



Lehi City Council Meeting

Amended Agenda

September 13, 2022

4:00 PM Pre Council / 7:00 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, 4:00 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. Bond Discussion with Laura Lewis

2.2. Station 84 Update

2.3. Discussion of Water Efficient Landscape Standards

2.4. Discussion of Stockpiling Materials in City Rights-of-Way

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 of real property, and to discuss the character, professional competence, or physical or mental health of an individual.

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. Presentations and Reports
 - 2.2. Constitution Week Proclamation
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 August 16, and August 23, City Council meetings.
 - 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 #2022-81, creation of a Local Building Authority by Lehi City, Utah; authorizing official action; declaring the official intent of the city to reimburse itself from the proceeds of bonds for certain capital expenditures advanced by the city; establishing the maximum principal amount of such expenditures and providing an effective date.
Petitioner: Lehi City

Finance Department will be discussing this item.

6. Consideration of Resolution #2022-80, approving an agreement between Lehi City and Chase Bank for an equipment lease.

Petitioner: Lehi City

Finance Department will be discussing this item.

7. Consideration of Final subdivision approval for the Hidden Canyon Phase D Plat 5, a 19 single family lot development located in the Central Canyon of Traverse Mountain.

Petitioner: Fieldstone Homes

The applicant requests approval of Hidden Canyon Phase D Plat 5 including 19 single family lots located at the top of Central Canyon in a Low-Density Area of the Traverse Mountain Planned Community.

This proposed plat includes 19 single family lots, a graded city park parcel, a trail easement and the final section of the Central Canyon trail.

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

8. Consideration of Final subdivision approval for the Hidden Canyon Phase D Plat 6, a 36 single family lot development located at approximately 5900 North Canyon Rim Road.

Petitioner: Fieldstone

This proposed plat includes 36 single family lots and open space in "Parcel B". Parcel B also includes a pedestrian connection. The applicant got an Area Plan Amendment approved that allowed them to exceed the maximum road based on topography and by providing this pedestrian connection between the two roads.

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

9. Consideration of Preliminary subdivision approval for the Harmony Townhomes Phase 4, a 30-unit residential development located at approximately 900 North Hilltop Drive.

Petitioner: Arive Homes

The applicant requests approval of the Harmony Townhomes Phase 4 preliminary subdivision located at approximately 900 North Hilltop Drive in the Cold Spring Ranch Planned Community.

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.

10. Consideration of Resolution #2022-77, approving an agreement between Lehi City and Patterson Homes for the Center Pointe Townhomes Development Agreement.

Petitioner: Patterson Homes and Lehi City

On December 10, 2019, the City Council approved the Center Pointe Townhomes Concept Plan and directed staff to work on this Agreement to limit the number of units and establish maintenance requirements on this site in accordance with the terms and conditions set forth in a development agreement.

11. The Andersen Property No 1. Annexation on 1.25-acres located at 8282 North 8730 West (approximately 530 South 1100 West) with proposed R-1-12 zoning.
 - a. Public Hearing
 - b. Consideration of Resolution #2022-79, approving an Annexation Agreement with the owners of the property that is the subject of the Andersen No 1 Annexation
 - c. Consideration of Ordinance #53-2022, approving the Andersen No 1 Property Annexation with R-1-12 zoning.

Petitioner: Duane Andersen

The applicant requests review and recommendation on the proposed R-1-12 zoning to annex 1.25 acres of property located at 8282 North 8730 West (Approximately 530 South 1100 West). The proposed annexation went to City Council where they approved the resolution of intent to annex. Then it went to the Planning Commission for review and recommendation of the proposed zoning. The return to City Council is the final step of the annexation approval process.

The purpose of the Low-Density Residential Districts (R-1-12, R-1-10, R-1-8, and R-1-Flex) is to provide for single-family residential areas and dwelling units on individual lots.

The standard zones for the Low Density Residential District are the R-1-Flex zone and R-1-12.

12. The BCP Annexation on 14.67-acres located at approximately 1450 South 1300 West with proposed TH-5 zoning

- a. Public Hearing
- b. Consideration of Resolution #2022-78, approving an Annexation Agreement with the owners of the property that is the subject of the BCP Annexation.
- c. Consideration of Ordinance #54-2022, approving the BCP Annexation with TH-5 zoning.

Petitioner: Trane Engineering

The applicant requests final approval on the proposed TH-5 zoning to annex 14.67 acres of property located at approximately 1450 South 1300 West. The proposed annexation will add a portion of an existing county island. The proposed annexation went to City Council where they approved the resolution of intent to annex. Then it went to the Planning Commission for review and recommendation of the proposed zoning. The return to City Council is the final step of the annexation approval process.

The proposed TH-5 zoning allows the property to come into the City, but future development will require an additional zone change and water dedication.

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. Characteristic of this district is a continuation of uses and services existing at the time of annexation. All new uses must comply with Table 05-030-A, Table 05-040-A, and Table 12-060 of the Lehi City Development Code. 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.

13. Consideration of Ordinance #50-2022, approving the Gemstone zone change, from RA-1 (residential agriculture) to R-3 (high density residential) on 1.33-acres located at 690 East 200 South.

Petitioner: Gemstone Development

The applicant is seeking approval of a proposed zone change from RA-1 to R-3 for 1.33 acres located at 690 East 200 South. This zone change is consistent with the approved General Plan.

The zone change would allow for the property to be developed in the future. This property is adjacent to both commercial and higher density communities which will allow for it to fit in well with the surrounding area. The applicant intends for this zone change to be the first step towards future development of the property.

The purpose of the High-Density Residential District (R-3) is to provide an environment and opportunities for higher density residential uses, including single family detached and attached residential units, apartments, condominiums, and townhouses.

14. Consideration of Ordinance #51-2022, approval of the Clark Main Street General Plan amendment, from Neighborhood Commercial to Mixed-Use on 1-acre located at 1064 West Main Street.

Petitioner: Russ Clark

The applicant requests approval on the Clark Main Street General Plan Amendment from Neighborhood Commercial to Mixed Use on 1-acre located at 1064 West Main Street. The property is currently zoned Commercial which would not allow for any residential units. The request for Mixed-Use would facilitate a development with some residential as dictated by the concept that was approved by the Planning Commission. That approval was contingent on approval of the General Plan amendment and a future zone change.

The applicant has stated their intent to include eight residential units with a retail and warehouse area.

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.

15. Consideration of Ordinance #52-2022, approval of the Davis Main Street General Plan amendment, from Neighborhood Commercial to Mixed-Use on 0.82-acres located at 1054 West Main Street.

Petitioner: Lehi City

The applicant requests approval on the Davis Main Street General Plan Amendment from Neighborhood Commercial to Mixed Use on 0.82-acres located at 1054 West Main Street. The property is currently zoned Commercial which would not allow for any residential units. The request for Mixed-Use would facilitate a development with some residential as dictated by the concept that was approved by the Planning Commission. That approval was contingent on approval of the General Plan amendment and a future zone change.

The applicant has stated their intent to include six residential units with a retail and warehouse area.

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.

16. 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.