



## **Lehi City Council Meeting Agenda February 25, 2020**

**5:30 PM** - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 5:30 p.m.

1. Welcome and Prayer
2. Presentations and Reports
  - 2.1. Primary Children's Hospital Presentation
  - 2.2. Pickleball Presentation
  - 2.3. Review of Department Goals
3. Agenda Questions  
*The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.*
4. Administrative Report
5. Mayor and Council Reports  
*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. Presentation by UTA- Patti Garver

2.2. Sanctuary City Proclamation

[Sanctuary proclamation.docx](#)

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.)*

4. Consent Agenda

4.1. Approve Minutes from the February 4, 2020 Budget Retreat, and the February 11, 2020 City Council meeting.

[020420 WS.pdf](#)

[021120 CC.pdf](#)

Regular Agenda

5. Osmond Annexation

a. Public Hearing

b. Consideration of Ordinance #11-2020, approval of the Osmond Annexation, approximately 6.46 acres located on Digital Drive by the point of the mountain with proposed Commercial zoning.

Petitioner: Jared Osmond

[CCR Osmond Annexation 02.25.20- Fianl Annex. Approval.docx](#)

[Osmond Annexation DRC 12.11.19.docx](#)

[Ord 11-2020.docx](#)

[Osmond AnnexAgreement 02.23.2020.docx](#)

[Annexation Narrative.pdf](#)

[Osmond Annexation Plat-Updated.pdf](#)

[Osmond Annexation- Aerial.pdf](#)

[Osmond Annexation- General Plan.pdf](#)

6. FY2020 Budget Amendment

a. Public Hearing

b. Consideration of Resolution #2020-13, amending the Budget for the City of Lehi for Fiscal Year 2020 (July 1, 2019- June 30, 2020).

Petitioner: Lehi City

[Res 2020-13.docx](#)

[Budget Adjustment #2.pdf](#)

7. Consideration of Resolution #2020-11, appointing a Board Member to the Timpanogos Special Service District.

Petitioner: Lehi City

[Res 2020-11.docx](#)

8. Consideration of Resolution #2020-12, appointing a Board Member and Alternate to the North Utah County Aquifer Council.

Petitioner: Lehi City

[Res 2020-12.docx](#)

9. 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.

## **City Council Agenda Item Report**

Meeting Date: February 25, 2020

Submitted by: Teisha Willson

Submitting Department:

Item Type: Presentation

Agenda Section:

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**Subject:**

Primary Children's Hospital Presentation

**Suggested Action:**

**Attachments:**

## City Council Agenda Item Report

Meeting Date: February 25, 2020

Submitted by: Teisha Willson

Submitting Department:

Item Type: Presentation

Agenda Section:

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**Subject:**

Pickleball Presentation

**Suggested Action:**

**Attachments:**

## **City Council Agenda Item Report**

Meeting Date: February 25, 2020

Submitted by: Teisha Willson

Submitting Department:

Item Type: Presentation

Agenda Section:

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**Subject:**

Review of Department Goals

**Suggested Action:**

**Attachments:**

## **City Council Agenda Item Report**

Meeting Date: February 25, 2020

Submitted by: Teisha Willson

Submitting Department:

Item Type: Presentation

Agenda Section:

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**Subject:**

Presentation by UTA- Patti Garver

**Suggested Action:**

**Attachments:**

## City Council Agenda Item Report

Meeting Date: February 25, 2020

Submitted by: Teisha Willson

Submitting Department:

Item Type: Presentation

Agenda Section:

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**Subject:**

Sanctuary City Proclamation

**Suggested Action:**

**Attachments:**

[Sanctuary proclamation.docx](#)



# Proclamation

## FOR SANCTUARY CITY FOR THE UNBORN

**WHEREAS**, the Declaration of Independence, the founding document of the United States of America, states, “We hold these truths to be self-evident, that all men are created equal, that they are endowed by their creator with certain unalienable rights, that among these are life, liberty and the pursuit of happiness.” Life being the first of these declared rights; and

**WHEREAS**, as recently as March 2017, the American College of Pediatricians published an Abstract stating that “The predominance of human biological research confirms that human life begins at conception - fertilization. At fertilization, the human being emerges as a whole, genetically distinct, individuated zygotic living human organism, a member of the species Homo Sapiens, needing only the proper environment to grow and develop. The difference between the individual in its adult state and in its zygotic state is one of form, not nature”; and

**WHEREAS**, each human life is unique and precious to God; and

**WHEREAS**, the protection and preservation of human life is important to the people of the city of Lehi.

**NOW, THEREFORE, BE IT PROCLAIMED BY THE MAYOR AND CITY COUNCIL AS THE GOVERNING BODY OF THE CITY OF LEHI, UTAH**, that we declare that all human life, regardless of age including fetal or elderly life, and those who may be mentally or physically impaired, must always be safeguarded and that society must protect those who cannot protect themselves.

**BE IT FURTHER PROCLAIMED** by the Mayor and City Council that it supports legislation on state and national levels that protects human life from its earliest stages and opposes lessening existing restrictions on abortion and euthanasia.

**BE IT FURTHER PROCLAIMED** that the Mayor and City Council honors the rights of healthcare providers to object on moral grounds to performing abortions or euthanasia and opposes any regulation or law seeking to violate that right.

**BE IT FURTHER PROCLAIMED** that the Mayor and City Council supports adoptions as an alternative to abortion and encourages the State and Federal governments to support adoption at higher levels and enact legislation for easing the adoption process.

**AND BE IT FURTHER PROCLAIMED** that the Mayor and City Council supports efforts to educate and support mothers and fathers in choosing life-affirming options for their unborn baby.

**THEREFORE**, the City of Lehi hereby proclaims itself a SANCTUARY CITY FOR THE UNBORN and for all its citizens including the unborn, disabled and elderly.

Dated the 25<sup>th</sup> day of February, 2020

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Mayor Mark Johnson

## City Council Agenda Item Report

Meeting Date: February 25, 2020

Submitted by: Teisha Willson

Submitting Department:

Item Type: Action Item

Agenda Section:

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**Subject:**

Approve Minutes from the February 4, 2020 Budget Retreat, and the February 11, 2020 City Council meeting.

**Suggested Action:**

**Attachments:**

[020420 WS.pdf](#)

[021120 CC.pdf](#)



153 North 100 East  
Lehi, UT 84043  
(801) 768-7100

Minutes of the **Work Session** of the **Lehi City Council** held Tuesday, **February 4, 2020**, at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah. The meeting began at approximately 8:30 AM.

**Present:** Mark Johnson, Mayor  
Paige Albrecht, Council Member  
Chris Condie, Council Member  
Paul Hancock, Council Member  
Katie Koivisto, Council Member  
Mike Southwick, Council Member

**Others Present:** Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Steve Marchbanks, Parks Superintendent; Beau Thomas, Assistant to the City Administrator; Shaye Ruitenbeek, Management Analyst; Teisha Wilson, City Recorder; Scott Sampson, Risk Manager; Jeremy Estes, Fleet Manager; Chief Jeremy Craft, Fire Department; David Kitchen, Human Resources Director; Dean Lundell, Finance Director; Alyson Alger, Treasure; Karma Bentson, Accountant; Tyler Kelsey, IT Manager; Brent Thomas, Power Department; Marilyn Banasky, Information Center Manager; Morgan Cummings, Justice Court; Dan Harrison, Legacy Center Director; Chief Darren Paul, Police Department.

### 1. Welcome Breakfast

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Shaye Simkins offered the prayer.

### 2. Team Building

Jeff Thompson, BYU Professor, led a group activity and then discussed how our background and experiences can mold our values and how that shapes discussions. He also discussed how our personalities and self-monitoring can affect how we debate and discuss issues.

### 3. Council Assignments

Councilor Southwick led the discussion of Council assignments. Mayor Johnson stated that they need a Councilor assigned to the Utah Valley Clean Air Task Force that would also work with the City's Environmental Sustainability Committee. The Mayor stated that he will now be attending the IHC Community Council meetings. Below are the new assignments that were made.

UV Clean Air- Councilor Hancock  
Lehi Irrigation- Councilor Hancock  
TSSD- Councilor Koivisto

Utah Lake Commission – Councilor Condie  
Library- Councilor Koivisto  
Youth Council- Councilor Albrecht, with Councilors Condie and Koivisto as alternates.  
North Point- Jason Walker  
Round-Up: Councilor Southwick with, with Councilor Koivisto as alternate.  
ULCT- Councilor Condie

#### 4. Parks Impact Fees

Steve Marchbanks reported on the City's impact fees allocation. He stated that they've committed to build parks at trigger points for various development and showed those allocations. Mr. Marchbanks explained the cost breakdown for building parks and how expensive they are. He stated that other challenges with building parks are helping special interests, earmarking impact fees, inconsistency of development costs, staff support, and higher maintenance cost per area due to increased xeriscape.

