

Pleasant Grove City Council Work Session Minutes
July 8, 2008
7 p.m.

PRESENT:

Mayor:

Michael W. Daniels

City Council Members:

Lee Jensen

Cindy Boyd

Jeffrey D. Wilson

Mark K. Atwood

Bruce Call

City Recorder:

Amanda R. Fraughton

Deputy Recorder:

Mary Burgin

Others:

Tina Petersen, City Attorney

Gary Clay, Finance Director

Lynn Walker, Public Works Director

Ken Young, Comm. Dev. Director

Richard Bradford, Econ. Dev. Director

Marc Sanderson, Fire Chief

Degen Lewis, City Engineer

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

Mayor Daniels welcomed everyone to the meeting.

1. Call to Order

Mayor Daniels called roll for the Council and noted that Council Members Call, Wilson, Atwood, Boyd and Jensen were present.

2. Opening Remarks

Opening Remarks were given by Council Member Call.

3. Presentation by Utah State Liquor Control Commission regarding construction of liquor store in Pleasant Grove City.

Mayor Daniels said that Mr. John Freeman from the Utah State Liquor Control Commission won't be able to come and make his presentation to the Council until the work session on July 29, 2008

4. Discussion regarding accessory buildings in the R-R zone

Director Young addressed the Mayor and Council and told them that there had been some misunderstanding on what was needed and required on property that resident Mrs. Elizabeth Larsen, who was present, owned. He then explained that the reason he had put this on the agenda was because Mrs. Larsen was protesting the dedication of the 1800 North road on the Street Master Plan through her property. He said that she chose to come in and address the Council. He added that it was necessary for the Council to decide whether that street was going to be necessary on the Master Plan.

Mayor Daniels then explained to Mrs. Larsen that he and the Council could certainly listen to her concerns, but she needed to understand that they couldn't make a decision at this meeting.

Mrs. Larsen then came forward. Her address is 887 W. 1800 N. She said she was a widow, and had run her small acreage as a "research farm" since 1999. She noted that over 400 children have come to the farm and participated in the teaching programs with her and her daughters. The farm is 1.47 acres in size. Her main concern was that if there was a road dedication, it would take up one third of the farm.

She next said that in her initial conversation with staff, she was told that she could place a new home anywhere on the property that she wanted to. She then came back to Community Development in May of this year, and she was told something completely different about the placement of the home on her acreage.

Mayor Daniels then told her that he could see there were several different items that were coming out of Mrs. Larsen's concerns. He said the Council really needed to have the information assembled and documented by staff.

Mrs. Larsen then said that when her information was presented to the Planning Commission, that they weren't at all interested in her point of view. Director Young then explained that Mrs. Larsen had actually met with the Design Review Committee (DRC), not the Planning Commission.

Mayor Daniels said the Council would carefully look at the information regarding Mrs. Larsen's property. Mrs. Larsen said that she wondered how long the process would take, as she wanted to build soon. Council Member Boyd answered that it is a due process, and the ball has "started rolling," regarding her case. Mayor Daniels said it should be able to go through the process within a couple of months.

Mayor Daniels said he apologized that Mrs. Larsen had expressed that she felt that she had no place to turn with her concerns. He said that he hoped that she understood that he and the Council were not putting her off, but were bound to follow the law. He told her that he and the Council would make every effort to see that her concerns were discussed.

5. Department Report (Public Works Department)

Director Walker commented that he had invited JUB Engineers Dave Thurgood and Marty Beaumont to give a timely presentation on the status on the secondary water system.

Mr. Thurgood then came forward and explained that the secondary or pressurized irrigation system still has areas to be completed, but is pretty much now on schedule for completion this fall. He then showed a map on the screen, and explained that 1800 to 2600 North were nearly complete.

The secondary project has been going on since 2001, with phases one and two. Over the years, three more stages have been installed throughout the City. The sixth and final stage is now taking place, he noted. There is currently 68.77 miles of pipe installed. When the project is complete, there will be a total of 81.95 miles of pipe for the system. He said there are currently 4,305 connections—this number does not include developments. Those are in addition to that number. He then indicated that an update of the amount of water that is being delivered in the system is reported each week.

Mr. Thurgood related that Director Walker had called his office toward the end of June and said that the City could not obtain the piece of property for the Grove Creek tank. He said he then spoke with Administrator Mills, and the Wade Springs area was discussed as a possible site. He said that there will need to be a lot of stability and geologic investigation on the site to determine if the site would be appropriate.

Council Member Boyd asked how much property would be needed for the facility. Mr. Thurgood said about three acres is generally plenty of land.

