

Pleasant Grove City Council Work Session Minutes
July 10, 2007
7 p.m.

PRESENT:

Mayor:

Michael W. Daniels

City Council Members:

Cindy Boyd

Mark Atwood

Lee G. Jensen

Bruce Call

Deputy Recorder:

Mary Burgin

Others:

Gary Clay, Finance Director

Tina Petersen, City Attorney

Tom Paul, Police Chief

Richard Bradford, Economic Development Director

Lynn Walker, Public Works Director

Ken Young, Supervisor of Community Development

Marc Sanderson, Fire Chief

Libby Flegal, Neighborhood Chair

The City Council members met in the City Council Chambers at 86 East 100 South, Pleasant Grove, Utah 84062 at 7 p.m.

Council Member Atwood welcomed everyone to the meeting and suggested he start the meeting until Mayor Daniels and Council Member Boyd arrived.

1. Opening Remarks

The Opening Remarks were given by Council Member Atwood.

2. Department report (Public Works Department)

Director Walker said that Streets Department Supervisor Dennis Carter would give the presentation. Superintendent Carter then explained that his department would be doing a chip sealing on July 19 and 20, 2007 on Center Street, 400 East, Grove Creek Dr and Loader Drive.

Please Note: Mayor Daniels and Council Member Boyd arrived at 7:02 p.m.

He said that his crews were working with American Fork and Alpine Cities at the moment, and would be coming back for the work through July 23, 2007. After the chip seal, he said that the road sits for a week, and then a seal is laid down to keep the chips from unraveling. Later this fall, he said they will stripe the roads.

The next project he addressed was one he said they have been working on for four years. This is where the railroad tracks cross Center Street. He said the railroad has called and said they want it

done as soon as possible, so July 19 through the 23, 2007, has been chosen.

Mayor Daniels said that in the previous year, a resident had called him and expressed anger that when the street's crews had chip sealed, they hadn't fogged the road. Supervisor Carter said that they didn't fog the road. He said they didn't know that they were putting the secondary through. He said that when the secondary is put in, they will fog seal the road.

Council Member Call asked how much more life it gives a road when a chip seal is done on a road. Supervisor Carter said that it extends the surface three to five years. Council Member Jensen asked what a chip seal was. Supervisor Carter said it is fractured rock. Council Member Jensen asked how many miles would be completed. Supervisor Carter said two miles would be done at a cost of \$15,000 a mile.

Mayor Daniels asked how long it would take to resurface all of the roads in town; especially where the secondary system has been put in. Director Walker said that as soon as the secondary is completed, it will take 18 to 20 years to overlay the roads.

3. To review and approve condition of approval for Savoy Gardens' plat approval, which was conditionally approved at the July 3, 2007 City Council meeting, regarding verification of percentages of open space and number of reduced lots

Mayor Daniels said that Supervisor Young would be presenting this to the Council.

Supervisor Young then explained that this was regarding open space requirements and lot requirements for the Savoy Gardens development. He then showed a plat map on the screen. He explained that the green cross-hatched area was counted as open space. 12% of the total is required as open space. The total open space is 4.60 acres—or 12.25% of the total project. He said they did not include the entry way in the open space.

Council Member Jensen asked if there were answers to the utilization of space in the lots of the homes in Savoy Gardens. He said there had been a question as to whether the space along the fence at the back of the yards was also considered open space.

Supervisor Young explained that hardscaped areas can be considered open space in the PRD ordinance as long as they are recreational in nature.

Council Member Jensen asked if this was the determination of the Planning Commission. Supervisor Young said yes, it was. He said if the Council wanted to challenge that determination, they could. He said the ultimate discretion is decided by the Council.

Council Member Call asked if in the projected data, if the all 68 lots in this development added up to 26.94 acres. Supervisor Young said yes, it does. Council Member Call said that in plats that come in the future (for PRD'S), that there is a variation in lot size. He said he felt this would meet the spirit of the law.

Mayor Daniels said he would also like to see the finished project as to what kind of houses would be built and how the PRD would function.

Council Member Atwood added that he would like to see that open space does not include buildings in the next PRD that comes before the Council. He said he remembers that when this PRD was first presented, open space was presented as parks, not buildings.

Attorney Petersen commented that the PRD ordinance was taken from the Provo ordinance, and was new to Pleasant Grove. She added that if the Council did not want to count buildings as open space

in these developments, it would be an easy amendment. She also suggested that in the future the Council might want to look at the gated communities and their traffic flow patterns. Council Members Boyd and Atwood added that trails and their connectivity needed to be considered, also.

Mayor Daniels asked if there were any objections by the Council now that they had seen the plat. If not, he directed staff to go ahead and let the decision from the July 3, 2007 meeting stand. The Council expressed no objections.

