

**Lehi City Council Meeting
Minutes**

Tuesday, August 25, 2009

7:00 p.m.

Council Chambers

Conducting: Mayor Howard H. Johnson
Present: Council members: Johnny Barnes, James Dixon, Stephen Holbrook, Mark Johnson, and Johnny Revill
Press: Cathy Allred – Daily Herald
Pledge of Allegiance: Court Smeltzer

Public Hearing 7:00 p.m.

1. *McArthur Homes – Request approval of amendments to the Thanksgiving Meadows Condominiums Plats 4,5,6, & 7 located at approximately 3040 West Desert Lily Drive in an existing R-2 (Medium Density) PUD zone.*

Mayor Johnson opened the public hearing at 7:10 p.m. and announced to those present that the council would now receive input from the community.

John Gasman reported that they have added basements to some units. Since there is a change in the plat it will need to be re-recorded. He indicated that the basements have been a big boom to the sales of the units.

There was no public comment.

The Planning Commission recommends approval.

Mayor Johnson closed the public hearing at 7:29 p.m.

MOTION: a motion was made to grant approval of the amendments to the Thanksgiving Meadows Condominiums Plats 4,5, 6 & 7 at 3040 West Desert Lily Drive in an existing R-2 zone that all DRC general comments and the items prior to recordation of the plat be addressed was made by Council member Johnson, seconded by Council member Dixon. Motion passed 5-yes.

2. *David Morgan – Request for approval for a Zone District and Zone District Map Amendment on approximately 0.19 acres of property located at approximately 211 East Main Street from an R-3 (High Density Residential) to a MU (Mixed Use) zone.*
 - A. *Ordinance Approving*

Mayor Johnson opened the public hearing at 7:10 p.m. and announced to those present that the Council would now receive input from the community.

Mr. Morgan appeared before the Council requesting consideration for a zone district and zone district map amendment from an R-3 to Mixed Use zone at 211 East Main to put a law firm in the existing building.

Mayor Johnson opened the public hearing at 7:10 p.m. and announced to those present that the Council would now receive input from the community.

There was no public comment.

Mayor Johnson closed the public hearing at 7:33 p.m.

MOTION: a motion to approve the zone district an zone district map amendment at 211 East Main from an R-3 zone to an Mixed Use Zone and with that approval that all recommendations from DRC General Comments and anything that pertains be adhered to and also to authorize the Mayor to sign the Ordinance was made by Council member Johnson, seconded by Council member Holbrook. Motion passed unanimously.

- 2.1 *David Morgan – Request for Concept Plan approval for Morgan business Development located at 211 East Main in a proposed MU (Mixed Use) Zone.*

David Morgan indicated that Tony Trane made a few changes due to the old tree that they would like to keep on the property.

There as no public comment on this item

Mayor Johnson closed this item at 7:39 p.m.

MOTION: a motion to approve the concept plan noting that it is dated August 20, 2009 and to include all DRC comments, and include council approval for the reduction of the buffer as shown in the submitted plan, was made by Council member Johnson, seconded by Council member Barnes. Motion passed unanimously.

Regular Session

3. Community Awards

- 3.1 *Rick Howard – Employee of the month*
Rick Howard was awarded Employee of the month for the month of August 2009. Mr. Davidson thanked Mr. Howard for his dedication to his profession and for pushing for the one lead program that helps to get the vitals on heart attack victims to determine the best hospital care facility to send them for the best treatment. Administrator Davidson added

that he appreciates the leadership and Fire Department for their excellent service to their community.

4. **20 Minute Citizen Input** – Time has been set aside for the public to express their ideas, concerns and comments on items not on the agenda.

Kevin Clegg – Cranberry Farms resident thanked the council for their support. He indicated that there are several issues with developer's property that has not been able to complete their projects. He stated that a fence is desperately needed along the north end and appealed to the council to do whatever necessary to install a fence for the safety of the children in the subdivision. He indicated that a bond was in place for a fence. He also expressed his concern for a large drop off trench dug by the former developer. Construction vehicles and trash with weeds and rodents back the homes and are wide open to the public for predators to see if we are home or not. It also allows the children from other developments to come through out yards to get to and from school. This makes is even more vital that the fence goes in now. Mr. Clegg recommended that the developer be forced to cash the bond for the fencing and get in put in. The homeowners could put in the fence and the city cash the bond to pay the homeowners back. Council member Johnson directed Public Works Director to look at the trench and the rebar problem.

5. **McArthur Homes – Requests Final Subdivision approval for Thanksgiving Meadows Plat D1, a 22-lot residential subdivision located at approximately 3600 North 3100 West in an n R-2 (Medium Density Residential) PUD zone.**

John Gasman reported to the council that he is now working on the next phase of the Thanksgiving Meadows project.

MOTION: a motion to approve the final for Thanksgiving Meadows Plat D1, a 22 lot residential subdivision in an R-2 zone subject to DRC redline comments and the recordation of the plat and the DRC General Comments was made by Council member Revill, seconded by Council member Dixon. Motion passed unanimously.

6. **Action on Public Hearing Items**

Actions/Motion was recorded on the public hearing portion of the minutes.

7. **Engineer Report/Items**

7.1 *Utah Transit Authority (UTA) request for permit for entry on city property for Frontrunner South Commuter Rail.*

Public Works Director Hewitson indicated that he has a permit to enter and construct revision for the UTA Frontrunner South Commuter Rail Project and would ask approval for the Mayor to sign the permit.

MOTION: a motion to authorize the Mayor to sign a permit to enter and construct on the UTA Frontrunner South Commuter Rail Project was made by Council member Holbrook, seconded by Council member Dixon. Motion passed unanimously.

8. **City Business**

8.1 *Approval of 2009 Municipal Primary Election Poll Workers*

Motion: a motion to approve the Primary Election Poll Workers for 2009 as presented was made by Council member Revill, seconded by Council member Holbrook. Motion passed.

8.2 *Purchase Order approved: PO # 09-191 C.E.M. Aquatics \$41,200.50, PO# 09-208 WESCO Distributing - \$37,090.17, and PO # 09-214, Geneva Rock -\$ 36,918.41.*

City Council signed and approved Purchase Order no's 09,191, 09-208, 09-214 as presented.

MOTION: a motion was made to go into Executive Session for the purpose of possible litigation and Real Estate Acquisition by Council member Holbrook, seconded by Council member Revill. Motion passed.

Executive Session minutes are protected by Utah State Code.

10. **Adjournment**

MOTION: a motion was made to adjourn by Council member Holbrook, seconded by Council member Revill. Motion passed. Meeting adjourned 9:55 p.m.