

**Pleasant Grove City
City Council Regular Meeting Minutes
August 2, 2016
6:00 p.m.**

PRESENT:

Council Members: Mayor Pro Tempore, Dianna Andersen (arrived at 6:16 p.m.)
Eric Jensen
Cyd LeMone
Ben Stanley
Lynn Walker

Staff Present: Scott Darrington, City Administrator
David Larson, Assistant to the City Administrator
Sheri Britsch, Library and Arts Director
Denise Roy, Finance Director
Deon Giles, Parks and Recreation Director
Mike Smith, Police Chief
Kathy Kresser, City Recorder
Ken Young, Community Development Director
Marty Beaumont, Public Works Director
Tina Petersen, City Attorney
Dave Thomas, Fire Chief

Excused: Mayor Daniels

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

1) **CALL TO ORDER**

In the absence of the Mayor and Mayor Pro Tempore Andersen, City Recorder Kresser opened the meeting and turned the time over to the Council to elect a Mayor Pro-Tem. Council Member Jensen nominate Council Member LeMone. Council Member Andersen seconded. The nomination passed with the consent of the Council. Council Member LeMone assumed the Chair and called the meeting to order and noted that Council Members Stanley, Jensen, and LeMone were present. Council Member Andersen arrived at 6:16 p.m. Mayor Daniels was excused.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Hunter Wade.

3) **OPENING REMARKS**

The opening remarks were given by City Attorney, Tina Petersen.

4) APPROVAL OF MEETING'S AGENDA

ACTION: Council Member Jensen moved to approve the agenda. Council Member Walker seconded the motion. The motion passed with the unanimous consent of the Council.

5) OPEN SESSION

Chair LeMone opened the open session.

Matt Godsey gave his address as 1026 East 1100 North and stated his intent to comment on Item 9B. City Attorney, Tina Petersen, stated that he would have an opportunity to address the Council on the item during the public hearing; however, Mr. Godsey stated that he desired to address the item during the open session rather than during the public hearing.

Mr. Godsey opined that the proposed ordinance amendments pertaining to the materials required for the construction of the off-street accessory apartment parking spaces is based on faulty existing City ordinances. He explained that the City Code should be written so that sufficient off-street parking is required for all residences, including accessory apartments. If the City only amends the accessory apartment portion of the Code to specify that sufficient off-street parking is required, it will eliminate the need to make changes to City Code Section 10-15-47-J unless the intent is for the Code to have allowance for different types of materials to be used for the main driveways approaching into garages. In that case, the amendments would make sense. Mr. Godsey argued that if the changes are being made specifically for accessory apartments, this would indicate a flaw in how the City's ordinances are written.

There were no further public comments. Chair LeMone closed the open session.

6) CONSENT ITEMS

- a) **City Council Meeting Minutes:
City Council Minutes for the June 29, 2016 Joint Meeting
City Council Minutes for the July 5, 2016 Meeting**
- b) **To consider approval of payment vouchers for (July 22, 2016)**

ACTION: Council Member Jensen moved to approve the consent items. Council Member Walker seconded the motion. The motion passed with the unanimous consent of the Council.

7) BOARD, COMMISSION, COMMITTEE APPOINTMENTS

There were none.

8) PRESENTATIONS

There were none.

9) **PUBLIC HEARING ITEMS**

A) PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2016-18) TO REZONE APPROXIMATELY 43.34 ACRES FROM RR (RURAL RESIDENTIAL) TO R1-20 (SINGLE-FAMILY RESIDENTIAL) ON PROPERTY LOCATED AT APPROXIMATELY 900 WEST 3000 NORTH IN THE RR (RURAL RESIDENTIAL) ZONE. (Adam Loser for DR Horton, Applicant) (MANILA NEIGHBORHOOD) *Presenter: Director Young.*

Community Development Director, Ken Young, presented the staff report and displayed aerial maps of the subject property. He explained that the applicant is requesting approval of a rezone of approximately 43.34 acres on property located at approximately 900 West 3000 North. The proposed rezone is from existing R-R (Rural Residential) Zone to R1-20 (Single-Family Residential) Zone. The rezone is in connection with a future proposed subdivision. Director Young explained that the 43.34 acres belong to the Alpine School District. After defining the parcels as a surplus, the applicant was requesting to change the zone to one that would allow 20,000 square-foot single-family lots. The applicant previously consulted the City Council in a public meeting with regard to a different request. The City Council expressed an inclination not consider the previous request which would have allowed lot sizes smaller than 20,000 sq. ft. It was noted that an application for the rezone was received on June 28, 2016.

