



## Lehi City Council Meeting

### **\*Amended\*** Agenda

**March 22, 2022**

**5:30 PM Pre Council / 7:00 PM Regular Meeting**

Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Council meeting agendas are often difficult for people to navigate. Filled with jargon and legal requirements on how an item must be listed, it can be a challenge to determine what Council members are discussing or deciding on.

#### **Pre-Council, 5:30 p.m.**

*Pre-Council meetings are for discussion among Council Members. Generally, no public input is taken during the meeting and nothing is voted on.*

1. Welcome and Opening Comment
2. Presentations and Reports

*Items during this time come to Council to present different ideas or concerns to the council. Members of the council can also ask for any item to be put on the agenda, but typically need the support of one other council member. These items are typically done during the pre-council session and are while council can give direction, if needed, they are not voted on.*

2.1. Ranked Choice Voting Presentation- Kelleen Potter

2.2. Power Rates Study Presentation- Power Department

2.3. Discussion of Lehi City's Green Waste Program

3. Agenda Questions

*The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.*

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4. Administrative Report

*This is a time where the staff will ask any questions or clarification on items that are happening in the city. They can involve items on the agenda but can also be on other items that the staff may need more direction from the council.*

5. Mayor and Council Reports

*Calendar items and outside Committee reports*

*The council will discuss any Calendar items and outside Committee reports.*

6. Consideration of Adjourning into a Closed Session to discuss the purchase, exchange, or lease or real property.

A Closed Session is when a legislative body of a local agency determines that it is necessary to discuss an item(s) not open to a public forum. These are limited to pending and existing litigation, real estate negotiations, and personnel issues.

### **Regular Session, 7:00 p.m.**

1. Welcome, Roll Call, Pledge of Allegiance

2. 20 Minute Citizen Input

*(for public comments on items not listed on the agenda. Comments limited to 3 minutes per person with a time limit not to exceed 20 minutes for this item.)*

Twenty minutes have been set aside for any person to express ideas, concerns, comments, or issues that are not on the agenda:

- Please state your name and city of residence into the microphone.
- Please limit your comments to three minutes.
- State Law prohibits the Council from acting on items that do not appear on the agenda.

3. Consent Agenda

*Items on the consent agenda are generally routine in nature, have been fully vetted in other meetings, or do not need additional discussion. They are approved together as one item.*

- 3.1. Approve Minutes from the February 22, and March 1, 2022 City Council Meetings

- 3.2. Approve Purchase Orders

*Action Items on the agenda are given a file number by Council staff or Community Development staff to help with tracking the item through the legislative process and to organize the supporting materials.*

4. Consideration of Resolution #2022-25, adopting the Mountainland Pre-Disaster Hazard Mitigation Plan.

Petitioner: Lehi City

5. Consideration of Resolution #2022-23, amending Section II: Employee Policies (Employee Hiring) of the Lehi City Employee Policy Manual.

Petitioner: Lehi City

*This item is being presented to council by HR to clarify what will take place if an employee chooses to run for council.*

6. Budget Amendment

- a. Public Hearing

- b. Consideration of Resolution #2022-18, amending the Budget for the City of Lehi for FY 2022.

Petitioner: Lehi City

7. Consideration of Resolution #2022-17, approving a 2022 amended and restated sewer treatment

services contract and collection maintenance agreement between Lehi City and Timpanogos Special Service District (TSSD).

Petitioner: Lehi City

Lehi City will be renewing their contract with the Timpanogos Special Service District.

*The Timpanogos Special Service District provides wastewater collection and treatment service to northern Utah County.*

8. Consideration of Resolution #2022-21, approving a Utah Association Municipal Power Systems (UAMPS) power exchange member risk management policy.

Petitioner: Lehi City

UAMPS needed to update their risk policy and to do that it needs to be approved by a resolution.

*A resolution is a formal expression of opinion, will or intent voted on by an official body or assembled group.*

*Utah Associated Municipal Power Systems (UAMPS) is a full-service interlocal agency, that provides comprehensive wholesale electric energy services, on a non-profit basis, to community-owned power systems throughout the Intermountain West.*

9. Consideration of Resolution #2022-22, approving a Development Agreement for the Park Place Suites mixed use project located at approximately 2600 North 1200 West in a proposed Mixed Use Zone.

Petitioner: Lehi City

*A development agreement is a voluntary contract between a local municipality, such as a city or county, and a property owner whose land is located within the municipality's jurisdiction.*

10. Consideration of Concept approval for the Thanksgiving Station Concept Plan, a 77.8-acre mixed-use development, including 2,000 new residential units, within the Thanksgiving Point Area Plan located at Ashton Boulevard and Executive Parkway.

