

Pleasant Grove City Council Minutes
July 3, 2007
7:00 p.m.

PRESENT:

Mayor:

Mike Daniels

City Council Members:

Cindy Boyd

Lee G. Jensen

Mark Atwood

Bruce Call

City Recorder:

Amanda Fraughton

Deputy Recorder:

Mary Burgin

Others:

Frank Mills, City Administrator

Tina Petersen, City Attorney

Gary Clay, Finance Director

Deon Giles, Leisure Services Director

Lynn Walker, Public Works Director

Richard Bradford, Economic Development Director

Marc Sanderson, Fire Chief

Ken Young, Supervisor of Community Development

Sean Allen, Planner

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 given by Council Member Jensen.

2. OPENING REMARKS

The Opening Remarks were given by Council Member Call.

3. APPROVAL OF MEETING'S AGENDA

Mayor Daniels asked if the meeting's agenda was correct. Attorney Petersen asked if the Mayor and Council could please move Item d to Item a, as there had been changes in the circumstances with Trophy Homes and the impact fees. The Council agreed, and Item d was moved up to Item a.

ACTION: Council Member Jensen moved to move agenda Item d to Item a on the agenda (at Attorney Petersen’s request), then to approve the agenda. Council Member Call seconded and the motion passed unanimously with Council Members Atwood, Jensen, Boyd and Call voting “Aye.”

4. **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 Minutes for June 5, 2007
2. Special Work Session Minutes for June 12, 2007
3. Work Session Minutes for June 26, 2007
4. To consider approval of Payment No. 4 (final payment) to Farnsworth Concrete Inc. for the Memorial Garden Project.
5. To consider approval of Payment No. 1 and Change Order No. 1 to J. Lynn Roberts & Sons, Inc. for the Manila Tank Park Landscaping Project.
6. To consider approval of Payment No. 5 to Chad Broderick Construction Inc. for the Mahogany Park Project.
7. To consider approval of Payment No. 1 (final payment) to E.S.P. Excavation, Inc. for the City Offices and Police Station South Parking Lot Project
8. To consider approval of Change Order No. 10 to Dunn Construction, LC for the Pressure Irrigation System- Schedule 4B Project.
9. To consider approval of Payment No. 11 (final payment) to Dunn Construction, LC for the Pressure Irrigation System- Schedule 4B Project.
10. To consider approval of Payment No. 10 to Absolute Constructors, LLC for the Pressure Irrigation Storage Tank Schedule 4A Project.
11. To consider approval of paid vouchers (June 10, 2007 & June 25, 2007)

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

5. 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. No one came forward.

6. NEIGHBORHOOD ADVISORY BOARD REPORT

NAB Chair Libby Flegal said that she didn’t really have anything to report to the Council regarding the NAB. However, she said she had been in attendance that same morning in the Design Review Committee (DRC) meeting. She noted that the developers in the meeting commented on how excellent it is to work with the staff with Pleasant Grove City Community

Development. She went on to say that the developer said that Pleasant Grove is much easier to work with than any of the other cities in the area.

7. BUSINESS

a. TO CONSIDER MAYFIELD DEVELOPMENT'S REQUEST TO REDUCE THE STORM DRAIN IMPACT FEE FOR PROPERTY LOCATED AT APPROX. 2310 WEST 700 SOUTH. SAM WHITE'S LANE NEIGHBORHOOD

Mayor Daniels read this item. Attorney Petersen then explained that the City Code does have a provision whereby developers can request that the City reduce the storm drain impact fees. She said the Trophy Homes developers were in the process of requesting the reduction of the storm drain impact fees for property at approximately 2310 West and 700 South. However, since they had appealed, additional information had come in from engineering that the final amount that will be due from Trophy Homes was not yet determined. Trophy Homes, she said, then agreed to deposit a percentage of approximately \$113,000 (due in increments, by phase); with the first deposit totaling \$66,000 in anticipated fees. She said there will be a completed agreement in the near future, but the developer wanted to go ahead and pay the possible fees and start the project rolling as soon as possible.

The Attorney for Trophy Homes, Mr. James Tracy, then weighed in by saying that Trophy Homes and the City were working together. He said the decision to go ahead and pay the full fees (in increments by phase) at this time was made because it was important that the project is underway. He also noted that once the engineer's figures are in, the two entities will then negotiate.

b. PUBLIC HEARING TO CONSIDER ADOPTION OF A RESOLUTION REGARDING THE ADOPTION OF THE UPDATED PLEASANT GROVE CITY GENERAL PLAN, AS LISTED BELOW:

(1) AMEND THE TEXT OF THE GENERAL PLAN IN ITS ENTIRETY, TO INCLUDE THE FOLLOWING CHAPTERS: 1) INTRODUCTION (COMMUNITY INFORMATION) 2) LAND USE, 3) COMMUNITY DESIGN, 4) ECONOMICS, 5) TRANSPORTATION, 6) HOUSING, 7) PARKS AND RECREATION, 8) ENVIRONMENT, AND 9) PUBLIC SERVICES. (2) AMEND THE GENERAL PLAN LAND USE MAP. THE MAP AMENDMENTS ARE PROPOSED THROUGHOUT THE CITY AND MAY RESULT IN A CHANGE IN HOW MANY DWELLING UNITS MAY BE DEVELOPED PER NET ACRE IN AREAS DESIGNATED FOR RESIDENTIAL LAND USES. IN NON-RESIDENTIAL LAND USE AREAS THE CHANGE MAY IMPACT WHAT COMMERCIAL OR MIXED-USE ZONES MAY BE ALLOWED, AND THEREFORE WHAT USES MAY BE PERMITTED AND WHAT DEVELOPMENT STANDARDS MAY BE REQUIRED. THERE ARE NUMEROUS CHANGES THROUGHOUT THE CITY AND IT IS IMPRACTICAL TO DESCRIBE IN NARRATIVE FORM ALL OF THE PROPOSED CHANGES. IF THERE ARE ANY QUESTIONS REGARDING THE PROPOSED CHANGES, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT, AS NOTED BELOW.

(3) AMEND AND/OR INCLUDE OTHER GENERAL PLAN MAPS, TO INCLUDE 1) CURRENT ZONING MAP, 2) THE GROVE ZONING DISTRICT MAP, 3) ANNEXATION AREAS MAP, 4) DOWNTOWN AREA MAP, 5) STREETS

FUNCTIONAL CLASSIFICATION MAP, 6) LANE BIKE S AND WALKING PATHS MAP, 7) CITY NEIGHBORHOODS MAP, 8) PARKS AND RECREATION MAP, 9) ENVIRONMENTALLY SENSITIVE AREAS MAP, AND 10) PUBLIC FACILITIES MAP. CITY-WIDE IMPACT

Mayor Daniels read this item. Supervisor Young said that this draft of the General Plan was a culmination of a lengthy process that began over a year ago. The Plan was presented to the Planning Commission the week before, and was now coming before the Council. He then said he would like to present a power point presentation on the Plan.

In the first chapter, Supervisor Young noted that in this introductory section, there are specific “umbrella-type” goals with regard to the quality of living, preserving the heritage of the City and maintaining the achievement of overall plans for the City.

The second chapter contains land use planning. He said this is the heart of the General Plan. This chapter explains the regulation of land use, zoning, etc. The overall goals for land use are contained in this section. Strategies in maintaining a healthy balance are also spelled out. He said a major change that is in this chapter contains the area north of 2600 North, in the Manila Neighborhood. He said that the area is going from an agricultural area to a very low density residential designation. This determination was made after numerous meetings with the public, staff, The Planning Commission, NAB and R/UDAT committees. Additionally, there are five “pocket” areas (in the City) that have been designated for neighborhood commercial development for convenience stores, dentist offices, etc.

Supervisor Young explained that there will be a change of zoning designation along the central west area of town (which is a narrow strip) that will clean up the current zoning boundary in that area to now run along roads and property lines.

Moving onto the third chapter, the overall and downtown community design is explained. He said much of this chapter was taken from the R/UDAT report. He commented that the R/UDAT has been an excellent addition to the General Plan in encouraging the planning of the Historic Downtown and the beautification of city streets.