One of the purposes of the existing R-R (Rural residential) Zone is to retain land in parcels large enough to provide efficient and attractive development as urban uses extend in an orderly manner into these areas. The difference in lot sizes between the two zones is minimal. The R-R Zone is 0.50 acres (21,780 square feet) and the minimum square footage requirement for the R1-20 zone is 0.46 acres (20,000 square feet). The primary difference is animal rights, which are permitted only in the R-R zone and allows for one large animal (horse, cow, goat, pig) per one-half acre.

The Pleasant Grove General Plan identifies the 43.34 acres as part of the Very Low Density Residential land use designation. Furthermore, in the Pleasant Grove General Plan, in Chapter 2, page 16, recognizes both the Rural Residential and the R1-20 as part of the Very Low Density Residential Land Use, where large lots, low density estate neighborhoods with single-family homes on individual lots are desired. The proposed rezone is provided for, but not mandated by the Pleasant Grove General Plan.

The Community Development Department has received comments from neighbors regarding the proposal. Neighbors called to express their concerns about the future of the parcels remaining rural in future subdivisions. Several area residents spoke in opposition of the proposal at the Planning Commission Public Hearing, citing a desire to maintain a rural feel in the area.

Chair LeMone opened the public hearing.

Harold Jepsen gave his address as 463 Millcreek Road and explained that they moved to Pleasant Grove seven years ago because of the rural nature of the area. He stated that he would like to see

the R-R zone maintained. Mr. Jepsen also stated that the Wadley & Warnick homesteads have a special designation due to their historic nature.

Gina Jepsen expressed opposition to the proposed rezone. She explained that she loves the countryside and thinks that the rezone will take away from that appeal. Furthermore, she was concerned that the rezone will negatively affect the value of the homes in the area.

Joey Ekstrom reported that he lives across the street from the subject property. He was also attracted to the area because of its rural nature and was opposed to the proposed rezone.

Molly Rubert identified her property on the aerial map displayed and noted that she lives near the pond. Ms. Rupert stated that she loves living near the Murdock Canal as well as the large amounts of neighboring farmland. She stated that the rezone will increase traffic in the area and requested that the R-R zone be maintained.

Robert Schow gave his address as 3548 North 900 West and explained he will soon be the owner of the 20-acre parcel piece. The 12.32-acre parcel has already been sold to Mill Haven Homes. DR Horton will only be working with the 11-acre parcel in that area. Mr. Schow explained that as the current statute specifies, the property that Alpine School District acquired by way of eminent domain should have been returned to the owners at the original price for which it was taken. The original purpose for having acquired the property was so that the school district could build more schools to accommodate growth. Instead of building more schools, they turned around and sold the property for substantially more than its initial worth at the time of acquisition. Mr. Schow explained that they made an enormous amount of money off the backs of property owners. He argued that this discussion would not be taking place if the school would have kept their word on building more schools or followed the law and returned the property to its original ownership. As a result, they will now have about 70 new neighbors in the area.

Mr. Schow expressed support for the rezone and stated that there will not be any more lots in the R1-20 Zone than in the R-R Zone. The R-R lots can accommodate approximately 32 lots on the property. The R1-20 zone will only include the addition of 5-6 lots. The R1-20 Zone will allow for a variety of lot sizes from 16,000 square feet to 24,000 square feet. Mr. Schow remarked that he has always been opposed to the zoning laws as they currently exist because they group people of the same economic status together and create a divisive community. He stated that intermingling townhomes with larger homes creates a more cohesive community.

