

**Pleasant Grove City Council Work Session Minutes**  
**April 29, 2008**  
**7 p.m.**

PRESENT:

Mayor:

Michael W. Daniels

City Council Members:           EXCUSED:

Bruce Call

Cindy Boyd

Lee G. Jensen

Jeffrey D. Wilson

Mark K. Atwood

Deputy Recorder:

Mary Burgin

Others:

Frank Mills, City Administrator

Gary Clay, Finance Director

Tina Petersen, City Attorney

Deon Giles, Leisure Services Director

Lynn Walker, Public Works Director

Degan Lewis, City Engineer

Marc Sanderson, Fire Chief

Tom Paul, Police Chief

Richard Bradford, Economic Dev. Director

Ken Young, Comm. Dev. Director

Libby Flegal, Neighborhood Board Chair

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

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Mayor Daniels welcomed everyone to the meeting.

**1. Opening Remarks**

The Opening Remarks were given by Council Member Atwood.

**2. Roll Call**

Mayor Daniels called roll for the Council. Those present included Council Members Jeff Wilson, Bruce Call, Bruce Call and Lee Jensen. Council Member Cindy Boyd was excused.

**3. Presentation by Horrocks Engineers regarding the Geneva Road Project**

Horrock's Engineer Larry Reasch addressed the Mayor and Council. He explained that he was presenting the most current information regarding the Geneva Road Project. He said they have been working on the planning of the project for the past 17 months. During that time, they have had meetings with the public to discuss the preferred alternatives on the road. Currently, he said it looks like the first project that will begin will be from Center St. in Orem to Provo. This will widen the road through that area.

He then noted that he had met with Administrator Mills regarding the portion in Pleasant Grove. It

looks like Pleasant Grove will eventually have a 10 ft. pathway that will be constructed on the east side of the road. The length of the pathway has not been determined as yet, he said. He then explained that they are not planning to widen the road, and it will be striped to 5 lanes.

Mayor Daniels asked if the alignment of Geneva Rd. and 100 South were part of this study. Mr. Reich said no, it was a part of another study.

Mr. Huff from Utah Department of Transportation (UDOT) then explained that there is very little money in the coffers for the Geneva Rd. Project. He said that most of the current monies will go to the Orem to Provo portion of the road. He said any improvements in Pleasant Grove will be a ways down the line before they get further funding.

#### **4. Department Report (Leisure Services Department)**

Director Giles introduced Mr. Neil Fraser with JUB Engineers to the Mayor and Council. He then explained that Mr. Fraser was going to present the new software the Cemetery Sexton, Kerry Johanson and his staff are now using.

Mr. Fraser then came forward and indicated that Sexton Johanson would be helping him by being at the computer that would show the program on the screen for those present. They then showed that all of the information regarding a gravesite is now easily accessible through the software. This included all information from the obituary, individual files, pictures of the headstone and gravesite, date of burial, etc. With the software, information can be corrected or added to the gravesite information, also. He said that an entire gravesite can be checked by searching by the owner's name.

All of the burials can be searched for a year. He showed a list of all of the burials for 2007. He then searched for all veterans that had been buried in 2007. A list of these came up. He explained that any information in the program could be emailed, if needed.

He next showed that the program could create maps for the staff to use. A map was shown that indicated both the old and new portions of the cemetery and their perpetual care owners. He noted that one potentially popular program that they are working on shows the cemetery on line. This would help individuals to locate graves for a variety of uses, including family history. He said this program will be available in June or July of this year. Director Giles explained that this program will save people a lot of time with their family history projects.

Council Member Jensen asked about how much of the older section of the cemetery was actually occupied. Sexton Johanson said about one half is occupied—although all of the older section is sold.

Mr. Fraser said that they have mapped over 100 cemeteries all over the country. He said the Salt Lake Cemetery is the largest they have mapped. He said they have worked with very small to very large cemeteries with the program.

The Council thanked Mr. Fraser and Sexton Johanson for their time in showing the program. They also commented that this will be a great tool for the City.

#### **5. Discussion of items for the upcoming May 6, 2008 City Council meeting**

##### **a. Pleasant Grove Arts Commission Report (Heather Pack)**

Director Giles said Arts Commission Chair Heather Pack will be giving this report.

**b. To consider awarding bid for fitness equipment for the new Pleasant Grove Community Center.**

Director Giles noted that the City had received a total of five bids for the cardio and strength equipment for the new Community Center. He said that they are going through the bids, and they would be verified and ready by City Council meeting on May 6, 2008.