Economic development is the subject of the fourth chapter. He said that Economic Development Director Richard Bradford worked hard to contribute to this chapter. The Grove and the Historic Downtown areas are discussed in terms of redevelopment and revitalization, he explained.

In the fifth chapter, transportation is discussed in terms of a Transportation Master Plan as well as growth factors, safety, the physical condition of the streets and different types of streets. He said alternative modes of travel including mass transit are explored in this chapter. Bike Lanes as well as trails are discussed in this chapter, also.

Diversity of housing is discussed in the sixth chapter. It includes densities and zoning as well as planning for future housing. He said that during the open house meetings on the Plan, citizen input was taken on residential needs. These ideas are included in this chapter.

Supervisor Young thanked Director Giles and the staff of the Parks and Recreation Department for their help in creating chapter seven. A Parks and Recreation Master Plan as well as trails, open spaces and cultural opportunities are discussed in this chapter.

Environmental concerns are the subject of chapter eight. Supervisor Young said these include the preservation of sensitive lands, wetlands, land development and environmental goals for the community. Environmental hazards such as liquefaction and earthquake fault lines are identified in this chapter.

Chapter nine is the final chapter of the Plan, he noted. These include City Administration, Fire and Emergency Medical Services, Public Works, The Library and Public Service goals. Also included in this chapter is a map of the public facilities.

Supervisor Young explained that this was the end of his slide presentation. He asked if there were any questions. Mayor Daniels said this was a public hearing. He asked if the Council had any comments or questions. Council Member Call asked if there had been any changes since Supervisor Young had preliminarily presented the Plan the week before at the Work Session. Supervisor Young said there had not been any significant changes.

Mayor Daniels said he wondered if there was an adequate amount of emphasis being put on housing for the retired population in the community. He said that there really aren't many large plots of land left to develop good-sized retirement-type communities. Supervisor Young said that the Plan addresses a diversity of housing options. He said whether or not the Council and Mayor feel it is adequate could be a question.

Mayor Daniels said the Plan is very well done. He then opened the discussion to a public hearing.

Mr. Lloyd Hone, a resident of State Street, said he had heard that the road was going to be widened to six lanes. He asked what would happen to the sidewalks and frontage of the homes if that actually happened. Administrator Mills answered that it is his understanding that UDOT actually plans to widen the road to seven lanes. He said there will be land acquisition on both sides of the road, according to the report he read from UDOT. As far as any impact to homes, he said UDOT hasn't written any letters concerning that issue.

Mayor Daniels explained that the project Mr. Hone was addressing was actually under the direction of UDOT, and isn't a Pleasant Grove City project. He added that the City really isn't doing any of the construction, etc, on that project. The Mayor said that the State will probably eventually involve the City, but he isn't exactly sure how.

The Mayor again thanked Supervisor Young and everyone that had been involved in the making of the new General Plan. He said that the Plan is very important, and is revised every 5 years. He said it sets goals and a tone as to how the City develops and the kind of direction City staff operates from.

Council Member Boyd thanked Supervisor Young for the hours he had spent on the project. She especially thanked him for the many references to the R/UDAT and its implementation.

Mr. Kent Warnick said he had just learned about the updated General Plan. He asked where the pockets of commercial development would go in the Manila area. Supervisor Young said that one is currently planned for the Manila area. He said this would be on the Smart Family land, next to the silos. He added that it will probably not be developed in the near future, however.

Mr. Warnick said there was some very nice senior housing nearby the Temple in the Manila area. He wondered if any other such developments were planned. Supervisor Young said there was a possibility of other senior developments in the Manila area.

Supervisor reminded the Mayor and Council that the Plan was in a 3-ring binder so that it can be an up-to-date document for the benefit of the entire City.

Council Member Call asked that the Plan be put into a PDF format and put on the City's website. Supervisor Young said he would see to it that it was done.

ACTION: Council Member Call moved to approve Resolution 2007-030, regarding the adoption of the updated Pleasant Grove City General Plan, as listed: (1) Amend the text of the General Plan in its entirety, to include the following Chapters: 1) Introduction (community information) 2) Land Use, 3) Community Design, 4) Economics, 5) transportation, 6) Housing, 7) Parks and Recreation, 8) Environment, and 9) Public Services. (2) Amend the General Plan Land Use Map. The map amendments are proposed throughout the City and may result in a change in how many dwelling units may be developed per net acre in areas designated for residential land uses. In non-residential land use areas the change may impact what commercial or mixed-use zones may be allowed, and therefore what uses may be permitted and what development standards may be required. There are numerous changes throughout the City and it is impractical to describe in narrative form all of the proposed changes. If there are any questions regarding the proposed changes, please contact the Community Development Department, as noted: (3) Amend and/or include other General Plan Maps, to include 1) Current Zoning Map, 2) The Grove Zoning District Map, 3) Annexation Areas Map, 4) Down town Area Map, 5) Streets Functional Classification Map, 6) Lane Bikes and Walking Paths Map, 7) City Neighborhoods Map, 8) Parks and Recreation Map, 9) Environmentally Sensitive Areas Map, and 10) Public Facilities Map. Council Member Boyd seconded and the motion passed unanimously with Council Member Atwood, Jensen, Boyd and Call voting, "Aye."

C. PUBLIC HEARING TO CONSIDER AN ORDINANCE REGARDING JERRY GROVER'S REQUEST TO REZONE A .58 ACRE TRACT OF LAND FROM R1-8 (SINGLE FAMILY RESIDENTIAL, 8,000 SQ. FT. LOT AREA) ZONE TO CS (COMMERCIAL SALES) ZONE FOR PROPERTY LOCATED AT APPROXIMATELY 560 SOUTH 300 EAST. STRING TOWN NEIGHBORHOOD

After Mayor Daniels read this item, Supervisor Young explained that Mr. Jerry Grover was requesting the City Council approve a rezone of the R1-8 portion of the subject property to C-S/Commercial Sales to comply with the City's Land Use designation and to dissolve the current split zoning that exists. The applicant has requested a rezone the R1-8 zoned portion to C-S/Commercial Sales, with the purpose in mind to bring a commercial development to the subject property.

He then explained that with the timing of the General Plan having just been approved, the zoning boundary lines have now been aligned with the streets and along property lines. The land use designation for the subject property is Commercial Retail. The applicant's request to rezone to C-S/Commercial Sales complies with this land use designation. He indicated that staff welcomes this request; because it will do away with the split zoning that currently exists for the parcel. With the land use designation in place to support the applicant's request, he said that staff does not find a concern that needs to be addressed.

Mayor Daniels then opened the meeting to a public hearing. No one came forward. He then closed the public hearing and brought the discussion up to the Council table. There were no comments. He asked for a motion.

ACTION: Council Member Call moved to approve Ordinance No. 2007-27, regarding Jerry Grover's request to rezone a .58 acre tract of land from R1-8 (Single Family Residential, 8,000 sq. ft. lot area) zone to CS (Commercial Sales) zone for property located at approximately 560 South 300 East with the following condition; That the applicant continues to abide by all current zoning and supplementary ordinances. Also, based on the following findings; 1. The proposed zone change complies with the General Plan Land Use Map as amended on 7/3/07; 2. The proposed zone change is good planning; 3. 300 East shall be the new commercial/office corridor boundary when The General Land Use Map is approved; 4. On June 14, 2007, the Planning Commission forwarded a positive recommendation to approve the request. A public hearing was held. Council Member Jensen seconded and the motion passed unanimously with Council Members Call, Boyd, Atwood and Jensen voted "Aye."

D. PUBLIC HEARING TO CONSIDER AN ORDINANCE REGARDING ALENE HONE'S REQUEST TO REZONE A 1.8 ACRE TRACT OF LAND FROM R1-8 (SINGLE FAMILY RESIDENTIAL, 8,000 SQ. FT. LOT AREA) ZONE TO RM-7 (MULTIPLE MEDIUM RESIDENTIAL) ZONE, LOCATED AT APPROX. 350 EAST 600 SOUTH. STRING TOWN NEIGHBORHOOD

Supervisor Young explained that this was a request being made by Alene Hone, and she has requested a rezone from R1-8 to RM-7/Multi-Family Residential Zone. The applicant approached the City with plans to develop the 1.80-acre parcel, and was instructed by staff to apply for the rezone, due to the fact that the current zoning does not match the designated land use. Also, the City's State Street commercial corridor borders this property directly to the west.