Mr. Schow noted that all of the developers will immediately outlaw in their CC&Rs any animal rights on the subject property because it is detrimental to the well-being and safety of large animals to be raised on a one-half acre lot. Furthermore, all subdivisions surrounding the property do not allow animal rights either.

Holly Richardson gave her address as 882 West 2800 North and noted that her property abuts the subject property. She explained that she has more chickens than what would be allowed on a residential lot; however, she does not have any large animals. She was opposed to the rezone because of the loss of animal rights and urged the Council to consider the feedback received from residents. She was not opposed to having more neighbors but also wants them to enjoy having

one-half acre lots with animal rights. She stated that there are multiple families in the neighborhood who have chickens, bees, and other backyard farm animals. Ms. Richardson inquired as to how the new development will affect the nearby elementary schools. Furthermore, traffic is an ongoing issue as is the lack of sidewalk improvements. In conclusion, she requested that the Council follow the recommendation of the Planning Commission and deny the request.

Patricia Tanner gave her address as 2858 North 900 West and echoed the remarks made previously by other residents.

Jacob Carter gave his address as 367 Millcreek Road and explained that while everyone loves the wide open spaces, they are aware of the fact that the land will be developed at some point. He noted that all of the surrounding areas are zoned R-R and the only compelling reason to change the zoning would be for the economic benefit of a developer. Mr. Carter argued that animal rights are significant to the feel of the neighborhood, regardless of whether people choose to use them or not. He respectfully requested that the R-R zone be maintained.

There were no further public comments. Chair LeMone closed the public hearing.

Council Member Stanley asked about the primary differences between two zones. Director Young explained that the lot size difference between the two zones is 1,780 square feet, which could allow the developer to add five to six additional lots. The number of lots, however, is dependent on the layout of the subdivision. Director Young stated that the question of whether animal rights are allowed is the most significant difference between the two zones. Council Member Stanley asked how many chickens are allowed in the R1-20 Zone. Director Young replied that up to 25 chickens are allowed in the R-R Zone where only six to eight chickens are allowed in the R1-20 zone. He explained that there is also a frontage difference between the two zones. A frontage of 110 feet is required in the R-R Zone and 100 feet is required in the R1-20 Zone.

The applicant, Adam Loser, stated that they will most likely only develop the 11-acre parcel. He explained that he lives a few blocks to the north and is intimately familiar with the area. Mr. Loser was excited to widen the road and put in sidewalk improvements, which he believes will create a safer neighborhood. Mr. Loser agreed with Mr. Schow on the point that putting large animals on a one-half acre lot is a disservice to the animals and would be a negative selling point. He explained that the new zoning would allow for a variation of lot sizes in the subdivision.

Mayor Pro Tem Andersen also expressed concerns with having large animals on one-half acre lots as well as the barns and other buildings that would be needed to house them. She explained that she understands the proposed rezone. There was further review of the aerial map and staff noted that the surrounding areas are zoned R-R.

Attorney Petersen read the three reasons why the Planning Commission denied the request:

1. The subject property is surrounded by R-R (Rural Residential) zoning, and the R1-20 Zone would create an island of non-rural development.

2. The area is largely rural in nature and removing animal rights to a large tract in the area would change the intent of the area.
3. While the General Plan does provide for the R1-20 zone, it does not specifically mandate the proposed rezone.

Attorney Petersen explained that the Council has the authority to make their own decision on the rezone and to base their decision on different findings if they see fit to do so.

ACTION: Council Member Stanley moved to reopen the public hearing. Mayor Pro Tem Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

A member of the audience commented that everyone has focused on the absolute bare minimum that can be developed in this area. He pointed out that land does not have to be developed as one-half acre lots. Instead, the Council should consider that larger lots could be built, thereby providing more space for large animals.

There were no further public comments. Chair LeMone closed the public hearing.

