



Lehi City Council Meeting Agenda August 23, 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

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. Presentations and Reports

2.1. Discussion of a budget amendment for a new job position.

3. Joint Planning Commission & City Council Discussion

3.1. Update on UTA's Station Area Plan Study for the Thanksgiving Point Frontrunner Station.

4. Mayor and Council Reports

Calendar items and outside Committee reports

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

5. Agenda Questions

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

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6. 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.

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

This item will no longer be on tonight's agenda.

A closed session is one in which only members of the council and other essential may be present. The public, news media, and others are usually excluded from these meetings. The purpose for these meetings is typically for things such as city personnel issues or the purchase of property. Closed session discussions must be limited to the subject announced in the meeting agenda and what is announced by the mayor.

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
 - 3.1. Approve Minutes from the August 9, 2022 City Council Meeting.
 - 3.2. Approve Assignment Order between Lehi City and Jones & Demille Engineering for the FEMA BRIC Study for Dry Creek and Waste Ditch.
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 #2022-76, adopting the Final Budget and Consolidated Fee Schedule for the City of Lehi for Fiscal Year 2023.
Petitioner: Lehi City
Lehi City will be presenting their final budget to be used for the next upcoming year. The budget began in July 2022 and will end June 2023.
5. Consideration of Resolution #2022-73, approving an agreement between Lehi City and Hydro Vac Excavation for the installation of pressurized irrigation meters.
Petitioner: Lehi City
Water Department will be discussing this item.
6. Consideration of Ordinance #41-2022, amending Title 9 Chapter 2 Article B Section 15, for the installation of secondary water meters.
Petitioner: Lehi City
Water Department will be discussing this item.
7. Consideration of Ordinance #2022-42, amending Title 9 Chapter 2 Article A Section 5, to explicitly limit the use of secondary water for outdoor watering use only.
Petitioner: Lehi City
Water Department will be discussing this item.
8. Consideration of Resolution #2022-74, approving an agreement between Lehi City and SIRQ Construction for pre-construction and construction management/general contractor services for Station 84.
Petitioner: Lehi City
Fire Department will be discussing services for preparation of the new fire station, Station 84.
9. Consideration of Resolution #2022-75, approving an agreement between Lehi City and Navigate CM & Development for the design and construction of a city center and library.

Petitioner: Lehi City

Administration will be discussing this item.

10. Consideration of Final subdivision approval for the 2100 North Subdivision, a 66-lot residential development located at 2100 North 2300 West.

Petitioner: X Development

The proposed development includes 66 single family lots and a 1.88-acre neighborhood commercial parcel.

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

11. Consideration of a Condo Conversion approval for the R&E Properties located at 550 West State Street.

Petitioner: Mike Hanyon

The applicant requests approval of a condo conversion for the existing building at 550 West State Street. The request includes making the building into condominiums. This will allow the current owner to sell individual unit ownership to interested tenants. All necessary improvements have been previously constructed and no parking along State Street is required for these units.

12. Consideration of Preliminary subdivision approval for the River Point Phase 2, a 257-unit residential development located at 1200 North 3600 West.

Petitioner: Edge Homes

The applicant is requesting approval of the River Point Phase 2 Preliminary Subdivision. The proposed development is requesting to be built as a Planned Unit Development (PUD- A planned unit development is a small community that can contain many types of single-family homes, like townhomes or condominiums.).

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.

13. Consideration of James Karren's request for approval of the Karren zone change, from R-1-Flex (residential) to R-2 (medium density residential) on 0.75-acres located at 105 South 500 West.

Petitioner: James Karren

The applicant is seeking approval of a proposed zone change from RA-1 to R-2 for 0.73 acres located at 105 South 500 West. This property had an approved zone change to R-1-Flex in July 2021, but water dedication had not yet occurred to finalize the zone change when the General Plan Land Use Map update opened new opportunities for the property.

The purpose of the Medium Density Residential District (R-2) is to identify and encourage the development of medium density residential uses, including single family and two-family dwellings.

