

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

PRESENT:

Mayor:

Excused: Michael W. Daniels

Council Members:

Jeffrey D. Wilson

Cindy Boyd

Bruce Call

Mark Atwood

Lee Jensen (Mayor Pro Tem)

City Recorder:

Amanda R. Fraughton

Deputy Recorder:

Mary Burgin

Others:

Frank Mills, City Administrator

Gary Clay, Finance Director

Tina Petersen, City Attorney

Ken Young, Community Development Director

Richard Bradford, Economic Director

Lynn Walker, Pub. Works Director

Tom Paul, Police Chief

Libby Flegal, NAB Chair

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

1. CALL TO ORDER

Mayor Pro Tem Jensen noted that himself as well as Council Members Boyd, Atwood, Call and Wilson were in attendance. He excused Mayor Daniels.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was lead by Director Clay.

3. OPENING REMARKS

Opening Remarks were given by Director Walker.

4. APPROVAL OF MEETING'S AGENDA

Mayor Pro Tem Jensen asked if there were any changes to the agenda. There were none. He then asked for a motion.

ACTION: Council Member Wilson moved to approve the agenda. Council Member Boyd seconded and the motion passed unanimously with Council Members Call, Jensen, Boyd, Wilson and Call 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. City Council Budget Workshop Minutes for May 10, 2008
2. Joint City Council/Pl. Commission Minutes for July 22, 2008
3. Work Session Minutes for July 29, 2008
4. City Council Minutes for August 5, 2008
5. To consider approval of Change Order No. One and Partial Payment No. One to Geneva Rock Products, Inc. for the Street Rehabilitation (2008) Project.
6. To consider approval of Change Order No. 1 and Final Payment No. 2 to Whitaker Construction Company for the 700 South Sewer Improvements (2008) Project.
7. To consider approval of paid vouchers (August 10, 2008)

Mayor Pro Tem Jensen asked if there were any questions or comments on the Consent Items. There were none. He then asked for a motion.

ACTION: Council Member Call moved to approve the consent items. Council Member Wilson seconded and the motion passed unanimously with Council Members Jensen, Boyd, Atwood, Wilson and Call voting “Aye.”

6. OPEN SESSION

Mayor Pro Tem Jensen invited anyone that wanted to come forward to do so. He asked that they state their name and address.

- Mr. Malcolm Allen from 638 Pleasant Drive came forward. He said that his wife has been the president of the PTA at Valley View Elementary. He noted that they have had a concern about the intersection of Locust Ave. and Orchard Ave, which is about 1/10th of a mile from the school. He said there is a bottleneck in that area, and the children that are walking to school are walking in the street due to there being no sidewalk in that area.

Mr. Allen then went on to say that he approached Mr. Barry Graff with the Alpine School District (ASD). He said Mr. Graff said that safe access to the school is the responsibility of planning with the City. Mr. Allen observed that the children that are catching the bus in that area are also in danger due to cars and buses. He reminded the Council that, “the safety of the students is as important as a new recreation center.” He said it would be a tragedy if a child was hit due to inadequate access. He also said this would be a, “terrible financial liability to Pleasant Grove City Corporation.”

Council Member Atwood asked Administrator Mills if there was a Special Improvement District (SID) on that road. Administrator Mills said that there wasn’t a SID, but that the Principal of Valley View had participated in talks regarding the Federal Program of “Safe

Routes to Schools.” He said each school in the area applied for grant money, but Manila Elementary and Grovecrest Elementary were the only two that were awarded grant money this year. He said monies for the other schools will be reapplied for next year.

Administrator Mills then went on to say that City Staff sits down with ASD staff each year and helps to work out each individual school’s routes that their Safety Committee has worked out. He said that there are children that come out of Cherry Hill subdivision and walk along the path Mr. Allen had talked about. He said there is now a walkway on the Swan’s property. He next indicated that he and staff will review the safety plan for Valley View.

Council Member Atwood asked who in the police department would have the safety information turned into them now. Chief Paul said that would be Officer Clark Nielsen.

Attorney Petersen then explained that the main responsibility for safe routes to school is through the PTA. She said that whoever is the PTA commissioner for safety is to see that students are educated and trained as to which routes are the best for them to take to school. She added that safe routes are to be identified at the beginning of school, then the children are told which routes they are to take.

Several years before, she said that the City did a cooperative project in which they installed curb, gutter and sidewalk in that area. However, she said that right at the area that Mr. Allen was addressing was not completed because the property owner would not cooperate.

Mr. Allen said that Mr. Graff with ASD said that the City would then need to “invoke eminent domain.” He also said that even though kids might be told what route they needed to take, they would, “go the way they wanted to go.” He also said that it sounds good to educate the kids on safe routes, but they do what they want to do.