ACTION: Council Member Jensen moved to deny the adoption of an Ordinance (2016-18) to rezone approximately 43.34 acres from RR (Rural Residential) to R1-20 (Single-Family Residential) on property located at approximately 900 West 3000 North in the RR (Rural Residential) Zone, on the basis of the aforementioned findings of the Planning Commission. Council Member Walker seconded the motion. A public hearing was held. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Stanley and Walker voting “Aye”. The motion carried unanimously.

B) PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE (2016-19) AMENDING CITY CODE SECTION 10-15-47-J, AMENDING THE MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE OFF-STREET ACCESSORY APARTMENT PARKING SPACES, AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Young.*

Note: Upon her arrival, Mayor Pro Tem Andersen assumed the Chair.

Director Young presented the staff report and explained that on February 2, 2016, after years of review and discussion regarding accessory apartments in Pleasant Grove, The City Council passed an ordinance with requirements that would allow for legal apartments. It was recognized at that time that the ordinance may not be perfect but it was a good place to start. Since then there have been questions and concerns about the requirements for the additional off-street parking spaces that service the accessory apartment. A request was made that the ordinance be amended to provide some flexibility with the hard surfacing materials for that additional parking.

Director Young explained that compacted slag, a material made from used, broken up pavement, metals waste, and crushed stone is a surfacing material that is often used in place of dirt or gravel roadways that when well compacted, provides a fairly firm and smooth road base or surface. It does not provide an impermeable surface, such as pavement or concrete, but is not as loose as dirt

or gravel. A request was made to add compacted slag to the types of materials that may be used for accessory parking, thus providing flexibility to property owners by offering a less expensive way to meet the parking requirements. The change only affects the additional parking space areas that are not connected to the street. Driveways and parking for the main dwelling unit would still be required to be surface with either pavement or concrete. Also, clarification was added that requires the entire parking space area to be covered. This will not allow for paving strips or other non-complete surfacing options.

The proposed amendment affects only Subsection J, as follows:

J. Parking. A single-family dwelling with an accessory apartment shall provide at least four (4) off-street parking spaces for the main dwelling unit, and two (2) off-street parking spaces for the accessory unit, for a minimum total of six (6) off-street parking spaces. This shall include covered parking, garages and tandem parking in driveways. No parking spaces may be located within the front or side yard setbacks adjacent to a street, except for within an approved driveway. The minimum width of parking areas and driveways shall be paved with concrete, or asphalt, except that space used for the accessory unit parking that is not directly connected to the street may be surfaced with compacted slag, masonry, or concrete pavers. Surface pavement materials must cover the entire area of all parking spaces.

Council Member Stanley asked Director Young to summarize the Planning Commission's debate on this issue. Director Young explained that there was one Commissioner who felt that the proposed additional materials were inappropriate for parking. However, the majority of the board thought that the proposed changes were a reasonable approach to allowing residents more flexibility on the matter.

Director Young explained that steel slag, which is a byproduct of steel making, is produced during the separation of the molded steel. The slag occurs as molten liquids melt and it is a complex solution of silicates and oxides that solidify. Steel slag aggregates are highly angular in shape and have a rough surface texture. Processed steel slag has favorable mechanical properties for various aggregate uses.

In response to a question from Mayor Pro Tem Andersen, Public Works Director, Marty Beaumont, explained that slag that is now sold on the market is typically a manufactured graded material. It compacts well, creates a nice surface and doesn't break down. This material tends to hold up better for driveways and is used in pavements and sidewalks.

Council Member Stanley brought up several of the pros and cons that have been raised in previous meetings, such as discoloration and the ability for the material to get into storm drains. He asked if any additional research has been done on the matter. Director Beaumont explained that the product is a byproduct of metal which contains a lot of iron. As a result, it is possible for rusting to occur which is what causes the discoloration. Director Beaumont explained that the language states that front yards need to be concrete or asphalt, which allows the City to keep the slag or other material on private property and off of roads. If the material gets into the roads, staff would cite the property and require the property owner to clean it up. Staff felt that the 25-foot buffer of the hard surface will prevent this from happening. Council Member Stanley asked what the cost

difference is between the different materials. Director Beaumont explained that the difference could be in the dollar range per square foot.

Mayor Pro Tem Andersen opened the public hearing.

Jacob Sutch gave his address as 291 South 300 East and explained that clarification is needed on what the City specifically wants to change. He asked if they are specifying a specific aggregate product as an alternative or if they are allowing any type of material as long as it is not connected directly to the road. Furthermore, Mr. Sutch inquired as to what the intent is of the change. Director Young read through the proposed language amendments and explained that the driveways may be surfaced with other products in addition to the standard products. Mr. Sutch commented that the proposed ordinance amendments are poorly written and he believed they are a mistake. He advised the Council against singling out a specific type of aggregate as being the best material and argued that road base or gravel can also be compacted to achieve the same results as steel aggregate. Mr. Sutch stated that road base does not tend to have an offensive odor like slag. Gravel, if compacted properly, doesn't tend to leave track marks like slag does.

Director Beaumont explained that the problem with road base is that it gets muddy, whereas slag does not. Mr. Sutch argued otherwise and there was further deliberation on the matter.

Karl Kuhni gave his address as 2115 North 180 West and agreed with the remarks made by Mr. Sutch. Mr. Kuhni then reviewed the varying costs for different types of materials. He explained that the PSI strength of a masonry or concrete paver is stronger than regular concrete because it is compressed in environmentally and moisture controlled machines. He stated that road base and slag will both compact. Most of the time these materials are used beneath a finished application, which could be any one of the items listed in the ordinance. Gravel of any sort, if contained in an area will remain somewhat intact, but over time it will be pushed off to the side, especially pea gravel. Mr. Kuhni recommended that the City conduct additional research before making a decision and stated they will be challenged on the language of the ordinance as it is currently written.

Lori Williams stated her address as 175 South 1300 East, and asked Director Beaumont how frequently the slag will need to be resurfaced. Director Beaumont replied that it will depend on the amount of traffic on the driveway. He explained that while the surface will remain fairly compacted, every couple of years it should be re-rolled. Ms. Williams asked if concrete would be more cost effective, due to the maintenance needed for slag. Director Beaumont clarified that slag would just need to be re-leveled and re-compacted; it would not need to be replaced.

Roger Green gave his address as 665 East 200 South and explained that the City needs to more clearly define the term "slag". He made additional remarks regarding the need for any material to be compacted, as larger rocks will push out to the sides.

Director Beaumont was in favor of the concept of a graded material and explained that they could add a statement in that regard. He explained that three-quarters of an inch minus compacted slag would be a good material and base.

Mayor Pro Tem Andersen reminded those present that the discussion pertains to parking for accessory apartments and not the single-family homes. She was of the opinion that the proposed amendments would increase options for homeowners.

Council Member Stanley inquired as to how many different compacted aggregates exist that have same property properties as compacted slag. Director Beaumont explained that slag is a processed material, and all like-materials that are processed through screens that create a similar gradation that is what determines the stability of the material. He explained that because slag is a metal, it doesn't break down. Slag also has more of a locking surface that doesn't track as much as a road base would. Director Beaumont noted that granite is a comparable material and he was open to allowing granite as an alternative to slag. Ultimately, they want materials to be used that won't track into the right-of-way. Council Member Stanley suggested that the language read that non-tracking, compacted aggregates are allowed. There was further discussion on an appropriate action to take tonight. Comments made by Mr. Godsey during the open session were taken into consideration as well.

ACTION: Council Member Stanley moved to continue indefinitely Ordinance (2016-19) amending City Code Section 10-15-47-J, amending the materials required for the construction of the off-street accessory apartment parking spaces, to a date uncertain. Mayor Pro Tem Andersen seconded the motion. A public hearing was held. Council Members Andersen, LeMone and Stanley voted "Aye", and Council Members Jensen and Walker voted "Nay". The motion passed 3-to-2.