#### 5. Financial Policies Discussion

Dean Lundell discussed the city's current financial policies. Some of the highlights include conservative revenue projections, and one-time revenues will not be used for on-going expenditures. He also stated that the city will adhere to all bond covenants and strive to maintain the best possible credit rating. He stated that they will maintain the general fund reserves between 20-25%. All fees are intended to cover the full cost of the service. He stated that they are in the process of developing a financial plan for long-term needs, and they are looking forward to multi-year budgeting that would look ahead 5-10 years. Mr. Lundell informed the Council how property tax rates work in Utah and how they are accessed. He also explained the truth in taxation process should the Council be interested in raising property taxes. He stated that new growth leads to new revenue and expenditures. There was discussion about being fiscally responsible and the need to raise property taxes just to account for inflation. Mr. Lundell stated that they'd like to create a property tax policy and things to consider in that policy would be inflation, growth, new programs, and timing. This new policy would be based on an analysis.

#### 6. Lunch

#### 7. Crucial Conversations

Al Switzler, the author of Crucial Conversations, introduced his book. He discussed how important communication is when solving problems.

#### 8. Resident Survey

Y2 Analytics presented on the recent resident survey. She stated that 788 citizens completed the survey with a margin of error at +-3. Growth is a concern for residents and it's all along the Wasatch Front, not just in Lehi. Overall, there are some negative shifts in direction for the city. The most important issue for residents now and in the future are growth, and traffic infrastructure. Residents also felt that there is not enough open space and recreational opportunities.

#### 9. Goals/Visioning

Jason Walker stated that we try our best to provide high quality service in a cost-effective way.

Councilor Condie stated that it's easy to think about how a decision will affect the now, but there should be consideration for the long term. Councilor Southwick stated that we are not competing against other cities, we are just trying to make our city better than it was yesterday.

Cameron Boyle asked the Council to consider what will make Lehi City a great place to live work and play in the next 10 years. Some of the responses noted by the Council were safety, location, community, small town with big city amenities, family friendly, public transit, decisions are made with families in mind, a variety of things to do, housing diversity, low cost of doing business, fiber network, good infrastructure, city willing to help businesses, adequate parking in all areas of the city, follow through with promises, increase trust, new regional parks, more sustainable, increase open space and trails, diversity, engaged public employees, creative solutions, above and beyond basic services, higher education opportunities, and health care facilities.

The City's goal for the last few years has been to develop a cutting-edge, family-centric community. The family-centric part encompasses the small town feel and preserving our history.

There was discussion about how to increase the general fund for more parks and open space. Mr. Lundell stated that their options could include raising power rates, bonding, property tax increase or implementing a RAP tax.

## **10. Financial Report**

Dean Lundell showed the Council the projected sales tax for this year. The growth in sales for Lehi has outpaced the growth in the State. He also showed the general fund balance. He went through the operating income and other data in every utility fund. He stated that our utility rates are significantly lower than surrounding city's rates.

## **11. Capital Improvement Plans**

Jason Walker discussed the upcoming capital improvements plans and noted that the Police Department is expected to complete their building this fall.

## **12. Planning Presentation**

Kim Struthers presented on the growth in west Lehi which is where most of our growth is happening. Mayor Johnson stated that he would like to see more Commercial zoning along the 2100 North corridor. Mr. Struthers showed other developments that are complete, nearly complete, or are going through the site plan process. He presented a summary of current development which contains a lot of office space. He showed where the TOD overlays are located and noted that the Lehi Tech TOD is under construction, and another TOD has been approved near Traverse Mountain. He stated that to get ahead of the planning curve they are working on updating the Transit Master Plan. They had many partners working on this and it will include all forms of transit. He noted that they've been working hard on the General Plan updates. They are also working on a downtown parking study to see what's being utilized and the study can help them determine when a parking structure may be needed. The Rail Trail phase 3 is being constructed along with pedestrian bridges. Other projects there are working on include the 700 South cycle track which is funded by MAG, bike lane striping, a city campus

140 master plan, moderate income housing plan, bike and pedestrian master plan, bed and  
141 breakfast/short-term rental regulations, crime and accident data analysis to improve  
142 intersections and safety, fiscal sustainability, and land use (impacts of development vs  
143 revenues).

144  
145 **13. Misc. Updates**

146 Jason Walker stated that they are still researching fiber networks. Shaye Ruitenbeek presented  
147 a legislative update on the bills being considered by the State Legislature that would affect  
148 Lehi.

149  
150 David Kitchen stated that they are looking at additional benefits to retain and attract employees.  
151 His department conducts competitive wage studies, and the city's medical is trending well so  
152 it would still be a single digit renewal rate.

153  
154 Cameron Boyle distributed the annual report of the Environmental Sustainability Committee.  
155 They are going to focus on specific issues on a quarterly basis.

156  
157 The Mayor and Council discussed saying a prayer before the public meetings. It was  
158 determined that the Council will offer the prayer before each meeting and it will rotate through  
159 each Councilmember.

160  
161 There was discussion regarding the Baum advertising contract and if they should proceed. The  
162 Council reached consensus that they would like to start with naming rights. They agreed that  
163 it's important to look for alternate forms of funding for parks.

164  
165 **14. Adjournment**

166 With no further business to come before the City Council at this time the meeting adjourned  
167 at approximately 5:15 p.m.

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173  
174 Approved:

Attest:

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179 \_\_\_\_\_  
Mark Johnson, Mayor

179 \_\_\_\_\_  
Teisha Wilson, Deputy Recorder



153 North 100 East  
Lehi, UT 84043  
(801) 768-7100

Minutes of the **Pre Council, Regular Session, and Joint Work Session** of the **Lehi City Council** held Tuesday, **February 11, 2020**, at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

**Members Present:** Mark Johnson, Mayor  
Paige Albrecht, Council Member  
Chris Condie, Council Member  
Paul Hancock, Council Member  
Katie Koivisto, Council Member  
Mike Southwick, Council Member

**Others Present:** Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Shaye Ruitenbeek, Management Analyst; Teisha Wilson, City Recorder and approximately 15 citizens.

## **Pre-Council, 3:30 p.m.**

### **1. Welcome and Prayer**

Mayor Johnson welcomed everyone and noted that all Councilmembers were present expect for Councilor Albrecht who will join the meeting at 7:00 p.m. Councilor Hancock gave the Opening Comment.

### **2. Tour of Spanish Fork Community Network Fiber**

The Council attended a tour of Spanish Fork's Fiber network department. The Council was able to receive helpful information about their department, installation process, and customer service. Mayor Johnson stated that he is grateful that the City is taking the time to research and study the City's fiber network options so that they can determine what the best decision will be for the City.

### **3. Agenda Questions**

None.

### **4. Administrative Report**

The Planning Department is identifying some possible areas in the city to consider for a matching grant that would preserve open space. Options could include a farm, canyon areas, and along Dry Creek. They are planning to submit an application soon.

Shayne Ruitenbeek gave a legislative update to the Council which included amendments to the Property Ombudsman Office.

The meeting recessed at approximately 6:30 p.m.

The meeting reconvened at approximately 6:40 p.m.

### **5. Mayor and Council Reports**

Mayor Johnson invited David Maughan to attend and help answer the Council's questions about fiber networks. Mr. Maughan explained his extensive background and experience with fiber. He answered questions from the Council and stated that he would be willing to act as a consultant as the City moves through the process of providing fiber to the residents. He stated that there are a lot of options with providing a fiber network, but it's important to find the best fit for the community.

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

### **1. Welcome, Roll Call, Pledge of Allegiance**

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Jackson Fugal led the pledge of allegiance.

### **2. Presentations and Reports**

#### **2.1 Recognition of Human Resources Award presented to David Kitchen and his Department**

David Kitchen, Human Resources Director, and his staff were recognized for their efforts and contributions to Lehi City's HR Department.

### **3. Citizen Input (for public comments on items not listed on the agenda)**

Susan Davis inquired about who she should talk to regarding issues that she's having with mold in her apartment at Traverse Mountain. It was suggested that she seek legal counsel as this is beyond the City's purview.

### **4. Consent Agenda**

#### **4.1. Approve Minutes from the January 28, 2020 City Council Meeting**

**Motion:** Councilor Albrecht moved to approve the consent agenda items. Councilor Southwick seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

### **5. Consideration of Resolution #2020-09, approving a Development Agreement with Ivory Homes related to the recently approved applications on the Jonsson mink farm property and amendments to the Holbrook Farms and Ivory Ridge Area Plans.**

Brad Mackey with Ivory Development was representing the applicant. He stated that this is the agreement that was drafted based on the motion from December's meeting. He stated that they are asking for an exception to the setbacks to accommodate the rear loading garages and to make it a better community.

Thad Pinkerton stated that after reading the agreement he believes that the trail as an amenity pales in comparison to what amenities are being lost. He was concerned that the city is being taken advantage of.

Brian Wright stated that he wants to ensure that the parking is adequate. He also requested that the fence remain intact.

