



Lehi City Council Meeting

*** Amended *** Agenda

June 14, 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. Discussion of HTRZ funding with Thanksgiving Point Development.

2.2. Bike and Pedestrian Master Plan Update

2.3. Discussion of Utah State Auditor Fraud Risk Questionnaire- Finance Department

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.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance
2. Presentations and Reports
 - 2.1. Round-Up Rodeo Royalty
 - 2.2. Employer Support Freedom Award Presentation

This presentation will be led by the National Guard recognizing Lehi City's Military employees

3. 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.**

4. Consent Agenda
 - 4.1. Approve Minutes from the May 24, 2022 City Council Meeting.

4.2. 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.

5. Consideration of Resolution #2022-49, amending Section IV: Leave of the Lehi City Employee Policy Manual.
Petitioner: Lehi City

Lehi City's HR Director will be presenting to the Council about amending the Employee Policy Manual.

6. Budget Amendment for FY 2022
 - a. Public Hearing
 - b. Consideration of Resolution #2022-46, amending the Budget for the City of Lehi for fiscal year 2022
Petitioner: Lehi City

The Finance Department will be presenting to the Council about amending the current budget.

7. Consideration of Resolution #2022-47, taking formal action to pick up required employee contributions in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System.

Petitioner: Lehi City

The Finance Department will be presenting on this item.

8. Consideration of Resolution #2022-48, adopting a Certified Tax Rate for the City of Lehi.

This item has been pulled from the agenda.

Petitioner: Lehi City

This item has been pulled because the City is waiting for items from Utah County.

9. Consideration of Resolution #2022-51, approving an amended agreement between Waste Management and Lehi City for solid waste collection and recycling.

Petitioner: Lehi City

Administration and Finance will be discussing the amended agreement with Waste Management.

10. Consideration of Resolution #2022-52, approving an agreement between Mountainland Supply Company and Lehi City for the purchase of pressurized irrigation meter parts.

Petitioner: Lehi City

Water Department will be discussing this item.

11. Consideration of Resolution #2022-55, approving and authorizing the execution of an Interlocal Agreement between Utah County and Lehi City for Substance Misuse Prevention Services and Communities that Care Prevention Model.

Petitioner: Lehi City

12. **Consideration of Resolution #2022-53, approving a network operations agreement with STRATA Networks.**
Petitioner: Lehi City
Lehi City Legal Department will be presenting the agreement with STRATA for fiber operations.
13. Consideration of Resolution #2022-54, approving the allocation of PARC tax funds for recreation and cultural facilities and cultural organizations within Lehi City.
Petitioner: Lehi City
Administration will be presenting options for the City Council to choose where they want to distribute the money from the PARC tax funds.
14. Consideration of Resolution #2022-50, authorizing the execution of an Interlocal Cooperation Agreement to authorize Lehi City's participation in the Utah Valley Home Consortium program.
Petitioner: Lehi City
Planning Division will present on the City's continued participation in the Utah Valley Home Consortium Program. All those involved agree to contribute to projects that will help encourage affordable housing.
15. Consideration of Preliminary and Final subdivision approval of Family Park Estates, a 9-lot development located at approximately 600 East and Airport Drive in an R-1-15 (residential) zone. (Tabled at the May 24th meeting)
This item was tabled from the previous meeting after a discussion and hearing. You can watch the public comments and council discussion here: https://lehi.granicus.com/player/clip/444?view_id=2&redirect=true
16. Consideration of Preliminary subdivision approval of the 2100 North Subdivision, a 66-lot residential subdivision located at approximately 2100 North 2300 West. (Tabled at the May 24th meeting)
Petitioner: X Development
The petitioners were not able to make it to a previous meeting so it was tabled to be presented tonight.
17. Consideration of approval for an extension of time for Staten Farms Plat B, a 9-lot residential development located at 1340 North 2020 West.
Petitioner: Chad Staten
This is a smaller subdivision that needed an extension on his approval to finish the lots.

Once an item is approved, they have two years to obtain permits. If that doesn't happen in the appropriate amount of time, the petitioner needs to request an extension.
18. Consideration of Ordinance #33-2022, the Denzeler zone change on .38-acres of property located at 37 South 500 West, changing the zoning from RA-1 to Mixed Use.
Petitioner: Arnaldo Denzeler
The petitioner is requesting a change to mixed use, which matches the planned zoning in the General Plan.

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.

19. Consideration of a Plat Amendment for the Crossing at Traverse Phases 4 & 5, adjusting the lot line between 410A and 512A.

Petitioner: Perry Homes

This is a foot and a half lot line adjustment.

The purpose of a lot line adjustment is to relocate property boundary lines between adjoining lots with the consent of the owners of record.

20. Consideration of Resolution #2022-56, a Resolution of Intent to Adjust the Municipal Boundaries between Lehi City and Draper City on 1,035.49 acres of property located at approximately 4600 North and 1200 East.

Petitioner: DR Horton

21. Consideration of Final subdivision approval for the Center Pointe Townhomes, a 23-lot development located at approximately 1600 East Center Pointe Drive in an R-3 zone.

Petitioner: Andrew Patterson

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

22. Consideration of Ordinance #31-2022, approving the Kelly General Plan Amendment on 1.08-acres of property located at 3055 North 1200 West changing the zoning from VLDR (residential) to NC (neighborhood commercial).

Petitioner: Lee and Mary Kelly

The Neighborhood Commercial (NC) District is created to provide an area where goods and services are available in close proximity or adjacent to residential areas. The purpose of this zone is to allow for the development of smaller-scale retail and service oriented businesses that are compatible with the adjacent neighborhoods. Developments within this zone should be designed for a sensitive transition between the Neighborhood Commercial uses and surrounding residential uses. In order to prevent disturbance to neighboring residential areas, businesses operating hours shall be between the hours of 6 AM and 11 PM Sunday through Thursday and 6 a.m. to 12 a.m. Friday and Saturday. Structures in this zone are limited in size to a 5,000 square foot footprint unless otherwise approved by the Planning Commission based on a determination that the building meets the intent of this zone.

23. Consideration of Concept approval for the Harmony Townhomes Plat D concept plan, a 30-unit residential development located at approximately 891 North Hilltop Drive in the Cold Spring Ranch Area Plan.

This plan was amended in a meeting and this property is part of that amendment.

Concept approval is the process gaining permission, endorsement, and guidance from City Council

24. Consideration of Resolution #2022-57, approving a development agreement between Seely and Sons LLC and Lehi City.

Development agreement that will outline the requirements for the sub local street.

A development agreement is a voluntary contract between the City and a person who owns or controls property within the jurisdiction, detailing the obligations of both parties and specifying the standards and conditions that

will govern development of the property.

25. Consideration of Final subdivision approval for Carla's Cove, a 13-lot residential development located at 2402 West Main Street.

Petitioner: Matthew Jorgensen

This item is tied to item 24.

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.

26. Consideration of Ordinance #32-2022, a Development Code Amendment to Chapter 20, Home Occupations, to include regulations for dog grooming facilities and permanent cosmetic home occupations.

Lehi City will be updating the code to help clarify businesses inside the home regarding esthetics and dog groomers.

27. 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 385-201-2269

This agenda has been properly posted and a copy provided to the local news media.