C) PUBLIC HEARING TO RECEIVE COMMENTS ON THE PROPOSED PLEASANT GROVE CITY FISCAL YEAR 2015/2016 BUDGET AMENDMENT. (CITY WIDE) A COPY OF THE PROPOSED BUDGET AMENDMENT IS AVAILABLE AT THE RECORDER'S OFFICE LOCATED AT 70 SOUTH 100 EAST; THE LIBRARY AT 30 EAST CENTER; AND THE COMMUNITY DEVELOPMENT AT 86 EAST 100 SOUTH.

Finance Director, Denise Roy, explained that the aforementioned amendment pertains to asbestos removal at the Lions Center, which was discussed two weeks ago. The cost of removal is \$22,624, with an additional \$2,000 in engineering costs once it is removed. The contractor will be Moreton & Associates. The Resolution specifies a total amount \$24,624, which will be taken out of the Capital Project Fund.

Mayor Pro Tem Andersen opened the public hearing. There were no comments. The public hearing was closed.

10) ACTION ITEMS READY FOR A VOTE

**A) TO CONSIDER FOR ADOPTION A RESOLUTION (2016-032) ADOPTING THE AMENDED 2016/2017 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.
*Presenter: Director Roy.***

ACTION: Council Member LeMone moved to adopt a Resolution (2016-032) adopting the amended 2016/2017 Budget, in the amount of \$24,624 for asbestos removal at the Lions Center and subsequent engineering costs, and providing for an effective date. Council Member Jensen seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Stanley and Walker voting “Aye”. The motion carried unanimously.

B) TO CONSIDER FOR APPROVAL THE FINAL PLAT FOR MAJESTIC MEADOWS CONDOMINIUMS PLAT “E”, VACATING LOTS 4 AND 5 OF MAJESTIC MEADOWS COMMERCIAL SUBDIVISION PLAT “C”, ON PROPERTY LOCATED AT 533 WEST STATE STREET IN THE C-G (GENERAL COMMERCIAL) ZONE. (SAM WHITE’S LANE NEIGHBORHOOD) *Presenter: Director Young.*

Director Young presented the staff report and displayed aerial images of the subject property. He explained that the applicant is requesting approval of a site plan on approximately 1.74 acres on property at approximately 533 West State Street in the General Commercial (G-G) Zone with a General Plan designation of Commercial Retail. An application for the site plan was received on January 19, 2016. It is a condominium plat that vacates Lots 4 and 5 of the Majestic Meadows Commercial Subdivision Plat C, and creates 12 condominium spaces in two buildings. The site plan was approved on June 25, 2015. The Planning Commission reviewed and recommended approval on February 11, 2016.

Mayor Pro Tem Andersen asked if there are existing buildings or just lots. Director Young explained that the aerial photos do not show construction of the new buildings as shown on the plat; however, the buildings are currently under construction.

ACTION: Council Member Jensen moved to approve the final plat for Majestic Meadows Condominiums Plat “E”, vacating Lots 4 and 5 of Majestic Meadows Commercial Subdivision Plat “C”, on property located at 533 West State Street in the C-G (General Commercial) zone. Council Member LeMone seconded the motion. The motion passed with the unanimous consent of the Council.

C) TO CONSIDER FOR ADOPTION A RESOLUTION (2016-033) AUTHORIZING THE MAYOR TO SIGN A BOUNDARY LINE AGREEMENT BETWEEN FORREST PHILLIPS AND PLEASANT GROVE CITY TO CLARIFY OR CORRECT DIFFERENCES IN THE LEGAL DESCRIPTIONS RELATIVE TO THE BOUNDARIES OF THE RESPECTIVE PARCELS ALONG 400 EAST AND CENTER STREET; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Young.*

Director Beaumont explained that a few weeks ago the Council approved a plat for Forrest Phillips Subdivision Plat A, which was contingent upon the Council agreeing to the proposed boundary line adjustment. Director Beaumont presented an aerial map of subject property and explained that three lots are being created on 400 East and Center Street. He explained that 400 East is in the older part of the City and there are wider rights-of-way than what are currently needed. The standard cross street sections are 56 feet wide. The cross street sections are 60 feet wide in the

dedicated area, thereby creating extra space outside of the road. The request does not entail reissuing the right-of-way lines or narrowing them.