The land use designation for the subject property is High Density Residential. The applicant's request to rezone to RM-7 complies with this land use designation. The RM-7 zone change request is not only compatible with the City's land use map, but it makes sense, Supervisor Young noted. He said it would be better to have high-density residential or office developments to act as a buffer between the State Street commercial corridor on the west and single-family residential to the east. Also, he indicated that it would not be good planning to allow for single-family residential developments to occur adjacent to or in such close proximity to the State Street commercial corridor, which the current zoning implies. He added that staff highly recommends the zone change. Also, On May 10, 2007 staff presented the ordinance proposal to the Planning Commission, and they recommended approval to the Council due to the fact the request follows the City's General Land Use Map for this area.

Mayor Daniels said this was a public hearing. He asked if there were any questions or comments. Mr. Matt Kriser said he wanted to remind the Council that one concern about this particular parcel of land was that putting housing there would perhaps make it difficult as the entrance and exit would be at a key intersection of the City. He said it needed to be part of a master plan in that location. Mayor Daniels said that Mr. Kriser's concern would be noted. He asked if there were any other public comments. No one else came forward. He then brought it up to the Council. There were no comments from the Council. He then asked for a motion.

ACTION: Council Member Boyd moved to approve Ordinance No. 2007-28, Public Hearing to consider an Ordinance regarding Alene Hone's request to rezone a 1.8 acre tract of land from R1-8 (Single Family Residential, 8,000 sq. ft. lot area) zone to RM-7 (Multiple Medium Residential) zone, located at approx. 350 East 600 South with the condition that the applicant continues to meet all current Zoning & Supplementary ordinance requirements. Also, with the findings that; 1. The proposed zone change complies with the City's General Land Use Map; 2. The proposed zone change is good planning, and; 3. The Planning Commission has forwarded a positive recommendation for the approval of the rezone. A public hearing was held. Council Member Call seconded and the motion passed with voice votes from Council Members Atwood, Boyd and Call voting, "Aye," and Council Member Jensen voting, "Nay."

E. TO CONSIDER CLARENCE WALKER'S REQUEST FOR FINAL PLAT APPROVAL OF A 2-LOT SUBDIVISION KNOWN AS CLARENCE WALKER SUBDIVISION, LOCATED AT APPROXIMATELY 2195 NORTH 1300 WEST IN THE RR (SINGLE FAMILY RESIDENTIAL, 21,780 SQ FT LOT AREA) ZONE. NORTH FIELDS NEIGHBORHOOD

Following Mayor Daniels' reading of this item, Supervisor Young explained that the applicant is seeking approval of a two-lot subdivision final plat. The applicant is Clarence Walker, with the project location at 2195 N 1300 West in the RR (Rural Residential) zone. The proposed subdivision complies with all of the requirements of the R-R zone. The acreage is 1.19 acres or approximately 51,800 sq. ft. He also said it was relatively simple subdivision.

The subject property is currently one lot with a house located on the east side of the property with frontage onto 1300 West. The size of the lot is sufficient for the lot to be subdivided creating a second building lot on the west half of the property. It is anticipated that the home currently on the property will remain and become lot one with the second building lot becoming lot two. Lot two will become a second building lot with frontage onto 2180 North. The square footage for both lots meets the minimum requirements for the zone with lot one being approximately 28,107 sq ft and lot two being approximately 21,789 sq. ft.

The properties along 2180 North and 1420 West are developed as part of the Spring Meadows Subdivision. The four lots north of the proposed subdivision are all in the R-R zone and would require an acre of land and 110 feet of frontage to subdivide. All of these lots are approximately .75 of an acre and have approximately 100 feet of frontage which would not make subdividing possible without being granted variances and combining lots. The engineering department has reviewed the proposed Final plat and recommended approval subject to meeting all of the final plat engineering requirements. Additionally, on May 10, 2007, the Planning Commission approved the Walker Subdivision preliminary plat.

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

ACTION: Council Member Call moved to approve Clarence Walker's request for final plat approval of a 2-lot subdivision known as Clarence Walker Subdivision, located at approximately 2195 North 1300 West in the RR (Single Family Residential, 21,780 sq ft lot area) zone with the condition that all final Engineering requirements are met. Also, with the findings that; 1. The proposed subdivision complies with the development requirements of the R-R zone; 2. The proposed subdivision has been given a recommendation of approval from City Engineering; 2. The Planning Commission approved the Walker Subdivision preliminary plat on May 10, 2007. Council Member Jensen seconded and the motion passed unanimously with voice votes from Council Members Atwood, Boyd, Jensen and Call voting, "Aye."

F. TO CONSIDER DAMON EDWARDS' REQUEST FOR FINAL PLAT APPROVAL OF A 12-LOT SUBDIVISION KNOWN AS BAYLIE'S BEND, LOCATED AT APPROXIMATELY 681 WEST 2600 NORTH, IN THE R1-20 (SINGLE FAMILY RESIDENTIAL, 20,000 SQ FT LOT AREA) ZONE AND THE RR (RURAL RESIDENTIAL, 21,780 SQ FT LOT AREA) ZONE. NORTH FIELDS NEIGHBORHOOD

Supervisor Young explained that the applicant, Mr. Damon Edwards, was requesting a final plat approval for a twelve-lot subdivision to be called Baylie's Bend Subdivision, located at approximately 2490 N 600 West in the R1-20 and R-R zones comprised of 7.07 acres

On April 3, 2007 the Probst property went before the City Council for final approval of a zone change from the R-R/Rural Residential zone to the R1-20/Single-Family Residential zone. The subdivision is coming forward with lots 1 through 10 in the R1-20/Single-Family Residential zone and lots 11 and 12 in the RR/Rural Residential zone.

City Engineering has reviewed the proposed subdivision and has recommended approval, subject to meeting all final Engineering requirements. City Fire has reviewed the proposed subdivision and has no concerns with the project moving forward with Final Plat approval.

The subdivision proposal illustrates a City standard roadway (56' ROW) connecting to 600 West at approximately 2490 North, and then ending in a cul-de-sac to the west. About half way through the subdivision, 700 West stubs to the south from 2490 North. When the property south develops, it is anticipated that 700 West will bend to connect to 2410 North and eventually tie in with 860 West. On March 22, 2007 the Planning Commission approved the Preliminary Baylie's Bend Subdivision Plat "A" request.

Supervisor Young next explained that all of the lots will front 2490 North; with the exception of lots 1, 2, and 3, which will front 2600 North. The City anticipates that the future improvements to 2600 North will be State funded; therefore the City is not requiring the applicant to install right-of-way improvement along the frontage of lots 1, 2, and 3 at this time, because they would just be torn up again in the future. Supervisor Young asked if this would be okay with the Mayor and Council. The Mayor and Council said they were in agreement with this plan. Additionally, He said there would be a waiver of protest for the applicant to sign. He went on to explain that the waiver of protest can be required and is already set up by ordinance.

The subject property falls within the Very Low Density Residential Zoning Designation in the General Plan. The proposal complies with the intended land use in this area for a single-family residential development, which allows for a development to have a density up to two (2) lots per acre. The proposal meets the conditions and restrictions of the R1-20/Single-Family Residential zone and the RR/Rural Residential Zone, and complies with all supplementary requirements. The net density for the proposal is 2 lots per acre, which meets the maximum density allowed. The applicant will be using lot size averaging for lots 1, 6, and 8.

The applicant has provided a Vicinity Plan showing how the property to the south could develop in the future. There is a long narrow strip of land directly west of the property that was a concern to staff. Staff does not see how this property could subdivide without being included in the proposed project. The applicant has told staff that they have approached the property owners expressing interest with including the Mayne property in the subdivision, but the landowner has indicated that they are not interested.

ACTION: Council Member Boyd moved to approve Damon Edwards' request for final plat approval of a 12-lot subdivision known as Baylie's Bend, located at approximately 681 West 2600 North, in the R1-20 (Single Family Residential, 20,000 sq ft lot area) zone and the RR (Rural Residential, 21,780 sq ft lot area) zone including the following conditions; 1. That the required ROW dedications be illustrated and labeled on the Plat, for 2600 North & 600 West; 2. That all final engineering, utility, planning and fire department requirements are met, and completed prior to recording the final plat. Also, with the findings that; 1. The proposal meets all the standard requirements for a final plat submittal in the R-R and R1-20 Zones, and the goals of a Very Low Density Residential development. 2. The proposal has been given a recommendation of approval from City staff including, engineering, utilities, fire, and planning. 3. The Planning Commission has given preliminary plat approval and adding the waiver of protest to be signed by the applicant. Council Member Call seconded and the motion passed unanimously with voice votes from Council Members Atwood, Boyd, Jensen and Call voting, "Aye."

G. TO CONSIDER KENT WARNICK'S REQUEST FOR FINAL PLAT APPROVAL OF A 3-LOT SUBDIVISION KNOWN AS WARNICK ESTATES SUBDIVISION, LOCATED AT APPROXIMATELY 1309 WEST 3300 NORTH, IN THE RR (RURAL RESIDENTIAL, 21780 SQ FT LOT AREA) ZONE. MANILA NEIGHBORHOOD

Supervisor Young said this item is a request for a final plat proposal known as Warnick Estates Subdivision Plat "A" by applicant Kent Warnick at Approximately 1309 West 3300 North with an acreage of 2.10 acres. The applicant is proposing to create three (3)-lots in the R-R zone.

Access for all lots will be from 3300 North. The applicant is providing the necessary roadway dedications and improvements along 3300 North, as shown on the plat. The applicant is proposing three large lots, each over half an acre in size, while just meeting the minimum width requirement of 110' for lots 1 and 2. The subdivision design is simple and straight forward. JUB Engineering has recommended Preliminary Plat approval for this proposal.

The City's General Land Use Map designation for this property is an agricultural area. Single-family residential developments in the R-R zone are permitted. The subject property is zoned R-R/Rural Residential. The applicant's proposal does not deviate from the zoning or development codes in any way.

He next explained that all existing structures are to be removed, including septic tank systems; with the exception of the Warnick home, which is located on lot #3. This home is to be removed once they have completed construction of their new home. He said there is not a concern regarding the existing home, as it still meets the required setbacks of the zone, in case it was to remain.

On June 14, 2007 the Planning Commission approved the preliminary Warnick Estates Subdivision Plat "A."

Council Member Boyd asked if the large trees in the front of the property will be able to be saved. Mr. Warnick said he took the trees out last year.

ACTION: Council Member Boyd moved to approve Kent Warnick's request for final plat approval of a 3-lot subdivision known as Warnick Estates Subdivision, located at approximately 1309 West 3300 North, in the RR (Rural Residential, 21780 sq ft lot area) zone with the condition; 1. That all Final Planning, Engineering, and Fire Department requirements are met prior to recording the Final Plat; and with the findings that; 1. The proposed subdivision complies with the R-R Zoning ordinance; 2. The City is obtaining the necessary ROW and improvements; 3. The Planning Commission approved the Preliminary Plat on June 14, 2007. Council Member Jensen seconded and the motion passed unanimously with voice votes from Council Members Atwood, Jensen, Boyd and Call voting, "Aye."

H. TO CONSIDER TIM STEPHENS' REQUEST FOR FINAL PLAT APPROVAL OF A 4-LOT SUBDIVISION KNOWN AS MANILA HEIGHTS PLAT "B", LOCATED AT APPROXIMATELY 1450 WEST 3300 NORTH, IN THE RR (RURAL RESIDENTIAL, 21,780 SQ FT LOT AREA) ZONE. MANILA NEIGHBORHOOD

After Mayor Daniels read this item, Supervisor Young explained that this request was for a final plat proposal to be called the Manila Heights Subdivision Plat "B." He said the request was being made by applicant Tim Stephens. He said Mr. Stephens is proposing to create four lots in the R-R zone from 2.75-acres, located on the northeast corner of 1450 West 3300 North.

Access for lots 2, 3, and 4 shall be from 3300 North. Lot #1 shall have access from 1450 West. The applicant is providing the necessary roadway dedications, and improvements for the project.

The subject property is zoned R-R/Rural Residential. The applicant's proposal does not deviate from the zoning or development codes in any way. For this zone, the minimum required lot size is a half-acre or 21,780 square feet. The lot width is a minimum 110 feet. Lots 2, 3 and 4 will meet these basic requirements. The applicant is utilizing the option to, "Lot Average" for lot #1; which requires a minimum lot size of 17,424 square feet and a minimum lot width of 100 ft. This is contingent upon there being at least four lots to the subdivision. Lot #1 meets these requirements.

Usually, there are conflicts, with subdivision design, when homes are to remain, however, in this case no conflicts arose, and no other variances are needed. JUB Engineering has recommended Preliminary Plat approval for this proposal. The City's General Land Use Map designation for this property is an Agricultural Area. Single-family residential developments in the R-R zone are permitted.

On June 14, 2007 the Planning Commission approved the Manila Heights Preliminary Subdivision Plat "B" proposal.

ACTION: Council Member Jensen moved to approve Tim Stephens' request for final plat approval of a 4-lot subdivision known as Manila Heights plat "B," located at approximately 1450 West 3300 North, in the RR (Rural Residential, 21,780 sq. ft. lot area) zone, with the following condition; That all final planning, engineering, and fire department requirements are met prior to recording the final plat. Also, with the findings that; 1. The proposed subdivision complies with the R-R Zoning Ordinance; 2. The City is obtaining the necessary ROW and improvements; 3. The Planning Commission approved the preliminary subdivision plat on June 14, 2007. Council Member Boyd seconded and the motion passed unanimously with voice votes from Council Members Atwood, Jensen, Boyd and Call voting, "Aye."

I. TO CONSIDER STEVE MADDOX'S REQUEST FOR FINAL PLAT APPROVAL FOR A 7-LOT SUBDIVISION KNOWN AS COPPER LEFE SUBDIVISION, LOCATED AT APPROX. 1300 WEST STATE STREET, IN THE GROVE ZONE. SAM WHITE'S LANE NEIGHBORHOOD.

Supervisor Young commented that Steve Maddox was asking for approval of a 7-lot subdivision final plat called the Copper Lefe Commercial Subdivision at approximately 1300 West State Street in The Grove commercial sales zone. The area is comprised of 11.73 acres.

The proposed seven lots comprise the entire commercial project area of the Copper Lefe Development. The whole development comprises 22.69-acres, with the remaining 10.82 acres planned for multi-family residential development, so the project is a mixed development of commercial/retail, office and residential. The applicant would like to divide the commercial portion into lots, to allow for greater flexibility when marketing the property to potential buyers.

The Copper Lefe Subdivision Plat separates each future building on a separate lot, which includes the required parking area around the building. The plat includes utility and cross access easements to allow for shared access between the lots. The applicant is also including road right-of-way (ROW) dedications to the City where it is required. The subdivision proposal complies with the City's General Plan by proposing to subdivide property intended for future sale and development, and providing the City with appropriate street dedications and easements. This will bring additional order to the future development of the area. JUB Engineering has recommended approval of the proposed Copper Lefe Subdivision.

All zoning as well as supplementary and development requirements have been addressed. CC & R's have been submitted for the City to review and record with the plat. The CC & R's will govern the relationship between the lots as well as other aspects of the development. There are no concerns with the proposal, only that they make all final corrections, and meet all conditions of approval prior to recording the plat. On April 12, 2007 the Planning Commission approved the Copper Lefe subdivision preliminary plat.

Mayor Daniels asked if a neighbor to the development, Mr. Makin, will be remaining on his land (at the corner of the development). Supervisor Young said yes, he would be remaining on the land. Administrator Mills asked if Mr. Maddox was aware that road widening would be going

on in the future, and would affect his development. Mr. Maddox said he was aware, and already had the proper applications into UDOT.

ACTION: Council Member Call moved to approve Steve Maddox's request for final plat approval for a 7-lot subdivision known as Copper Lefe Subdivision, located at approx. 1300 West State Street, in The Grove zone with the conditions that all Final Planning, Fire, and Engineering requirements are satisfied, prior to recording the Plat. Also, with the findings; 1. The proposed lots are consistent with the development plan for the area; 2. Engineering has given a recommendation to approve the Plat; 3. The Planning Commission approved the Preliminary Plat. Council Member Jensen seconded and the motion passed unanimously with voice votes from Council Members Atwood, Jensen, Boyd and Call voting, "Aye."

J. TO CONSIDER STEVE MADDOX'S REQUEST FOR FINAL PLAT APPROVAL FOR PHASE I RESIDENTIAL CONDOMINIUM PROJECT-84 UNIT, SITE PLAN AND CONDITIONAL USE PERMIT FOR COPPER LEFE, LOCATED AT APPROX. 1300 WEST STATE STREET, IN THE GROVE ZONE. SAM WHITE'S LANE NEIGHBORHOOD.

Mayor Daniels read this item. Supervisor Young then explained that the applicant, Mr. Steve Maddox, was asking the Council to consider the final condominium plat approval, including the final site plan and conditional use permit approval for Copper Lefe Residential, Phase I. The location is approximately 1300 West State Street. The location is approximately 1300 West State Street. It is in the Grove Mixed Use/Grove Zoning District and is comprised of 5.84 acres, more than half of the total planned for residential development, which amounts to 10.82-acres.

The applicant is requesting approval of phase 1 of the multi-family residential condominium project within phase 1 of the construction plan for the Copper Lefe Mixed Use Development. Ordinance requires that a site and landscaping plan be included with a condominium plat proposal. The applicant has supplied these documents.

The layout of the condominium plat follows the proposed site plan, including road and utility easements. The plat includes an elevation of the proposed buildings and club house. It also shows the assigned parking garages. The main access to phase 1 of Copper Lefe Residential Condominiums will be a full access from 1300 West. The appropriate portion of the 1300 West ROW is being dedicated to The City. The interior street along the north end of the proposed area is to be a cross access easement for proper circulation. The applicant intends to install road improvements for the main access drive off State Street. This is because the clubhouse will be used as a sales office until the full project build-out.

There are a total of 84 residential units; therefore, 210 parking stalls are required for this phase of the development, based on the ratio of 2.5 stalls per residential unit. There are 84 garages provided and 118 open stalls plus 20 stalls shared with "Office B." The total number of provided parking comes to 222 stalls.

The applicant proposes to construct seven residential buildings, which will include assigned garages, the site clubhouse, as well as the majority of the open space and amenities. The following is a breakdown of the Site:

- (Fencing) – The existing vinyl fence along the south boundary is to remain
- (Lighting) – The applicant shall provide on-site lighting that will be shielded to prevent glare to on-site & neighboring residential multi-family units.
- (Fire/ADA) – Fire hydrants are illustrated on the site plan, and located according to ordinance. All drives meet the minimum access width required by the Fire Department. Sidewalks have been provided throughout the site to adhere to ADA requirements.
- (Open Space) – The amount of open space provide with the Residential Phase I comes to 2.07-acres, approximately 35% of the proposed area shall be Open Space. Included in this Open Space calculation is nearly all the developments’ residential amenities, which are listed below:
 - Upgraded two-story Clubhouse
 - Pool/Jacuzzi
 - Large playground
 - Volleyball court
 - Pavilion/picnic area
 - 10’ wide trail along the south boundary
 - Large water fountain (northwest corner)
 - Water feature (Entry off 1300 West)

All of this contributes to the total open space provided for the project. The applicant is installing nearly all the open space and amenities with this first phase. The future phase of residential shall continue the 10 ft. wide trail, and have several more picnic and gathering areas for residents.

The applicant has provided a landscaping plan specific to the residential phase 1 project area, which matches the overall landscaping approved for the area on the project plan approved by the Planning Commission.

The applicant is required to provide 90 trees, based on one tree per 1,000 square feet of landscaped area. 110 trees are proposed. 27 evergreens are required based on 30% of the total required tree count. The applicant has proposed (55)-evergreens at a minimum of 7’ tall. The trees have been clustered throughout the site as recommended by the Grove Zoning ordinance. Most of the ground coverings are sod, and planter areas, with the planter areas reserved for around the buildings and perimeter of the Site.

The architecture & materials proposed for the clubhouse, garages & residential buildings shall be a combination of stucco, wood, and stone veneer that shall be earth tone in color. The height of each residential building in this phase shall be approximately 38 feet to the peak of the roof. The clubhouse is to be about 26 feet tall from finished grade, and the garages are to be about 17.5 feet tall with a pitched roof.

The Design Review Board (DRB) has reviewed all items concerning this development and has given final approval. There will be on-site detention as illustrated on the site plan. These areas are shown as the volleyball court as well as the open space area off 1300 West. JUB Engineering has reviewed the plans, and has given a recommendation to move forward with the

final site plan and condominium plat approval for this portion of the phase 1 construction plan. The proposal complies with the goals and objectives found within The Grove District.

The subject property is zoned Grove Mixed Use. The condominium proposal complies with the conditions and restrictions of the zone, as well as all other supplementary regulations. CC & R's have been submitted by the applicant for the City Attorney to review and approve prior to recording.

He next explained that the phase 1 condominium plat proposal is the first of several final proposals that will be brought forward. This is because of the number of commercial pads that the applicant is proposing to construct. He said that the staff believes the development will not only be very attractive, but will provide a positive fiscal impact on the City's future tax base.

On November 9, 2006, the Planning Commission approved the entire 22.69-acre project area called the Copper Lefe Mixed Development. This approval included a conditional use, because multi-family residential is mixed with the commercial/retail and office elements of the project. The Planning Commission granted an approval of a Construction Phasing Plan on April 12, 2007. Phase I of the plan comprises more than half of the Copper Lefe Development project area, with the Phase I Residential Condominiums being part of that area. The applicant has turned in final plans for Phase I Commercial, and they are under currently under review and should be ready to bring before the Council within the month.

Mayor Daniels asked if there were any questions. He then said he had a question. He asked if along the southern border of the development if they were going to have a walking path, etc. He also wanted to know if there would be a fence along that border. Supervisor Young said there was already a fence in that area. Council Member Boyd asked if the trail was open to the public. Supervisor Young said that although it was part of the development, it was open to the public.

Next, Mayor Daniels expressed concern that the walking path would be safe along State Street, on the north side of the development. Mr. Maddox said that there would be a walking path all along that area, as well as inside the development.

Council Member Boyd asked that there be continued connectivity clear to 2000 West. She explained that the plans must be made now, so there are not structures, etc, that block that connectivity. Mayor Daniels agreed and said that the next development to the west needs to know they need to participate in making sure there is that connectivity.

ACTION: Council Member Jensen moved to approve Steve Maddox's request for final plat approval for Phase I Residential Condominium Project-84 Unit, Site Plan and Conditional Use Permit for Copper Lefe, located at approx. 1300 West State Street, in The Grove zone, with the conditions; 1. Any dead trees or plant material is to be replaced within one-year per ordinance; 2. That all final planning, engineering, public works, and fire department requirements are met prior to recording. Also, with the findings; 1.The Condominium Plat/Site Plan submittal complies with the Grove Zoning District requirements. 2. The City has received the CC & R's proposed for this development. 3. JUB Engineering has given a recommendation to move forward with a final approval for the proposal. Council Member Boyd seconded and the motion passed unanimously with voice votes from Council Members Atwood, Jensen, Boyd and Call voting, "Aye."

K. TO CONSIDER RICHARD WARBURTON'S REQUEST FOR FINAL PLAT APPROVAL OF A 2-LOT SUBDIVISION KNOWN AS ANDREA ACRES SUBDIVISION, LOCATED AT APPROX. 1003 EAST 100 NORTH, IN THE R1-9 (SINGLE FAMILY RESIDENTIAL, 9,000 SQ. FT. LOT AREA) ZONE. MONKEY TOWN NEIGHBORHOOD

Mayor Daniels read this item. Supervisor Young then confirmed that Mr. Richard Warburton was asking for a final plat approval for a two-lot subdivision called Andrea Acres, located at approximately 1003 East and 100 North in the R1-9 Single Family Residential zone. The area is comprised of 1.447 acres.

A large amount of the applicant's property extends to the east and north, and is currently vacant up to the canal right of way. The applicant would like to make good use of his remaining property. The initial plat showed two standard lots and one flag lot, but on the future flag lot, there is a building that the applicant did not want to remove at this time. Because the building needed to be removed to allow for a legal building lot, the applicant and the Planning Commission decided to move forward with a two-lot subdivision.

Access for lots 1 and 2 are to be from 100 North. Lot #3 is the proposed flag lot that would require a stem road that would be twenty-five feet wide. It would extend north along the west side of the Warburton home.

The subdivision design revolves around two factors. One, the applicant wishes to keep the existing home, and two, the property is oddly shaped, because the Murdock Canal acts like a natural barrier. Lot #1 is to be quite large; almost four times the required minimum. Lot #2 has just enough width and size to meet the zoning requirements and still provide a 25 ft. wide stem road along the west side for lot #3, which is nearly a half an acre.

Supervisor Young noted that the applicant is trying to get more out of their property, and with a flag lot included, staff has to be concerned with an attempt to maximize development. JUB Engineering has recommended preliminary plat approval for this proposal, and recommends that the applicant complete installation of all required utilities and asphalt for the proposed stem. All other improvements are to be installed along 100 North. The City's current General Land Use Map designation for this property is Medium Density Residential. The applicant's proposal complies with this designation.

There are some accessory structures that, if the flag lot is approved, would appear to block the stem access and are also on a lot without a main structure, thus becoming illegal structures themselves. Staff is willing to grant the applicant a time extension to make arrangements to tear down the structures. He said that staff recommends no more than 18 months; and that the applicant submits this agreement is writing to the City. Also, it was recommended that a note is included on the plat referring to this time limit for the accessory structures on lot #3.

The applicant has supplied a Vicinity Plan, which shows how the undeveloped property, to the northwest of the proposal, could possibly develop. There is a wide area, three houses west of the proposal, on the west side of the third home, where a City standard road could be installed and run north to provide access to the vacant property mentioned. The road could come to a "T" and a cul-de-sac could extend to the east to provide potential lots that would be adjacent to the

applicant's property. Staff agrees that this Vicinity Plan depicts how the undeveloped land would most likely develop.

On June 14, 2007, the Planning Commission approved the Andrea Acres Subdivision preliminary plat, with the condition that lots two and three be combined into one lot.

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

ACTION: Council Member Call moved to approve Richard Warburton's request for final plat approval of a 2-lot subdivision known as Andrea Acres Subdivision, located at approximately 1003 East 100 North, in the R1-9 (Single Family Residential, 9,000 sq. ft. lot area) zone with the following condition: That all Final Planning, Engineering, and Fire Department requirements are met prior to recording the Final Plat. Also, with the following findings: 1. The proposed subdivision complies with the requirements of the R1-9 Zone; 2. The City is obtaining the necessary ROW and improvements; 3. The Planning Commission approved the preliminary plat. Council Member Jensen seconded and the motion passed unanimously with voice votes from Council Members Atwood, Jensen, Boyd and Call voting, "Aye."

L. TO CONSIDER ADOPTION OF A RESOLUTION REPEALING ALL PERSONNEL POLICIES AND PROCEDURES PREVIOUSLY ESTABLISHED OR APPROVED BY THE CITY COUNCIL AND ADOPTING A NEWLY REVISED PERSONNEL POLICIES AND PROCEDURES MANUAL.

Attorney Petersen came forward and explained that this Resolution was formalizing the approval of the revised Personnel Policies and Procedures Manual that was recently completed by a private consultant. She said that the new manual had been sent electronically to the Mayor and Council, and had been discussed in the previous work session. She asked if there were any questions. No one came forward. Mayor Daniels then asked for a motion.

ACTION: Council Member Jensen moved to approve Resolution 2007-031, repealing all personnel policies and procedures previously established or approved by the City Council and adopting the newly revised personnel policies and procedures manual. Council Member Call seconded and the motion passed unanimously with voice votes from Council Members Atwood, Jensen, Boyd and Call voting, "Aye."

M. TO CONSIDER ADOPTION OF A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL AGREEMENT WITH UTAH COUNTY REGARDING FUNDING AND CONSTRUCTION FOR A PORTION OF 2000 WEST.

Attorney Petersen explained that this item is an Interlocal agreement between Utah County and Pleasant Grove City regarding the completion of 2000 West. The entire road project extends from Alpine and Highland in the north to the intersection of State St. and 700 North in Lindon. The portion that goes through Pleasant Grove extends from the State Street and 2000 West intersection on the north to the intersection of 1300 West and Lindon's 700 North on the south end. The roadway has been divided up into segments for construction purposed with the segment closest to State Street being Segmen#1; and the segment closest to 1300 West as being segment #4. Segments 1, 2 and 4 have already either been constructed, or are in the process of

being constructed. However, the City has been unable to obtain the right-of-way (ROW) for Segment #3. Because of the regional significance of the roadway to the County's overall transportation plan, they have decided to step in and take care of completing Segment #3. The relevant points of the agreement are: (1) That the County is responsible for obtaining the necessary property and constructing Segment #3 in its entirety out to a 5-lane road; (2) The City will own the entire roadway when it is complete; (3) The County will be seeking reimbursement for its costs through impact fees and other development fees for the properties in question based upon a "zone of influence" type analysis; (4) The County will be reimbursing the City for approximately \$2.9 million dollars in costs that the City has already incurred for the other segments of the project and the City will repay the County those monies over time.

Mayor Daniels then observed that the completion of the road is the culmination of years of work on many people's and many Council's part over the years. Attorney Petersen said she would have the Authorizing Resolution ready for the Council at the July 17, 2007 Council Meeting.

ACTION: Council Member Jensen moved to approve Resolution 2007-031, repealing all personnel policies and procedures previously established or approved by the City Council and adopting the newly revised personnel policies and procedures manual. Council Member Call seconded and the motion passed unanimously with voice votes from Council Members Atwood, Jensen, Boyd and Call voting, "Aye."

N. PUBLIC HEARING TO CONSIDER AN ORDINANCE REGARDING KRISER HOMES' REQUEST FOR PROPOSED ORDINANCE AMENDMENTS TO SECTIONS 10-9A-16 AND 10-9B-15, PLANNED RESIDENTIAL DEVELOPMENT ORDINANCE, REGARDING REQUIREMENTS FOR DEVELOPMENT IN THE RR AND R1 ZONES: MINIMUM LOT WIDTH, MINIMUM LOT SIZE, MAXIMUM DENSITY, MINIMUM ACREAGE, OPEN SPACE AND REQUIRED MIX OF SIZES FOR REDUCED LOTS. CITY-WIDE IMPACT

Planner Allen indicated that Kriser Homes was requesting an ordinance amendment to section 10-9A-16 and 10-9B-15 (Planned Residential Development Ordinance).

He explained that on February 22, 2007, the Planning Commission forwarded a positive recommendation to approve the Planned Residential Development (PRD) ordinance. On March 22, 2007, the applicant proposed to modify the original proposal to allow for a "Reduced Lot Size." A complete summary as well as some other small modifications were included. These are listed below:

- Complete revision of sub-section **H.** (Minimum Lot Sizes). Lot Averaging was completely removed in favor of a reduced lot size option that cannot exceed 40% of the project.
- The maximum density allowed (sub-section **F.**) was changed to match the proposed changes Staff is making to the City's comprehensive General Plan & General Land Use Map.
- The amount of Open Space required (sub-section **I.**).
- The definition of "Hardscape" was changed (sub-section **J/General Standards**) to be count hardscape in a PRD if it is considered recreational in nature under the "Open Space" definition.

- The R-R/Rural Residential zone was added to the proposal and to each applicable section.

On May 1st, 2007 the City Council approved the PRD Ordinance as it stands. The applicant is now requesting a second modification of the PRD Ordinance, and the reason for this is driven by concerns initiated by the applicant, and the City Council and Staff have agreed that the ordinance needs a revision.

The main reason for the requested amendment lies within the first item above, which proposes to allow reduced lot sizes up to a maximum of 40%. After meeting with Staff, and having gone through a special work session with the Mayor and Council, it was been determined that the 40% rule does not create a subdivision layout that the applicant or the City is trying to achieve, which is a mixture of 2 to 3 varying lots sizes. Along with this, it was also determined that there are also several other parts of the original PRD ordinance that need to be changed, so that all elements that go into making a PRD, make sense.

