

Lehi City Council Meeting Minutes

Tuesday, August 24, 2010 7:00 p.m. Council Chambers

Conducting: Mayor Bert Wilson

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

Pledge of
Allegiance: Zack Shaffer

Public Hearing 7:00 p.m.

1. *Ivory Development – request for Preliminary Subdivision approval for The Gardens at Ivory Ridge, a 57-unit residential development located at 3320 North 460 East in an existing PC (Planned Community) zone.*

Mayor Wilson opened the public hearing at 7:11 p.m. and announced to those present that the council would now receive input from the community.

Brad Mackay and Chris Gambroulas, with Ivory Development stated that they met with the City Council in May and again in June talking about the change to the area plan. They explained that they broke ground in 2005. A power point was presented showing the architectural theme that was originally presented and the proposed area plan. Mr. Gambroulas indicated that they have a tremendous investment in a total of 835 units. He reported that in June 2010 the amendment was to split out retail and office too strictly retail and strictly office to better fit the economy.

Mr. Gambroulas indicated that one of the concerns expressed by the citizens is the color schemes and design. A couple of meetings have been held with some of the people at Ivory Ridge to find out how to better serve them and make the project agreeable by all. He added that there were notices sent to people around 300 ft. of the project and signs were posted on the proposed area plan change property. He related that over the next 10 to 15 years they anticipate that there may be some amendments due to changes in economy. The Ivory Company felt that by revising the plan and switching the location of the 40's with the 50's it places the smaller units against an already existing retirement community and should be

more conducive to the area. It is the plan of Ivory Ridge to have one large gathering place with a pavilion, nice entry and to carry on the picket fence theme throughout the project.

Chris Gambroulas indicated that he has received emails expressing concern for architecture, color, and density location.

Darren Reed relayed that he and his wife recently purchased their home in Ivory Ridge, is an attorney for Holland and Heart in Salt Lake City and will be representing the citizens in Ivory Ridge. He expressed his concern for process and product that Ivory is putting near their homes. He explained that their four major concerns are;

- 1) Concern for change in density;
 - a. concern for increase in traffic along the three roads that go into the development
 - b. proposed high school that will be located across the street from these homes;
 - c. changes to the amenities to the clubhouse etc.
 - d. concern for transient levels (turning into rentals)
 - e. some of the maintenance issues on the common areas; I feel that Ivory has noticed properly but I did not receive one.
- 2) Property values are also a concern;
- 3) The look and style of the homes; and
- 4) How is that going to flow and what effect is it going to have on the Neighborhood;

Mr. Reed recommended that that the council table this item for more study into traffic and other concerns.

Layne Ward, Ivory Ridge resident echoed the remarks of Mr. Reed. He indicated that the amenities that were sold to them are different than those things being proposed. Mr. Ward stated that the homes are cute and filled with nostalgia but they were sold homes in the estate area and feel like these homes do not meet the criteria.

Anna Rasmussen indicated that they purchased in the Estate Homes and love the existing amenities. She relayed that she agrees with Mr. Reed and feels that a picket fence idea will take away from the cohesiveness that is now in the community and will not look and feel like the current Ivory project. She recommended that the city council keep the project the way it is.

Kathy Peterson agreed with those that spoke before her. She indicated that she represents the 55 and older group and would like to see the same home plan maybe on a smaller scale if that fit with the economy plan that Ivory has. She stated that she felt the 55 and older group would not like the homes that are being presented.

Daniel Mahoney reported that his main concern is the style of the plan that was shown and felt like of all the plans presented the DaVinci would fit better in the community.

Chris Gambroulas - reiterate that this does not change the density of the community only one out of every four homes will be built like this. He indicated that 6 years ago when the townhomes were introduced the residential did not like them now they are the standard. He addressed the traffic concern, reporting that the proposed project will lessen the trips per day to 2 or 3 trips for senior community compared to the average of 12 trips per family per day during peak hours. He indicated that the project is an age targeted community similar to Pepper Creek Subdivision.

Mr. Gambroulas relayed that their reason to approach the council today to see if this fits with city plans. He reported that the colors will be more like what is being built at Parkside and will have some residents as a committee to decide the final color and design.

Council member Collins inquired about the proposed fencing. Mr. Gambroulas relayed that the fencing gives a little private area without closing it completely off identifying what is common area, what's limited common area, what is private area and how it will be maintained.

Council member Holbrook inquired if they have considered doing them the same as the ones that are already in the area? Mr. Gambroulas indicated that it was considered but the garden park project in Daybreak is the number one seller in the state and they have a large market for that type of home so they felt market wise it is the best for the area now. Council member Johnson expressed his concern that they make sure that if they are saying they are an age restricted community that it stays an age restricted community.

Mayor Wilson closed the public hearing at 8:29 p.m.

MOTION: A motion to grant the Ivory Development Preliminary Subdivision Approval for The Gardens at Ivory Ridge, a 57-unit residential development, Located at 3320 North 460 East in an existing Planned Community zone and as part of the motion, that we include the motion from the Planning Commission meeting on August 12, 2010 with findings of fact; 1) it is in conformance with the parameters of the zoning; 2) its Conformance with the Area Plan; 3) it does not increase the overall density of the Area Plan; 4) it utilizes the open space in an attractive way and in a manner to encourage

Pedestrian movement; and 5) it conforms with the city standards, to also include all DRC redline comments, general comments and that the developer form a citizen committee to discuss and agree upon the architectural and design standards of the proposed homes.

