

Pleasant Grove City Council Minutes
February 19, 2008
7:00 p.m.

PRESENT:

Mayor:

Michael W. Daniels

City Council Members:

Bruce Call

Jeffrey D. Wilson

Mark K. Atwood

Lee G. Jensen

Excused:

Cindy Boyd

Deputy Recorder:

Mary Burgin

Others:

Frank Mills, City Administrator

Gary Clay, Finance Director

Tina Petersen, City Attorney

Deon Giles, Leisure Services Director

Lynn Walker, Public Works Director

Marc Sanderson, Fire Chief

Ken Young, Comm. Dev. Director

Degen Lewis, City Engineer

Richard Bradford, Economic Development Director

Karen Bezzant, City Treasurer

Libby Flegal, Neighborhood Chair

The City Council and staff met at the City Council Chambers (south entrance), 86 East
100 South, Pleasant Grove, Utah.

Mayor Daniels called the meeting to order at 7 p.m. and welcomed everyone to the meeting.

1. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Boy Scout Kaden Aston.

2. OPENING REMARKS

The Opening Remarks were given by Director Bradford.

3. ROLL CALL

Mayor Daniels called out each Council Member's name. These were; Jeff Wilson, Mark Atwood, Bruce Call, Lee Jensen and Cindy Boyd. Council Member Boyd did not answer. Mayor Daniels asked that she be excused as she was out of town.

4. APPROVAL OF MEETING'S AGENDA

Mayor Daniels asked if there were any proposed changes to the agenda. There were none. Mayor Daniels then asked for a motion.

ACTION: Council Member Atwood moved to approve the meeting's agenda. Council Member Jensen seconded and the motion passed unanimously with Council Members Call, Wilson, Atwood and Jensen voting, "Aye."

5. CONSENT AGENDA (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion):

MINUTE REVIEW AND APPROVAL:

1. Special City Council Minutes for February 2, 2008
2. City Council Minutes for February 6, 2008
3. Work Session Minutes for February 12, 2008
4. To consider appointment of Robert Rainaldi as a regular member of the Planning Commission (Term – February 19, 2008 to January 15, 2012)
5. To consider appointment of a new member to the Planning Commission:
 - a. Mark Ryan – New 2nd Alternate (Term February 19, 2008 to January 15, 2012)
6. To consider approval of paid vouchers (Feb. 10, 2008)

Mayor Daniels read the Consent Agenda. He asked if there were any comments from the Council. It was noted that the February 2, 2008 minutes would have to be approved at a later date. He then asked for a motion.

ACTION: Council Member Atwood moved to approve the consent items with the exception of the February 2, 2008 minutes. Council Member Wilson seconded and the motion passed unanimously with Council Member Call, Wilson, Atwood and Jensen voting, "Aye."

6. OPEN SESSION

Mayor Daniels asked if there was anyone who wanted to come forward in an open session format. He asked if they would state their name and address and noted that they needed to limit their comments to two minutes or less.

Ms. Christa Hoopes, 64 West 100 North, came forward and said that she would like to let the Council know that 100 North is badly damaged. She claimed the road had been ignored for over 50 years. She also said there was nothing her and her neighbors could do because of the recent inclement weather.

Mayor Daniels asked what had been done. She said she had cleaned up 2 boxes of debris from broken asphalt in the road right in front of her home.

Director Walker said he would make sure that the damage was checked the following day.

7. NEIGHBORHOOD ADVISORY BOARD REPORT

Chair Libby Flegal reported that she had submitted a name for the Manila neighborhood. She also said the Battle Creek Chair was moving and would need to be replaced.

8. LIBRARY BOARD REPORT

Mrs. Erin Daniel from the Library Board informed the Council that there was a planning meeting that would be coming up on Thursday, March 6, 2008 at 7 p.m. She asked the Mayor if he could send two representatives to the meeting. Mayor Daniels then asked Director Giles and Council Member Jensen to please attend the meeting.

Next, Mrs. Daniel announced that the fund raising arm of the library, The Friends of the Library, would be putting together a cookbook that they would be selling during Strawberry Days. She said they were also thinking of having a 5k race during Strawberry Days as a fund raiser. Council Member Call said that there was already a fun run during Strawberry Days. He suggested that they maybe should have their fun run during the Heritage Festival in September.

9. BUSINESS

A. TO PROCLAIM FEBRUARY 20, 2008 AS, "JESS CHRISTEN DAY IN PLEASANT GROVE CITY."

Mayor Daniels read the Proclamation to the Council. He then acknowledged Mr. Christen being named the "Principal of the Year," for the State of Utah. The Mayor indicated that Mr. Christen would now be competing at the national level. Mr. Christen then received a standing ovation from the Council. Mayor Daniels explained that there were several things that Mr. Christen needed to accomplish to qualify for the award.