4. Discussion of items for the upcoming July 17, 2007 City Council meeting.

a. To consider James Hancock's request for final plat approval of a 2-lot subdivision known as Autumn Grove, Plat "B," located at approx. 1180 North 930 West in the R1-10 (Single Family Residential, 10,000 sq. ft. lot area) zone. **NORTH FIELDS NEIGHBORHOOD**

After Mayor Daniels read this item, he asked Supervisor Young to let him know if there was anything unusual about the upcoming items. Supervisor Young said this item was a normal final plat approval.

b. To consider P.G. Gateway LLC's request for the approval of a Road Dedication Plat for the purpose of recording the dedication of the remaining west portion of 220 South, as it connects to P.G. Blvd, to Pleasant Grove City. **SAM WHITE'S LANE NEIGHBORHOOD**

Supervisor Young explained that this dedication of the site is necessary for the site plan. He said that normally, the road is dedicated and the roadway and property go into the right-of-way (ROW). He said that because this development is in the ROW, it needs to be dedicated to the City. He also said they will need to improve the road.

c. To consider PG Gateway LLC's request for conditional use permit and commercial site plan approval for an office complex located at approximately 220 South Pleasant Grove Boulevard, in The Grove zone. **SAM WHITE'S LANE NEIGHBORHOOD**

Mayor Daniels read this item. Council Member Atwood suggested that soil samples be taken in this area as there is ground water.

d. To consider Roger Wise's request for a 2-lot subdivision with lot 2 being a flag lot, known as Wise Acres Subdivision, located at approx. 845 East 200 South, in the R1-10 (Single Family Residential, 10,000 sq. ft. lot area) zone. **SCRATCH GRAVEL NEIGHBORHOOD**

Supervisor Young explained that there is existing vacant ground, and this lot contains a flag lot. He said that the Board of Adjustment had issued a variance to the property owner for the stem.

e. To consider Robert Secretan's request for final plat approval of a 4-lot subdivision with lots 2, 3 and 4 being flag lots, known as Secretan Estates, located at approx. 360 East 500 North in the R1-8 (Single Family Residential, 8,000 sq. ft. lot area) zone. **MONKEY TOWN NEIGHBORHOOD**

Mayor Daniels read this item.

f. To consider Steve Maddox's request for commercial site plan approval of Copper Lefe Phase I

Commercial, located at approx. 1300 West State Street, in The Grove Zone. **SAM WHITE'S LANE NEIGHBORHOOD**

Supervisor Young explained that this was the commercial portion of the Copper Lefe development.

g. To consider the request of Mac Oswald, Diamond Rental, for the approval of a Road Dedication Plat for the remaining right-of-way of 1300 West. **SAM WHITE'S LANE NEIGHBORHOOD**

Supervisor Young said this will be located at the former Timpanogas Animal Hospital on State St.

h. To consider adoption of a Resolution approving the 2007/2008 Certified Tax Rate.

Director Clay explained that there would be no tax increase for residents this next year. He said this is just a standard tax rate that is set by the county.

5. Mayor, City Council and Staff Business

- Director Walker asked if there had been any recent complaints to the Mayor or Council in regard to the Secondary water system. Mayor Daniels said he had heard complaints about people being missed. Also, some residents asked why, if they had wells, etc, that they needed to be hooked into the system. Council Member Atwood asked what the City is telling people if they don't need the secondary. Mayor Daniels said that is basically determined on a case by case basis.
- Mayor Daniels said that the word of mouth alone will bring people out to next year's "Stadium on fire!"
- Attorney Petersen said that it has been published to the residents that they are not to water on Wednesdays and Sundays. She also said that Director Walker is empowered to make that kind of determination. She said, however, that the Council might want to consider passing legislation that would put "teeth" into the ordinance, i.e, a warning the first time and a citation the second time a resident is written up.
- Supervisor Young said that the General Plan has been approved, but still has some small grammatical, etc, mistakes that were in the process of being corrected. He asked that those that had the draft copies throw them away when they receive their non-draft copies.
- Council Member Jensen said he had attended a meeting with President Atkinson and Lt. Mike Smith regarding internet pedophiles. He said a public presentation is readied to be presented in wards and stakes in the area.
- Mayor Daniels said he and Director Clay had met with employees concerning the City's comp time policy. He said he asked Director Clay to put together information regarding the comp time policy. He asked if this could be discussed in executive session. Attorney Petersen said no, it couldn't; that it would have to be discussed in open session.

The Mayor next asked as to who would now be the Mayor Pro Tem if he was out of town. Attorney Petersen suggested the Council nominate a new one now that Darold McDade was no longer on the Council.

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

6. EXECUTIVE SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL (UCA 52-5(1)(a)(i)).

ACTION: At 7:53 p.m, Council Member Jensen moved to go into executive session to discuss and the character, professional competence or physical or mental health of an individual (UCA 52-5(1)(a)(i)). Council Member Boyd seconded and the motion passed unanimously with Council Members Call, Boyd, Jensen and Atwood voting, “Aye.”

ATTENDING:

Mayor:

Mike Daniels

Council Members:

Cindy Boyd

Mark Atwood

Lee Jensen

Bruce Call

Others:

Gary Clay, Finance Director

Tina Petersen, City Attorney

Ken Young, C.D. Supervisor

ACTION: At 8:27 p.m, Council Member Atwood moved to go out of executive session and back into regular session. Council Member Jensen seconded and the motion passed unanimously with Council Members Call, Boyd, Jensen and Atwood voting, “Aye.”

7. Adjourn

ACTION: At 8:28 p.m, Council Member Boyd moved to adjourn the meeting. Council Member Call seconded and the motion passed unanimously with Council Members Jensen, Atwood, Boyd and Call voting “Aye.”

This certifies that the Work Session Minutes For July 10, 2007 are a true, full and correct copy as approved by the City Council on July 17, 2007.

Mary Burgin, Deputy Recorder