Mayor Daniels asked how many phases there were to the Community Center complex. Director Giles said the current project was phase one. He said phase two will include an enclosed pool.

**c. To consider Lewis Bailey's request for final plat approval of a 4-lot subdivision, with lots 2 and 3 being flag lots, known as Loader Lane, located at approximately 850 East 900 South, in the R1-9 (Single Family Residential; 9,000 sq. ft. lot area) zone. (SCRATCH GRAVEL NEIGHBORHOOD)**

Director Young remarked that this plat was already approved awhile back, but the plat was not recorded. He said with time running out, the applicant had to start at the beginning again in getting another approval. There were no major changes to the plat, he said.

**d. To consider Michael Bennett's request for final plat approval of a 2-lot flag lot subdivision known as Simmonds, Plat "C," located at approximately 1570 North 600 West, in the R1-8 (Single Family Residential, 8,000 sq. ft. lot area) zone. (NORTH FIELDS NEIGHBORHOOD)**

Director Young explained that this was not a simple situation. He said the development plat creates a flag lot, and in the vicinity around the proposed lot, there are some problems. The Planning Commission approved the plat, with a flag lot.

**e. Public Hearing to consider PG Villas LLC's request to amend Plat "D," The Villas at Maplewood Grove condominium plat, to add 50 sq. ft. of space to the building footprint, property located at approx. 750 West 220 South, in the Grove (Grove Mixed Use Subdistrict) zone. (SAM WHITE'S LANE NEIGHBORHOOD)**

Director Young said that Plat D was the final phase of the Villas at Maplewood Grove development. He explained that there was a "pop out" on one corner of the buildings that was actually a minor adjustment. He said this would not affect the overall layout plan, and that the pop out was actually an adjustment to a building arch and floor space, only.

**f. Public Hearing to consider an Ordinance regarding LeGrand Woolstenhulme's request to amend Section 10-11D-16, "Multiple-Family Residential Development Requirements," of the Pleasant Grove City Municipal Code, for an exception to allow multiple-family residential where commercial already exists adjacent to the project area. (STRING TOWN NEIGHBORHOOD)**

Director Young explained that this proposal had been submitted due to recent discussions between the applicant and staff regarding the requirement to have a certain percentage of commercial development associated with any multi-family development proposals in the CS-2 Zone. The

applicant is planning a multi-family residential development on property over by the Smith's Food store; however, there is already a fair amount of commercial that exists, and the applicant is finding that having to meet the current requirements to involve existing commercial businesses, with their future residential plans, is a difficult and unreasonable task. The City has spoken with another party interested in doing the same type of development in the same area, and found the same reaction.

**g. Public Hearing to consider an Ordinance regarding Joe Spencer's request to rezone a 1.7841 acre tract of land from RM-7 (Residential Multiple) zone and R1-7 (Single Family Residential, 7,000 sq. ft. lot area) zone to CBD (Commercial Business District) zone for property located at approx. 100 North to approx. 50 North and Main Street to approx. 50 East. (OLD FORT NEIGHBORHOOD)**

This item, Director Young explained, has been a proposal in the works for some time. He said that the Council and the Planning Commission was aware that it would eventually come before them. The Downtown Advisory Board said that this rezone request was in line with the Downtown 2020 plan. He said it is just a zoning request, and not specific to any development.

Council Member Jensen asked why other areas around Mr. Spencer's property were not also involved in the request for a rezone. Director Young said that the other property owners had not requested the zone change for their property. He also added that the noticing for the May 6, 2008 City Council meeting only included Mr. Spencer's 1.77 acres. Attorney Petersen agreed. She explained that there could not be a change for the upcoming Council meeting where this item would be discussed.

**h. Public Hearing to consider an Ordinance amending the C-G/General Commercial zone, Section 10-11F-2, Subsections D and F, of the Pleasant Grove Municipal Code, to re-classify certain permitted Professional Services as Conditional Uses. (CITY WIDE IMPACT)**

This proposed ordinance amendment would specify which specific professional uses are permitted as conditional uses.

**i. To consider approval of application submittal for the Utah County Commission 2008 Municipal Recreation Grant Project (to be used for Veterans Memorial Park Playground equipment).**

Administrator Mills said this is grant money from the restaurant tax that the County requires that the cities apply for and receive each year. He said it has to be approved at the Council level.

