



MINUTES OF A CITY COUNCIL WORK SESSION

Flagship Homes' Headquarters Conference Room
300 S 1350 E St Floor 2, Lehi, Utah 84043
July 15, 2022, at 11:36 AM

Present

Mayor Julie Fullmer (via Zoom)
Councilmember Tyce Flake
Councilmember Amber Rasmussen
Councilmember Mardi Sifuentes
Councilmember Cristy Welsh

Absent

Staff Present: City Manager Ezra Nair, Community Development Director Morgan Brim, City Engineer Naseem Ghandour, and Sullivan Love

Others Speaking: Pete Evans, Nate Hutchings, and Bronson Tatton with Flagship Homes; Jeffery Woodbury, Joe Rich, and McKinnon Woodbury with Woodbury Corporation

City Manager Ezra Nair opened the meeting at 11:36 AM.

1. Discuss plans and challenges for the East Geneva Property (East of the Downtown, North of 800 N) to begin to align priorities for this property.

There was a brief discussion about the Geneva Nitrogen property.

2. Discussion regarding Flagship properties.

There was a discussion about master planning the East Geneva property. Mr. Evans mentioned that he had hired a consultant to work with Jeff Speck on the eastside property.

There was a discussion about possibly having 1200 North go over the railroad tracks to help with pedestrian accessibility.

The discussion about the master plan continued.

Mayor Fullmer asked about the timeline for the plans to be available. She mentioned that the city's timeline was rapid and that they didn't want to double up on planning. She asked if they could synchronize their efforts. Mr. Hutchings replied that they were hoping to get ideas from the city and take them to their planner. There was a discussion about the timeline.

Mr. Brim asked if the city wanted to hire a consultant. Mayor Fullmer replied that they should. The timeline discussion continued.

Mr. Evans mentioned that there were parts of the east side that would take longer to develop than others. He said that they were trying to figure the best uses for the property and would have to get Department of Environmental Quality approval before they could move forward. He said that they were trying to figure out which property they could start developing. There was a discussion about the quality of the land.

Mr. Brim suggested using an innovation planner. Mr. Hutchins mentioned that they were going to get the Utah Valley University (UVU) involved. There was a discussion about possible development around the UVU property.

Councilmember Welsh requested that members from the Boyer Group and Martin Snow be invited to some of these meetings. Mr. Woodbury replied that he did not want to share a lot of his business ideas. There was a discussion about inviting other property owners.

Mr. Evans noted that there were some environmental challenges that they would need to work around. There was a discussion about allowed uses for the property.

Mr. Hutchings said that it was hard for other property owners to catch the vision for Vineyard but once it was built, they would. There was a discussion about the plan.

Mr. Woodbury agreed with the mayor that they needed to work quickly. He felt that there were a lot of things that they could do to give UVU more opportunities.

There was a discussion about coordinating future meetings.

Mr. Hutchings mentioned development on the westside property and public safety concerns. A discussion ensued.

3. No decisions will be made at this time.

4. Adjournment

Mr. Nair called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER WELSH MADE A MOTION TO ADJOURN THE MEETING AT 12:45 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: August 10, 2022

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER