



**NOTICE OF MEETING**  
**OF THE**  
**PLEASANT GROVE CITY COUNCIL**

Notice is hereby given that the Pleasant Grove City Council will hold a regular public meeting at 7:00 p.m. on Tuesday, February 6, 2007, in the City Council Chambers (south entrance), 86 East 100 South, Pleasant Grove, Utah.

**AGENDA**

1. **7:00 PLEDGE OF ALLEGIANCE**
2. **OPENING REMARKS**
3. **APPROVAL OF MEETING'S AGENDA**
4. **CONSENT AGENDA** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion):
  - a. Minute Review and Approval:  
City Council Minutes for January. 16, 2007
  - b. Work Session Minutes for January 30, 2007
  - c. To consider approval of Final Payment and Change Order No. 2 to Noland & Son Construction Co., Inc. for the Pleasant Grove 700 South Sewer Improvements Project.
  - d. To consider approval of paid vouchers (January 25, 2007)
5. **OPEN SESSION**
6. **NEIGHBORHOOD ADVISORY BOARD REPORT**
7. **BUSINESS:**
  - a. To consider adoption of a Resolution accepting a Petition for Annexation of certain real property under the provisions of Sections 10-2-403 and 10-2-405, Utah Code Annotated, 1953, as amended. The subject property, to be known as the Warnick Dairy Annexation for property located at approximately 1500 West 3300 North with zoning of property to R1-20 (Single Family Residential, 20,000 sq. ft. lot area) zone. Property owners include Charles Terry Warnick and Val D. Warnick. Parcel contains approx. 9.92 acres.
  - b. Public Hearing to consider the request of Charles Green to amend lot 1 of the Mattinson Subdivision, Plat "A," and to create a 2-lot subdivision known as Green Subdivision, Plat "A," located at approx. 257 North 850 East in the R1-9

(Single Family Residential, 9,000 sq. ft. lot area) zone. **MONKEY TOWN NEIGHBORHOOD**

- c. Public Hearing to consider an Ordinance regarding Mark Ryan's request to rezone a 1.66 acre tract of land located at approx. 300 East 1100 North from RR (Rural Residential, 21,780 sq. ft. lot area) zone to R1-10 (Single Family Residential, 10,000 sq. ft. lot area) zone. **BIG SPRINGS NEIGHBORHOOD**
- d. Public Hearing to consider an Ordinance regarding Paul Southam's request to rezone a 1.28 acre tract of land located at approx. 575 East 700 North from R1-9 (Single Family Residential, 9,000 sq. ft. lot area) zone to R1-8 (Single Family Residential, 8,000 sq. ft. lot area) zone. **MONKEY TOWN NEIGHBORHOOD**
- e. Public Hearing to consider an Ordinance regarding Jerry Smith's request to amend Section 10-12B-12 of the Pleasant Grove City Municipal Code to add text to allow an exception to the MD (Manufacturing Distribution) zone for on-site parking and traffic way improvements.

**SAM WHITE'S LANE NEIGHBORHOOD**

- f. Public Hearing to consider an Ordinance regarding The Siding Guys Inc.'s request to amend Section 10-11C-13 of the Pleasant Grove City Municipal code, to add text to allow an exception to the C-S (Commercial Sales Zone) for on-site parking and traffic way improvements.

**STRING TOWN NEIGHBORHOOD**

- g. Public Hearing to consider an Ordinance in regards to amending the "Conditional Uses" Section for the following zones: A-1/Agricultural (10-8-2/G), RR/Rural Residential (10-9A-2/G), and R1/Single-Family Residential (10-9B-2/F), to allow for animal husbandry of unique & exotic animals as a new use classification #8229. The request is to add land use code #8229 to the conditional uses list under the zones given above, and modify it to read, "Other Animal Husbandry services (Exotic), excluding animals which pose a threat to human life under normal circumstances, limited to one animal of one species as a pet, and a business shall be subject to Section 10-21-4 of this title. All animal husbandry in this category shall be subject to recognized national standards and best management practices, where they exist, or similar to standards as modeled by the National Reptile Improvement Plan (NRIP)/*Best Management Practices for Reptile Trade and Hobby*". Also adding text to Title 5-1C-13-A/ *Number of Animals* stating that "Any other animals, defined as exotic, and their number allowed shall be determined by the Planning Commission through the conditional use permit process." **CITY WIDE IMPACT**

- h. Public Hearing to consider an Ordinance adjusting the common boundaries between Pleasant Grove City and Lindon City in three areas: (1) First area is between 1200 West and Geneva Road in Pleasant Grove, and 1700 West and Geneva Road in Lindon; (2) Second area is between 1100 East and 1200 East in Pleasant Grove, and Main Street and 200 East in Lindon; and (3) Third area is between 1450 East and 1720 East in Pleasant Grove, and 400 East and 650 East in Lindon. Property owners affected by the Lindon City Adjustment include: Rai Corp.; Warren B. & Le Ora Bradshaw, Ivory Dev., Kenneth L. & Laura G. Fryer and Daniel H & La Nae Muhlstein. Property Owners affected by Pleasant Grove Adjustment include: Carma C. Millar, Louis J. & Donna J. Frank, Ken D. Gordon and Lindon City. Contains approx. 2.88 acres.

- i. Public Hearing to consider an Ordinance in regards to amending Sections 10-14-16, "Landscape and Buffer Area Landscaping Requirements;" 10-14-17, "Parking Lot Landscaping" and 10-14-18, "Buffer Landscaping Materials," of the Pleasant Grove City Municipal Code, in the Gateway (GW) zone. **SAM WHITE'S LANE NEIGHBORHOOD**

- j. Public Hearing to consider an Ordinance in regards to amending Section 10-18-2, "Parking Design Standards," of the Pleasant Grove City Municipal Code, to include an additional landscape requirement. **CITY WIDE IMPACT**
- k. To consider a Resolution authorizing the Mayor to sign a Development Agreement with Trophy Homes regarding the Mayfield Development.
- l. To consider Trophy Homes' request for the approval of the Mayfield Development Overall Project Preliminary Site Plan for property located at approximately 700 South 2500 West.
- m. To consider Trophy Homes' request for final plat approval of a 7-lot mixed use development subdivision known as Mayfield Development, Plat "A," located approx. 700 South 2500 West.
- n. To consider Trophy Homes' request to approve the Liahona Academy Site Plan and Conditional Use Permit for lot 5 of the Mayfield Development, Plat "A," and part of Phase 1 of the construction Phasing Plan; located at approx. 700 South 2500 West in The Blues Sub-district of the Gateway Zone.
- o. To consider a Resolution authorizing the Mayor to sign an amended Development Agreement between Pleasant Grove City, Lindon City and Ken Gordon regarding sharing costs for the reconstruction of 1000 South Street and Murdock Drive; making technical corrections to the Agreement previously approved on December 5, 2006.
- p. To Proclaim February as, "White Ribbon Against Pornography," Month.

**8. STAFF BUSINESS**

**9. MAYOR AND COUNCIL BUSINESS**

**10. SIGNING OF PLATS**

**11. REVIEW CALENDAR**

**12. APPROVE PURCHASE ORDERS**

**13. ADJOURN**

\*NOTE: If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, twenty-four or more hours in advance of the meeting and we will try to provide whatever assistance may be required.

**CERTIFICATE OF POSTING:**

I certify that the above notice and agenda was posted in three public places within the Pleasant Grove City limits. Agenda also posted on City's website.

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Posted by: Amanda R. Fraughton, City Recorder

Date: February 2, 2006

Time: 1 p.m.

Place: City Hall, Library and Community Development Building