Mr. Mackey stated that Ivory will need to purchase the rights to the trail and transfer the easement from the Jonsson's to the trail, so there's a lot more to the trail than just the

97 construction. He stated that they will leave the fence along the properties to the north. He also  
98 stated that they exceed the minimum parking requirements.  
99

100 Councilor Condie stated that this will allow the City the opportunity to secure the right of way  
101 for the cycle track and the city will now have the ability to turn the lights on at the Sports Park.  
102 Councilor Condie inquired about other amenities in addition to the trail. Mr. Mackey replied  
103 that they will have a tot lot, some benches, and bbq areas.  
104

105 Councilor Hancock inquired if they could add to the development agreement that Ivory leave  
106 the current fence along the properties to the north. Mr. Wood replied that he could make that  
107 part of the motion.  
108

109 Keith Jonsson stated that Rocky Mountain Power won't allow large trees along the powerline  
110 corridor.  
111

112 Councilor Koivisto stated that this is a bad deal and expressed concern for the way Mr. Jonsson  
113 has been treated. She stated that she understands that Ivory is meeting the code but feels that  
114 this is not appropriate.  
115

116 **Motion:** Councilor Hancock moved to approve Resolution #2020-09, approving a  
117 Development Agreement with Ivory Homes related to the recently approved  
118 applications on the Jonsson mink farm property and amendments to the Holbrook  
119 Farms and Ivory Ridge Area Plans, and add to the agreement that the fence along  
120 the north of the Jonsson property remain in place. Councilor Southwick seconded  
121 the motion.  
122

123 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes;  
124 Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.  
125

126 **6. Consideration of Ordinance #09-2020, approval of the Jonsson Park Towns Zone**  
127 **Change, approximately 5.3 acres located at 700 South 1900 West, changing the Zoning**  
128 **from TH-5 (Transitional Holding) to R-3 (high density residential).**

129 Brad Mackay was representing the applicant. He stated that they are changing the name to The  
130 Towns at Snow Springs.  
131

132 Thad Pinkerton doesn't see the zone change as a betterment to the community. He also  
133 expressed concern that there's no traffic study on 700 South 1700 West. He would like to see  
134 the city do their due diligence and conduct a traffic study. He was concerned that this is an  
135 island and that it doesn't fit in the area. He was also concerned with the infrastructure. He  
136 disagrees with Alpine School District's estimates of the average student per household.  
137

138 Mr. Powell stated that there is capacity in the sewer and water systems. Mr. Struthers stated  
139 that 1700 West and 700 South are both collector streets and they are or will be designed to  
140 handle 7,000 trips and they are well below that threshold right now, so they are built to handle  
141 additional traffic load. He also stated that they will look at the data they've collected for car  
142 counts in the area.  
143

Councilor Koivisto stated that this is an island and they won't have access to mass transit here. She believes it's not inline with the goals and with the overall zoning plan in Lehi.

Mr. Struthers stated that they already amended the General Plan, so the overall policy was changed in December and this zone change is to match the General Plan.

Mr. Powell stated that they don't just look at transit for high density area. There are lots of other factors to consider. In this area the schools, churches, park, cycle track, and trails were all considered as a benefit to this high-density development. Mr. Powell stated that this was not an arbitrary decision.

Councilor Koivisto expressed concern that there was lot of input against this development and disagrees with how this was handled.

Mayor Johnson stated that they have had emails and discussions with residents over concerns with the mink farms for many years and those are all considered public input too. The discussions to solve these solutions are difficult and uncomfortable. There have been many discussions on how to mitigate the conflicts with the mink farms. He understands that some people are going to be upset, but he believes this is the best resolution to satisfy the circumstance as a whole. He stated that he was very careful to ensure that this project would not overwhelm the infrastructure.

**Motion:** Councilor Southwick moved approve to Ordinance #09-2020, approval of the Jonsson Park Towns Zone Change, approximately 5.3 acres located at 700 South 1900 West, changing the Zoning from TH-5 (Transitional Holding) to R-3 (high density residential); subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

Councilor Hancock suggested adding to the motion the findings of fact that it enables the 700 South cycle track to be build, that it will allow a portion of the powerline trail to be constructed and the ballpark lights can be turned on.

**Amended Motion:** Council Southwick amended his motion to include Councilor Hancock's comments. Councilor Hancock seconded the amendment to the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 4-1.

**7. Consideration of Preliminary Plat approval for the Jonsson Park Towns, a 59-unit residential development located at approximately 700 South 1900 West.**

Mr. Mackey was representing the applicant. He stated that they conducted a traffic study that showed the traffic impact of this development would be minimum. He stated that there are many options to tie into the infrastructure.

Thad Pinkerton stated that he was concerned with the lack of amenities and doesn't believe the city is getting fair value with the amenities exchange.

Mr. Struthers stated that they believe the right of way acquisition for the trail and construction of the trail was important enough to use in lieu of other amenities.

**Motion:** Councilor Southwick moved to grant Preliminary Plat approval for the Jonsson Park Towns, a 59-unit residential development located at approximately 700 South 1900 West; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 4-1.

- 8. Consideration of Ordinance #10-2020, approval of the Pine Springs General Plan Amendment for 3.09 acres of property located at 225 South 600 East, changing the land use designation from LDR (Low Density Residential) to HDR (High Density Residential).** Dan Ford was the applicant and was representing the Mortimore family whom own the property. He stated that they looked at location and surrounding uses and believes this project would be a good buffer. He stated that people have historically considered high density housing as an affordability play whereas right now they are looking at a change in lifestyle play. He also said there is access to transportation corridors and walkability. He stated that there was high attendance at the neighborhood meeting, and they were able to answer questions.

Councilor Koivisto stated that these are not affordable. Mr. Ford clarified that he did not say this project was affordable, but rather this would be workforce housing. Councilor Koivisto stated that high density can work in the right area, but she doesn't agree that this is a good place for this based on the surrounding zones.

Judy Evans stated that her property is to the south of this development. She requested that she be given some considerations, such as a privacy fence and asked that the access road be moved so that it's not right next to her bedroom window. She was also concerned with losing the front of the property if a sidewalk is installed.

There was discussion about the zoning of Mrs. Evans' property and why it was zoned commercial.

Emily Mortimore stated that her family has owned the property since 1971 and they've seen many changes. She didn't want to see the community change, but she appreciates the people that have been brought into her life through that change. She stated that her and her neighbors to the east submitted an application for commercial which was not recommended for approval. The Planning Commission suggested, and she agrees with them, that higher density here would make a good buffer between the commercial and residential properties.

Skyler Barry stated that he owns the residential property to the east and he would hope that his property be considered for higher density in the future. He stated that the other property owners to the east are also in approval.

Richard McAlister is in the neighboring R-1 zone and approves this change. He stated that this will be a better place with less impact. He also hopes that the developer can work with Judy Evans. It checks all the boxes for a high density location.

Councilor Condie inquired about the parking concerns from the Karl Malone Center. Mr. Barry stated that the overflow parking from the center doesn't go this far east.

There was discussion about creating a developer's agreement to protect the neighbors. Mayor Johnson was concerned if ownership changes. There was discussion about the fence along the neighboring property to the south and that the placement of the road not be along that same property.

Mr. Ford stated that he agreed to the privacy fence, but he didn't want the approval to be tied to the road placement at this time. He also stated that they want to address the parking concerns and they are still working through the concept plan.

Councilor Albrecht stated that many old time Lehi citizens have seen their community change and they probably didn't ask for that and would now prefer to go somewhere else, so she tries to see past the developer and look at the property owner and what their motivations might be.

Councilor Koivisto stated that she is not against growth or development but that they need to be aware of the surrounding zones. Density can be good if it's done correctly.

Councilor Hancock stated that it provides a transition from the commercial development, and the neighbors to the east would like to convert to high density as well. He stated that even though it's not located by mass transit, it's as close to two freeway entrances as you can get, without driving through residential. Councilor Southwick agreed with his comments.

Mr. Wood suggested that the developer's agreement be tied to the zone change.

**Motion:** Councilor Condie moved to Ordinance #10-2020, approval of the Pine Springs General Plan Amendment for 3.09 acres of property located at 225 South 600 East, changing the land use designation from LDR (Low Density Residential) to HDR (High Density Residential); subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 4-1.

**9. Consideration of Concept plan approval for Pine Springs, a 36-unit residential development located at 225 South 600 East.**

Mr. Ford stated that the concept plan has changed so he prefers to withdraw this item from the agenda until he can present an updated concept plan.

There was discussion about the applicant needing to go back to the DRC and Planning Commission with the new concept plan.

This item was withdrawn from the agenda by the applicant.

The meeting recessed at approximately 9:00 p.m.

The meeting reconvened at approximately 9:10 p.m.

**10. Consideration of Preliminary Subdivision approval for Hooke Vista, a 13- lot residential subdivision located at 827 West 900 North.**

Bryce Fairborn stated that they will work with the neighbors to construct a concrete-precast wall. He will also work with Lehi Irrigation to pipe the ditch.

