

**Pleasant Grove City Council Minutes**  
**October 19, 2010**  
**6:00 p.m.**

**PRESENT:**

**Mayor:**

Bruce W. Call

**Council Members:**

Cindy Boyd

Val Danklef

Lee G. Jensen

Kim Robinson

Jeffrey D. Wilson

**City Recorder:**

Kathy T. Kresser

Colleen A. Mulvey, Deputy City Recorder

**Others:**

Dean Lundell, Finance Director

Tina Petersen, City Attorney

Ken Young, Comm. Dev. Director

Deon Giles, Leis. Services Director

Lynn Walker, Public Works Director

Marc Sanderson, Fire Chief

Mike Roberts, Police Lieutenant

Degen Lewis, City Engineer

Sean Allen, City Planner

Barbara Johnson, Building Technician

Linda Hales, Zoning Secretary

April Harrison, Library Director

Libby Flegal, NAB Chairperson

**Excused:**

Scott Darrington, City Administrator

Tom Paul, Police Chief

Richard Bradford, Economic Dev. Director

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

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**1. CALL TO ORDER**

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

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was lead by Boy Scout Bryson Hill.

**3. OPENING REMARKS**

Opening Remarks were given by Director Lundell.

#### **4. APPROVAL OF MEETING'S AGENDA**

**ACTION:** Council Member Boyd moved to approve the agenda. Council Member Jensen seconded and the motion passed unanimously with Council Members Boyd, Danklef, Jensen, Robinson and Wilson 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:**

- a. City Council and Work Session Minutes:  
City Council Work Session Minutes for September 14, 2010
- b. To consider approval of John Stevens, Taffy Lovell and Pam Sorensen as Library Board Members
- c. To consider approval of paid vouchers (October 8, 2010)

Library Board Chairperson Roselle Harney introduced their new board members, Taffy Lovell, John Stevens and Pam Sorensen. Ms. Harney read their bio's and remarked that they are very excited to bring these individuals on board.

Mayor Call thanked them all and stated that we appreciate their willingness to serve.

**ACTION:** Council Member Jensen moved to approve the consent agenda items. Council Member Wilson seconded and the motion passed unanimously with Council Members Boyd, Danklef, Jensen, Robinson and Wilson voting "Aye."

#### **6. OPEN SESSION**

Mayor Call explained to those present that if an item was not a public hearing or not on the agenda, they were welcome to come forward and address the Council, in that no one came forward the Mayor closed the open session.

#### **7. BUSINESS**

##### **A. PRESENTATION BY THE MAYOR FOR THE WINNER OF THE CITY NEWSLETTER NAMING CONTEST**

Mayor Call explained that we are renewing and refreshing our city newsletter and we held a contest among all of the sixth graders in all of the elementary schools for a new name for the newsletter. The idea submitted by Libby Lawyer from Mt. Mahogany Elementary School was chosen by the staff and Council; they all agreed that her suggestion of *F.Y.I. Pleasant Grove* is the new name of our newsletter. Mayor Call stated that not only does she get eternal recognition but that she also gets a reward of fifty dollars cash. The Mayor then congratulated Ms. Lawyer and presented her with the award.

##### **B. COMMUNITY DEVELOPMENT DIRECTOR KEN YOUNG TO PRESENT THE GREAT EMPLOYEE AWARD**

Director Young said that in their Community Development Department they like to recognize great employees and he then introduced Linda Hales as their newest recipient. He said that she is being recognized for being very efficient in her work and also very willing to help others, she is very courteous and friendly not only to the customers who come in but to everyone in the office. Director Young thanked her and then presented her with a plaque and a fifty dollar gift certificate.

**C. PUBLIC HEARING TO CONSIDER FOR ADOPTION AND ORDINANCE (2010-18) ENACTING TEMPORARY ZONING RESTRICTIONS REGULATING THE APPROVAL OF NEW SUBDIVISION PLANS FOR SPECIFIED LAND USES; PROHIBITING THE APPROVAL OF NEW PROJECT PLANS FOR LAND USES THAT DO NOT FURTHER THE PURPOSE AND OBJECTIVES OF THE ZONE, INCLUDING FAST FOOD RESTAURANTS, GAS STATIONS, CONVENIENCE STORES, EXECUTIVE, LEGISLATIVE AND JUDICIAL FUNCTIONS, FAIR GROUNDS AND AMUSEMENT PARKS, PROFESSIONAL SCHOOLS, MOTELS AND MOTOR HOTELS AND HARDWARE AND SUPPLIES; LOCATED IN THE GROVE INTERCHANGE ZONING DISTRICT AND PROVIDING AN EFFECTIVE DATE (SAM WHITE'S LANE NEIGHBORHOOD)**

Attorney Petersen explained that this temporary zoning ordinance will prohibit any new project plans for land uses that the Council previously has decided that they do not want in the Interchange Zone down by the freeway in the Grove Interchange district. These uses include fast food restaurants, gas stations, convenience stores, executive, legislative and judicial functions, fair grounds and amusement parks, professional schools, motels and motor hotels and hardware and supplies.

Attorney Petersen pointed out that two weeks ago we did a temporary zoning ordinance prohibiting fast food restaurants, gas stations and convenience stores. It was suggested that since the Council had already had several discussions on what types of uses they did not want in that zone, that until we get the land use study completed and our list finalized that we add those other uses to this ordinance. Attorney Petersen added that this temporary zoning ordinance is only good for six months.

Mayor Call explained for those present that this is the area by the freeway entrance where there is a lot of raw land that we want to see some specific types of businesses going in, so we want to be careful about what kinds of businesses we allow.

Mayor Call asked if there were any questions, there were none. The Mayor then stated that this is a public hearing and opened the meeting to the public for comment. In that no one came forward the Mayor closed the meeting to the public.