ACTION: Council Member Wilson moved to approve February 20, 2008 as, "Jess Christen Day in Pleasant Grove City." Council Member Call seconded and the motion passed unanimously with Council Member Call, Wilson, Atwood and Jensen voting, "Aye."

Mayor Daniels said that his own children really enjoy the high school. He said he appreciates all of the improvements that are coming along to that school with the current addition to the school.

B. CONTINUED PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING SECTION 10-9B-7 "YARD REQUIREMENTS," AND 10-9B-9 "BUILDING HEIGHT," OF THE R1/SINGLE-FAMILY RESIDENTIAL ZONES, OF THE PLEASANT GROVE CITY MUNICIPAL CODE. THE PURPOSE OF THIS AMENDMENT IS TO CLARIFY THE REAR YARD SETBACK REQUIREMENT, AND TO ESTABLISH NEW GUIDELINES FOR APPROVING ACCESSORY STRUCTURES BASED ON THE PROPOSED HEIGHT. (CITY WIDE IMPACT) **CONTINUED FROM THE FEB. 6, 2008 CITY COUNCIL MEETING

Director Young indicated to the Council that they may want to again continue this item. He noted that staff originally felt confident that the Planning Commission would approve this item, but instead further amendments were needed for this ordinance. Staff felt that this item needed continued work prior to it coming before the Council. He also said that staff had just barely received changes from the Planning Commission after their meeting on February 14, 2008. This meeting came after the Council's work session. Mayor Daniels said that he would feel more comfortable if the Council could see the amendments after the City's legal council was able to review the changes. The Council agreed.

Mayor Daniels then asked for a motion.

ACTION: Council Member Jensen moved to approve the continuation of an ordinance amending section 10-9B-7, "Yard Requirements," and 10-9B-9, "Building Height," of the R1-Single-Family Residential zones, of the Pleasant Grove City Municipal Code, regarding height and setback requirements to the date certain of March 4, 2008. Council Member Wilson seconded and the motion passed unanimously with Council Members Call, Atwood, Jensen and Wilson voting, "Aye."

C. PUBLIC HEARING TO CONSIDER AN ORDINANCE REGARDING PLEASANT GROVE CITY'S REQUEST TO AMEND THE INFRASTRUCTURE IMPROVEMENT SCHEDULES IN SECTIONS 10-8-15 OF THE A-1/AGRICULTURE ZONE, 10-9A-15 OF THE R-R/RURAL RESIDENTIAL ZONE AND 10-9B-14 OF THE R1/SINGLE FAMILY RESIDENTIAL ZONE. THE PURPOSE OF THIS AMENDMENT IS TO ESTABLISH A NEW IMPROVEMENT SCHEDULE THAT SPECIFIES THE IMPROVEMENTS REQUIRED BEFORE BUILDING PERMITS MAY BE ISSUED BY THE CITY. (CITY WIDE IMPACT)

Mayor Daniels read this item. Director Young then explained that this item was to consider amending sections 10-8-15, 10-9A-15 and 10-9B-14 regarding infrastructure improvements required prior to the issuance of building permits. The applicant is Pleasant Grove City staff. The zones involved are A-1/Agricultural, R-R/Rural Residential, R1/Single-Family Residential. The request is for the Council to approve the proposed amendments regulating the issuance of building permits to help ensure that the proper improvements are completed.

The City Engineering and Building Departments have voiced concern over the past year with having difficulty obtaining the final improvements within a subdivision development. These concerns have been confirmed by John Goodman, the City's Engineering Inspector.

Director Young explained that the problem scenario is that in the later stages of the subdivision development, the original developer has sold off the majority of the lots to different homebuilding companies or contractors. When the City seeks to have the final improvements completed, they have found themselves trying to convince more than one builder, that it is now their responsibility. This has lead to confusion, contention, and in some cases, a lack of commitment to completing the public improvements. Staff feels that they have arrived at a possible solution that should be of benefit to both the City and the developer/builders.

In regard to the General Plan, the proposed ordinance is meant to ensure the necessary subdivision improvements are completed, without question or opposition, at the appropriate time, without severely impacting the developer. This is consistent with the goals and objectives of the City.

Staff determined that the problem, with having all infrastructure improvements completed, seems to only be with residential subdivisions developments. Commercial and industrial developments are different, because the City typically deals with the original developer from start to finish, and there is usually one project area in question, so the issues of concern voiced in this report, do not

seem to surface with these types of developments. For this reason, the commercial and industrial zones are not included.

He noted that some staff members wanted to require all improvements be completed prior to the issuance of a building permit; however, when considering the economics of subdivision developments, staff realized that there needed to be some profit gained at the onset of the development to help offset the cost of the improvements required. Staff believed that allowing 25% of the total number of lots within the subdivision to be permitted is a reasonable amount to help mitigate the concerns of cost to be born by the developer.