**Motion:** Councilor Koivisto moved to grant Preliminary Subdivision approval for Hooke Vista, a 13- lot residential subdivision located at 827 West 900 North.; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

**11. Consideration of Resolution #2020-10, an Intent to Annex the Jacketta M. Clark Annexation, approximately 12.29-acres of property located at 1300 South 2000 West with proposed R-1-22 zoning.**

Scott Dunn was representing the applicant.

**Motion:** Councilor Condie moved to approve Resolution #2020-10, an Intent to Annex the Jacketta M. Clark Annexation, approximately 12.29-acres of property located at 1300 South 2000 West with proposed R-1-22 zoning; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

**12. Consideration of approval for Revisions to the Madison Meadows Plat A & B for additional lots in lieu of improvements.**

Bob Strang was representing the applicant.

**Motion:** Councilor Southwick moved to approve the Revisions to the Madison Meadows Plat A & B for additional lots in lieu of improvements; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

**13. Adjournment**

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Koivisto seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:30 p.m.

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Approved: February 25, 2020

Attest:

---

Mark Johnson, Mayor

---

Teisha Wilson, City Recorder

DRAFT

## City Council Agenda Item Report

Meeting Date: February 25, 2020

Submitted by: Brittney Harris

Submitting Department: Planning Division

Item Type: Ordinance

Agenda Section:

---

### **Subject:**

Osmond Annexation

a. Public Hearing

b. Consideration of Ordinance #11-2020, approval of the Osmond Annexation, approximately 6.46 acres located on Digital Drive by the point of the mountain with proposed Commercial zoning.

Petitioner: Jared Osmond

### **Suggested Action:**

### **Attachments:**

[CCR Osmond Annexation 02.25.20- Fianl Annex. Approval.docx](#)

[Osmond Annexation DRC 12.11.19.docx](#)

[Ord 11-2020.docx](#)

[Osmond AnnexAgreement 02.23.2020.docx](#)

[Annexation Narrative.pdf](#)

[Osmond Annexation Plat-Updated.pdf](#)

[Osmond Annexation- Aerial.pdf](#)

[Osmond Annexation- General Plan.pdf](#)

## OSMOND ANNEXATION CITY COUNCIL REPORT

|                                           |                                       |        |             |
|-------------------------------------------|---------------------------------------|--------|-------------|
| <b>Applicant</b>                          | Jared Osmond                          |        |             |
| <b>Meeting Date</b>                       | February 25, 2020                     |        |             |
| <b>Requested Action/Purpose</b>           | Approval of a proposed annexation     |        |             |
| <b>Location</b>                           | Approximately 3701 West Digital Drive |        |             |
| <b>Requested Zoning</b>                   | Business Park                         |        |             |
| <b>General Plan Land Use Designation</b>  | Business Park                         |        |             |
| <b>Acreage</b>                            | 6.464 acres                           |        |             |
| <b>Existing Land Use</b>                  | Undeveloped                           |        |             |
| <b>Adjacent Zoning and Land Use</b>       | <i>North</i>                          | County | Undeveloped |
|                                           | <i>South</i>                          | Th-5   | Undeveloped |
|                                           | <i>East</i>                           | County | Undeveloped |
|                                           | <i>West</i>                           | I-15   | I-15        |
| <b>Date of DRC Review</b>                 | December 11, 2019                     |        |             |
| <b>Date of City Council Acceptance</b>    | January 14, 2019                      |        |             |
| <b>Date of Planning Commission Review</b> | February 13, 2020                     |        |             |
| <b>Assigned Planner</b>                   | Brittney Harris                       |        |             |
| REQUIRED ACTION                           |                                       |        |             |
| <b>City Council</b>                       | Acceptance of Annexation              |        |             |
| <b>Planning Commission</b>                | Review and recommendation             |        |             |
| <b>City Council</b>                       | Final approval                        |        |             |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

### Section 05.010. Zoning Districts.

A. The **Commercial (C) District** is intended to provide controlled and compatible locations for retail, office and business/commerce activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the strength of the city's tax base, and insure high quality design and functionality of commercial areas. Uses typical to this District may include retail sales and services, offices and institutional uses.

B. The **Business Park (BP) District** is established to provide a clean, attractive and nuisance free location for corporate offices, light assembly and accessory warehouse development, and larger scale public facilities. Examples of the activities that may be allowed include corporate offices, laboratories and research facilities, medical and dental clinics, professional and vocational schools, government offices and medical research facilities. The BP district requires buildings to be located in a park-like campus setting with extensive landscaping and consideration of building design and siting to create an attractive and desirable environment for larger scale corporate and public uses.

## APPLICABLE GENERAL PLAN GOALS AND POLICIES

### Business Park (BP)

The purpose of the Business Park classification is to provide a clean, attractive and nuisance-free location for corporate offices, light assembly and warehouse development, and larger scale public facilities. Examples of activities that may be allowed include; corporate offices, laboratories and research facilities, medical and dental clinics, professional and vocational schools, hotels, government offices, medical research facilities, hospitals, warehousing and wholesale distribution. BP areas would require buildings to be located in a park-like campus setting with extensive landscaping and consideration of building design and orientation.

An estimation of how land may develop in the Business Park areas is as follows:

Retail – 5%  
Office/employment – 80  
Residential – 0%  
Roads & institutional – 15%



### Commercial (C)

The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to insure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

An estimation of how land may develop in Commercial areas is as follows:

Retail – 65%  
Office/employment – 15%  
Residential – 5%  
Roads & institutional – 15%



## REPORT ANALYSIS

The applicant requests approval of the proposed annexation by petition of the Osmond site located at approximately 3701 W Digital Drive.

The resolution of intent to annex came before City Council on January 14, 2019 with Staff's recommendation for the Commercial zoning instead of Business Park. Planning Commission also reviewed the recommended Commercial zoning on February 13, 2020. As part of the General Plan Land Use update, Staff proposes removing the Business Park designation and changing all corresponding parcels to Commercial. Staff's recommendation of the Commercial zone designation does not currently comply with the General Plan Land Use map, but upon adoption of the updated General Plan Land Use map, it will comply. The reasoning behind eliminating the Business Park designation relates to its open space requirements that tend to create a more suburban business park setting, instead

of an urban, walkable environment. Providing the Commercial zoning now will not only provide for future congruency with the General Plan Land Use Map, but also encourage more urban development as aligned with Staff's vision for the future of this area.

The same water dedication requirements exist for both Business Park and Commercial uses. They require 1.35 rights per acre of culinary and 1.25 rights per acre of irrigation. The applicant chose to provide these water rights prior to final approval of the annexation. The applicant did so with full knowledge that if the annexation does not get approved, they will forfeit those water rights.

This annexation is being done by petition because the property is currently on the edge of the Lehi City boundary. The proposed annexation does fall within the General Plan Land Use map area. The DRC provided information for the applicant relating to the annexation process, and the location of City services. The City does not currently service utilities to this area. It is however within the Utilities Master Plan, and the applicant understands they will be responsible for extending services to their site.

The DRC had these related general comments:

1. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
2. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
3. As a condition of recording the annexation and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the BP Zone. The amount of culinary water is 1.35 acre feet per acre and irrigation water is 1.25 acre feet per acre.
4. There are no Lehi City utilities in the vicinity of this parcel. Nearest sewer would be on the West side of I-15 Water and PI will require a large offsite extension and possibly a new culinary tank and PI pond. Nearest Storm drain is to the south near the old auto wrecking yard
5. No power utilities in the area. Conduit and line extension required per line extension policy. All off-site easements are the responsibility of the developer.

The DRC also had the following critical issue comment:

1. The northwest boundary of the property doesn't match the County parcels. Is there a boundary line agreement?

The applicant has indicated that they addressed this critical issue.

## PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Osmond annexation, including all DRC comments from December 11, 2019. This recommendation is based on the following findings:

1. The proposed Commercial zoning designation will comply with the proposed General Plan Land Use map.
2. The proposed annexation conforms to the goals and policies of the General Plan.
3. The proposed annexation does not affect the health, safety, welfare, and morals of the City.
4. Other findings as determined by the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Osmond annexation on February 13, 2020. The minutes and motion from this meeting are as follows:

Commissioners asked clarifying questions to the staff.

The applicant wasn't present.

Chairman Hemmert opened the public hearing

Chairman Hemmert closed the public hearing.

**Motion:** Commissioner Peterson recommended approval of Jared Osmond's request for review of Commercial zoning for the Osmond Annexation, approximately 6.46 acres located on Digital Drive by the point of the mountain. Commissioner Hereth seconded.

**Vote:** Commissioner Ellis, Yes; Commissioner Everett, Yes; Commissioner Peterson, Yes; Commissioner Hemmert, Yes; Commissioner Nielsen, Yes; Commissioner Bunker, Yes; and Commissioner Hereth, Yes. The Motion passed with all in favor.