Mayor Call asked if there were any questions or discussion, there were none; the Mayor then read the ordinance and asked for a motion.

**ACTION:** Council Member Boyd moved to approve Ordinance 2010-18, enacting temporary zoning regulations regulating the approval of new subdivision plans for specified land uses;

prohibiting the approval of new project plans for land uses that do not further the purpose and objectives of the zone, including fast food restaurants, gas stations, convenience stores, executive, legislative and judicial functions, fair grounds and amusement parks, professional schools, motels and motor hotels and hardware and supplies; located in the Grove Interchange Zoning District. A public hearing was held. Council Member Jensen seconded and the motion passed unanimously with Council Members Boyd, Danklef, Jensen, Robinson and Wilson voting “Aye.”

**D. TO CONSIDER THE REQUEST OF REED SWENSON (TRIPLE FOCUS LLC) FOR CONDOMINIUM PLAT (PLAT C) APPROVAL FOR PHASE III OF THE MIXED COMMERCIAL DEVELOPMENT CALLED MAJESTIC MEADOWS; LOCATED AT APPROXIMATELY 533 WEST STATE STREET IN THE C-G (GENERAL COMMERCIAL) ZONE (SAM WHITE’S LANE NEIGHBORHOOD)**

Director Young stated that the Phase III of this development is underway and the applicant would like to proceed with Plat C commercial condominiums for building G; this includes one building with two units. Director Young said that there are no particular concerns that the staff has found so we are bringing this forward for your consideration for approval.

Mayor Call pointed out for the benefit of the public that in this particular case condominium does not mean residential condominiums; in this case they are breaking up a business building into separate parts for commercial or retail use.

Mayor Call asked the Council if there were any questions, there were none, the Mayor then asked for a motion.

**ACTION:** Council Member Boyd moved to approve the request of Reed Swenson (Triple Focus LLC) for Condominium Plat C for Phase III of the mixed commercial development called Majestic Meadows; located at approximately 533 West State Street in the C-G (General Commercial) zone. Council Member Wilson seconded and the motion passed unanimously with Council Members Boyd, Danklef, Jensen, Robinson and Wilson voting “Aye.”

**8. NEIGHBORHOOD ADVISORY BOARD AND STAFF BUSINESS**

- NAB Chairperson Flegal reported that the NAB opted not to meet on November 3<sup>rd</sup>.
- Director Young stated that they are in review of the expansion of the Costume Craze building, it will more than double the size of the current building and that they are working with them on their design plans.
- Director Walker reported that there was a water main break today caused by a contractor working out on State and Center Streets. Our crew was able to have the repairs made and the water turned back on in an hour and thirty minutes.
- Attorney Petersen said that Dennis Baker has contacted her and would like to have a meeting scheduled on November 3<sup>rd</sup> or 4<sup>th</sup>, and he would like a day meeting if possible to accommodate his schedule. Mayor Call and Council Member Jensen said that they would

be out of town on those dates. It was decided that the meeting with Mr. Baker would be scheduled in the afternoon on November 3<sup>rd</sup>.

Attorney Petersen said that she would like to schedule an executive session for the meeting on October 26<sup>th</sup> to discuss pending litigation.

Attorney Petersen updated the Council on a meeting that she had with Mr. Bott who is doing the Manila White church renovation and that they are moving forward and working on a development agreement with regard to improvements.

- Deputy Recorder Mulvey reminded everyone that early voting started today and goes through October 29<sup>th</sup> and that the early polling locations are listed on Utah County's website. Mayor Call added that the Vote.Utah.gov website is also an excellent source for voter information.

## **9. MAYOR AND COUNCIL BUSINESS**

- Council Member Jensen said that for the item on next week's agenda, the discussion on the large users of irrigation water, that he would also like to include discussing the smaller users. Mayor Call remarked that we could change that and talk about all users.
- Mayor Call reminded the Council that he will be out of town beginning on the 28<sup>th</sup> and will be gone for two weeks and that Council Member Boyd will be acting as Mayor Pro Tem in his absence.

## **10. SIGNING OF PLATS**

No plats were signed at this time.

## **11. REVIEW CALENDAR**

Mayor Call pointed out that there will be a Board of Adjustment meeting on the 21<sup>st</sup> at 7:00 p.m.

## **12. APPROVE PURCHASE ORDERS**

Council Member Jensen asked why we are paying for the purchase order for 700 South and 2300 West. Director Lundell said that that is part of the Mayfield development, we are doing the work now but the money to fund that is coming through the developer, we have already received six hundred thousand dollars from them to do this project.

Council Member Jensen then asked what the Game Time invoice was for. Director Giles stated that that is the company that we purchased the playground equipment for Mahogany Park and the money that we get from the recreation grant from the county will cover that cost.

Mayor Call asked if there were any other questions on the purchase orders, there were none. The Mayor then asked for a motion.

**ACTION:** Council Member Wilson moved to approve the purchase orders for October 19, 2010. Council Member Jensen seconded and the motion passed unanimously with Council Members Boyd, Danklef, Jensen, Robinson and Robinson voting “Aye.”

**13. ADJOURN**

**ACTION:** At 6:32 p.m. Council Member Wilson moved to adjourn the meeting. Council Member Jensen seconded and the motion passed unanimously with Council Members Boyd, Danklef, Jensen, Robinson and Wilson voting “Aye.”

This certifies that the City Council  
Minutes of October 19, 2010 are a true,  
full and correct copy as approved by  
the City Council on November 30, 2010

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Colleen A. Mulvey, Deputy City Recorder

*(Exhibits are in the City Council Minutes binders in the Recorder's office)*