He then reported to the Mayor and Council that the “Mill Ditch” or Manila Creek Park Pond is completed to the point it is storing water from the Mill Ditch as well as the Alpine Aqueduct. He said the pond feeds the secondary system with a 20 inch main, to the Main pressure zone. He added that the water in the pond can actually go both directions; either north or south. The water level in the pond will rise and fall during the day with need.

Three devices called Piezometers were installed around the perimeters of the pond. They are installed at a depth of 30 to 35 feet to monitor if there is leakage or ground water. A new one is installed just south of the pond to make sure water isn't leaking toward the residential area. He explained that the Piezometers allow the measuring of the static water level in the area. He then said that locks are on the devices due to possible tampering.

Mr. Beaumont went on to explain that on June 26, 2008, the water elevation in the east Piezometer was 4754.6 feet. He said it continued to rise, then started to decline. He said they will continue to carefully monitor the water level.

Mayor Daniels asked what the total difference today was between the bottom of the pond and the water surface in the Piezometer. Mr. Beaumont said that it was approximately 4.2 feet below the bottom of the pond. Mr. Thurgood then explained that there have been emails going around saying that there are leaks in the pond. He said those emails are very premature, and are being spread, “by people that know better.”

Council Member Atwood asked how close the pond was to the ditch on the east. Mr. Thurgood said about 100 feet.

Council Member Jensen wondered how the Piezometers measured the ground water. Mr. Beaumont then explained that they have a water level sensor on a cable. He said the sensor then measures down, and when it hits water, it beeps and the depth is read from markings on the cable.

Mayor Daniels asked how long the locks have been on the Piezometers. Mr. Beaumont said the locks were installed one week after the devices were put in, which was the 17th of June. He said that on the 26th of June, they found readings of water in the east Piezometer. He then explained that they had used a padlock to lock the devices. Director Walker then said that the locking devices can actually be taken off. Mr. Beaumont said he was not aware that could be done. Mr. Thurgood said he appreciated Director Walker letting him know that.

Council Member Boyd asked if the additional water that was being detected could be from a spring in that area. Mr. Thurgood said yes, it could be. He noted that that area has high ground water all around 2600 North. He also said that springs do come out on 600 West.

Council Member Jensen asked how it is determined whether the water detected is from the pond or other sources. Mr. Thurgood explained that if the pond is the only contributor, that over time, there will be but a small difference between the elevation of the water in the pond and elevation of the water in the Piezometer. He then asked how often they are taking readings from the devices. Mr. Beaumont said that they are being read daily. He said with time, they will be read twice a week. Council Member Jensen asked if they would cease monitoring at some point. Mr. Thurgood said that they will always monitor. He said they have found that having information on the ground water in that area is proving to be very helpful to the engineers. The monitoring is showing the seasonal fluctuations.

Mayor Daniels said that what he has gathered from this information from the engineers is that the main concern at this point is demonstrating the soundness of the pond. He said this can ease the minds of those people who live to the south that the pond is not contributing to the ground water. Mr. Thurgood said yes, that he and Mr. Beaumont and the City are doing their, "due diligence by answering with facts."

Mayor Daniels then asked how much longer until the engineers will know what the actual levels are. Mr. Thurgood said that about 2 weeks would be needed to take a number of measurements, etc.

Council Member Jensen asked what would take place if they did determine that there was water leaking from the pond. Mr. Thurgood said that if they couldn't determine where the water was coming from, they would drain the pond and check the liner.

Council Member Jensen then said that he had observed several people that were not abiding by the watering schedule the City has published. Director Walker said that perhaps the City Ordinance needed to be reviewed so that the "teeth" in the ordinance would be enforced.

Director Walker then asked the Mayor and Council if they had received very many complaints this year regarding the secondary system. He explained that the complaints they were receiving in years past had pretty much gone away. Mayor Daniels said that was correct. He said that most of the complaints that he was now receiving were regarding the roads.

6. Discussion of items for the upcoming July 15, 2008 City Council meeting.

- a. Santaquin City “Orchard Days” Royalty Presentation.

Mayor Daniels said the royalty from Santaquin will be visiting the Council and describing their celebration that was coming up.

- b. To consider approval of trail signs for Mahogany Park. United Way to propose an interactive trail sign system for parents and toddlers in the Mahogany Park utilizing the current trail system.

Director Giles said he was approached by Mrs. Barbara Leavitt from United Way of Utah County. She proposed that interactive trail sign system be installed for parents and toddlers in the Mahogany Park. He said the signs are mounted on 4 x 4 posts. They encourage the parents to read the signs to the children, enabling the children to become more aware and communicate about the world around them. He said they will come to set them up in September of this year.

