

Pleasant Grove City Council Work Session Minutes
January 9, 2007
7:00 p.m.

PRESENT:

Mayor:

Michael Daniels

City Council Members:

Cindy Boyd

Lee G. Jensen

Darold McDade

Bruce Call

Mark Atwood

Deputy Recorder:

Mary Burgin

Others:

Frank Mills, City Administrator

Gary Clay, Finance Director

Tina Petersen, City Attorney

Ken Young, Supervisor of Community Development

Tom Paul, Police Chief

Deon Giles, Leisure Services Director

Marc Sanderson, Fire Chief

Richard Bradford, Economic Director

The City Council members met in the City Council Chambers at 86 East 100 South in Pleasant Grove, Utah 84062 at 7 p.m.

Mayor Daniels welcomed everyone to the meeting.

1. Opening Remarks

The Opening Remarks were given by Mayor Daniels.

2. Department Report

Supervisor Young said his report would be, basically, a “State of the Department” report. He handed out copies of his report, and invited the Mayor and Council to follow along with him.

First, he noted his staff in Community Development. He said that there have been some changes in the department in 2006. This included himself being hired on to replace retiring Doug Bezzant. He also said that a proposal is in the works for adding an additional building inspection person in next year’s budget. He said although there were many changes, the Community Development Staff has found a new equilibrium as an effective group that works well together. The goal of the department is to purvey the friendliness they have as a group to all those they serve.

The next subject in the report was the review of growth of the past year. He said the population of Pleasant Grove has now grown to approximately 30,900 residents. It is projected that by 2010, the population will be up to 38,500. However, he said build-out for the city is still quite a ways out.

In 2006, a total of 414 building permits were issued. These included 239 for new residential and commercial construction, as well as an additional 175 permits for additions, garages, basement finishes and other miscellaneous construction. He said these permits reflect an increase in both commercial and multiple family units construction over last year (2005), with a slight dip in single family home construction. He said the city is healthy with growth.

Council Member Jensen asked if the report reflects the number of residents or just the number of units approved. Supervisor Young said that was true, it just shows the number of units, including single family residents and multi-family residential units. Council Member Jensen next asked which generates the most amount of property taxes; single family or multi-family dwellings. Supervisor Young said per square foot, the multi-family units produce more taxes for the city.

Mayor Daniels said that there will be a definite increase in the building permit total from 2006 of \$102,776,327.00 with the large projects that are coming into the city. The Mayor then asked if the statistics listed were the value of the construction. Supervisor Young said yes, the \$102 million was the estimated value of construction.

18 new single-family home subdivisions had been approved, with 164 units. Supervisor Young added that two new condominium subdivisions had been approved, with 70 new units. 11 new commercial sites were approved, also.

Next, Supervisor Young said that both in response to development application requests and efforts made by the City planning staff to update and clarify certain sections in the City zoning Code. He said that 10 zoning ordinance amendments were approved in 2006.

Regarding annexations, he said a total of 38.30 acres were added to the overall land mass of Pleasant Grove in 2006. The Sager property, which included 32.30 acres (near 700 South and 2500 West) and the Smith property with 6 acres were included. The adjoining Baker property with 4.5 acres was also recently annexed on January 2, 2007. All three of these will combine for the Mayfield Development in that area.

In regard to zoning enforcement, he said Zoning Secretary Linda Hales took 415 zoning violation reports. Since May, he said Community Development's involvement in zoning enforcement has decreased to where most violations are now being directed to and handled by the Police Department. He went on to explain that in cases where a specific building issue is involved, the department will do what they can to enforce and handle the violation.

The General Plan update is currently in process. He said he has met with the Council, Planning Commission, R/UDAT committee and Neighborhood Committees to hammer out ideas with them. Now, he said he and his staff are continuing to revise the General Plan with the many ideas they have been given. He added that he will be presenting several ideas for the General Plan in the Joint Planning Commission/City Council meeting on January 23, 2007. At that time, it will be a work meeting with maps, etc, for all that are attending to work on. Supervisor Young then asked the Council to turn to page 10 so they could review the General Plan update schedule.

Mayor Daniels thanked him for his report.

3. Discussion of items for the upcoming January 16, 2007 City Council meeting.

- a. **Public Hearing to consider Spencer Shumway's request to amend lot 1 of the Timpanogos Meadows, Plat "A," Subdivision and to create a 2-lot subdivision known as Spencer Shumway Subdivision, located at approx. 1200 North 100 West, in the R1-8 (Single Family Residential, 8,000 sq. ft. lot area) zone. NORTH FIELDS NEIGHBORHOOD .**

Supervisor Young said this was relatively simple and straight-forward subdivision with two lots on the corner. He said it met the zoning standards, as well.

- b. **To consider Eric Todd Johnson and Noreen Johnson's (husband and wife) request to disconnect from Pleasant Grove City. Said property is located at the intersection of 4000 West and Cedar Hills Drive on the east side of 4000 West and the south side of Cedar Hills Drive. An amendment to the original Request for Disconnection, requests that the portion of 4000 West fronting the subject property also be included as part of said disconnection. If the City council determines to grant the request, they will adopt an ordinance approving disconnection of the area from Pleasant Grove City.**

Attorney Petersen said that this item has come back for City Council consideration, following a requested review period in resolving boundary issues with Cedar Hills. She said a boundary agreement with Cedar Hills has not yet been finalized. By state statute, the Council needs to make a decision on the disconnection, she noted.

