Requirements for Automatic Fire Sprinkler Systems in Residential Construction and authorize the Mayor to sign the Ordinance was made by Council member Dixon, seconded by Council member Johnson. Roll call vote: Revill-yes, Collins-yes, Dixon-yes, Johnson-yes, and Holbrook-yes. Motion passed.

2. *Scott Carlson – Request for approval of the Gunnison Valley Annexation, 0.04 acres of real property located at approximately 2264 North 1450 East to proposed R-1-15 (Residential) zone.*

- A. *Approval of Annexation Agreement*
- B. *Approval of Ordinance*

Mayor Wilson opened the public hearing at 7:03 p.m. and announced to those present that he council would now receive input from the community.

Scott Carlson asked for consideration for approval to annex 0.04 acres of side yard to be added to lot 9 which will bring it into the city limits

There was no citizen comment.

Mayor Wilson closed the public hearing at 8:54 p.m.

MOTION: a motion to approve the Gunnison Valley Annexation, 0.04 acres at 2264 North 1450 East in an R-1-15 zone to include the DRC critical issues and water dedication and to authorize the Mayor to sign the Annexation Agreement and Ordinance was made By Council member Revill, seconded by Council member Dixon. Roll call vote: Revill-yes, Collins-yes, Dixon-yes, Johnson-yes, and Holbrook-yes. Motion passed.

3. *Ken Menlove – Request for approval of Platinum Fields Plat C, an amendment to Platinum Fields Plat A, combining 3 lots into 2 larger lots, located at 322 North 2375 West in an existing R-1-22 (Residential/Agriculture) zone.*

Mayor Wilson opened the public hearing at 7:03 p.m. and announced to those present that the council would now receive input from the community.

Ken Burg requested consideration to combine lots for his assisted living units.

There was no public comment.

Mayor Wilson closed the public hearing at 9:03 p.m.

MOTION: a motion to approve the Platinum Fields Plat C amendment to Plat A, combining 3 lots into 2 larger lots, located at 322 North 2375 West in an existing R-1-22 zone subject to completion of all DRC comments and prior to recording the plat requirements was made by Council member Revill, seconded by Council member Revill, seconded by Council member Collins. Roll call vote: Revill-yes, Collins-yes, Dixon-yes, Johnson-yes, and Holbrook-yes. Motion passed.

4. *Lehi City – Request for approval of property exchange to build a large regional detention basin near the Jordan Narrows.*

Mayor Wilson opened the public hearing at 7:03 p.m. and announced to those present that the council would now receive input from the community.

Engineer Powell indicated that this request is for an exchange of property for a detention basin to detain water from the SR-92 project, I-15 project and Traverse Mountain drainage.

There was no public comment.

Mayor Wilson closed the public hearing at 9:10 p.m.

MOTION: a motion to approve the property exchange of Traverse Mountain detention facility be deeded to Traverse Mountain to be used for a higher use and Traverse Mountain purchase and convey to Lehi City 9 acres of the Taggart Group property to be used as a detention facility and possibly a large recreation facility to direct staff to finalize the agreement and to authorize the Mayor to sign the documents, was made by Council member Revill, seconded by Council member Dixon. Roll call vote: Revill-yes, Collins-yes, Dixon-yes, Johnson-yes, and Holbrook-yes. Motion passed.

Regular Session

5. Community Awards

5.1 *2010 Charles A. Caine Safety Award-Workers Compensation Fund of Utah*

Administrator Davidson indicated that the city has received the Charles A. Caine Safety Award presented for exemplary safety records. He added that they were one of the 16 recognized and the only public agency. He recognized Scott Sampson, Risk Manager for his efforts in keeping Lehi safe for all employees.

5.2 *Miss Lehi Royalty*

The Miss Lehi Rodeo Royalty, Dani Frandsen, Kenzie Sampson, and Jessica Carson invited the Mayor, City Council and those present to attend the Lehi City Roundup Festivities beginning 21st through June 26th.

5.3 *Employee of the month – Lily Southwick*

Lily Southwick – Police Department was presented employee of the month for the month of June.

6. 20 Minute Citizen Input

Stephanie , Traverse Mountain resident expressed her concern for Traverse Mountain putting I high density residential units. She indicated that a meeting is being held by the HOA tonight to fight the zone change to high density. She also expressed her concern that they were promised a park and nice mailboxes and by time they moved into their new home the park was moved along with the mail boxes. She indicated that they would like to present a petition. She asked that council to please make them finish what they have started before they are allowed to build haphazard all over.

Council member Dixon reported that they have an agreement that allows them to build 20 units per acre. The city can control the quality but not the units.

7. **McArthur Homes – Request for Final subdivision approval for Thanksgiving Meadows Phase 6, 10-unit subdivision located at 3164 West Desert Lily Drive in an existing R-2 PUD (Medium Density Residential) zone.**

John Gasman with McArthur Homes requested approval of the final for Thanksgiving Meadows Phase 6.

The council discussed the concepts presented and felt that the 2nd submittal that was a townhouse look was the preferred option. Mr. McArthur's concern was the high cost involved in the intricate detail windows in the garage and the corbels and that it doesn't tie in with the existing units.