ACTION: Council Member Stanley moved to adopt a Resolution (2016-033) authorizing the Mayor to sign a Boundary Line Agreement between Forrest Phillips and Pleasant Grove City to clarify or correct differences in the legal descriptions relative to the boundaries of the respective parcels along 400 East and Center Street; and providing for an effective date. Council Member Jensen seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Stanley and Walker voting “Aye”. The motion carried unanimously.

D) TO CONSIDER FOR ADOPTION A RESOLUTION (2016-034) TO AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT BETWEEN MOUNTAINLAND ASSOCIATION OF GOVERNMENTS (MAG) AND PLEASANT GROVE CITY FOR CONGREGATE MEALS AND SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Giles.*

Parks and Recreation Director, Deon Giles, explained that the Annual Agreement with Mountainland Association of Government (MAG) for Meals on Wheels. The agreement also reports the payments made to MAG and insures the Senior Center.

ACTION: Council Member LeMone moved to adopt a Resolution (2016-034) to authorize the Mayor to sign an agreement between Mountainland Association of Governments (MAG) and Pleasant Grove City for congregate meals and services; and providing for an effective date. Council Member Jensen seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Stanley and Walker voting “Aye”. The motion carried unanimously.

E) TO CONSIDER FOR ADOPTION A RESOLUTION (2016-035) AUTHORIZING THE MAYOR TO DECLARE A .313-ACRE PIECE OF REAL PROPERTY LOCATED AT 108 EAST CENTER STREET AS SURPLUS AND DIRECT THAT IT BE DISPOSED OF ACCORDING TO THE CITY’S POLICY FOR DISPOSING OF SURPLUS PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Administrator Darrington.*

Administrator Darrington explained that the next three agenda items are all related to one another. He reported that Items E and F are declaring City-owned property as surplus, both of which have sales that are pending. Item G is the adoption of the Sales Agreement authorizing the City to sell the property. The two properties in question are located at 146 East Center and 108 East Center and are referred to as the Prestwich and Smith properties, respectively. The properties were purchased with Police and Fire Impact Fees three to four years ago. At the time, the City was considering a four-block City Center Plan. The City has since abandoned the four-block plan and in the process there have been people step forward who are interested in purchasing the properties. The criteria have been that the properties may be sold at market value, so long as the City is able to recoup the same costs that were expended to initially purchase the properties. Administrator Darrington explained that the same buyer was interested in buying both properties. Staff has drafted a Sales Agreement that needs to be authorized by the Council. Item G is a resolution allowing the Mayor to sign the Sales Agreement, which covers both properties. It was noted that

the property on 108 East Center is being sold for \$238,924. The property on 146 East Center is being sold for \$227,000.

Administrator Darrington explained that a second bid was submitted on the Prestwich home and the bid that the City is accepting is \$2,000 more than the other bid. He explained that buyer's intent is to construct a duplex and triplex, the zoning for which is already in place.

ACTION: Council Member Stanley moved to adopt a Resolution (2016-035) authorizing the Mayor to declare a .313-acre piece of real property located at 108 East Center Street as surplus and direct that it be disposed of according to the City's policy for disposing of surplus property; and providing for an effective date. Council Member Walker seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Stanley and Walker voting "Aye". The motion carried unanimously.

F) TO CONSIDER FOR ADOPTION A RESOLUTION (2016-036) AUTHORIZING THE MAYOR TO DECLARE A .66-ACRE PIECE OF REAL PROPERTY AT 146 EAST CENTER STREET AS SURPLUS AND DIRECT THAT IT BE DISPOSED OF ACCORDING TO THE CITY'S POLICY FOR DISPOSING OF SURPLUS PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Administrator Darrington.*

ACTION: Council Member Stanley moved to adopt a Resolution (2016-036) authorizing the Mayor to declare a .66-acre piece of real property at 146 East Center Street as surplus and direct that it be disposed of according to the City's policy for disposing of surplus property; and providing for an effective date. Council Member Walker seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Stanley, and Walker voting "Aye". The motion carried unanimously.

