

**Joint Meeting of the Pleasant Grove
City Council and Planning Commission
July 22, 2008
7 p.m.**

PRESENT:

Mayor:

Mike Daniels

City Council:

Mark Atwood

Lee Jensen

Jeff Wilson

Cindy Boyd

Planning Commission:

Curtis Miner

Mark Ryan

Gail Christiansen

Eileen Billings

Pete Blake

Excused:

Bruce Call

Excused:

Robert Rainaldi

Derrick Wade

Dallin Nelson

Steve Shrader

Deputy Recorder:

Mary Burgin

Others:

Frank Mills, City Administrator

Ken Young, Comm. Dev. Director

Deon Giles, Leisure Serv. Director

The City Council and Planning Commission met in the City Council Chambers, 86 E. 100 S. Pleasant Grove, Utah at 7 p.m.

Mayor Daniels welcomed everyone to the joint meeting of the City Council and the Planning Commission.

1. Call to Order: Mayor Daniels excused Council Member Bruce Call, and welcomed Council Members Atwood, Jensen, Wilson and Boyd to the meeting. From the Planning Commission, the Mayor welcomed Commissioners Miner (Chair), Ryan, Christiansen, Billings and Blake. Commissioners Rainaldi, Wade, Nelson and Shrader were excused.

2. Opening Remarks

Opening Remarks were given by Council Member Boyd.

3. To discuss the new vision for The Grove Area.

Director Young addressed the Commissioners and the Council Members and told them that he had prepared an overview for them that included the short term goals (0 to 5 years) that had been included with the General Plan. He reminded them that almost exactly a year ago, the General Plan had been updated and approved. Now the extended goals are being looked at. He then asked that they look at the handout he had given them that listed the short term goals. He asked that they now decide if these were still good goals, or if some of them needed to be revised or eliminated.

In Chapter 1, he noted that Pleasant Grove had been established as the City of Trees. A committee was recommended to oversee City programs that were to promote the vision of the City being a City of Trees. He said an appointed committee, if needed, could adopt a list of overall community goals.

Commissioner Blake then observed that there are two different ways that the City is looked at. He said those would include the older downtown area of the City and the Grove area. He wondered if two committees might better serve the purpose. Mayor Daniels then said that he would like to come back to this.

In Chapter 2 and 3, Director Young said that there are action items in these chapters that are already underway. These would primarily include zoning classifications. In Chapter 3, design guidelines that strengthen and clarify the City Code. These would include City entrances, etc.

Chapter 4 of the Plan would work to establish a design for downtown Pleasant Grove that is visually pleasing and enhances its unique and historic atmosphere. Director Young explained that the City is part of a national historic downtown program. He explained that Director Bradford had been working hard to promote the downtown area to potential businesses.

Mayor Daniels said he would like to come back to this item, also.

Chapter 5 is concerned with a plan sufficient for the future needs of the community-wide transportation systems. The plan also calls for the effective connections and community use of mass transit systems in and near Pleasant Grove. Plans that are already underway for this are to prepare an update of the City's Transportation Plan and the involvement of the local, regional and state agencies in developing goals of the plan.

Director Young said the completion of 2000 West to Pleasant Grove Boulevard will be the key to taking stress currently off other roads in the area. Also covered in the City Transportation Plan is the widening of State Street and the soon-to-begin railroad overpass project.

On pages 5 and 6 of the overview, Director Young said that the creation of diversity in housing options according to the demands of the community was to take place. He

suggested a review of projected population trends and demands for housing in relation to designations on the land use map. This would also include providing for future growth needs and trends based on the City's current development and future community goals. All of this would need to take place once the adoption of various land use options for housing, etc, were completed.

Council Member Boyd asked where in the Plan were there design options for the Grove area. Mayor Daniels said that on the top of Page 5, there were provisions for mixed use, which would include the previously discussed grand homes, etc. She said she was also concerned about the previously proposed trail system in that area. She added that it had varied from the original design. Director Young explained that a plan was being prepared for improvement of the trails.

Director Young next went to page 6, which included the protection of sensitive lands. He said these would be in particularly the east bench area of the City. Chapter 8 suggested that the promotion and protection of and limited responsible development within the natural environment. He said this was reviewed with Washburn and Associates. They had just made an informal presentation to the Council recently that was regarding development of certain east bench areas.

Council Member Atwood asked what it would take to just be able to tell developers "no" when then came in and wanted to develop in the east bench area. Director Young said an "environmental engine" would need to drive such an effort. He explained that himself and the planning staff cannot identify what an environmental engineer can with specific details. These include slope and soil analysis.

Council Member Boyd said it would be nice to just lay out the information for potential developers in that area. Director Young said that it might be best to include the expense of such a study in the budget next year.

Council Member Jensen observed that Mr. Washburn, in his presentation, said that no matter what the engineering results that came in, they could overcome any problems with soil, etc, and be able to build. Director Young then explained that only hit and miss analysis has been done on the east bench. He said a comprehensive analysis would need to be done.

Commissioner Ryan said that he would like to see a path between Grove Creek and Battle Creek canyons. He said it would also be nice to have landscaping along a walking path area, as well as development. Mayor Daniels then explained to Commissioner Ryan that the United States Forest Service is the actual owner of much of the property on the east bench area. He also said that it is the responsibility of Pleasant Grove to make sure that what happened in Cedar Hills (with the sliding of condos on their east bench) does not happen here.

Administrator Mills then said that it must be kept in mind that most of the east bench area is not Pleasant Grove City, but in Utah County. A control that will need to be in place is

to prevent development in much of the east bench area due to the City's inability to provide services to that property.

Moving onto Chapter 9 on page 7, Director Young said this was written with the assistance of Police Chief Paul and Fire Chief Sanderson. He said the safety of all citizens and business owners in the City were of primary concern. In the future, it was suggested that there would be satellite stations for the Police Department within large commercial developments. Also, there would need to be the establishment of the means for the community to have electronic access to vital public safety information. Currently, he said that work has begun to provide greater information sharing and collection capabilities to officers in the field.

Next, the plan calls to ensure that the City's utilities are in proper working condition and meet the City's standards. To do this, the systems would need to be updated and expanded. This would include the repair of all City utility lines and systems. This would also include the extension of the system to areas of the City not currently serviced. Also, the replacement of all culinary water lines as well as the completion of the secondary water system is both in the works. These projects would be under the Public Works Department.

Regarding the City's needs in the Public Works sector, Director Young said that an increase in funding for utility and street improvements must be there for this goal to be met.

Director Young said that was the end of his report. He said he planned to do the same exercise in 2009 by going through these items and checking as to which ones are still in process, etc.

Mayor Daniels thanked Director Young and his staff for preparing the document. He said there were a few items he would like to go back to and address.

First, he noted that he receives emails everyday about the roads. He said that between the inevitable potholes and the secondary lines, he has wondered if it would be beneficial to create something for Director Walker to be able to have the perpetual ability to catch up and stay caught up with the streets. He wondered if there could be a "tighter" way to help him with that goal.

Council Member Jensen said it might help to let the public know how much the cost of repair and overlaying the streets was costing the City.

Mayor Daniels replied that the \$5 million the City had recently received for roads was a "drip in the pond" as far as what would be needed. He said those funds will cover the next two years. However, with the rapid rise in materials for roads, he said it might not go that far. He also noted that people complain about the chip seal process. He said that this is the most cost effective way to repair roads.

Council Member Boyd asked if Director Walker actually had enough staff to do an overlay on the streets. Administrator Mills explained that there probably isn't another crew in the state that can take care of the overlay the way Pleasant Grove City crews are able to.

Council Member Jensen then asked about the verbage in Chapter 4 regarding an arts center. He said his vision is a city center, with a library, arts center, city office building, etc, included as its own entity. Director Young said that as stated in Chapter 2, such a civic center with an arts center, etc, is, in fact, proposed.

Commissioner Christiansen then added that he likes to see the various entities, such as the arts commission, receive as much private funding as possible. He said that the more the public is involved, the more that is accomplished with the funding of such a facility.

Commissioner Ryan said he would like to see no structures built on or near the downtown park. He said the City needs as much green space as possible. Director Young explained that a building was not actually planned. He said an arbor-like structure with an amphitheater was what was recommended with the R/UDAT program.

Mayor Daniels asked where the 2000 West project was at. Administrator Mills said that currently, the road was ready for the oil to be laid down. However, the oil that is mandated by both the County and the State is unavailable. He said that the 2000 West project has been moved up the list so that they can receive the oil, then lay the hard surface in September of this year. Otherwise, the infrastructure is being put in along with other projects that can be completed until the road is able to be done.

Council Member Boyd asked about the comment in yellow on page 4 regarding the new street design with wider sidewalks and a park strip. She asked if this was to be implemented city wide. Director Young replied that it was to be city wide. She then asked what the width of the sidewalks was required. Director Young said 6 feet.