Council Member Atwood asked if the 25% of the necessary improvements is enough to make sure the developer will complete all that is required of them. Director Young said that if the developer has to come up with all of the money for the improvements at the beginning of the project, it is sometimes a huge burden for them. He said that this way, the improvements still need to be done.

Council Member Jensen said that the way Director Young had just explained the 25% improvement schedule sounded better than what he had read in the staff report. Attorney Petersen said there were some slight differences between the report and the actual ordinance; but she said the correct verbiage was in the ordinance.

Mayor Daniels then opened the meeting to a public hearing. Mr. Bob Webster from 770 North and 100 West came forward and commented that he liked the idea that the developers needed to complete improvements in order to get their inspections approved.

Mayor Daniels then closed the public hearing. He then asked if there were anymore comments from the Council. There were none. He asked for a motion.

ACTION: Council Member Call moved to approve Ordinance No. 2008-4, regarding Pleasant Grove City's request to amend the infrastructure improvement schedules in Sections 10-8-15 of the A-1/Agriculture Zone, 10-9A-15 of the R-R/Rural Residential Zone and 10-9B-14 of the R1/Single Family Residential Zone. The purpose of this amendment is to establish a new improvement schedule that specifies the improvements required before building permits may be issued by the City. A public hearing was held. Council Member Jensen seconded and the motion passed unanimously with voice votes from Council Members Call, Atwood, Jensen and Wilson voting, "Aye."

D. TO CONSIDER APPROVAL OF THE ESTABLISHMENT OF A DOWNTOWN ADVISORY BOARD WITH REPRESENTATIVE MEMBERSHIP OF DOWNTOWN AREA COMMISSIONS, BUSINESSES AND RESIDENTIAL PROPERTIES.

Director Young explained that this item was for the establishment of a Downtown Advisory Board with representative membership of downtown area commissions, businesses and residential properties. He explained that the applicant was Pleasant Grove City, and that he had prepared the information regarding this item.

He next explained that following the preparation and review of the draft Downtown 2020 Action Plan, and the expression of some public opposition to various elements, it had been determined

that the next best step would be to pursue the first, primary goal of the plan which was to create a Downtown Advisory Board.

The Planning Commission voted on February 13, 2008 to continue indefinitely the review of the Downtown 2020 Action Plan and proposed Downtown Mixed Use Overlay ordinance in favor of the establishment of a downtown board and their subsequent review and recommendations regarding these items.

Director Young then indicated that the following were recommendations for the creation and membership of a Pleasant Grove Downtown Advisory Board, with representation of various interest groups, including residents and business owners:

1. The first, key objective of the Board should be to review the city-prepared draft of the Downtown 2020 Action Plan and consider any options or proposed amendments to the Plan. The Board should determine whether it is necessary to hold additional hearings or planning sessions regarding the plan, and sponsor such meetings. Within 2 to 3 months, the Board should submit their recommendations regarding the downtown plan to Pleasant Grove City. The City will then re-schedule public hearings at Planning Commission and City Council meetings.
2. The Downtown Advisory Board should be established to include a group of 12 people (A larger group can inhibit effective group decision making) representing various interests in the downtown area, including the following membership:

<u>A. Representative (Voting) Positions</u>	<u>Suggested Name</u>
1. Downtown Business Owner	Craig Smith, <i>Smith Drugs</i>
2. Downtown Business Owner	Chris Brightenburg, <i>Parts Unlimited</i>
3. Pleasant Grove Business Alliance*	Mike Chamberlain
4. At-Large Resident/Business Owner	Jerry Smith
5. Downtown Area Resident	Eric Jensen
6. Old Fort Neighborhood*	Jenny Faires
7. Little Denmark Neighborhood*	Jim Danklef
8. String Town Neighborhood*	Dan Preece
9. Beautification Commission*	Deana Spence
10. Historic Commission*	Beth Olsen
11. Arts Commission / Library Board**	Heather Pack
12. R/UDAT Implementation Com.*	Melissa Finch

Director Young then asked the Council to look at their packet for additional persons that were recommended both from City staff and from a meeting that was held with Mayor Daniels with Mr. and Mrs. Riddle regarding their recommendations as to who should serve on the committee. This citizen's group recommended that there be 21 people on the committee. He said that 14 was the recommended number in order that the group can be an effective decision making group.

Staff recommended that the City Council establish the Downtown Advisory Board following the staff recommendations above, or modified as determined in the best interest of the entire community of Pleasant Grove. The staff recommended representative board makeup follows the concept of creating a fair and balanced membership of the various groups and property owners

with interest in downtown, without unfairly stacking too much representation for certain groups, while maintaining a workable group size for effective decision making.