That an access to the Murdock canal be designed between parcel A and Lots 106, 107 & 108 and to clarify that there are 57 lots in this project and that the developer discuss the project as an active senior community and that it be defined so the existing members of the HOA know what to expect was made by Council member Revill, second by Council member Johnson. Roll Call Vote: Revill-yes, Collins-yes, Dixon-yes, Johnson-yes, Holbrook-yes. Motion passed.

Regular Session

2 Community Awards

2.1 Eagle Scout Awards

Council member Kaye Collins presented Eagle Scout Awards from Lehi City to: Christian Nigel Loveless, Chad H. Garlick, Taylor Kaylen George, Richard Glen Stout, Mathew Dan Virgin, Alexander Sterling Lee, Maxwell John Bean, Kenny Egen, Anthony Sanders, Heath Scott Making, Tyler Andrew Diddy, Dale Clark, Kyle Harris, Allen Hadfield, Steven J. Ziang Lew, Aaron Donahue, Joshua A. Scott, Landon P.S. Peters, Trent Peter Colledge, Tanner John Ray Gerber, Rath Carroll Jacobs, Kyle Greg Shaverham, Kaylen Christopher Moore, Brandon Steven Hillick, Joshua Lane Valdez, Mayor Wilson congratulated those receiving awards and expressed his appreciation for their service to the citizens and their Community.

3. 20 Minute Citizen Input

There was no citizen input at this time.

4, Action on public hearing items

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

5. City Business

5.1 Surplus property – 2002 Chevrolet S-10

Council member Dixon made a motion to approve the surplus vehicle 2002 Chevrolet S-10, seconded by Council member Collins. Roll call vote: Revill-yes, Collins-yes, Dixon-yes, Johnson-yes, Holbrook-yes. Motion passed unanimously.

5.2 Horse Butte Wind Project Discussion – Travis Ball

Travis Ball, Power Director reported to the council that they would like to proceed with the power project that discussed in a previous meeting with UAMPS.

Doug Hunter, UAMPS representative indicated that everything is pre made, comes in pieces and can be put together very quickly versus the time it takes for the to construct put a full power station together.

He reported that to purchase this project outright is approximately \$57.00 per KW hour. They have a deadline to order turbines therefore the contracts need to be signed by September 15th. They are also under the timeline to receive a grant which requires that they begin construction this year and be complete by 2012. Mr. Hunter recommended that Lehi look at purchasing 10 MW at a 20 year purchase price of \$64.10 KW and to authorize the mayor to sign the contract by the 8th of September to meet the deadlines.

Round Table

City Planner Kim Struthers reported on the status of the Traverse Mountain park dedication. He indicated that there have been two property titles sent to the title company to be cleared and cannot proceed (accept fees) with their site plan until the deeds are clear.

Kim Struthers indicated that they have come up with a concern regarding park buy back on 1500 North just west of 2300 West. The concept plan was presented to the council several meeting ago and approved we know have to determine the value. There seems to be disparity in the raw land price. The council recommended that the price be compared with UDOT property purchases in the area or they can choose to go back to a regular subdivision.

Administrator Davidson reported that the next meeting is scheduled for a Retreat at Thanksgiving Point on September 7, 2010. Brenn ByBee was congratulated for the work he does expressing what an asset he is to the citizens of Lehi.

Administrator Davidson indicated that the Project 500 is progressing with a workable deal possibly being met this week

Engineer Powell inquired if the council is will to amend the EDA to make the change to move water from the upper to the lower parcel. The council was in consensus to consider amending the EDA to make changes in the water rights.

Council member Collins reported that as she passed the Murdock Canal over the weekend she noticed that it was high and inquired if there is a concern. She also asked the council about considering voting districts for election nominations. Attorney Rusthon indicated that they would have to change the form of government to accommodate districts. Council member Dixon felt that is an issue for discussion in the future. Administrator Davidson

recommended that the council wait until the census comes in to determine if this is the direction that the council would like to go.

Council member Collins reported that on her vacation as all she noticed was windmills. She asked if the city should start looking at energy savings and citizen awareness. She indicated that she would like to be proactive.

Council member Holbrook indicated that he will contact a representative from the canal to find out why the water is so high.

Mayor Wilson made the appointment of Rick Norman as Planning Commission alternate. A second was made by Council member Johnson. Roll call: Revill-yes, Collins-yes, Dixon-yes, Johnson-yes, Holbrook - no. Mayor Wilson withdrew his appointment for further discussion.

Mayor Wilson and City Council member Kaye Collins asked to be excused on the October 12, council meeting.

6. **Minute approval**

MOTION: a motion was made to approve the minutes from the August 10, 2010 Lehi City Council meeting by Council member Johnson, seconded by Council member Revill. Motion passed.

7. **Adjournment**

MOTION: a motion was made to adjourn by Council member Holbrook, seconded by Council member Collins. Motion passed unanimously. Meeting adjourned at 10:00 p.m.