Under the direction of the Mayor and City Council, a solution that works for Pleasant Grove City and the applicant, as well as all future applicants, has been devised. The new changes being proposed are outlined below:

Under minimum lot sizes, a maximum percentage (%) of gross-acreage is no longer required to regulate the number of reduced lots, however, at least 40% of the gross acreage must meet the minimum lot size for the underlying zone. A mix of reduced lots is required.

It was determined that the numbers work out better and are easier to calculate when determining the number of standard sized lots first. From there, the developer is to provide the open space at 12%, with City standard roadways. This would still have the flexibility with the remaining acreage to design some reduced sized lots.

If a lot is reduced in size, the required lot width is to match with the corresponding lot size. He said if the developer proposed a lot reduction to 12,000 square feet, then the lot width would match what is required in the R1-12 zone (90 feet) and 8,000 square feet would match a width of 85 feet in the R1-8 zone.

The minimum for a reduced lot size in the R1-15, R1-12, and R1-9 are to be lowered. The Council felt the scale of reduced lots needed to be adjusted with the zones above to be more consistent with the other zones. R1-15 is to drop from a minimum 12,000 to 10,000 square feet, R1-12 from 10,000 to 9,000 square feet, and R1-9 from 8,000 to 7,000 square feet.

The minimum acreage required for a PRD in the R1-7 zone is to be ten acres. Staff and The Council would like to keep the minimum required acreage no less than ten acres for any PRD. The minimum open space of 12% is required for all zones. As the numbers changed, it was decided that it would be easier to keep the same open space requirement for all zones. New project area density standard based on developable area. Staff has calculated a maximum density, based on the developable area, which would apply to only a PRD development.

The City Council, City Engineer, Planning and the applicant all find that putting these new requirements together will achieve a development that is much closer to the product desired by the City and the applicant. It will be easier to calculate, and the numbers make more sense from

beginning to end, and it will produce a more financially stable product for a developer. On June 28, 2007 the Planning Commission forwarded a positive recommendation to the City Council to approve the proposed text amendments to the PRD Ordinance found in sections 10-9A-16 & 10-9B-15.

After a brief discussion, Mayor Daniels opened the discussion to a public hearing. There were no comments. He then brought the discussion up to the Council. The Mayor noted that he had been to the Daybreak development and said it was very interesting. He said he noticed that the varied format of development was addressing people in different stages of life, from young families to retired. Planner Allen noted that communities need a variety of housing options available.

Council Member Atwood said that he basically objects to the fact that just because the ordinance didn't "pencil" for the developer, that an amendment is before the Council. He asserted that he would be more comfortable if the changes were upon the developer, not the City. He said a smaller clubhouse, etc, would be okay.

Mayor Daniels said that the amendment would allow for less density. He said this was discussed in great detail at the recent special meeting. Council Member Boyd noted that one can look at whether the glass is half empty or half full. She said that many positive things can come out in a development like this with the open space, etc.

After further discussion, Mayor Daniels asked if there were any more questions. He then asked for a motion. Council Member Atwood asked if the motion can be that the permits are issued as condition use. The Mayor said yes, it can be.

ACTION: Council Member Call moved to approve Ordinance No. 2007-29, regarding Kriser Homes' request for proposed ordinance amendments to Sections 10-9A-16 and 10-9B-15, Planned Residential Development Ordinance, regarding requirements for development in the RR and R1 zones: minimum lot width, minimum lot size, maximum density, minimum acreage, open space and required mix of sizes for reduced lots with each permit issued as a conditional use. A public hearing was held. Council Member Jensen seconded and the motion passed unanimously with voice votes from Council Members Atwood, Jensen, Boyd and Call voting, "Aye."

At this point, Mayor Daniels said that he hopes that the City will benefit for many years with this new ordinance. Also, he asked that Mr. Matt Kriser not present information regarding his developments (as he is a member of the Planning Commission), but instead allow someone else to do the presentation to the Council.

O. TO CONSIDER KRISER HOMES' REQUEST FOR FINAL PLAT APPROVAL OF A 68-LOT SUBDIVISION KNOWN AS SAVOY GARDENS, LOCATED AT APPROXIMATELY 1450 WEST 3300 NORTH, IN THE RR (RURAL RESIDENTIAL, 21,780 SQ. FT. LOT AREA) ZONE. MANILA NEIGHBORHOOD

Following Mayor Daniels reading this item, Planner Allen explained that the applicant, Kriser Homes, is requesting the approval of the final plat of the 68-lot PRD subdivision known as Savoy Gardens, located on 37.74 acres at approximately 1450 West 3300 North, in the RR zone.

The applicant has requested that the approval of this subdivision proposal to be expedited, due to monetary constraints. This is the first PRD proposal of its kind to come before the Council. It has been designed according to the PRD Ordinance recently devised by the applicant and Staff, and approved by Council on July 3, 2007. The PRD Ordinance was originally approved on May 1, 2007, but needed some revisions, and has completed that process. The PRD proposal, submitted to Staff, has been designed according to the revisions of the ordinance.

The subdivision proposal included property that needed to be annexed into the City. The property known as the "Warnick Dairy Annexation" consisting of 9.92-acres of the Savoy Gardens proposed project area. The annexation was approved by City Council on March 20, 2007.

The subdivision is to be designed to accommodate a number of mixed sized lots. The applicant noted that the subdivision will be comprised of; 1. 30 half-acre or larger lots; 2. 38 reduced sized lots.

The subdivision layout has the half-acre and larger lots around the proposed clubhouse and to the north of the project area. The overall square footage of these large lots exceeds 680,000 square feet, which is over 41% of the gross project area. This is approximately 1,643,954 square feet. The ordinance requires that a minimum of 40% of the proposed lots meet the minimum size requirement of the underlying zone, in which case this complies. The reduced sized lots are located at the more southern end of the project area, and extend up to the clubhouse with a few up by the north entry to the subdivision.

With the clubhouse centrally located, and the open space corridor extending in each direction, this gives residents equal convenience to access and makes this a well-conceived subdivision layout, he said.

There are to be two main entry points to the subdivision. Both are to be full ingress/egress from 3300 North, and 1450 West. The interior subdivision drive shall be constructed to the minimum City standard of 56 feet, and is designed to loop within the subdivision, from north to south, providing adequate circulation.

The entries, on the north and south shall have entry monuments and gates (see through decorative iron), and the roadway within the entry area shall be composed of earth toned concrete pavers that look like flat stone pavers. These same pavers are proposed to the entry of the clubhouse and within the four cross-walks.

Only vehicles belonging to the City and the residents or family/friends of the residents of the private community, are allowed access. There is not access provided on the vicinity plan, from this subdivision proposal to the west, because it is a private community. Each lot is to construct a single-family dwelling with a minimum two-car garage that meets City Standards. Parking is to be no different than any other single-family subdivision.

The applicant has provided a site plan that, due to the size of the project, has been broken down into several pages. The site plan illustrates the following:

The applicant is proposing a 6 ft. tall pre-cast concrete wall along the entire west and south boundaries. Along the north and east boundaries, the applicant intends to install a 6 ft. tall wrought iron fence. This same fencing is proposed along the open space corridor, at the rear of the lots adjacent to the corridor. Typical planning in cities requires the pre-cast concrete or solid block wall along the public streets, especially a collector street. Since 3300 North is a designated collector street, staff asks that the 6 ft. tall solid pre-cast panel wall be installed along this north boundary, and highly recommends this be installed along the 1450 West ROW. Even though 1450 West is not a collector, it will carry enough traffic to have an impact to the lots that back up to the street. Staff recommends that any iron fencing be decorative black iron, and be installed along the west and south boundaries.