A charge should be given to the Board to return to the City with recommendations regarding the draft Downtown 2020 Action Plan and proposed Downtown Mixed Use Overlay within 2 to 3 months.

Council Member Call noted that there should be an odd number on the board so there wasn't a draw when a vote took place. The Council agreed. He also said that the three neighborhoods represented would be a good addition to the board. Council Member Atwood agreed. He said this would give them the ability to go back to the neighborhoods to explain proposals made by the board, etc. He then said that the response of the neighborhoods could come back to the board through those chairs.

Next, Council Member Call explained that the board would need to come back with their recommendations faster than the two to three months that had been recommended. He said that various projects were currently in the wings, so there needed to possibly be legislation put in place by the Council sooner than two to three months.

Mayor Daniels then asked Attorney Petersen what kind of power such an advisory board would be given. Attorney Petersen explained that they would be making recommendations to the Council only. She said the Council was not able to delegate away their legislative powers to such a board.

Council Member Jensen said that this board would function as the R/UDAT committee functioned—as an advisory board only. Attorney Petersen said yes, that would be the case.

Administrator Mills explained that he had been involved in the recommended advisory board that had just been presented to the Council. He said that if there was any question about the actual NAB chairs being the representatives, the neighborhood could come together and elect a chair to represent them on the board.

Council Member Call remarked that he would like to see information come from the board that would include both the majority and the minority recommendations. He said he felt the Council needed to be advised of all positions to best make their decisions. He also recommended that the board start with the proposed 2020 Plan, revising it where needed. Council Member Atwood agreed. He said that the advisory board would be on-going with anything that involved the future of the downtown area.

Director Young indicated that most boards such as this one would eventually become a non-profit entity. He said they would formulate recommendations that would be submitted to the City. He explained that this was the way most boards of this type evolved with time.

Mayor Daniels then asked if the Council felt that 60 days would be an appropriate amount of time for them to come back to the Council with their recommendations. Council Member Call said he was concerned that some projects could come in under existing ordinances that were currently in place. He said he hoped that there could be possible legislative changes brought about from the recommendations of the board soon.

Council Member Jensen said he was concerned that if a 60 day limit was put on the board to come back, it could, perhaps ham-string them into hurrying along the process too much. Council Member Atwood said that developments could come in under current ordinances and be approved. However, he said he felt that the board would need to have adequate time to come forward with the best report to the Council.

Attorney Petersen explained that the board's recommendation would initially go to the Planning Commission. She said that in the recent meeting at the Jr. High with the Planning Commission, most residents said they actually liked most of the 2020 plan. They said they would, however, like to see certain parts of the plan tweaked.

Mayor Daniels asked if there were any comments on the proposed representative makeup of the board. Attorney Petersen said she served with those that recommended the board, and she said she concurred with the proposed makeup of the board. In total, she said that there would be the main board, as well as four or five other committees made up of volunteers. She said these other committees would function in an advisory capacity to the main board, and would have no vote as to what would be submitted to the Council and the Planning Commission.

The Mayor then asked who could not sit on any of the boards or committees involved. Attorney Petersen said that it was City policy that anyone that had been or were involved in current litigation with City, were not able to serve on such a board.

Mayor Daniels said his concern was that anyone involved on the board was caring and thoughtful about the future of the downtown. He then asked who would call the first meeting of the board. Director Young said he would call the first meeting. He said the chair of the board would then take over and call the meetings.

Council Member Call asked if this would be a public meeting. Attorney Petersen said the initial meetings (that would be supported by taxpayer money) would be held in City facilities, and would need to be noticed. She said as the board evolved the board would move on and no longer be affiliated with the City facilities, etc.

The Mayor next told all present that this item was not a public hearing, but he was going to open it to public comment. He asked that those that spoke not become emotional, and to please not repeat what had already been said.

Mrs. Laurel Riddle at 50 Center St. then came forward. She said she both lives and has a business in the downtown area. She then explained that at the Planning Commission meeting at the Jr. High, what was expressed by herself and others of her committee, was what they felt was their outrage at not being heard. She said she was glad to hear about the formation of the advisory board. However, Mrs. Riddle said that she felt that the proposed makeup of the advisory board was, "woefully inadequate," with the representation of local residents. She also noted that the neighborhood chairs don't necessarily live in the downtown area. "We like those people," she noted, "but they do not represent properties and lives and neighborhoods and lives." She went on to say that she took exception to the City, "pushing us over and running over the top of us." She said the City chose the board, and she felt it was "stacked." She then recommended an increase in the number of people representing the downtown residents. Additionally, she said

she was concerned about Mr. Bill Timothy having the time to serve on the board with this being his busy tax season.