**Osmond Annexation  
DRC Redline Comments**

*Jared Osmond requests review of the Osmond Annexation of approximately 6.46 acres located on East Frontage Road at the point of the mountain with proposed Commercial zoning.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer

Representatives of the Applicant Present: Jared Osmond and Matt Brown

Date of Plans Reviewed: 12/5/19

Time Start: 1:14

Time End: 1:25

**DRC REPORT:**

**1. Critical Issues:**

1. The northwest boundary of the property doesn't match the County parcels. Is there a boundary line agreement?

**2. Location of existing and proposed City facilities:**

- a. Culinary water:
  - i. Traverse Mountain Blvd
- b. Pressurized Irrigation Water:
  - i. Traverse Mountain Blvd
- c. Sewer:
  - i. Mayflower Avenue and Frontage Road on West Side of I-15
- d. Storm Drain:
  - i. Near Transwest Auto on the North side of I-15
- e. Power:
  - i. Frontage Road Substation

**3. Zoning required or recommended:**

- a. C - As part of the General Plan Land Use Element update, the City is proposing to remove the BP land use category. Staff recommends that that the zoning be Commercial.

**4. Distances to schools/parks/shopping:**

- a. Nearest Elementary: Traverse Mountain Elementary School- 2.6 miles
- b. Nearest Junior High: Lehi Junior High- 6.6 miles
- c. Nearest High School: Skyridge High School- 4.5 miles
- d. Nearest Park: Eagle Summit Park- 3.2 miles
- e. Nearest Shopping: Traver Mountain- 2.6 miles

**5. Transportation:**

- a. Fronting Digital Drive (North Frontage Road)- major arterial 86' right of way with 56' of asphalt
- b. Within half a mile of future TRAX station

**DRC GENERAL COMMENTS:**

1. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
2. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
3. As a condition of recording the annexation and prior to submission of an application for preliminary

**Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.**

subdivision, the owner needs to complete the required water dedication for the BP Zone. The amount of culinary water is 1.35 acre feet per acre and irrigation water is 1.25 acre feet per acre.

4. There are no Lehi City utilities in the vicinity of this parcel. Nearest sewer would be on the West side of I-15. Water and PI will require a large offsite extension and possibly a new culinary tank and PI pond. Nearest Storm drain is to the south near the old auto wrecking yard.
5. No power utilities in the area. Conduit and line extension required per line extension policy. All off-site easements are the responsibility of the developer.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 14<sup>th</sup>.

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK")

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**Note:** This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.



**ORDINANCE NO: 11-2020**

**AN ORDINANCE APPROVING THE OSMOND ANNEXATION**

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the “Osmond Annexation”, located at approximately 3701 W Digital Drive further identified by Exhibit “A” pursuant to the provisions of Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council conducted a public hearing on the 25<sup>th</sup> day of February 2020, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

NOW, THEREFORE, IT IS ORDAINED by the City Council of Lehi City, Utah, as follows:

Section 1. The Lehi City Council finds that the proposed Osmond Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit “A”, in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the Commercial zoning district designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, including the water dedication requirement described in Chapter 27 of the Lehi City Development Code, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 25<sup>th</sup> day of February 2020.

ATTEST

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MARK JOHNSON, Mayor

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Teisha Wilson, City Recorder

## EXHIBIT "A"

### Osmond Annexation Legal Description

Beginning at the Northwest corner of Section 25, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along the Point of the Mountain Annexation and along the Lehi City boundary line the following two (2) Courses: (1) South 00°23'37" West 93.46 feet; (2) South 67°39'53" West 985.50 feet to the Northeasterly right of way line of Interstate 15; thence along said right of way North 39°25'00" West 179.93 feet; thence leaving said right of way North 47°29'00" East 335.59 feet; thence North 42°31'00" West 49.91 feet; thence North 14°00'00" West 70.29 feet to the north line of said Section 26; thence South 89°48'21" East along said section line 829.82 feet to the point of beginning.

Area = 5.80 Acres

**OSMOND**  
**ANNEXATION AGREEMENT**

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **LEHI CITY CORPORATION**, a municipal corporation of the State of Utah and **THE UNDERSIGNED PROPERTY OWNERS**, hereinafter referred to as Owners.

WHEREAS, the Owners desire to annex certain property to the City of Lehi which property is described on Attachment A and incorporated by reference herein; and

WHEREAS, Owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the Owners, their heirs, executors, assigns and successors in interest.

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the Owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries.

WHEREAS, the conditions, performances and obligations of the Owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the Owners and/or developers have complied with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development;

NOW THEREFORE, for and in consideration of the City of Lehi's Agreement to annex said property into the corporate limits of the City of Lehi, the Owners agree to the following:

1. This agreement shall be and is hereby expressly made binding upon all of the heirs, executors, assigns and any and all other successors in interest of the parties hereto.
2. Any improvements stated herein as required to be performed by the Owners prior to annexation shall be and are expressly understood and set forth herein as conditions precedent to annexation; and any requirement which is to be performed after annexation shall be subject to specific performance by the Owner and/or developer, and shall be considered to be a condition subsequent to the annexation and is a requirement to the continued status of the property as having a right to the services, governmental and utility of the City of Lehi.
3. It is agreed that the Owners and/or developers shall pay unto the City of Lehi at such times and places as

required by the ordinance, rules and regulations existing at the time of this Agreement, or as subsequently changed by ordinance, rules of regulations, such sums as are required by the said ordinances, rules and regulations pertaining to development of subdivisions, connections fees, impact fees, and any and all other such fees as are so made and provided.

4. The property will be zoned **Commercial (C)** as shown on the annexation plat map.
5. There will be a water right dedication required as a condition of recording the annexation plat because of the Commercial zoning designation. The amount of water to be dedicated has been calculated according to Section 27.070 of the Lehi City Development Code, and determined to be 1.35 acre feet per acre of culinary water and 1.25 acre feet per acre of irrigation water. The annexation plat shall be recorded prior to any application for development being considered other than a concept plan application. The Owner has satisfied this water dedication by payment to Lehi Metropolitan Water District on 01/08/20.
6. As per Utah State Code requirements, Owners agree to work with Lehi City Power to purchase and remove any existing Rocky Mountain Power services to individual customers within the annexation area and connect them to Lehi City Power as a condition of recording the annexation plat and prior to any application for development being considered. This will be at the Owner's expense, and they are required to work with the Lehi City Power Department to provide Lehi City power to the existing customers. If purchase is needed, Lehi City Power will send a request for facility transfer to Rocky Mountain Power, and all costs for the transfer will be passed on to the owner/developer.
7. At the time of development of the property, the Owners and/or Developer will be responsible to purchase, move or remove any existing Rocky Mountain Power main lines and/or facilities affected by the development.
8. As property is developed, roadway dedication may be required to accommodate local roads as identified on the Lehi City Master Transportation Plan.
9. As the property in the annexation is sold or developed, Owners agree to provide notification to all purchasers of the provisions of the Right to Farm chapter of the Lehi City Development Code as it relates to agricultural uses in the area such that all subsequent property owners will be aware of the nature of the farming operations on surrounding properties and the intent to continue present agricultural operations. All individual buyers will be notified of the existing agricultural uses in the surrounding area with the following statements which will be included on the recorded subdivision plats:

“This area is subject to the normal, everyday sounds, odors, sites, equipment, facilities and any other aspect associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.”

10. The extension of all city utility lines and services will be the responsibility of the Developer.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names  
and day and year as written.

\_\_\_\_\_  
MARK JOHNSON, Mayor

\_\_\_\_\_  
Date

ATTEST:\_\_\_\_\_  
MARILYN BANASKY, City Recorder  
Lehi City, Utah

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

#### ACKNOWLEDGMENT

STATE OF UTAH  
S.S.  
COUNTY OF UTAH

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME

\_\_\_\_\_, THE SIGNERS OF THE FOREGOING  
DOCUMENT WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES:\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC (SEE SEAL)

## **EXHIBIT "A"**

### **ANNEXATION BOUNDARY DESCRIPTION**

Beginning at the Northwest corner of Section 25, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along the Point of the Mountain Annexation and along the Lehi City boundary line the following two (2) Courses: (1) South 00°23'37" West 93.46 feet; (2) South 67°39'53" West 985.50 feet to the Northeasterly right of way line of Interstate 15; thence along said right of way North 39°25'00" West 179.93 feet; thence leaving said right of way North 47°29'00" East 335.59 feet; thence North 42°31'00" West 49.91feet; thence North 14°00'00" West 70.29 feet to the north line of said Section 26; thence South 89°48'21" East along said section line 829.82 feet to the point of beginning.

Area = 5.80 Acres

# MEMO

To: Lehi City  
Date: December 4, 2019  
Subject: Osmond Annexation

The Osmond Annexation is a 6.464 acre parcel on the south side of Frontage Road at the point of the mountain. It is located on the side of a hill with slopes, ranging from 20%-25%. The native vegetation is typical field grass and the existing use is native open space. It is proposed that this parcel will be developed into a commercial development. We are planning on constructing an office building for billing services and potentially a high-density residential development.

