



# Lehi City Council Meeting

## Agenda

### February 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. Discussion of Cell Towers on City Property
- 2.2. Holbrook Farms Park Discussion
- 2.3. Master Transportation Plan Discussion – 2.3 will be the first item tonight.
- 2.4. Department Goals Presentation

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

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

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. Proclaim April 23, 2022, as Arbor Day in Lehi City
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  
*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.*

4.1. Approve Minutes from the February 8, 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 Ordinance #09-2022, the MDT zone change on 5.115-acres of property located at 1565 West 1220 North, changing the zoning from A-1 to R-1-22.  
Petitioner: Danny Gutierrez

**The petitioner is requesting to change the zoning which will comply with the General Plan.**

*(R-1-22 Zoning) The purpose of the Very Low-Density Residential Districts (R-1-22, RA-1, R-1-15) is to provide for large-lot single-family residential areas and/or hobby farm developments. You can learn more about the different districts and zones here: <https://www.lehi-ut.gov/wp-content/uploads/2013/09/Chapter-05-Zoning-Districts-1.pdf>*

6. Consideration of Ordinance #13-2022, the Morgan Property zone change on approximately 2.57-acres of property located at 105 South 1100 West, changing the zoning from RA-1 (residential/agriculture) to R-2 (medium density residential).  
Petitioner: Hunting Farm LLC

**The petitioner is planning on doing single family homes in the area and would like to change the zone to R-2.**

*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. You can learn more about the different districts and zones here: <https://www.lehi-ut.gov/wp-content/uploads/2013/09/Chapter-05-Zoning-Districts-1.pdf>*

7. Consideration of Ordinance #14-2022, the Trinnaman Lane zone change on 1-acre of property located at 1200 North Trinnaman Lane, changing the zoning from A-1 (agriculture) to RA-1 (residential/agriculture).  
Petitioner: Mike Dubois

**The petitioner is asking of a zone change so that he son can build a home on his property.**

*The purpose of the Very Low Density Residential Districts (R-1-22, RA-1, R-1-15) is to provide for large-lot single-family residential areas and/or hobby farm developments.*

8. Consideration of the 1st Storage Annexation, annexing 3.85-acres of property located at 960 West 2100 North with proposed TH-5 zoning.
  - a. Public Hearing
  - b. Consideration of Resolution #2022-11, approving the Annexation Agreement
  - c. Consideration of Ordinance #15-2022, approving the 1st Storage AnnexationPetitioner: Steve Layton

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

9. Consideration of Preliminary subdivision approval for The Lofts at Holbrook Farms, a 240-unit townhome development located at approximately 2700 North Redwood Road.  
Petitioner: Ivory Innovations

*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.*

**The petitioner is intending to do townhome rentals with this property**

10. Consideration of approval for the Curtis Center Backbone Road Subdivision, a commercial subdivision and right-of-way for the development.  
Petitioner: Michelle Holbrook

**This item is to help get access for utilities for the Curtis Center site.**

11. Consideration of Ordinance #16-2022, an amendment to the Lehi City Development Code Chapters 16, 17, and Table 05.030A, amending driveway length requirements.  
Petitioner: Lehi City

**This will be a change to the Lehi City Development code to address driveway lengths.**

12. Consideration of Resolution #2022-09, approving an Interlocal Cooperation Agreement between Saratoga Springs and Lehi City for the shared use of storm drain outfall.  
Petitioner: Lehi City

**This agreement is for Lehi City and Saratoga Springs for their shared use do the storm drain outfall. A storm drain outfall is where a storm drain pipe or channel discharges stormwater runoff to a natural waterbody**

13. Consideration of Ordinance #11-2022, amending Title 9 Chapter 2 Article C Section 1 (Water Shortage Management Plan)  
Petitioner: Lehi City

**This item will be for an update to our Lehi City code for Lehi's water shortage plan.**

14. Consideration of Ordinance #12-2022, adopting Title 3 Chapter 6 creating the Lehi City Parks, Arts, Recreation, and Culture (PARC) Advisory Committee.  
Petitioner: Lehi City
15. Consideration of Resolution #2022-12, adopting voter participation areas.  
Petitioner: Lehi City
16. Consideration of Resolution #2022-13, appointing an Alternate Board Member to the Lehi City Planning Commission  
Petitioner: Lehi City
17. Consideration of Resolution #2022-14, appointing a Board Member to the Lehi City Parks, Arts, Recreation, and Cultural (PARC) Advisory Committee.  
Petitioner: Lehi City
18. Consideration of Resolution #2022-15, appointing a Board Member to the Lehi City Historic Preservation Commission.  
Petitioner: Lehi City
19. Consideration of Resolution #2022-16, appointing a Board Member to the Lehi City Parks, Trails and Trees Advisory Committee.  
Petitioner: Lehi City

Reappointment of Skyler Beltran

## 20. 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.