Mayor Daniels asked if Mrs. Riddle was saying that since she felt her recommendations for the board were not adopted, that the list submitted by the Economic Development Committee was faulty. Mrs. Riddle said that she was troubled that her group's recommendations for the committee seemed to have no impact.

Council Member Atwood commented that each of the Council Members represent the community. He said that increasing the number on the Council would not improve decisions made by that body. He explained that it is the same with the advisory board. He said he doesn't feel that more members are needed—but that those chosen can appropriately make decisions.

Mrs. Riddle said she felt there wasn't proper representation. Council Member Atwood said he felt that was premature, in that her group was judging prior to anything being done by the board.

Mayor Daniels said by his count there were four people that were on the board that were part of her group's recommendation. Mrs. Riddle said only one of those represents the downtown residents. Council Member Atwood commented that he had faith in all those that were chosen. She said that those that were on the board must have some kind of impact, and not just be token representatives. The Mayor then remarked that this harkened back to the conversation with the group that had recently met with him in his office in regards to the formation of the Constitution. He said some of the same issue had come up with trying to formulate fair representation between the big and little states, etc.

Mr. Mark Ryan at 1194 North 850 East then came forward. He commented to the Council that they could now get it right with the residents. He said that he and his group were angry that they didn't feel they had been heard in regard to the formulation of the advisory board. He also noted that they had a right to speak without being interrupted. He next indicated that the proposed 90 days didn't seem the right amount of time for the proposed advisory board to have to come up with recommendations. He also said that the board would need to have a good idea of what their job description would be.

Council Member Call asked Mr. Ryan what he felt would be an appropriate time line for the board to be able to come together and make recommendations. Mr. Ryan suggested that Director Young, "goes peacefully," with directing the board. He said that he feels it will actually take a little longer than 90 days to formulate the information they will need. Also, he said he wondered if ordinances would be discussed by the board as well as permitted uses, retail businesses, etc. Mayor Daniels said that the Council hoped that they would be discussed. However, the Mayor again explained that the Council cannot delegate their legislative authority.

Mr. Ryan then said that as he understood it, the neighborhood chairs were not to make decisions on their own, but to represent the opinions of the neighborhood they represented. He said he was concerned that these neighborhood chairs that were proposed for the board would be able to have time to communicate with their neighborhoods and bring back a fair representation.

Mrs. Libby Flegal, who is over the Neighborhood Board, explained that unless there is a major issue, the board sits and waits for issues to come forward to the neighborhoods. She said that in

a typical neighborhood meeting, they sit and wait 15 minutes, and generally no one shows up to the meeting.

Attorney Petersen additionally explained that if the neighborhood feels strongly about an item, there is still the vehicle provided through a city ordinance.

Mayor Daniels then explained that most citizens don't come and attend City meetings. He said that Mr. Ryan and the Riddles felt affected by a hot button topic, and then mobilized and put out information for their neighbors.

Mrs. Jenny Faires at 230 S. Locust Drive then came forward. She said she has been on the NAB for 18 months as the Old Fort representative. She said she would suggest that the legal notices that come out and advertise such meetings for the public be a little bit more in laymen's terms; and not so much in "legaleeze." She explained that sometimes people don't realize that public hearings will affect their particular neighborhood; so they don't necessarily attend. Mrs. Faires also said that maybe the Council should consider having more representatives from the specific downtown area, as Mrs. Riddle had suggested. Also, she explained to Mr. Ryan that if he wants to know who the neighborhood representatives are, he can go to the City website and they are listed. She said that she has invited members of her neighborhood to call or email her with any or all concerns they might have.

Mr. Bob Webster came forward and asked what the R/UDAT was. Mayor Daniels explained that it was a group of architects that came from around the nation to Pleasant Grove. He said they spent four days holding public meetings and getting the feel of the community as to what they wanted for (specifically) the downtown area and its possible revamping. He said the City did adopt the R/UDAT report. He said this downtown advisory board would be the next step in the process.

At this point, Mayor Daniels asked Mr. Bill Timothy if he would, in fact, be able to have the time to serve on the board. Mr. Timothy said that it might be difficult, but he would make time for it.

Mrs. Beth Olsen from 350 East and 300 South then came forward. She said "amen" to everything that Mrs. Riddle had said. She said there was a need for more representation from residents of the downtown than had been recommended for the board. She wanted the Council to know that the R/UDAT team was very sympathetic to the history of Pleasant Grove. She said in studying the proposed 2020 plan, she felt it ignored many of the R/UDAT recommendations.

Mayor Daniels told Mrs. Olsen that the board will need to reconcile what she feels is a discrepancy with discussion and dialogue.