**j. To consider awarding bid for the 700 South Sewer Improvements Project (2008).**

Director Walker said the bid opening for this project will be on the upcoming Friday, May 2, 2008.

**6. Mayor, City Council and Staff business**

- NAB Chair Libby Flegal said she would be out of town the following week, so the NAB board meeting would be cancelled.
- Director Young came forward and explained that he would like to have the Council give their reaction to a possible change that Trophy Homes developer Bill Peperone had recently

presented regarding the Mayfield development. Director Young explained that the original plat approved on February 6, 2007, and it included a church site. In September 2007, the plat was amended because the LDS Church decided not to build a church on the site, so two office buildings were approved for that site. The proposed amendment that Trophy Homes is now proposing would be for there to be three residential buildings to replace a commercial building that was approved. He noted that even though Mr. Peperone was requesting this change, the development would still be well within the required amount of commercial space.

Council Member Jensen asked why Mr. Peperone was requesting more residential. Mr. Peperone answered that with the current market, residential is a much better market than commercial development. Council Member Call agreed that condos are currently selling quite well; but commercial properties are not selling.

Mayor Daniels said he noticed that in the current drawings, the residential and commercial parking looks like it is shared. Mr. Peperone explained that the parking is contiguous, and only some will be shared.

Council Member Atwood remarked that the Council wanted to originally have a 50-50 split on commercial and residential. He said he realized that this split had been changed, but he said he wants to make sure that such developments as Mayfield has sufficient commercial.

Council Member Call said he could see that Mr. Peperone was feeling frustration. He said that Mr. Peperone tried to get the church as part of the development, but his efforts didn't work out.

Administrator Mills then commented that he had a separate concern regarding the Mayfield development. He said he wanted Mr. Peperone to know that City Hall was receiving phone calls from residents in that area, including the Belle Monet development, regarding torn up streets, as well as mud and dirt, in the surrounding streets. He told Mr. Peperone that despite numerous phone calls into the Trophy Homes offices, there has been no response back to the City. Mr. Peperone said he hadn't been made aware of the complaints. Mayor Daniels said it sounded like the City and the developer needed to come together and have a discussion.

At this point, Attorney Petersen said that it must be understood that a discussion regarding the proposed plat amendment and the road situation should not be mixed. She explained that the approval or disapproval of the plat amendment, when it formally comes before the Council, should not be mixed with the discussion on the clean-up of the road that Administrator Mills had brought up. She said they were two different and distinct issues.

Mayor Daniels asked that the parties involved get together and work out the road issue.

- Director Giles said that the previous weekend had been very busy with the Leisure Services Department. He noted that all 7 performances had been sold out with the production of, "The Wizard of Oz." Additionally, there was a large turnout for the first day of baseball at Manila Park. The City had seen another larger group helping with the Arbor Day planting of 20 new trees at Mahogany Park. Last year was Pleasant Grove's 12<sup>th</sup> year as a "City of Trees." He said the City is now working on their thirteenth year as a City of Trees. Boy Scout Spencer Harbold had organized the tree planting as part of his Eagle Scout

requirements.

- Chief Paul reminded everyone of the obstacle course on the upcoming Friday, May 2, 2008 from 7 to 9 a.m. in the Downtown Park. He said a breakfast would then be served at the Fire Station at 9 a.m. Mayor Daniels asked how morale was in the department, and if anyone was leaving. Chief Paul said that the administrative assistant was leaving.
- Engineer Lewis said he had attended a meeting of a UDOT subcommittee. He noted that the widening of 100 East in Pleasant Grove was discussed. Using the existing right-of-way, he said there would be a need to forbid parking on one side of the road in order to make a middle turn lane. The stipulation that UDOT puts on the approval of a turn lane is either; (1.) that 50% of the residents agree to no parking or; (2.) that the City Council would hold a public hearing and then decide that a certain portion of the road to not have any on-street parking.

Attorney Petersen said that this could negatively impact the property owners in that they could not park in front of their homes; so it is necessary to have the opportunity to take public input.

Engineer Lewis then explained that due to the fact 100 East has become a major arterial for the area, it cannot also be a residential street with parking. He said that if someone makes a left-hand turn on 100 East, it stops the flow of traffic until the turn can be made. The logical place to create the turn lane would be from Center St. to 500 North, he said. Mayor Daniels said it sounded like Engineer Lewis should start the proceedings to have a public hearing about the on-street parking in that area.