Commissioner Ryan said he would like to see more trees built into the required landscaping. He said he would also like to see tree-lined streets throughout the City. Mayor Daniels then said that the City has an excellent landscape architect on a volunteer board that carefully checks landscape design before the plans even get to the Planning Commission.

Council Member Jensen said that in Sacramento, California, residents send a count of the trees on their property, as well as the names of the trees. He said the city has a database of trees because of this effort. He wondered if Pleasant Grove could do something along this line. Mayor Daniels said that Pleasant Grove has been a Tree City USA for 12 years in a row. The City invests in and plants many trees throughout the City each year.

Council Member Boyd said she would like to see the map that Chapter 6, third green box that refers to mixed use in the downtown and The Grove with walkable developments. She then explained that in the recent meetings for the upcoming Heritage Festival, a

discussion took place regarding signage in the neighborhoods as to which historic neighborhoods residents were in. She said she would like there to be consideration of where these signs would go in the various neighborhoods. She also said that if the neighborhoods are not preserved, they will diminish over the years.

Director Giles said that there was a monument sign that was proposed for the entrances to the City. He said a smaller version had also been proposed for the neighborhoods. Council Member Boyd said she would work with Director Giles.

After further discussion, Mayor Daniels told the group that the vision of a City of Trees that was adopted 3 years before would take time. He said the vision statement tells of, “who we are, what we are about, what we want to preserve and promote.” He said the action plan recommends a committee. He said he struggles with this concept. He also said that he felt that the rest of Pleasant Grove probably struggled with the concept, also.

Director Young said this was a list of short-term goals. He said the remaining long-term goals were in The General Plan.

Council Member Atwood asked what this committee that the Plan talks about would be charged with accomplishing. Director Young said it would be like Orem City USA, whereby recommendations from a supportive group would be given to staff and the Council. Council Member Boyd noted that this was what Council Member Call did with the committee that he formed to create the “Utah City of Trees” branding. She said it wasn’t just an effort to plant trees.

Commissioner Blake said that the diversity of the City residents would need to be addressed. He said this would include those living in single family homes, as well as multifamily residences. The goals of those in The Grove area as opposed to the downtown area would be different. He said they would have to be sub-committees that would eventually have to come together for the good of the whole.

Council Member Atwood said he wondered what that would all mean, once it came together.

Mayor Daniels said that raised a good point. He said that he wondered if 12 people would actually be able to come up with as many diverse ideas as the entire populace would be able to do. With the strong heritage element as well as the strong influx of new residents, he wondered if the City was now at a point where they needed to give people an equal voice in a public discussion.

Council Member Jensen said that if the Mayor was referring to people writing their ideas on a computer and emailing them to the City, it might limit the answers to only a younger, computer-savvy group.

Mayor Daniels said that the concentration needed to be on the objective. He said that with business owners with a vested interest, many of their ideas are sometimes

overlooked. He said that he would be concerned if 12 people came up with ideas that they would have to sell to the rest of the residents. The Mayor said he could, however, see the unlocking of great minds in the concept of bringing people together.

Chair Miner said that the process of bringing that many people together and sharing idea seemed a bit difficult.

Mayor Daniels then explained that there was a global phenomenon with several web browsers including Google, Wikipedia, My Space, etc, that have welcomed new ideas and have grown continually. He then noted that several people have great ideas, but are afraid to attend a Council meeting and speak up.

Other methods, including a questionnaire sent out in the utility newsletter, or going through the school system, etc, were suggested. A phone poll was also suggested. Commissioner Christiansen indicated that how the questions were formulated and asked in polls must be very carefully monitored. He said that how they are phrased and asked can be a science in itself.

Mayor Daniels observed that whatever method is used, it can help with the future of the City. He said the new ways of getting the pulse of the public is to involve as many residents as possible. The Mayor then said he felt strongly that the old method of allowing 12 committee people to make such decisions is gone.

Administrator Mills then said that there might be another way of reaching the public. He explained that a new program has recently been put in place to contact those that have delinquent utility bills with the City by phone. He said the numbers are given to a company that the City has contracted with. The company then electronically calls all of the numbers and leaves a message that the utility will be shut off if not paid by a certain date. He said this has been extremely successful. He said the service is only about \$30 a month, and has dramatically increased the ability of the City to collect past due accounts. He then suggested that residents could be contacted by such an out-sourcing company in regard to their ideas for the future of the City.

Chair Miner then asked who would handle the information as it came in. Mayor Daniels said that it has been learned from successful experiences that creativity comes in many different forms. He said everyone is a stake holder in the process. He also said that this would be fodder for a future discussion. He then volunteered to be the leader in the process by facilitating the information that would be coming in. He also noted that some time would have to be put into setting up the process.