Mrs. Mayelle Jackman told the Council that she and her husband own two homes in the downtown area, as well as a business. She said they would like to remind the elected officials that many people voted for them, and they needed to represent the needs of the people. She said she felt that the silent majority in the downtown had come forward with their concerns because they felt that what happened in the downtown would ultimately impact their livelihood and homes. She then recommended that Mrs. Riddle be on the board as well as Mr. Jackman or herself.

Mr. Robert Richards at 86 West 200 South identified himself as a downtown business owner (Richards' labs). He said he actually has six businesses at that location. He said he agrees with Mrs. Jackman and Mrs. Riddle, in that the proposed board would not represent the downtown constituents. He said his family has been in the City for six generations.

Mr. Robert Williams from 140 W. Center Street came forward next. He said that he had grown up in Pleasant Grove. He also noted that he felt that one, not two, representatives were enough from the R/UDAT committees. Also, he said that there wasn't a need for representative from all three historical neighborhoods. He later mentioned that the downtown area was going to be affected by the Thornberry apartments and he didn't feel there had been any change to the downtown businesses at all.

Mr. Mark Riddle from 50 W. Center was the next to speak. He said he felt that putting a time limit on the board was an incorrect move. He said that one could talk to 80 people about their ideas of what should be done with the downtown, and each would have their own ideas. He said each of these people's ideas needed to be represented to the board. In a democracy, he noted that each had a chance to be heard and represented. He said this was a chance to get it right. A lot of people in the downtown had a fond feeling for that area and needed a chance to be heard. He indicated that his recommendation that there be no time limit for the board to work out the solutions.

Ms. Carol Gifford at 747 North 1920 South said that she felt that all of the neighborhoods needed to be represented on the board. She said she would like to get everyone involved, as she felt it affected all of the neighborhoods, not just the ones around the downtown. Mayor Daniels explained that this had actually been discussed when he met with the Riddles in his office. He said that the representation of the small states and the larger states were a stumbling block for the founding fathers. He said the composition of the advisory board had been discussed with representation from those that would be directly affected in the downtown to those in more outlying areas.

Ms. Dixie Carpenter at 169 North 200 East then spoke. She asked about the proposed tall building behind the barber shop on Center St. and Main. Mayor Daniels said that the Council had not yet dealt with that issue. He explained that the proposed development had only been discussed at the planning commission level as yet.

Mr. Don Ellsworth at 23 West and 400 North said he was a newcomer to Pleasant Grove. He said that in listening to the Riddles and Mr. Richards, he felt they had a hand on the pulse of those in the downtown. He asked that the Council very carefully consider their comments.

Mr. Tom Withers at 31 West 200 North said he had looked all over the area and decided on Pleasant Grove for a variety of qualities the City possessed. He said he felt that there was a need for downtown revitalization. However, he said he would like to see any changes that take place be "within scale" of the area. Also, he asked that the current village atmosphere of the downtown not be lost.

Mr. Eric Jensen at 120 N. Main said he appreciated Council Member Atwood's comments. He said that he felt that more of the downtown residents and business owners needed to be represented on the board.

Mr. Steve Jackman from Jackman Electronics noted that his wife had spoken earlier. He said that he agreed with his wife's comments. He also noted that he had a specific vision of what the downtown area behind his store should be.

Mr. Lance Hilton from 148 North 200 East explained that he was a man of simple words. He explained to the Council that he owns a business in the City. He said that he would like to see the board given adequate time and the appropriate people on the board to work through the issues of the downtown so correct information was given to the Council. Otherwise, he said it could not turn out as well as expected by the residents.

Mayor Daniels asked if Mr. Hilton had any recommendations as to who should be on the board. Mr. Hilton said that that he specifically feels that residents, and not City employees be involved.

Mrs. Riddle then came forward again. She said it was her estimation that those that had spoken had expressed their opinion that it would be more representative of the downtown area if Mr. Richards, Mr. Jackman and herself be on the board. She indicated that they would be willing to "walk the pavement" of the downtown area to see what residents wanted with that area. She also said that the results of the recommendations of the board should be a win-win for everyone.

At this point Mayor Daniels asked if there were anymore public comments. There were none, so he closed the public hearing.

The Mayor then said he would like to make some comments. He said that he strongly agreed that as one whittled down the comments at the meeting at the Jr. High, it was expressed that there needed to be a smarter plan for the development of the downtown. He noted that it was very important that this generation make it right for future generations in the City. He also said it was worth the time to make a proposed plan successful. The Mayor said that the Council needed to make sure that people had staying power, and the full ability to air their feelings. He said that they needed to come together and compromise, so that all voices were heard—and so that everyone was represented—not just one group.

Administrator Mills then commented that he had served on the committee that put together the proposed names. He then explained that each of those named that owned businesses were selected because of either their longevity as a businessman or their location. He said it was entirely possible that the neighborhood chairs that had been selected could have a representative from their neighborhood on the board.