- c. To consider approval of Applegate Home Care Hospice’s donation of plaque and tree to be located in the City Cemetery.

Applegate Home Care Hospice has asked the City if they can install a plaque and a tree by the Memorial Gardens in the Cemetery. Director Giles said the plaque will honor the memory of those the facility has served in the City.

- d. To consider adoption of a Resolution authorizing the Mayor to sign an Interlocal Cooperation Agreement for NPDES Phase II Storm Water Public Education and Outreach Best Management Practice compliance.

Council Member Atwood indicated that this Interlocal Cooperation Agreement is signed each year regarding the Phase II Storm Water public education that takes place in Pleasant Grove. He said that all of the fourth grade classes are educated regarding the City’s storm water system by someone who works with the system from the City.

- e. To consider adoption of a Resolution of the Governing Body of Pleasant Grove City authorizing the Mayor to sign a Cooperative Agreement with the Utah Department of Transportation (UDOT) for the Federal Safe Routes to Schools Program involving Grovecrest and Manila Elementary Schools.

Director Walker noted that this is a cooperative agreement between the City, the State and the Federal Government for funding that was applied for about a year ago. He the money from the grant will help to install sidewalks by Manila and Grovecrest Schools.

- f. Public Hearing to consider Robert Little’s request to amend track #5 of the Warnick Subdivision and to create a 2-lot subdivision known as Little Subdivision, Plat “A,”

located at 3154 North 1450 West in the RR (Rural Residential, 21,780 sq. ft. lot area) zone. **(MANILA NEIGHBORHOOD)**

Director Young said this item will be continued to the August 5, 2008 meeting.

- g. To consider approval of a Lot Line Adjustment Final Plat for Lot 3 of Valley View Heights Subdivision, Plat "A," and the Leo Ault property located at 984 South Loader Drive. **(SCRATCH GRAVEL NEIGHBORHOOD)**

Director Young said this is a simple outline adjustment on the plat for the Valley View Heights Subdivision. He said the owners are requesting that they be able to transfer their backyard properties from one backyard to the other.

- h. To Public Hearing to consider an Ordinance amending Section 10-15-10, "Clear Vision Area; Corner Lots," for the purpose of redefining the clear vision boundaries on corner properties within the City, and providing the City Engineer with additional leverage to require extending the clear vision areas if needed, based on the latest version of the American Association of State Highway and Transportation Officials (AASHTO) "A Policy on the Geometric Design of Highways and Streets." **(CITY WIDE IMPACT)**

Director Young commented that this item, as well as items i through l, were basic housekeeping items that the staff had been working on for an extended period of time. He then said he didn't think that any really extended discussion would be needed for any of these items.

Mayor Daniels said he hadn't seen much discussion on clear vision on corner lots. He asked if this was heading in that direction. Director Young said yes, this would provide further clarification.

Council Members Atwood and Jensen expressed concern that it might look like the City is being a bit arbitrary with going "back and forth" on this issue. Attorney Petersen then responded that now that the City had an in-house engineer, he was able to review the ordinance and make suggestions to fine tune the law.

- i. Public Hearing to consider an Ordinance amending Section 10-15-38, "Fencing Standards," for the purpose of clarifying the maximum height allowed for side and rear yard fencing; and to add provisions for fencing along boundaries with significant differences in grade; and for fencing around new developments that are adjacent to properties with large animals, for the applicant, Pleasant Grove City Staff. **(CITY WIDE IMPACT)**

Director Young said this was part of the previous discussion.

- j. Public Hearing to consider an Ordinance amending Chapter 10-19, "Signs and Outdoor Advertising," for the purpose of providing signage options for schools in residential zones, and making other minor updates as needed to be consistent with

other changes made within the City that directly affect the sign ordinance, for the applicant, Pleasant Grove City Staff. **(CITY WIDE IMPACT)**
Director Young said this item will be a proposed change to the current sign ordinance.

- k. Public Hearing to consider an Ordinance amending the Pleasant Grove City Code for, "Temporary Uses," found in Title 10 Chapter 16. The purpose for the amendment is to establish provisions for special events to be allowed for a period of time that extends beyond the customary thirty (30) day limit for temporary uses. **(CITY WIDE IMPACT)**

Attorney Petersen said that the reason it was coming forward was that some special events held by some commercial businesses actually needed more than the current 30 days to continue holding their special events.