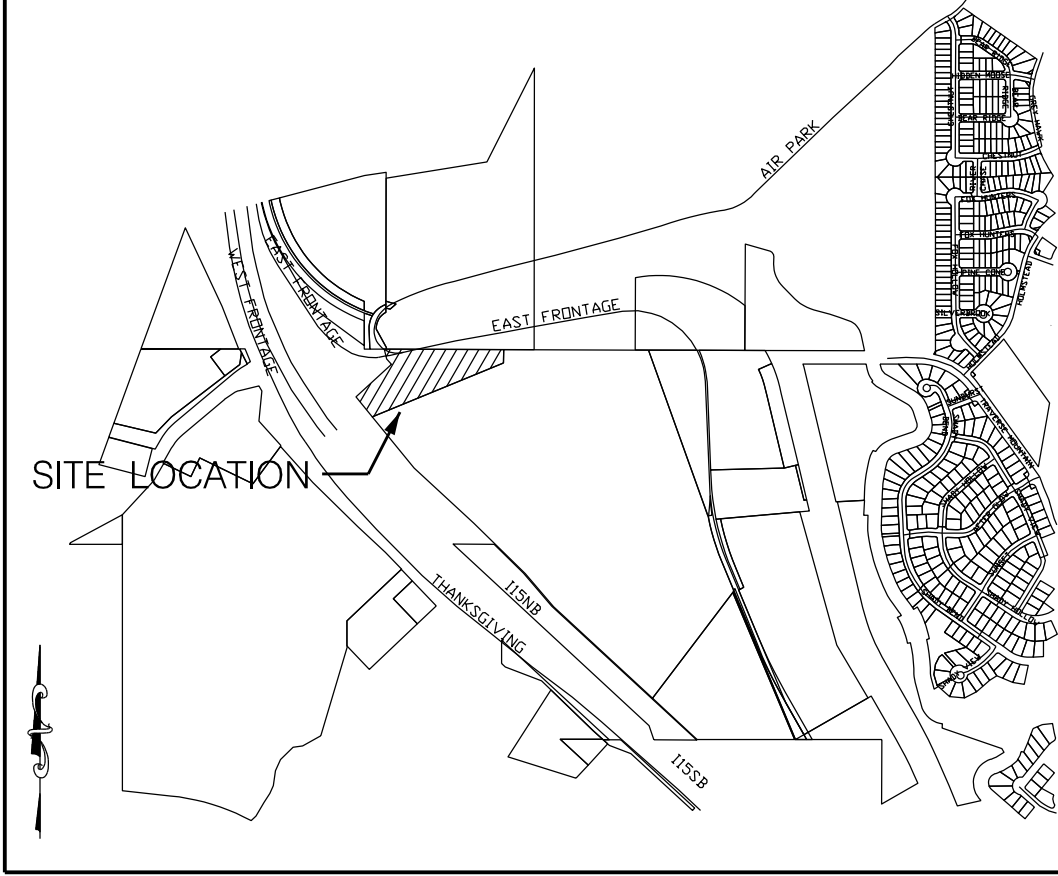
There is no existing population on this parcel. The potential population will be that typical to a business park, with employees and clients during the week with typical business traffic. It is proposed that it be zoned BP, which is consistent with other parcels along Frontage Road and with the Lehi General Plan.

Currently there are no facility demands on this property. The development will provide new facility access to the parcel for culinary water, irrigation water, wastewater, drainage and solid waste. City services will be used for transportation, fire protection, police protection and parks and recreation. The required water rights will be purchased from the city before the annexation is recorded. It is estimated that we will need 8.775 shares of culinary and 8.125 shares of irrigation water.

OSMOND ANNEXATION

LOCATED IN THE NORTHEAST QUARTER OF SECTIONS 26  
TOWNSHIP 4 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

GENEVA ROCK PRODUCTS INC.  
SERIAL NO. 58:001:0026



VICINITY MAP

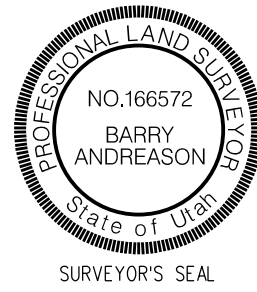
SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO.166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT A SURVEY OF THE DESCRIBED PROPERTY HEREIN WAS PERFORMED UNDER MY DIRECTION AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT

BOUNDARY DESCRIPTION

Beginning at the Northwest corner of Section 25, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along the Point of the Mountain Annexation and along the Lehi City boundary line the following two (2) Courses: (1) South 00°23'37" West 93.46 feet; (2) South 67°39'53" West 985.50 feet to the Northeasterly right of way line of Interstate 15; thence along said right of way North 39°25'00" West 179.93 feet; thence leaving said right of way North 47°29'00" East 335.59 feet; thence North 42°31'00" West 49.91 feet; thence North 14°00'00" West 70.29 feet to the north line of said Section 26; thence South 89°48'21" East along said section line 829.82 feet to the point of beginning.

Area = 5.80 Acres



SURVEYOR

DATE

COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANNEXATION & 17-23-20 AS AMENDED.

UTAH COUNTY SURVEYOR

DATE

COUNTY SURVEYOR'S SEAL

ACCEPTANCE BY THE MAYOR

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED MAYOR OF LEHI CITY HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF LEHI AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH BOUNDARY COMMISSION ACT (1979) 10-1-04 AND 10-2-401 THRU 423 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY

"OSMOND OFFICE" , ANNEXATION DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_ .  
BY RESOLUTION NO. 893-85

APPROVED BY MAYOR

ATTESTED \_\_\_\_\_ RECORDER

RECORDER'S SEAL

ANNEXATION PLAT

OSMOND  
ANNEXATION

THE CITY OF LEHI \_\_\_\_\_ UTAH COUNTY, UTAH  
SCALE: 1" = 100 FEET

STAKER & PARSON COMPANIES  
SERIAL NO. 58:001:0042

UTAH DIVISION OF PARKS AND RECREATION  
SERIAL NO. 58:001:0056

UTAH DEPARTMENT OF TRANSPORTATION  
SERIAL NO. 58:0011:0067

SOUTHWEST CORNER SECTION 24  
TOWNSHIP 4 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND COUNTY MONUMENT)

(THIS AREA HAS NO  
OWNERSHIP ACCORDING  
TO UTAH COUNTY RECORDS)

N14°00'00"W  
70.29'  
N42°31'00"W  
49.91'

BASIS OF BEARING: SECTION LINE S89°48'21"E 968.68'

93 SOUTH MAIN LLC  
SERIAL NO. 58:004:0008

OSMOND  
ANNEXATION  
(AREA = 5.80 ACRES)  
PROPOSED ZONING: COMMERCIAL

NORTHEAST CORNER SECTION 26  
TOWNSHIP 4 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND COUNTY MONUMENT)

SECTION LINE S89°49'01"E 1674.76'

SOUTH QUARTER CORNER SECTION 24  
TOWNSHIP 4 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND COUNTY MONUMENT)

S00°23'37"W  
93.46'

LEHI CITY BOUNDARY LINE

POINT OF THE MOUNTAIN  
ANNEXATION  
LEHI CITY  
(TH-5 ZONE)

SAINT KATHERINE PRIVATE TRUST  
SERIAL NO. 58:002:0147

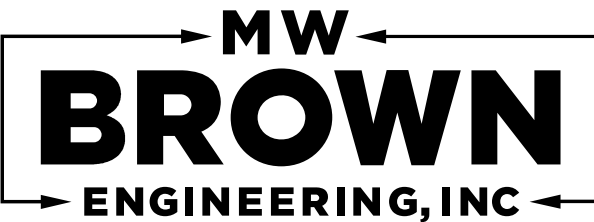
| Curve Table |           |         |        |       |               |
|-------------|-----------|---------|--------|-------|---------------|
| Name        | Delta     | Radius  | Length | Chord | Chord BRG     |
| C1          | 04°45'20" | 1000.00 | 83.00  | 82.98 | N 80°10'08" W |

ROAD DEDICATION DESCRIPTION

Beginning at the Northwest corner of the Annexation Property which point is North 89°48'21" West 829.82 feet from the Northeast Corner of Section 26, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°48'21" East along said section line 423.32 feet; thence along the south right of way line the following two (2) courses: (1) South 77°47'28" West 318.27 feet; (2) along the arc of a 1000.00 foot radius curve to the right through a central angle of 04°45'20", the chord bears South 80°10'08" West 82.98 feet to the westerly line of said Annexation Property; thence along said westerly line the following two (2) courses: North 42°31'00" West 19.96 feet; (2) North 14°00'00" West 70.29 feet to the point of beginning.