Council Member Atwood responded that in looking at the proposed names for the board, he couldn't think of anyone that would do anything besides voting for the good of the City. He said he could see them voting with their hearts as they were all very vested in Pleasant Grove. He explained that the issue of the downtown will not go away. He said the Council wanted to see those problems that had been raised be solved with good solutions. He next explained that the downtown was very near and dear to his heart, also. He said that there had been several changes on Main St. over the years. He said there needed to be a time limit on the board to bring back their recommendations to the Council. If new laws were not on the books, he explained that current development would come in and have to abide by current laws.

Council Member Call said that he was totally in favor of a time limit for the board bringing recommendations back to the Council. He said if there is not a time limit, it might not be done. He said that if perhaps a time limit is discussed with the members of the board, there can be resolve in getting on with the work to be done.

Council Member Jensen then noted that perhaps 90 days would be tying the board's hands. He said that perhaps there needed to be compromise on the 90 days. Also, he said it was interesting that as he counted, each person that came forward to speak added someone to the board. He said with what was recommended, there would be at least 53 people on the board. He said this would make the board unwieldy—and makes it “die of its own weight!” Council Member Jensen explained that not everyone could have direct representation on the board. However, he said that those on the board could be contacted by residents.

He then went on to say that the whole idea of meeting together regarding the downtown area was not unlike the Council's recent visioning meeting. The Council set a limit of their vision for the City in the next 12 to 18 months. He explained that the Council was likely to change within the next two years. Every time there was a new Council, they came in with their own ideas. He said the board would need to give their recommendations to the Council within a reasonable amount of time so that movement could be made. He then recommended that the board be comprised of no more than 14 to 16 people.

Mayor Daniels said he had heard what the recommendations had been in terms of their being more representation of people affected the most. As he understood this, it met that about three people needed to be added to the list.

Council Members Atwood and Jensen both expressed that they felt that everyone in the City were vested in the downtown area, and representation needed to come from not just those in the downtown area.

Director Young then explained that the mission of the board would first be to start with the 2020 plan, then following the General Plan, bring in the R/UDAT, with additional goals so the board could be more focused. He said if he had understood the recommendations from the Council, the board would be composed as follows:

<u>Representative (Voting) Positions</u>	<u>Name</u>
1. Downtown Business Owner	Craig Smith, <i>Smith Drugs</i>
2. Downtown Business Owner	Chris Brightenburg, <i>Parts Unlimited</i>
3. Downtown Business Owner	Bill Timothy, <i>WAT - CPA</i>
4. Pleasant Grove Business Alliance	Mike Chamberlain
5. At-Large Resident/Business Owner	Jerry Smith
6. Downtown Area Resident / Owner	Eric Jensen
7. Downtown Area Resident / Owner	Laurel Backman Riddle
8. Downtown Area Resident / Owner	Mary Ellen Jackman
9. Old Fort Neighborhood Faires)	Neighborhood choice (Chair: Jenny
10. Little Denmark Neighborhood	Neighborhood choice (Chair: Jim Danklef)
11. String Town Neighborhood Preece)	Neighborhood choice (Chair: Dan

- 12. Historic Commission Beth Olsen
- 13. R/UDAT Implementation Committee Melissa Finch

After further discussion, Mayor Daniels suggested that some of the categories be removed on the list, and be replaced with residents and owners in the area. He said that the owners and residents needed to be balanced. Mrs. Faires commented that what was good for the businesses wasn't necessarily good for the homeowners in the area.

Mayor Daniels said that if he was understanding what recommendations that had been made in the current meeting, that there was a call to eliminate representatives from the Library, Arts, R/UDAT, Historic, Beautification and NAB chairs; and replace with those more closely affected as opposed to the "outside" area.

Attorney Petersen said that the three proposed neighborhoods could vote people in for the board.

Council Member Wilson said it would be important to not take the representative from the Historical Board off.

After further discussion, Director Young said that he would, as the Council wanted, eliminate representatives from the Arts and Beautification Commissions, as well as one member of the R/UDAT Committee.

Mayor Daniels then asked that the Board make sure that the word gets out through the public notice process. He also asked that those notices be made to be simple and easily understood.

Council Member Call said he noticed that a couple of members of the board are neither business owners nor downtown residents. Council Member Atwood said that anyone that would like to come down and shop, and has good ideas could be on the board and advise the Council.

Mayor Daniels then said that a board would be formed, with the neighborhoods choosing their representatives. He said it would issue a charge to this board for them to review the Master Plan, the R/UDAT report and the 2020 plan as a foundation to meet and get organized. He added that they would work with a deadline to complete the report. This report would then go through staff, legal counsel and the Planning Commission. It would include suggestions of zoning and ordinance changes. It would then come to the Council. Additionally, anyone serving on a board or commission or an elected official could not be a voting member of the board. He said that they couldn't serve if they were involved with current or past litigation with the City. Director Young would initiate the first meeting in three weeks.