Attorney Petersen then said that when her children attended Valley View elementary, they were educated and trained regarding the safe route they were to walk to and from school by parent volunteers who were there to help enforce the plan for the first few weeks of school. She said the kids were told this was the way they were to walk, and the children were cooperative with the effort.

- Mr. Dustin Phillips addressed the Council and announced that Mr. John Beal had resigned from the Library Board, and he would be taking his place. Mr. Phillips said he has a background in banking, and would be helping with the fundraising for the library. Mayor Pro Tem Jensen and the Council welcomed Mr. Phillips.
- Mrs. Lutie Larsen said that she was wondering about where her plans for her planned home and property were at in the process. She said she was still concerned that she would be made to put a road in on her property. Director Young answered that there had not yet been a determination made as to whether or not there was to be a road on her property. He also said that determination would be made when the master transportation plan was addressed in the near future.

7. NEIGHBORHOOD ADVISORY BOARD REPORT

Mrs. Libby Flegal said that she didn't really have anything to report. Mayor Pro Tem Jensen and the Council welcomed her back from her extended illness.

8. BUSINESS:

A. TO CONSIDER APPROVAL OF DEE BATES' REQUEST FOR FINAL PLAT APPROVAL OF A 3-LOT SUBDIVISION KNOWN AS DANA POINT SUBDIVISION, PLAT "A," LOCATED AT APPROXIMATELY 596 SOUTH PG BLVD, IN THE GROVE-INTERCHANGE SUBDISTRICT ZONE. SAM WHITE'S LANE NEIGHBORHOOD

Director Young said this was a final plat request for approval for Mr. Dee Bates for his Dana Point Subdivision, Plat A. The property is at approximately 595 S. Pleasant Grove Boulevard in The Grove Interchange sub district. The total acreage is approximately 8.46 acres. He is requesting approval for a two-lot/one parcel commercial subdivision.

Previously, the applicant had submitted a plat for review and approval of the existing Dana Point commercial property. The plat was approved through City Council, but never recorded. He noted that the applicant was now ready to proceed with subdividing that land (east side of P.G. Blvd.).

Regarding the subdivision, the design and layout of each lot revolves around the site plan of the existing Dana Point commercial building and P.G. Boulevard. The main access will be from 550 South, via P.G. Blvd. 550 South would be a newly-dedicated public roadway that is in accordance with the City's Streets Master Plan. Each lot and parcel is to provide unobstructed cross-access. He said that the City was also obtaining additional public roadway dedications to 700 South and P.G. Blvd. to complete the full and necessary right-of-way for those roads.

Engineering has given a recommendation of approval subject to meeting all final engineering comments prior to recording the plat. The proposal is consistent with The Grove land use designation.

All lots, including Parcel A, are in compliance with all zoning regulations, as well as all plat requirements. The division of the properties will encourage additional commercial development, with orderly growth, and provide very important roadway dedications. The State is preparing to obtain lot #1 for a future State Liquor Store.

Mayor Pro Tem Jensen asked if there were any questions. There were none. He then asked for a motion.

ACTION: Council Member Call moved to approve Dee Bates' request for Final Plat approval of a 3-lot subdivision known as Dana Point Subdivision, Plat "A," located at approximately 596 South PG Blvd, in The Grove-Interchange Subdistrict zone, with the following condition; (1.) That all Final Planning, Engineering, Public Works, and Fire Department requirements are met, prior to recording the Plat. Also, based on the following findings: (1.) The subdivision meets all the requirements of the Grove Interchange Sub-district; (2.) The subdivision design does not

conflict with the existing Dana Point site; (3.) The subdivision will have a positive fiscal impact on the City's future tax base. Council Member Wilson seconded and the motion passed unanimously with Council Members Jensen, Boyd, Atwood, Wilson and Call voting "Aye."

B. TO CONSIDER APPROVAL OF ELK RIDGE DEVELOPMENT'S REQUEST OF FINAL PLAT APPROVAL OF A 4-LOT SUBDIVISION, KNOWN AS DANA POINT SUBDIVISION, PLAT "B," LOCATED AT APPROXIMATELY 550 SOUTH PG BLVD, IN THE GROVE-INTERCHANGE SUBDISTRICT ZONE. SAM WHITE'S LANE NEIGHBORHOOD

Director Young explained that this item was a request by Elk Ridge Development for the approval of 6 acres in The Grove Interchange at approximately 596 S. Pleasant Grove Boulevard. They are requesting that the Council grant final plat approval of a four-lot commercial subdivision called Dana Point subdivision, Plat B.

He next said that the applicant would like to divide the subject property into four commercial lots along the west side of P.G. Blvd. The applicant is acting separate from Dana Point, Plat A, because they (Plat A) plan to act more quickly in recording the plat, and in getting the land ready for future commercial development.