According to the proposal, the amount of open space provided within the PRD comes to 4.88 acres (12.9%); if the back lot areas adjacent to the open areas are included. Not counting these “back lot” areas, the open space is approximately 3.46-acres (9.1%). The minimum amount of open space required is twelve (12%). Staff is not sure how the back lot thing works. Included in the provided open space are the amenities to the project. These include;

- Two-story Clubhouse
- Indoor lap Pool
- Large outdoor pool with a “beach entry.”
- Jacuzzi
- Racquet ball/sport court
- Exercise facility
- Theater room
- Library
- Billiards room
- Wide Open Space corridor with a creek & water features
- Trail
- Gazebo (1)
- Decorative entry to Open Space (1)
- Private entry gates to Open Space corridor for adjacent lots.
- Clock tower at east entry
- Floral gardens
- Enhanced landscaping

There is additional detail regarding the proposed clubhouse. It shall have a covered dining area looking west, with a kitchen area, sauna, men’s & woman’s bathrooms, and a business center all on the main floor. The second floor shall have the cinema room, billiard room, and library. The south side of the clubhouse shall be an overlook balcony area. The amenities proposed, along with the architectural features and landscaping brings a high standard of development to this proposal.

A landscaping plan is provided. The applicant is proposing 499 total trees. 120 of these are to be a minimum height 7 ft. tall evergreens. This far exceeds what the City would require. The landscaping is to have a well landscaped open space corridor with water features, and a trail for residents to have free access anytime. The applicant is also providing additional streetscape between the public road and the perimeter fence, and what appears to be bermed streetscape along the interior streets. The streetscapes are to be composed of grass, trees, and shrubs.

The architecture and materials proposed for the homes are of a high standard. Various types of rock, stucco, earth tone in color, wood, black iron roof accents are highlights to the proposed architecture. The clubhouse is to follow the same high standard as the dwellings.

JUB Engineering has recommended final approval of the Savoy Gardens PRD subject to satisfying all final engineering requirements prior to recording the plat.

The proposal complies with the goals and objectives found within Very Low Density Residential District. The subdivision meets all the requirements of the R-R/Rural Residential Zone for a PRD proposal. Planning Staff recommends granting Final Plat/Site Plan approval, subject to the applicant meeting all final requirements, and that the corrected plans are submitted to Staff prior to recording the Plat. The applicant has submitted their Declaration of CC & R's, but there has not been sufficient time for Staff to review and approve this document. On June 28, 2007 the Planning Commission made a motion to approve the proposal.

Council Member Atwood noted that he wasn't aware that buildings would be part of the open space. By this, he said he didn't realize that such buildings as the clubhouse would be counted into the open space. He went on to explain that he can understand when lawn and flowers are counted as open space, but not buildings. He asked if there was actually an ordinance that made such buildings as part of open space. Supervisor Young answered that the City does have an ordinance that specifies hardscape and recreational amenities as a permitted use as open space.

Mr. Kriser then told the Council that some of the area in the far back (by the fence) of the lots was figured into the open space equation. He then told the Council that his company had asked people what their ideal size lot would be. They said it would be on half acre. He said that his company then showed the lots as half acre, but part of the space was actually part of the open space. Council Member Jensen said that sounded like "double-dipping" to him. He said that part of people's yards couldn't be both open space and part of the yard space. Mr. Kriser said he had checked with his attorney, and it was okay.

Mr. Kriser said that his development meets the ordinance by providing half acre lots. He said the open space is on the plat.

Planner Allen said he didn't really have the numbers available that the Mayor and Council were asking for on the open space figured out for himself, as yet. He said he would have to run the math and get back to the Council.

After further discussion, Mayor Daniels suggested that there were three options for the Council. These would include the approval, denial or to continue this final plat approval. He then asked for a motion.

ACTION: Council Member Jensen moved to approve Kriser Homes' request for final plat approval of a 68-lot subdivision known as Savoy Gardens, located at approximately 1450 West 3300 North, in the RR (Rural Residential, 21,780 sq. ft. lot area) zone, with the stipulation that staff be directed to validate numbers (with open space). Also, with the conditions; 1. Any dead trees or plant material, along the public corridor, are to be replaced within one-year; 2. That a 6' tall pre-cast concrete wall be installed along the public street corridors, especially along 3300 North, because it is a Collector Street; 2. The Declaration of CC & R's be approved by the City

Attorney prior to recording the Plat; 3. That all Final Planning, Engineering, Public Works, and Fire Department requirements are met, and corrected plans submitted to the City prior to recording. Also, with the findings; 1. The proposed PRD Plat/Site Plan & Landscaping submittals comply with the R-R Zone and PRD ordinance requirements. 2. The City has received the CC & R's proposed for this development. 3. The applicant has proposed an elevated standard of subdivision development. 4. JUB Engineering has given a recommendation to move forward with a Final approval for the proposal. Council Member Call seconded and the motion passed unanimously with voice votes from Council Members Atwood, Jensen, Boyd and Call voting, "Aye."

Council Member Atwood asked if the final plat's approval would be contingent upon the staff running the numbers—and the Council being able to see those numbers—prior to the approval. Attorney Petersen said yes, that the approval can be contingent upon how Community Development staff had come up with the numbers with the open space. She said the Council would need to be comfortable with the explanation.

8. STAFF BUSINESS

- Director Giles reported that his department had received \$18,599 in grants for the Crystal Playground. Also, he said that Mrs. Mildred Sutch and Mrs. Beth Olsen from the Historical Commission would be receiving the Governor's award on September 6, 2007 in Salt Lake City.
- Supervisor Young announced the hiring of a new City Engineer. His name, he said, is Mr. Degan Lewis. He said he has worked for UDOT.
- Chief Sanderson said his department would be receiving a new compressor. He also reminded those present of the fireworks his department would be setting off on the football field for July 4th. He invited Mayor Daniels to set off the first one.
- Attorney Petersen said that even though the Council didn't actually have to replace Council Member McDade, they had decided to go ahead with a replacement. She said the interviews would be held at the July 31, 2007 work session. She also said the Recorder's office would take resumes for the position through July 20, 2007 at 5 p.m.
- Administrator Mills commented that the Geneva Road Corridor meeting would be held the upcoming Wednesday and would need a Council Member to attend. Additionally, he said the proposed widening of Geneva Road would have a drastic effect on citizens in that area. He said the road is slated to be widened to five lanes from Pleasant Grove to University Avenue. 50 to 60 residents will be affected in Pleasant Grove, he noted. Council Member Atwood volunteered to attend the meeting on Wednesday, July 11, 2007.

Next, Administrator Mills told the Mayor and Council that Continental Pipe have found out they are responsible for the maintenance of the spur from the railroad that goes into their property. He said they now have permission to put in a new crossing on Center St. The work on the project will begin in a month. He said to accomplish this work, as well as the City crews working on the road at the railroad tracks on Center St, they are

requesting that Center Street be shut down for three days. He said there will be about 400 feet of road (surrounding the track) that will be worked on. Additionally, he said Director Walker had heard that the railroad company might be working on their tracks in that area at the same time. Administrator Mills asked the Council if they would be okay with the road being closed. The Council said it was okay.

Administrator Mills said Continental Pipe had changed ownership. He said this was good for the City and for the company as it would be infusing new money into their coffers.

He next thanked Director Clay and Attorney Petersen, amongst others, for their hard work in helping to complete the new Policies and Procedures Manual.

9. MAYOR AND COUNCIL BUSINESS

- Council Member Jensen said that he would be unavailable to attend the meeting with the Utah Lake Commission the next week. Director Giles said he would be attending. He also noted that three private companies are now looking at building a causeway across the lake. He said his next item was that he would like to see an item on the ballot for November regarding recycling in Pleasant Grove. Attorney Petersen said that the County Recorder would need to be contacted and given the ballot language. His last item was that the irrigation system is coming along at the Fox Hollow Golf Course.
- Council Member Call said the idea of using one-year seedlings as thank you gifts is a great idea. He suggested they be combined with some other small gift. He said this would be the general thing that would be done for recognition.

10. SIGNING OF PLATS

There were no plats to be signed.

11. REVIEW CALENDAR

Mayor Daniels reminded Director Giles that he had a meeting on July 26, 2007 at 7:30 a.m. regarding Utah Lake.

12. APPROVE PURCHASE ORDERS

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

13. ADJOURN: At 10:18 p.m. Council Member Jensen moved to adjourn the meeting. Council Member Call seconded and the motion passed unanimously with Council Members Atwood, Jensen, Boyd and Call voting, “Aye.”

This certifies that the City Council
Minutes of July 3, 2007 are a
true, full and correct copy as approved

by the City Council on July 17, 2007

Signed _____
Mary Burgin, Deputy Recorder