G) TO CONSIDER FOR ADOPTION A RESOLUTION (2016-037) AUTHORIZING THE MAYOR TO ENTER INTO AND SIGN A SALES AGREEMENT FOR THE SALE OF TWO PARCELS OF PROPERTY LOCATED AT 108 EAST CENTER STREET AND 146 EAST CENTER STREET, PLEASANT GROVE, UTAH, WITH CHRIS EMIGH; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Administrator Darrington.*

ACTION: Council Member Stanley moved to adopt a Resolution (2016-037) authorizing the Mayor to enter into and sign a Sales Agreement for the sale of two parcels of property located at 108 East Center Street and 146 East Center Street, Pleasant Grove, Utah, with Chris Emigh; and providing for an effective date. Council Member Walker seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Stanley and Walker voting "Aye". The motion carried unanimously.

11) ITEMS FOR DISCUSSION

There were none.

12) REVIEW AND DISCUSSION OF THE AUGUST 9, 2016 CITY COUNCIL MEETING AGENDA

The agenda items for the City Council Work Session Meeting, to be held on the aforementioned date were briefly reviewed.

13) NEIGHBORHOOD AND STAFF BUSINESS

Members of staff shared various updates pertaining to their respective departments. Director Young reported that he recently distributed a Housing Report for the Council's review. Assistant to the City Administrator, David Larson, announced that the Tri-Chamber event is this Thursday at Stone Gate. The guest speaker will be Congressman Jason Chaffetz. A heavy turnout was expected.

Director Beaumont provided construction updates on various projects. He reported that paving on Locust Avenue will commence the following day and they will be shutting down the road from 200 South to 500 South, between 6:00 a.m. and 7:00 p.m. On Thursday, they will be doing 300 South to west of Locust Avenue. Various project updates were provided on the project taking place on Loader Avenue. Director Beaumont stated that he met with John Schiess 10 days earlier regarding the Pressure Irrigation Master Plan, which will be reviewed by the Mayor and Council in a forthcoming meeting. He explained that there are currently two deficiencies in the pressure irrigation system, which has been brought on by low water issues. He explained that the issue is attributed to the diameter and upsizing the pipes will mitigate the problems. Director Beaumont reported that a Pre-Construction meeting regarding Garden Drive took place the previous day. He noted that construction will begin on August 10th. The street will need to be temporarily shut down to install the water line and repave the road. The 4000 North sewer will be constructed by October 15 and staff was waiting to set up a Pre-Construction Meeting for the project. Director Beaumont reported that 100 East is currently being completed by Questar Gas and it will be finished by August 20. Last, he reported that staff is still waiting on a third bid for road striping projects throughout the City.

Library and Arts Director, Sheri Britsch, reported that the bid on the elevator came in higher than she had hoped. As a result, she and Administrator Darrington decided to ask for more money from MAG, which they were granted. It was noted that MAG is requiring them to rebid the project as a result of the increase in grant funding. Director Britsch also reported that she applied for a grant to finish digitizing the Pleasant Grove Review newspaper. They recently received the final amount and she noted that in total the project ended up costing around \$50,000, which was funded entirely with grants and donations. A link to the digitized newspaper was available on the City's website.

Administrator Darrington announced that the Finance Academy begins August 10th and will be limited to 10 participants.

14) MAYOR AND COUNCIL BUSINESS

No additional Mayor and Council business was discussed.

15) **SIGNING OF PLATS**

The following plats were signed: Roundy-Otto and the Cedar Hills boundary adjustment.

16) **REVIEW CALENDAR**

No additional calendar items were discussed.

17) **ADJOURN**

ACTION: Council Member Jensen moved to adjourn. Council Member Walker seconded the motion. The motion passed with the unanimous consent of the Council.

The meeting adjourned at 8:00 p.m.

The minutes of the August 2, 2016 City Council Meeting were approved by the City Council on August 16, 2016.

Kathy T. Kresser, City Recorder

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