Access from P.G. Blvd will be limited; however, as the applicant is dedicating the full right-of-way for the future collector road (550 South). This new roadway will provide the main access to lots three and four. He noted that 550 South is properly aligned with its continuation to the east with Plat A. Cross access easements will be required between lots one through three. He said it should be noted that the City will be obtaining additional roadway dedication along P.G. Blvd, as deemed necessary by the City Engineer.

Engineering has recommended to the Council to proceed with an approval of the final plat, subject to the applicant correcting the construction drawings to show only one right-in/right-out access, between lots one and three. A second right-in/right-out access shall be permitted with the minimum spacing of 250 feet. This would allow for the access between lots two and three; utilizing the existing drive for 700 South. The subject property falls within The Grove land use designation. The applicant's intent for its future use is in compliance with this land use.

The commercial subdivision meets all zoning regulations, and provides the proper street dedications, and easements. There are no further concerns with this proposal.

Mayor Pro Tem Jensen asked if there were anymore comments. There were none. He then asked for a motion.

ACTION: Council Member Wilson moved to approve Elk Ridge Development's request for Final Plat approval of a 4-lot subdivision, known as Dana Point Subdivision, Plat "B," located at approximately 550 South PG Blvd, in The Grove-Interchange Subdistrict zone, with the following conditions; (1.) All final Planning, Engineering, and Fire Department requirements are met prior to recording the Final Plat. Also, based on the following findings: (1.) The proposal meets all the requirements for the Grove zone; (2.) The City will obtain additional roadway dedications and improvements; (3.) The subdivision shall foster commercial developments to the

area. Council Member Call seconded and the motion passed unanimously with Council Members Jensen, Boyd, Atwood, Call and Wilson voting, "Aye."

9. STAFF BUSINESS

- Director Bradford announced that the top half of the new Central Bank building had been leased to a small investment company. He said the company, Cam Investments, will be very beneficial to the City as it helps small businesses to start up. He also said the grand opening for Central Bank will be Friday, August 22, 2008 at 10 a.m. Director Bradford said he was aware that Mayor Daniels was out of town, but said that the vice president of the bank would appreciate some remarks being made at the opening by an elected official. Mayor Pro Tem Jensen said he would make a few remarks.
- Director Walker said the work is completed on the resurfacing of 200 South he said the striping is now taking place. He also said the meeting with the neighbors of the new Manila Creek Pond went very well. He said he felt that their questions were answered to their satisfaction, and that all evidence showed ground water in the area not being leakage from the pond.
- Attorney Petersen reminded the Council that Mr. Ed White would be in town the next day. She said he would be meeting with staff, and might also want to get in touch with some of the Council. She also noted that he and some other individuals involved in the Supreme Court case would be touring Pioneer Park and the Old Bell School.

10. MAYOR AND COUNCIL BUSINESS

- Council Member Boyd asked that the Council and staff remember to attend the Heritage Festival being held on September 13, 2008 in the downtown park. She said that the festival had this year, "taken on a life on of its own," in that there were several new activities that were now being planned for the celebration. Also, she said that Mrs. Pia Jensen had contacted officials in the city of Ribe, Jylland, Denmark to see if they would be interested in participating in a Sister City project. They were, so that will be a new part of the celebration this year. She said the Ribe officials will be sending information about the Vikings, etc from their city. A Lion's Club breakfast and Kiwanis BBQ dinner will be held again this year. There will also be booths for people to buy homemade articles, as well as games and crafts for kids. The Arts Commission's very popular Quick Draw will be held.

11. SIGNING OF PLATS

There were no plats to be signed.

12. REVIEW CALENDAR

Mayor Pro Tem Jensen reminded everyone of the City employees summer party would be held on August 20, 2008 at 6 p.m. in Veteran's Park (next to the swimming pool). He said the Council would be in charge of the particulars for the party this year.

13. APPROVE PURCHASE ORDERS

Mayor Pro Tem Jensen asked if the Council had reviewed the purchase orders for July 25, 2008. Everyone said they had. He asked if there were any questions or comments. There were none. He then asked for a motion.

ACTION: Council Member Boyd moved to approve the purchase orders for August 10, 2008. Council Member Call seconded and the vote was unanimous with Council Members Jensen, Boyd, Atwood, Wilson and Call voting "Aye."

14. ADJOURN

ACTION: At 7:30 p.m. Council Member Wilson moved to adjourn the meeting. Council Member Atwood seconded and the motion passed unanimously with Council Members Jensen, Atwood, Boyd, Wilson and Call voting, "Aye."

This certifies that the City Council
Minutes of August 19, 2008 are a true,
full and correct copy as approved
by the City Council on September 2, 2008.

Signed _____
Mary Burgin, Deputy Recorder