Mayor Daniels then said that the boundary line discussion that has been going on with Cedar Hills' officials has had its ups and downs. He said he had assigned Council Member Boyd to go to that area and check who was and was not in favor of the change. During a recent meeting, Cedar Hills officials were unhappy with the results of her survey, so the meeting was ended. He said he then met with Mayor McGee to get his intake on what needed to be done. He said they discussed the focus of her assignment, as well as the mutual goal of the two cities in having a clean boundary based on the engineer's recommendations as to which city could provide services to homes.

He next explained that there is a legal formula as to a boundary adjustment with percentages of land, etc, involved. He said as this was discussed, it was agreed between the two groups that they work together to resolve past problems.

He said in the last meeting this issue was brought up, the Council expressed their feeling that they didn't want a one-off kind of decision by allowing individual property owners to each come in and disconnect from

the city. Rather, the Mayor said the Council had expressed that they wanted the negotiations completed between the two cities and an Interlocal Agreement in place.

Council Member Boyd said she went to Mayor McGee before she went to the residents and told him how she was going to approach them. She said he agreed with what she was going to do. When she came back with the results, however, she said he suddenly didn't agree with her.

Mayor Daniels said that Mayor McGee expressed to him that he would rather a third party survey the residents. He said the Mayor and his council believe the Pleasant Grove Council is biased in their approach. However, he said that he does feel an agreement is coming closer between the two cities and the residents of the area in question.

Administrator Mills noted that the Council should be aware that if Mr. Johnson does appeal to the district court, the City will need to show specific reasons they denied his disconnection (if they do). Attorney Petersen agreed. She said that she recommended to the Council that they make very specific findings if they choose to deny his request to disconnect. She said the court will require several findings as to why it was denied by the City. She suggested that the Council carefully study the staff report before they return to Council meeting in a week.

- c. **To consider a Resolution authorizing the Mayor to sign a Purchase Agreement with Wayne Beasley for Property Acquisition on 2000 West.**

Administrator Mills explained this is the property that is being planned to put a Big O tire store on. Attorney Petersen said the authorizing resolution was not prepared in time for the current meeting, but the council members would receive it in the next few days.

- d. **To consider a Resolution authorizing the Mayor to sign the Utah Division of Parks and Recreation Trails and Pathways Federal Funding Program Agreement/Fiscal Assistance Agreement for the Battle Creek Trailhead Project.**

Director Giles noted that this resolution will give approval for a contract between the City and the State. He said the money has already been received by the City; and this will allow the City to now use the money.

4. Mayor, City Council and Staff business

- NAB Chair Libby Flegal said there was now a candidate for the Manila Chair position.
- Director Bradford thanked the Mayor and everyone involved for the great team job that was accomplished with not only the RDA, but also with the entire Hammons' deal in the Gateway. He said that the process had been very tedious, but everyone had worked together, making giant strides together.
- Fire Chief Sanderson reported that in relation to Supervisor Young's earlier report, Mrs. Hales had scheduled fire inspections, which his firemen followed and the schedule was finally caught up.
- Attorney Petersen said that there would be another closing the next day on 2000 West. She said this would involve a small piece of the Church property. Also, she said she would be on a family vacation the following week.
- Administrator Mills reminded the Mayor and Council Members McDade and Atwood about the meeting the next morning in the Mayor's office with officials from the Alpine School District.
- Council Member Call said he had observed in a recent meeting with UDOT that they were willing to work with the City regarding the State Street overpass.
- Council Member Jensen said that he was wondering if the areas being worked on in the city with the secondary water system could be placed on the website. He noted that residents tell him they are suddenly surprised when their road starts to be torn up. Council Member Call explained that the information should be on the web. He said he will look into it. Mayor Daniels the observed that the secondary water system is one of the foremost subjects that is discussed by residents. Council Member Call said even if the information is given out, people don't always pay attention—until it's on their street.

Council Member Jensen said his second item would be regarding the Tri-City Golf Course. He said that American Fork City is now saying they own the land the course is on. Attorney Petersen said American Fork owns part of the land, only. She also said that Board Chairman Kent Wells went to American Fork and Lehi officials and told them that the cities needed to come to some kind of agreement soon, or it would get too late for the irrigation system to be completed in time for the spring and summer golf season this year. She said American Fork was probably acting on an Interlocal Agreement for the course this same evening in their meeting.

Mayor Daniels asked the Council if they were interested in getting out of the golf business. No one specifically answered the mayor, but he went on to say that it seems like the other cities have, for some reason, been dragging their feet.

7. Adjourn.

ACTION: At 7:49 p.m. Council Member Jensen moved to adjourn the work session. Council Member Atwood seconded and the motion passed unanimously with Council Members Boyd, McDade, Jensen, Call and Atwood voting, "Aye."

This certifies that the Work Session minutes of January 9, 2007 are true, full and correct copy as approved by The City Council on January 16, 2007.

Signed _____

Mary Burgin, Deputy Recorder