

**Pleasant Grove City Council
Special Meeting Minutes
December 4, 2008, 5 p.m.**

PRESENT:

Mayor: Mike Daniels

City Council Members: Excused:

Cindy Boyd	Mark K. Atwood
Jeff Wilson	Lee Jensen
Bruce Call	

Others:

Sean Young, City Planner
Degen Lewis, City Engineer

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

Mayor Daniels called the meeting to order at 5 p.m, and welcomed everyone.

1. TO CONSIDER GRANTING DAYNE RAFF'S REQUEST FOR A WAIVER OF THE EXTERIOR MASONRY REQUIREMENT, FOR THE PURPOSE OF APPLYING A STONE MASONRY INSTEAD OF A REDDISH-COLORED BRICK, AS REQUIRED IN SECTION 10-14-23/ITEM D-2, FOR AN OFFICE BUILDING LOCATED AT APPROX. 2450 WEST 450 SOUTH IN THE MAYFIELD DEVELOPMENT. SAM WHITE'S LANE NEIGHBORHOOD

Planner Allen explained that this item had been brought forward to consider granting a waiver on an exterior masonry requirement in The Grove zoning district. The applicant was Mr. Dayne Raff.

The applicant was seeking the Council's approval in granting a waiver to the exterior masonry requirement for the office building currently under construction in the Mayfield mixed-use development. The project area name, which has received entitlement, is called Trophy Commercial, which was approved by the City Council on March 6, 2007. At that time, all details, including the exterior materials for the buildings, were given final approval. The applicant now wishes to change the exterior masonry from a red brick to a earth-toned square rock.

Design theme standards have been established by ordinance for the entire Grove zoning district, with this particular project area falling within the Garden District. The specific design standards for this district are found in Section 10-14-23/Item D. One of the major reasons the Mayfield Development was put into this design theme was due to the use of red brick on the majority of the buildings. All other buildings, which include the future LDS Church, The Liahona Academy and other office buildings to the south that surround the Raff office building (including residential units) are constructed with or proposed to have red brick as the primary masonry material.

The Council may grant a waiver, as provided in Section 10-14-23/Item B.

Mayor Daniels asked if there were any comments or questions. Council Member Call asked if there were currently any existing office buildings in the area. Planner Allen said yes, there is an office building to the south of the property in question. Council Member Call then asked if it had brick on it. Planner Allen said yes, it did. He then said that was the reason that it is recommended in the staff report that this waiver be denied, in that the surrounding building do and will have brick on them. Planner Allen explained that it wasn't a hardship.

Mayor Daniels asked if Planner Allen would be accepting if the Council did decide to grant the waiver. Planner Allen said no, he would not.

Mr. Kevin Long, representing Mr. Dayne Raff (owner of a lot in the Trophy Commercial site), then spoke up and told the Council that that suggestion for the change from brick came from the wife of one of the owners. He said she does not like brick, and this request for change simply came from a personal preference.

Council Member Call asked if the proposed rock will look contiguous with the surrounding buildings. Mr. Long said he feels it will. He said this rock will very much resemble brick from the road. He then said that he had attended the Design Review Board (DRB) meeting regarding the change. He then indicated that the DRB unanimously made a motion for the issue to go before the Council for a proposed waiver.

Council Member Call next asked if the building will look ok with the stone next to the red brick LDS Church nearby. Mr. Long said yes, it should blend in nicely with the brick-sided church.

Council Member Call then asked Planner Allen if the recommendation for denial in the staff report was basically a procedural matter. Planner Allen said that basically, yes. He said that the Council could look at varying materials on a case-by-case basis.

Council Member Boyd then observed that the illustrations of the building looked as though it would be of an almost white stucco. Mr. Long answered that the stucco was actually going to be a darker color than shown in the pictures.

Council Member Call said it was his understanding that the rock would come up four feet from the base of the building. Planner Allen said that was correct. He also observed that the rock looked very real, even though it is a manufactured product.

Mayor Daniels asked if there was anymore questions or comments. There were none. He then asked for a motion.

ACTION: Council Member Call made a motion to approve Dayne Raff's request for a waiver of the exterior masonry requirement, for the purpose of applying a stone masonry instead of a reddish-colored brick, as required in Section 10-14-23/Item d-2, for an office building located at approx. 2450 West 450 South in the Mayfield Development, Council Member Wilson seconded the motion, which passed unanimously with Council Members Boyd, Wilson and Call voting, "Aye."

At this point, the Mayor reminded those present of the upcoming TSSD meeting to be held on December 18, 2008 at the plant. He said he had asked the other mayors to please come and support Pleasant Grove in pushing for mitigation of the on-going odor problem with the plant. He also said he had contacted Director Bradford to alert the businesses regarding the meeting. Also, Administrator Mills would be contacting City staff and asking them to attend the TSSD meeting.

Mayor Daniels then asked for a motion to adjourn.

3. ADJOURN

ACTION: At 5:14 p.m, Council Member Wilson made a motion to adjourn the meeting. Council Member Call seconded the motion, which passed unanimously with Council Members Boyd, Wilson and Call voting, "Aye."

This certifies that the Special City Council Budget Minutes of December 4, 2008 are a true, full and correct copy as approved by the City Council on January 6, 2008.

Signed _____
Mary Burgin, Deputy Recorder