- l. Public Hearing to consider an Ordinance amending the Pleasant Grove City Code for the permitted and conditional uses section of the Grove Interchange Sub-district to allow Drinking Places that serve alcoholic beverages, limited to bars and taverns as a Conditional Use; found in Title 10 Chapter 14/Section 27-3/Item C. The purpose for the amendment is to allow the option of this service for future commercial developments. **(SAM WHITE'S LANE NEIGHBORHOOD)**

Mayor Daniels said that this is a preliminary ordinance, preparing for the new hotel and convention center that will be going in at the interchange.

- m. To consider the adoption of a Resolution indicating the intent of the City Council of Pleasant Grove, Utah, to adjust the common boundary with the City of Cedar Hills, Utah; authorizing a public hearing thereon and providing for notice of said hearing. The petitioners include: Parcel No. 1 (approx. 3100 N. Canyon Rd.): Dana DuJardin and Anthony J. DuPreez; Parcel No. 2 (approx. 3400 N. Mahogany Dr.): Sheldon M. Sadler, Chris W. Roten, James V. & Ruth Johnson, Aaron D. & Crystal A. Michaelis, Lewis M. & Dorothy L. Edwards, James M. & Kathy M. Branin, Sandra T. Robinson, Tommy D and Kristie M. Freeman and Dennis W. & Margaret B. Egbert; Parcel No. 3 (approx. 3650 N. Canyon Rd.): Logan R. & Adele M. Jones, Town of Cedar Hills, Tomie Jensen and Jerry Nyle Hamling; Parcel No. 4 (approx. 4288 N. 1100 W.): Tracy W. & Alyssa R. Flinders.

As a matter of information, Mayor Daniels reminded the Council that this was the best method for these people to make their requests. He said there is a set time for a period of protests. He then said that some of them will be going to Cedar Hills, as that is where they can obtain their services.

Attorney Petersen added that some of them have said they do not want to go into Cedar Hills.

7. Mayor, City Council and Staff business

- Director Young announced that this same morning, his department had officially received the official permits and final plats from the Hammons' corporation. He said the next step will be to issue the building permit for the Conference Center and the Embassy Suites Hotel.
- Director Giles explained that the City had not received the applied for grant from the State for some of the landscaping, etc, for Manila Creek Park. He said the area would include the west side of the pond. He said they will wait and try again next year.
- Chief Sanderson said that at the last Council meeting, deployment of the fire and EMT personnel times were said to be going down with the new full-time personnel in place. He said that it had gone down to 60 seconds.
- Recorder Fraughton said that she had given hard copies of items b, d and e as they had not come to her electronically. Also, she said that the group that are developing the Liahona Academy wanted to meet with the Mayor and staff concerning the road in front of the academy.
- Attorney Petersen said that all of the Amicus briefs are now filed on the Ten Commandments case that was going before the Supreme Court. She said that 12 to 15 significant associations had filed on behalf of Pleasant Grove's case. Also included were major cities, veteran's groups and several states.
- Director Bradford said he wanted to report that four of the eight buildings were now sold in the commercial development area of The Grove. He said that things looked good commercially in the City.
- Council Member Jensen said that business was definitely up at the Fox Hollow Golf Course. He said that corporate tournaments were booking with the course, also.
- Council Member Boyd said she would not be at Council meeting the following Tuesday, as she would be out of town.
- Council Member Atwood asked if the Copper Lefe and Chamberlain (Water Gardens area) developments had just died and gone away. Director Bradford said no, that they had both gotten new financing for the projects. He asked that whomever was working in the Water Gardens area, if they could please repair the road, as there had been complaints from the theater patrons.
- Mayor Daniels observed that despite the fact that residential homes were not selling well at the current time, the commercial market seemed to be continuing to be viable in Pleasant Grove. Secondly, The Mayor said that in the City's monthly newsletter he has asked residents to email him with their concerns. He said that the two top complaints are regarding recycling and roads. He added that the day the snow melted, people were complaining about pot holes. Regarding recycling, he said he has given the standard response—that Administrator Mills has been meeting with the providers. He said that there are many fine points to work out with the company. Also, he said that people are very adamant that they

really want to have the option to recycle; or they are on a fixed income and do not want to pay the additional cost.

8. Adjourn

ACTION: At 8:33 p.m, Council Member Wilson moved to adjourn the meeting. Council Member Atwood seconded and the motion passed unanimously with Council Members Call, Wilson, Atwood, Jensen and Boyd voting “Aye.”

This certifies that the Work Session Minutes For July 8, 2008 are a true, full and correct copy as approved by the City Council on August 5, 2008.

Mary Burgin, Deputy Recorder