After further discussion, Mayor Daniels asked for a motion.

ACTION: Council Member Call moved to approve the establishment of a Downtown Advisory Board with representative membership of downtown area commissions, businesses and residential properties. Additionally, the board would have a charge for them to review the Master Plan, the R/UDAT report and the 2020 plan as a foundation to meet and get organized. They would work with a deadline to complete the report. This report would then go through staff, legal counsel and the Planning Commission. It would include suggestions of zoning and ordinance changes. It would then come to the Council. Additionally, anyone serving on a board

or commission or an elected official could not be a voting member of the board. Also, citizens couldn't serve if they were involved with current or past litigation with the City. Director Young would initiate the first meeting in three weeks. Council Member Jensen seconded and the motion passed unanimously with voice votes from Council Members Wilson, Atwood, Call and Jensen voting, "Aye."

E. TO DECLARE 1974 AMERICAN LAFRANCE 75 FOOT SNORKEL AS SURPLUS PROPERTY.

Attorney Petersen explained that when the \$45,000 estimates for repairs came in for this fire truck, they were more than the truck itself was worth. Therefore, she said it was recommended that the fire truck be sold.

Mayor Daniels asked if there were any questions. There were none. He then asked for a motion.

ACTION: Council Member Wilson moved to approve declaring the 1974 La France 75 foot Snorkel as surplus property. Council Member Atwood seconded and the motion passed unanimously with voice votes from Council Members Wilson, Atwood, Call and Jensen voting, "Aye."

F. TO CONSIDER THE ADOPTION OF A RESOLUTION AUTHORIZING THE USE OF PLEASANT GROVE CITY'S 2008 ALLOCATION OF HOME FUNDS AND COMMUNITY HOUSING DEVELOPMENT ORGANIZATION TO ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING PROJECTS LOCATED IN UTAH COUNTY.

Administrator Mills explained that each community that participates in the Community Housing Development for affordable housing projects (in Utah County) must adopt a Resolution each year to authorize the use of the City's 2008 allocation of home funds. He said in order for Pleasant Grove City to get their portion of funds allotted for assisting in the development of affordable housing projects, this formal application must be made by this official action.

ACTION: Council Member Jensen moved to approve the adoption of Resolution No. 2008-06, authorizing the use of Pleasant Grove City's 2008 allocation of HOME Funds and Community Housing Development Organization to assist in the development of affordable housing projects located in Utah County. Council Member Call seconded and the motion passed unanimously with voice votes from Council Members Wilson, Atwood, Call and Jensen voting, "Aye."

9. STAFF BUSINESS

- NAB Chair Libby Flegal said she would be out of town for a week, so there would be no NAB meeting during her absence.
- Fire Chief Sanderson announced that monies had come through for the turn outs and ventilation system for the fire station. He said the City's match for the funds is 10%.
- Administrator Mills noted that he had received word on the previous Friday that the City would be receiving \$121,000 for sidewalk improvements. He said \$59,000 would go to

Manila Elementary and \$53,000 to Grovecrest Elementary. He noted that part of the funds would also include monies for the painting of crosswalks.

10. MAYOR AND COUNCIL BUSINESS

- Council Member Jensen noted that the Utah Lake Commission was to be meeting in a week. He also said that there had been a lot of concern about the intersection of Pleasant Grove Blvd. and 2000 West. He said if people were in the right hand lane, they were forced to go down the boulevard. Engineer Lewis said he would look into it. He also said that developer Doug Chamberlain was beginning work in the Water Gardens area and welcomed the City to come in and take any surplus that was available before the golf building was torn down.

11. SIGNING OF PLATS

The Piccione Properties final Plat A was signed.

12. REVIEW CALENDAR

- Mayor Daniels noted that he and some of the staff would be visiting Washington D.C. the first week in March to meet with Utah's Congressional representatives concerning large grants that are needed both for the police and the fire departments.

13. APPROVE PURCHASE ORDERS

ACTION: Council Member Jensen moved to approve the purchase orders. Council Member Call seconded and the motion passed unanimously with voice votes from Council Members Call, Wilson, Atwood, and Jensen voting, "Aye."

14. ADJOURN: At 10:31 p.m. Council Member Wilson moved to adjourn the meeting. Council Member Atwood seconded and the motion passed unanimously with Council Members Call, Atwood, Jensen and Wilson voting, "Aye."

This certifies that the City Council Minutes of February 19, 2008 are a true, full and correct copy as approved by the City Council on March 18, 2008.

Signed _____
Mary Burgin, Deputy Recorder