Director Young then explained that the next discussion would be concerning the request of Council Member Boyd concerning The Grove Zone and mixed uses. He said that the use along 2000 West will be strictly commercial. The Grove interchange, as well as most of the commercial area, is actually mixed use areas. Looking at the R/UDAT map of that area, he said it shows several areas broken up with mixed uses.

Council Member Boyd then responded that in her mind, mixed use is not what is in such developments as Pemberly; but instead, with commercial and homes truly mixed.

Council Member Atwood said he would be concerned if residential was actually zoned along the 2000 West corridor. He said the road is destined to be very busy, with ingress and egress into homes very difficult.

Director Young then explained that housing that is built over the top of commercial, in a village-type zoning, should probably be considered for some areas in the Grove. Council Member Boyd said that the City needs to be careful, in her estimation, that 2000 West doesn't have the look of State Street in Orem. She noted that area is just one strip mall after another, and is unattractive.

Mayor Daniels indicated that it was his understanding that 2000 West was to be a transportation "freeway." He said it is not supposed to be where a lot of ingress and egress takes place. He also noted that the last three City Councils have worked to formulate what is the current General Plan for the 2000 West and Grove area. He also added that a lot of time and effort has been put in by both the Planning Commission and the Council in regard to the General Plan.

Council Member Boyd then noted that she wanted to bring up that area to be a true mixed use area. Council Member Jensen then said that the community has said over and over that they don't want anymore multi-family housing in The Grove area. He said the Council has responded with commercial being the mainstay in that particular area.

Mayor Daniels then concluded the discussion by observing the fact that the City enjoys the services of a professional planning staff, as well as a Planning Commission that has been hand-picked with their various backgrounds. By the time a plan comes up for a decision, he said it has been through several processes that filter and refine the plan. He said that bringing up ideas is always good; but at the same time, it seemed that these questions had already been gone over numerous times.

4. Executive Session to hold a strategy session to discuss the purchase, exchange or lease of real property 9UCA 52-4-205(1)(d)), and to discuss the sale of real property (UCA 52-4-205(1)(e)).

ACTION: At 9:07 p.m, Council Member Jensen moved to go into executive session to hold a strategy session to discuss the purchase, exchange or lease of real property (UCA 52-4-205(1)(d)), and to discuss the sale of real property (UCA 52-4-205(1)(e)). Council Member Call seconded and the motion passed unanimously with Council Members Wilson, Boyd, Jensen and Atwood voting, "Aye."

ATTENDING:

Mayor:

Mike W. Daniels

Council Members:

Cindy Boyd

Mark K. Atwood

Lee G. Jensen

Jeffrey D. Wilson

Others:

Frank Mills, City Administrator

Deon Giles, Leisure Services Director

Mary Burgin, Deputy Recorder

ACTION: At 9:49 p.m, Council Member Wilson moved to go back into regular session. Council Member Boyd seconded and the motion passed unanimously with Council Members Jensen, Boyd, Wilson and Atwood voting, "Aye."

5. Reconvene

Administrator Mills told the Mayor and Council that the Sam White's Lane bridge has now been hit by trucks several times, and the State will now be taking the bridge down. He said while they area working on the bridge, the access to Pleasant Grove Boulevard will be on the road that goes past the Belle Monet condominiums.

Next, an update regarding the Hammons' project was shared by Administrator Mills. He said that the Hammons' group asked building inspector Dave Houston to calculate the amount of the building permit; they would then make their own calculations as to what they thought would be the cost of the permit. Inspector Houston's calculations came to over \$1 million. When the Hammons' estimate came in, the two estimates were only \$680 dollars off of Inspector Houston's estimate. The \$680 was in favor of the City. These fees will go for water impact, police coverage, etc. He also indicated that pylons have been put in for the foundation of the buildings. A total of 320 holes will be bored and filled with pylons and concrete. Hammons is still planning on completing the project in the fall of 2009.

The Mayor thanked the Council and staff for the discussion. He then asked for a motion to adjourn.

6. Adjourn

ACTION: At 9:55 p.m, Council Member Wilson moved to adjourn the meeting. Council Member Atwood seconded and the motion passed unanimously with Council Members Atwood, Wilson, Jensen and Boyd voting, “Aye.”

This certifies that the Joint Session Minutes of July 22, 2008 are true, full and correct copy as approved by the City Council and the Planning Commission.

Mayor Mike W. Daniels

Date

Curtis Miner, Pl. Comm. Chair

Date

Mary Burgin, Deputy Recorder

Date