Petitioner: Thanksgiving Station LLC

The proposed plan is an update from the previous concept plan submit from December 2021. The updated plan reflects comments from the City Council regarding density and land uses. This concept plan is the first step in amendment to the Thanksgiving Point area plan. The concept plan provides a general overview of the proposed future development of the property. If this concept plan is approved, other amendments to the area plan will follow including the allowed table of uses, TOD development requirements, land uses, utilities, transportation, and other regulations needed for the future development of this area.

11. Consideration of Ordinance #18-2022, approval of the Thurman General Plan Amendment on 1.54-acres of property located at 805 East Cedar Hollow Road, changing the land use designation from VLDR (very low density residential) to LDR (low density residential). Petitioner: Richard Thurman

The petitioner is currently zoned for VLDR (very low density residential). He would like to change to zone LDR (low density residential).

12. Consideration of Final subdivision approval for the Gardner Point Phase 5, a 103-lot residential development located at 1350 North 3600 West.

Petitioner: Edge Homes

The petitioner, Edge Homes, is planning to build condos and townhomes in the area.

*A final subdivision approval of the final approved planned unit development application must be approved by the City Council. No building permits or certificates of occupancy shall be issued for the project until the zoning application has been finally approved by the city*

13. Consideration of Preliminary subdivision approval for the Somerset Hills, a 5-lot residential subdivision located at 795 East 760 North in an R-1-8 zone.

Petitioner: Mark Garza

The petitioner is in a R-1-8 zone. An R-1-8 zone is for Low Density Residential Districts (R-1-12, R-1-10, R-1-8, and R-1-Flex) and is to provide for single-family residential areas and dwelling units on individual lots.

*Each development must go through several phases before it is allowed to be go forward to the next phase. A Preliminary Subdivision approval creates a less formal dialogue between the council and a developer looking to build a residential subdivision. It helps the developer know whether they can tentatively move forward with their development plans.*

14. Consideration of Ordinance #19-2022, approval of a General Plan Amendment for The Falls at the Point, changing approximately 11.1-acres located at approximately 4200 North Digital Drive from Light Industrial and Commercial to Mixed-Use.

Petitioner: SDM Development

The petitioner is asking to change their property to be zoned Mixed-Use instead of Light Industrial. The purpose of the Mixed Use (MU) District is to foster and provide an area of mixed, compatible residential, commercial and office uses in certain areas of the City.

*The general plan is the "vision" or guiding document for city policy. A general plan amendment is often a precursor to a desired land use ordinance amendment or development request.*

15. Consideration of Ordinance #20-2022, approval of the Fort Street Zone Change on 4.79-acres of property located at approximately 3300 North 1200 West from TH-5 to Commercial and R-1-10.

Petitioner: Fort Street Partners

The petitioner is hoping to change the zone to a LDR zone. This area is currently commercial and they would like to do mixed use so they could potentially add residential to their property.

There would be residential on east commercial on west.

16. Consideration of Resolution #2022-24, a resolution of Intent to Annex the Kiene Addition Annexation, 5-acres located at 7521 North 8000 West (1650 South Center) with R-1-22 zoning.  
Petitioner: Andy Welch

The purpose of this item is so that the petitioner can annex (join) into Lehi City instead of Utah County.

17. Consideration of granting an exception to allow utility and roadway construction on Vistas at the Point Townhomes, located at approximately 5600 North Traverse Mountain Blvd in a TOD zone, prior to the Point of the Mountain Water Well being fully operational.  
Petitioner: GWC Capital

The petitioner would like to start on underground utilities for their property. The city is not allowing underground utilities in this area until they finish the Point of the Mountain Water Well. The petitioner is asking for an exception to this so that they may begin construction.

18. Consideration of Resolution #2022-18, appointing a new Board Member to the Lehi City Historic Preservation Commission.  
Petitioner: Lehi City

The Historic Preservation Commission is asking to appoint Jared Peterson to the Board.

19. Consideration of Resolution #2022-20, appointing new Committee Members to the PARC Advisory Committee.  
Petitioner: Lehi City

The City will be appointing four community members and two staff to the PARC Advisory Committee.

20. Consideration of Resolution #2022-26, approving a contract to prequalify a contractor for the Lehi City Emergency Debris Management Plan.  
Petitioner: Lehi City

FEMA requires that a city have a prequalified contractor ready in case of an emergency in order for Lehi to get funding in an emergency.

21. Consideration of Ordinance #21-2022, an Amendment to the Development Code for the Lehi City Standard Details.  
Petitioner: Lehi City

This item is to update items such as graphs and wording in the code to help keep the Development Code current.

## 22. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2254.
- This agenda has been properly posted and a copy provided to the local news media.