14. Consideration of Ordinance #46-2022, approval of the Skye Area Plan amending the Micron Area Plan and including 2,436 equivalent residential units (ERUs), mixed-use space, a civic site, open

space, trails and roadways. Located at approximately Timpanogos Highway and Center Street.
Petitioner: DR Horton

The applicant requests approval of the Skye Area Plan amending the Micron Area Plan. The proposed area encompasses approximately 844 acres surrounding the existing Texas Instruments Building. The majority of the Area Plan encompasses the area to the west of the Texas Instruments; however, it also includes land on the northeast side.

15. Municipal Boundary Adjustment between Lehi City and Draper, consisting of 1,035.49-acres of property located at approximately 4600 North 1200 East with TH-5 (transitional holding) zoning.
 - a. Public Hearing
 - b. Consideration of Ordinance #43-2022, approving the Skye Lehi Addition Draper-Lehi Municipal Boundary Adjustment.Petitioner: DR Horton

The applicant requests approval of the Draper-Lehi Municipal Boundary Line Adjustment including approximately 1,035 acres with TH-5 zoning.

The Transitional Holding-5 (TH-5) District is designated primarily for the annexation of land where no water is dedicated upon annexation and where no city culinary water or pressurized irrigation water services will be provided. Property may be annexed into the TH-5 district without the requirement of a General Plan amendment. It is, however anticipated that when the property is rezoned, it will comply with the General Plan designation. Otherwise, a General Plan amendment will be required.

16. Consideration of Ordinance #47-2022, a General Plan Amendment for the Skye-Lehi Addition (boundary adjustment between Lehi City & Draper), on approximately 1,035.49-acres of property with the proposed General Plan Designations of Environmentally Sensitive Area (ESA), High Density Residential (HDR), Medium Density Residential (MDR), and Low Density Residential (LDR).
Petitioner: DR Horton

The applicant requests approval of the proposed General Plan Land Use designations on approximately 1,035-acres of property proposed to come into Lehi City as part of the Draper-Lehi municipal boundary adjustment.

Because the land currently is in Draper, the Lehi City General Plan has no designated land uses for this property so this item will help designate areas in the property. This item goes along with the two previous items. How council votes for the first two will affect what happens with this item.

17. Consideration of the Skye Area Plan Second Amendment Concept Plan including 985 additional residential units in the Draper-Lehi Municipal Boundary Line Adjustment Area.
Petitioner: DR Horton

The applicant requests approval of the proposed Skye Area Plan second amendment. This proposal indicates the proposed land uses and layout of the property currently proposed to come into Lehi City from Draper.

18. Consideration of Ordinance #48-2022, the Kelly zone change, from RA-1 (residential agriculture) to NC (neighborhood commercial) on 1.08-acres located at 3055 North 1200 West.

Petitioner: Lee and Mary Kelly

The applicant requests approval of the Kelly Zone Change from Residential Agriculture (RA-1) to Neighborhood Commercial (NC). This proposal would change the designation on 1.08-acres located at 3055 North 1200 West.

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. Developments within this zone should be designed for a sensitive transition between the Neighborhood Commercial uses and surrounding residential uses.

19. Consideration of Ordinance #45-2022, a Development Code Amendment to Table 37.080 and Chapter 16 PRD updating the parking requirements for multi-family projects.

Petitioner: Lehi City

The applicant requests approval of proposed changes to the Multi-Family Parking requirements in the Development Code. The changes intend to ensure multi-family projects provide enough parking near all units. The proposed changes are after residents expressed that they do not have enough parking close to where they live.

20. Consideration of Ordinance #49-2022, approving an update to the Moderate Income Housing Plan Goals, Strategies and Timeline to come into conformance with State requirements.

Petitioner: Lehi City

The applicant requests approval of the proposed changes to the Lehi City Moderate Income Housing Element of the General Plan.

Utah State Congress passed legislation this year requiring cities to update their Moderate-Income Housing goals by October 1. To receive priority funding, the City must have six goals. The City also must include a timeline to accomplish each of the goals. The City will report annually on the steps made to achieve those goals.

21. 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.