Area = 0.424 Acres

(SEE HATCHED AREA ABOVE)



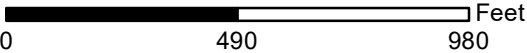
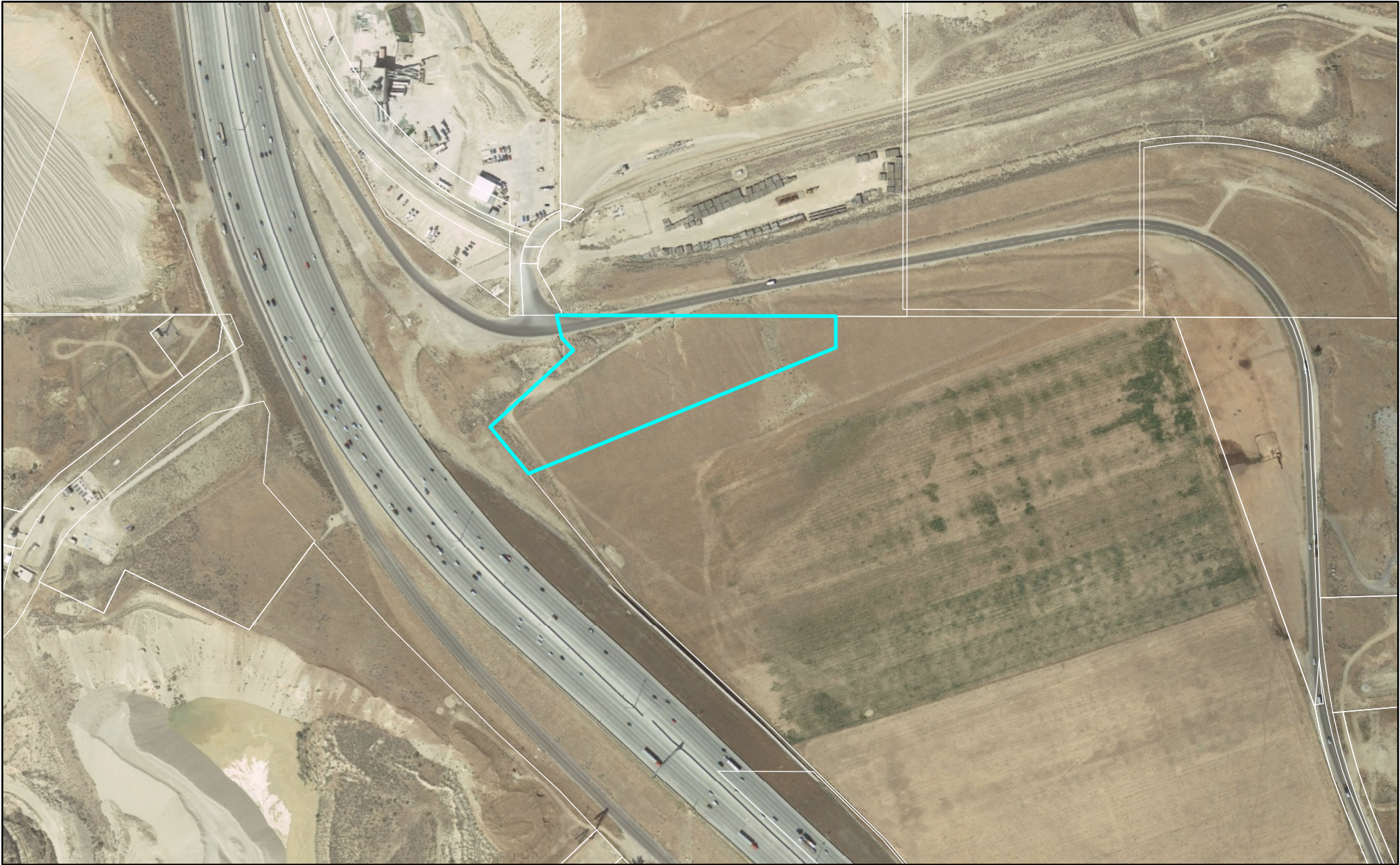
Office: (801) 377-1790 Fax: (801) 377-1789  
578 East 770 North, Orem UT 84097

SCALE (FEET)  
0 50 100 200 300

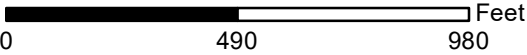
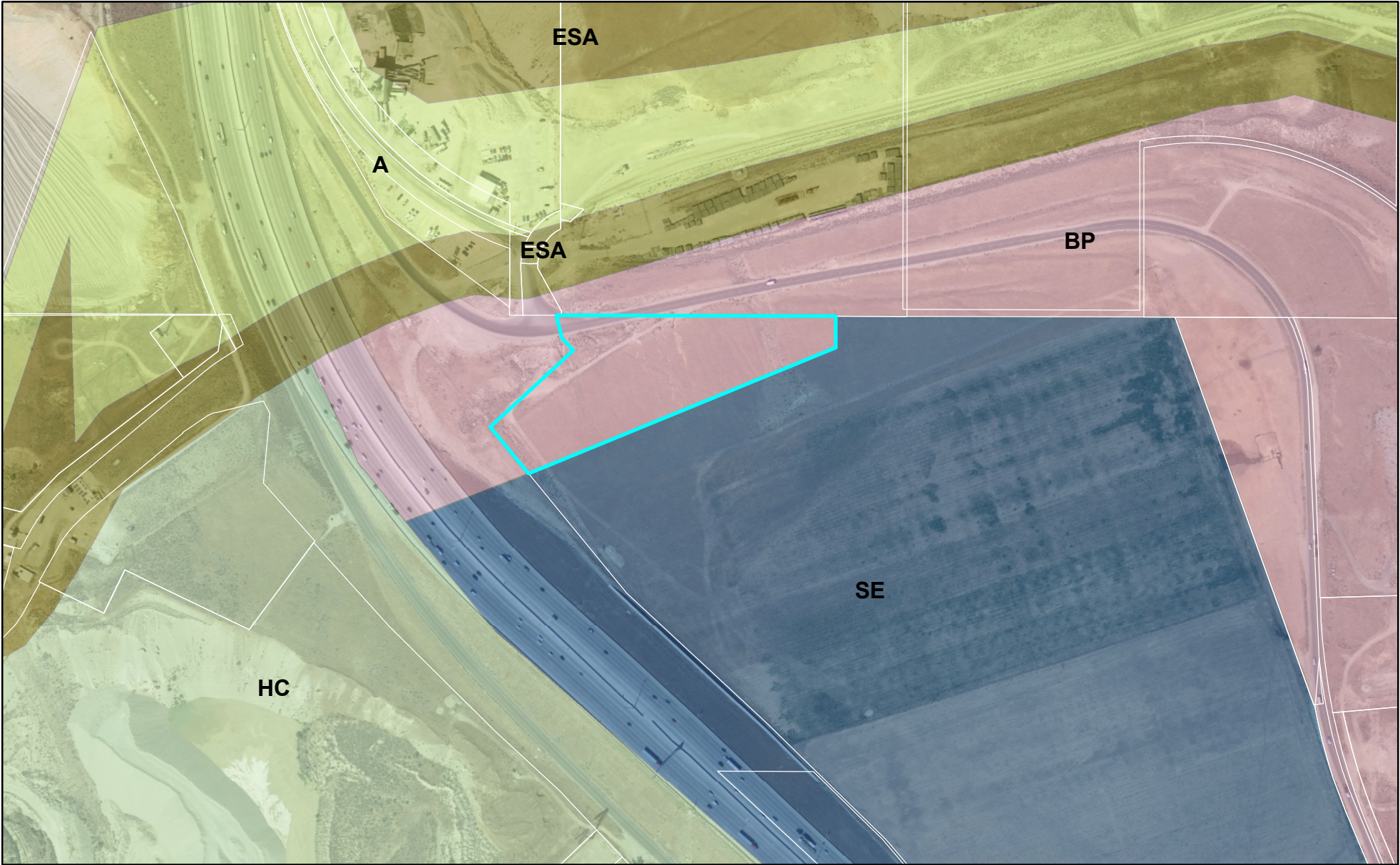
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Osmond Annexation  
Aerial



Osmond Annexation  
General Plan



## City Council Agenda Item Report

Meeting Date: February 25, 2020

Submitted by: Teisha Willson

Submitting Department:

Item Type: Resolution

Agenda Section:

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### **Subject:**

FY2020 Budget Amendment

a. Public Hearing

b. Consideration of Resolution #2020-13, amending the Budget for the City of Lehi for Fiscal Year 2020 (July 1, 2019- June 30, 2020).

Petitioner: Lehi City

### **Suggested Action:**

### **Attachments:**

[Res 2020-13.docx](#)

[Budget Adjustment #2.pdf](#)



RESOLUTION NO. 2020-13

**A RESOLUTION AMENDING THE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2020 (JULY 1, 2019 – JUNE 30, 2020).**

**WHEREAS**, the City of Lehi has previously adopted a budget for Fiscal Year 2020; and

**WHEREAS**, for the purpose of amending the Fiscal Year 2020 Budget, a public hearing was scheduled and notice thereof published in the Daily Herald, a newspaper of general circulation in the city of Lehi, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

**WHEREAS**, a public hearing was duly held at the time and place provided in said notice; and

**WHEREAS**, the City Council received all competent evidence offered in support of and opposed to said proposed budget amendments and it appearing that the proposed budget is in accordance with the provisions of Section 10-6-101 et seq., Utah Code Annotated (1953); and

**WHEREAS**, all of said proceedings were duly and regularly conducted;

**THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Lehi, Utah;

**Section 1. Lehi City Budget.** The Lehi city budget for fiscal year 2020 shall be amended according to the attached detail identified as “Attachment A”

**Section 2.** This resolution shall take effect immediately upon its adoption.

Approved and Adopted by the City Council of Lehi City this 25<sup>th</sup> day of February, 2020.