MOTION: a motion to grant the final subdivision approval for Thanksgiving Point Meadows Phase 6, 10 units located at 3164 West Desert Lily Drive in an R-2 PUD zone ask that part of the motion all DRC redline comments, general comments and the recordation of the plat requirements be addressed, and to specify in elevation and color and texture in this produce look be more similar to the draft picture presented to the planning dept. (elevation B draft) would like to see both elevations A and B the treatments and texture (shake shingles, colors) and **some** of the specific elements as shown in elevation B, was made by Council member Johnson, seconded Holbrook. Motion passed unanimously.

Council member Johnson amended his motion to detail type of elevation to include roof designs similar to both elevation A and B also to mix some of the components of elevation B that was presented to the Planning Department staff, the corbels are not of necessity but of necessity is variety of colors, textures (which may include some units to have shake shingles), a variety in elevation of brick or rock treatment, variety in the doors and some difference in garage styles some with windows. Motion seconded by Council member Collins. Motion passed.

8. **Ivory Homes – Request for Final Subdivision approval for Park Estates at Ivory Ridge Plat A, 6- lots located at approximately 2700 North 780 West in an existing PC (Planned Community) zone.**

Brad Mackey appeared before the Council requesting approval of the final for Park Estates at Ivory Ridge Plat "A" Subdivision.

MOTION: a motion to grant final approval of the Park Estates at Ivory Ridge Plat A, 6 lots at 2700 North 780 West in an existing Planned Community zones subject to requirements necessary prior to recordation of the plat and DRC comments was made by Council member Dixon, seconded by Council member Dixon. Motion passed unanimously.

9. **Ivory Homes – Request for approval of the Final Subdivision approval for Parkside at Ivory Ridge Plat B, 18-lots located at approximately 2700 North 780 West in an existing PC (Planned Community) zone.**

Brad Mackay asked for council consideration for approval of the Parkside at Ivory Ridge Plat B, Planned Community to give access to the park.

MOTION: a motion to approve the final for Parkside at Ivory Ridge Plat B, 18 lots, at 2700 North 780 West in a Planned Community zone subject to completion of all DRC redline comments general comments and prior to recordation of plat requirements was made by Council member Revill, seconded by Council member Dixon. Motion passed unanimously.

10. **Lehi City - Consideration for approval of an Interlocal Agreement for a Joint Land Use Study for Camp Williams.**

Kim Struthers reported that the city and surrounding cities were approached by Camp Williams to participate in a grant to do a land use study. There will be no cost to Lehi only in staff time. The document is only a commitment that Lehi is willing to participate in the study.

MOTION: a motion to authorize the Mayor to sign the Interlocal Agreement for a Joint Land Use Study for Camp Williams was made by Council member Dixon seconded by Council member Collins. Motion passed unanimously.

11. **Tomas Valerio – Request consideration for approval of a Class B Beer Sales for the La Puente Restaurant located at 101 North 1200 East, #A6.**

Tomas Valerio requested council consideration to sell beer at his La Puente Restaurant located at 101 North 1200 East, in suite A6.

MOTION: a motion to approve the Class B Beer Sales at the La Puente Restaurant at 101 North 1200 East was made by Council member Revill, seconded by Council member Holbrook. Motion passed 5-yes.

12. **Action on Public Hearing Items**

Motions/Actions are recorded on the public hearing portion of the minutes.

13. **City Business**

Administrator Davidson indicated that the city is looking for additional help for the city attorney. He presented a rendering of the proposed addition to the 2nd level of the Administration Building to provide an office for the attorney, assistant attorney and a

secretary. The cost to finish the 3,500 square foot space is approximately \$35,000.00 and can come from savings in the attorney line item.

Council member Johnson suggested that they finish the total 2nd floor and bring over the planning office.

Administrator Davidson indicated that they are planning to finish only a portion so they can use the money that they already have.

Council member Revill expressed his concern for the message that is being sent to the employee if we hire someone new and build a space for them since we have taken many of their benefits and no raises.

Council member Holbrook supported the changes.

Council member Collins felt that we should look 5 – 10 years down the road and not just plan for now.

MOTION: a motion to accept that we need to grow and to authorize the expenditure of the money in the Attorney line item that has been saved and let staff do what is necessary with the monies that are available and move forward, understanding that it is a tight budget time but due to the need to make changes in the Attorney's Office to proceed was made by Council member Holbrook, seconded by Council member.

14. **Approval of Lehi City Council Meeting Minutes**

MOTION: a motion was made to approve the minutes from the May 25, 2010 Lehi City Council meeting as presented by Council member Collins, seconded by Council member Revill. Motion passed unanimously.

15. **Adjournment**

Motion: A motion was made to adjourn by Council member Holbrook, seconded by Council member Revill. Motion passed. Meeting adjourned at 9:51 p.m.

In compliance with the American Disabilities Act, any individuals needing special services (including auxiliary communicative aid and services) for this meeting should notify Connie Ashton at 768-7100 ext. 2254 at least 3 days prior to the meeting. Meetings of the Lehi City Council may be conducted by electronic means pursuant to the Utah Code Annotated Section 52-4-7.8. In such circumstances, contact will be established and maintained by telephone and meeting will be conducted pursuant to the Rules, Policies and Procedures established by the Governing Body for electronic meeting. Ag06082010.cja

CERTIFICATE OF POSTING: The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Lehi City limits. These public places being the Lehi City Library 120 North Center, Planning and Inspection Building 99 West Main, and Lehi City Hall 153 North 100 East, Lehi UT. The above agenda notice was sent via e-mail to the Daily Herald located in Orem, UT, Utah State Web Page; <http://pmn.utah.gov>, and Lehi City web page www.lehicity.com.