- Director Clay reminded the Council that on Saturday, May 10, 2008 at 9 a.m. (in the Council Chambers) there would be the budget meeting. He said it would last about 5 to 6 hours.
- Administrator Mills gave an update on the renovation of the old railroad bridge on State St. He said that UDOT would be doing the work on 200 South, and along Main to State St. (U.S. 89). He noted that it looks like they will begin work sometime in September of this year. Administrator Mills and Director Giles are working with UDOT to make sure they receive adequate funding to rework the ball fields by Wil's Park.

Regarding 2000 West, Administrator Mills said that the county is continuing to work with the property owners. He said that there were a couple of issues left, and when Engineer Lewis approved one of the issues, it brought negotiations down to only one issue left. Since Horrocks Engineering had already been working on the project, they will continue to work with the county. He said that the 2000 West Project, if all goes as planned, should be completed by October or November of this year.

Mr. Garland Mayne, the long-time manager of the Timpanogos Special Service District, will be having a retirement open house on Thursday, May 8, 2008 at that facility. Administrator Mills invited everyone to the open house to wish Mr. Mayne well.

With an ongoing need for another secondary tank, Administrator Mills indicated that negotiations were continuing with property owners. He said that he had met with the real estate appraisers regarding certain pieces of property. The next step would be to meet with

those property owners so that the figures could be discussed.

He next reminded everyone that Mr. Ken Walker from the streets department would be having a retirement open house on Wednesday, April 30, 2008 at the public works building.

Around the first of this year, Administrator Mills said that members of Pemberly and other developments came in to the Council to ask that they not be charged a past water bill. He said that Mr. Scott Wells, with the City water department, had done a great job in working on the problem. He said he had gotten to the bottom of what had happened with the lack of billing over several years, and then worked with Director Walker in mitigating the problem with the homeowners. Administrator Mills explained that the whole situation had been a learning experience for the City.

- Council Member Jensen then reported to the Council that the new clubhouse at the Fox Hollow Golf Course was coming along very nicely. He noted that a contractor had asked if he could place pavers along the front as a showcase for potential customers. He said the area that the contractor had placed the pavers had turned out beautifully. Mr. Paul Giles had been trimming the trees around the course. Council Member Jensen also said that the insurance had covered all but \$2,000 on the loss to Mr. Richards on the break in at the temporary trailer.

He next said that the course had received \$50,000 from Lehi and American Fork cities for operating expenses. Director Clay said that Pleasant Grove had not yet contributed the \$50,000 requested because he didn't feel that adequate documentation had been given to him as to the distribution of funds with the course. Mayor Daniels said that he agreed that there needed to be proper documentation as to the expenses, etc, of the course given to Pleasant Grove.

Regarding the issues with the racetrack at the northern portion of the course, Council Member Jensen said that the prior problems with the course appeared to be 90-% resolved. He said it looked like the horse, track and stables appeared to be leaving. With this, he said they plan to reconfigure the area, including parking behind the clubhouse.

He next said he had a conversation with an official with Wells Fargo Bank. He said that the official indicated that the bank in Pleasant Grove (on Main St.) will be closing. In the bank, there is a mural that the official suggested that perhaps could be donated to the City due to its historic value.

- Council Member Call said he would be out of town the entire next week.
- Mayor Daniels said that he, Director Clay and Administrator Mills would be flying out the next evening for San Francisco. He said the trip would again be for bond ratings. They will be back on Sunday night.

The Mayor reported that he had received some letters of concern regarding a possible transfer station in the industrial area on 700 South. Administrator Mills then commented that he had just met with representative from the company that had originally said they would put a transfer station in that area. He said they now had decided that they would just be using the office space and maintenance area. Also, they wanted to use some of the space to store some of their trucks at night. He said their intent is to withdraw their request for a transfer

station at this time.

- Attorney Petersen said that she had spoken with Attorney Ed White in reference to the Supreme Court case regarding the Ten Commandments monument. She said that he indicated that he has been contacted by numerous cities throughout the United States that want to lend their support to Pleasant Grove's case. These cities include New York City and Washington D.C.

Mayor Daniels asked if there was any other business. There was none. He then asked for a motion to adjourn.

## **7. Adjourn**

**ACTION:** At 8:55 p.m, Council Member Wilson moved to adjourn the meeting. Council Member Atwood seconded and the motion passed unanimously with Council Members Wilson, Atwood, Jensen and Call voting "Aye."

This certifies that the Work Session Minutes For April 29, 2008 are a true, full and correct copy as approved by the City Council on May 6, 2008.

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Mary Burgin, Deputy Recorder