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Mayor Mark Johnson  
Lehi City

Attest:

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Teisha Wilson, City Recorder



# ***ANNUAL OPERATING AND CAPITAL BUDGET***

## Budget Amendment #2

### *FISCAL YEAR 2019-2020*

Lehi City  
Budget Amendment #2  
Fiscal Year 2019-20  
February 2020

### **Amendment 2a – Road Projects**

- Digital Drive has been more expensive than originally planned. Funding to cover the additional costs will be pulled from two other projects: Pilgrams Drive and Nuttall Drive.

| Fund             | Account       | Current Budget | New Allocation | Amended Budget | Funding Source |
|------------------|---------------|----------------|----------------|----------------|----------------|
| Capital Projects | Digital Drive | 0              | 110,000        | 110,000        | Other Projects |

### **Amendment 2b – Police Department Grants**

- The City received a grant in the previous fiscal year for cameras. This amendment authorizes the expenditure of the funds

| Fund       | Account  | Current Budget | New Allocation | Amended Budget | Funding Source |
|------------|----------|----------------|----------------|----------------|----------------|
| GF- Police | Supplies |                | 15,000         |                | Grants         |

### **Amendment 2c – Library Printer**

- Library wishes to purchase a new printer. Since this is part of the I/T inventory, funds need to be transferred from the Library budget to the I/T fund.

| Fund            | Account  | Current Budget | New Allocation | Amended Budget | Funding Source |
|-----------------|----------|----------------|----------------|----------------|----------------|
| Info Technology | Supplies | 178,483        | 1,500          | 179,983        | Library Budget |

### Amendment 2d – Grants

- The City was awarded two grants. The first is to build electric charging stations and the second is for assistance with the 202 census. The amendment authorizes the expenditure of the funds.

| Fund             | Account                   | Current Budget | New Allocation | Amended Budget | Funding Source |
|------------------|---------------------------|----------------|----------------|----------------|----------------|
| Capital Projects | Electric Charging Station | 0              | 40,000         | 40,000         | Grant          |
| GF – Events      | Misc Events               | 10,000         | 1,000          | 11,000         | Grant          |

### Amendment 2e – Replace Police Car

- A police car was recently damaged in a collision and needs to be replaced. Insurance will cover \$26K of the cost, the additional \$4K will come from the police budget.

| Fund  | Account               | Current Budget | New Allocation | Amended Budget | Funding Source        |
|-------|-----------------------|----------------|----------------|----------------|-----------------------|
| Fleet | Equipment Replacement | 2,196,789      | 30,000         | 2,226,789      | 26K Risk<br>4K Police |

### Amendment 2f – Police staffing of court

- City police will take over security of the court from a private service. The funds previously allocated from the court for security will be transferred to the Police budget.

| Fund        | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|-------------|---------|----------------|----------------|----------------|----------------|
| GF – Police | Wages   | 4,183,639      | 25,000         | 4,208,639      | GF - Court     |

### Amendment 2g – Storm Drain Rate Change

- Storm Drain rates we recently increased to fund positions and equipment needed in the Storm Drain utility.

| Fund        | Account  | Current Budget | New Allocation | Amended Budget | Funding Source |
|-------------|----------|----------------|----------------|----------------|----------------|
| Storm Drain | Wages    | 356,105        | 350,000        | 706,105        | Rates          |
| Storm Drain | Benefits | 234,922        | 200,000        | 434,922        | Rates          |

### Amendment 2h – Garbage Rate Change

- The City's garbage collection contract recently expired and the new contract is for a higher rate. The garbage utility fee has been increased to cover the additional cost.

| Fund    | Account                     | Current Budget | New Allocation | Amended Budget | Funding Source |
|---------|-----------------------------|----------------|----------------|----------------|----------------|
| Garbage | Contracted Hauling Services | 1,925,000      | 400,000        | 2,325,000      | Garbage Fees   |

### Amendment 2i – RDA budgets

- RDA receipts came in higher than budget. Therefore, the corresponding distributions will be higher than originally budgeted.

| Fund | Account       | Current Budget | New Allocation | Amended Budget | Funding Source |
|------|---------------|----------------|----------------|----------------|----------------|
| RDA  | Distributions | 11,495,000     | 4,800,000      | 16,295,000     | Tax Increment  |

### **Amendment 2j – Transfer employee from Information Center to Treasury**

- One employee originally budgeted in information center was moved to the treasury department.

| Fund          | Account | Current Budget | New Allocation | Amended Budget | Funding Source   |
|---------------|---------|----------------|----------------|----------------|------------------|
| GF – Treasury | Wages   | 225,624        | 69,100         | 294,724        | GF – Info Center |

### **Amendment 2k – Adjust wage and benefits**

- Market wage adjustment in the adopted budget need to be allocated to the appropriate departments.

| Fund          | Account   | Current Budget | New Allocation | Amended Budget | Funding Source    |
|---------------|-----------|----------------|----------------|----------------|-------------------|
| GF – Police   | Personnel | 7,161,968      | 143,000        | 7,304,968      | Market Adjustment |
| GF – Econ Dev | Personnel | 160,048        | 10,000         | 170,048        | Market Adjustment |
| GF – Em Mgt   | Personnel | 20,000         | 12,000         | 32,000         | Market Adjustment |
| GF – Admin    | Personnel | 960,371        | 15,000         | 975,371        | Market Adjustment |

### **Amendment 2l – City Hall HVAC replacement**

- City hall air conditioning unit needs to be replaced. Funding will come from funds allocated in the previous year and fund balance.

| Fund       | Account        | Current Budget | New Allocation | Amended Budget | Funding Source |
|------------|----------------|----------------|----------------|----------------|----------------|
| Facilities | Capital Outlay | 261,000        | 85,307         | 346,307        | Reserves       |

### Amendment 2m – TSSD Billings

- TSSD billings have increased significantly. This amendment uses fund balance to cover the difference.

| Fund  | Account | Current<br>Budget | New<br>Allocation | Amended<br>Budget | Funding<br>Source |
|-------|---------|-------------------|-------------------|-------------------|-------------------|
| Sewer | TSSD    | 7,469,782         | 1,500,000         | 8,969,782         | Reserves          |

## City Council Agenda Item Report

Meeting Date: February 25, 2020

Submitted by: Teisha Willson

Submitting Department:

Item Type: Resolution

Agenda Section:

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**Subject:**

Consideration of Resolution #2020-11, appointing a Board Member to the Timpanogos Special Service District.

Petitioner: Lehi City

**Suggested Action:**

**Attachments:**

[Res 2020-11.docx](#)



**RESOLUTION NO. 2020-11**

**A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING A BOARD MEMBER  
TO THE TIMPANOGOS SPECIAL SERVICE DISTRICT**

WHEREAS, Council Member Chris Condie has been the Lehi representative to the Timpanogos Special Service District; and

WHEREAS, at the February 4, 2020 Lehi City Retreat the Mayor and City Council chose different Council assignments and Council Member Katie Koivisto desires to serve on the TSSD Board; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individual to the TSSD Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Appoint Katie Koivisto to the Timpanogos Special Service District, whose term will begin immediately, and expire December 31, 2023; or until her term as a Councilmember ends.
2. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 25<sup>th</sup> day of February, 2020

Lehi City Corporation

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Mark Johnson, Mayor

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Teisha Wilson, City Recorder

## City Council Agenda Item Report

Meeting Date: February 25, 2020

Submitted by: Teisha Willson

Submitting Department:

Item Type: Resolution

Agenda Section:

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### **Subject:**

Consideration of Resolution #2020-12, appointing a Board Member and Alternate to the North Utah County Aquifer Council.

Petitioner: Lehi City

### **Suggested Action:**

### **Attachments:**

[Res 2020-12.docx](#)



**RESOLUTION NO. 2020-12**

**A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING A COMMITTEE  
MEMBER TO THE NORTH UTAH COUNTY AQUIFER COUNCIL**

WHEREAS, the Interlocal Agreement for the North Utah County Aquifer Council was created to plan and work together in preserving, protecting and enhancing the critical water resources they share in common; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individual to the North Utah County Aquifer Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Appoint Lorin Powell as a Board Member to the North Utah County Aquifer Council, whose term will begin immediately, and will serve until replaced by another representative appointed by Lehi City.
2. Appoint Brad Kenison as an Alternate Member representative to serve on the Board in the absence of the regular Board member.
3. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 25<sup>th</sup> day of February, 2020

Lehi City Corporation

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Mark Johnson, Mayor

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Teisha Wilson, City Recorder