

**Pleasant Grove City Council Work Session Minutes  
February 13, 2007  
7:00 p.m.**

PRESENT:

Mayor:

Michael Daniels

City Council Members:

Darold McDade

Cindy Boyd

Lee G. Jensen

Bruce Call

Mark Atwood

City Recorder,

Amanda R. Fraughton

Deputy Recorder:

Mary Burgin

Others:

Frank Mills, City Administrator

Gary Clay, Finance Director

Tina Petersen, City Attorney

Ken Young, Supervisor of Community Development

Deon Giles, Leisure Services Director

Lynn Walker, Public Works Director

Karen Bezzant, City Treasurer

Richard Bradford, Economic Development Director

Karen Bezzant, City Treasurer

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

Mayor Daniels welcomed everyone to the meeting.

**1. Opening Remarks**

The Opening Remarks were given by Council Member Boyd.

**2. Public Hearing regarding Stanley B. Smith's request, on behalf of several landowners, to disconnect from Pleasant Grove City. Said property is located north of 1-15 and approx. 1100 East, Pleasant Grove City. At the Public Hearing, any person may speak and submit documents regarding the disconnection proposal.**

Mayor Daniels read this item. The Mayor then corrected the address by saying that 1100 East was the American Fork address; and that 2000 West is the Pleasant Grove address. He then explained that this was a Public Hearing and there was a sheet that was going around for those that wanted to come forward and speak to sign. He then explained that the first speaker would be a representative from the Smith disconnection group.

Mr. Robert Smith then came forward and identified himself. He said he had been asked to speak in behalf of the Smith disconnection applicant's group. Mr. Smith then recited

two quotes from speeches given by President Abraham Lincoln. The first quote was from August 21, 1858 in Illinois during the Lincoln-Douglas debates. It started, "In this and like communities, public sentiment is everything." In the second quote, this speech was given on December 10, 1856 where Mr. Lincoln was honored at a celebration banquet. This quote started, "Our government rests in public opinion."

Next, Mr. Smith noted that his great grandfather, Oliver Smith bought the property in 1860. Oliver was included in the 1870 census of the area. He also said that in a journal of that time, a relative noted that he was going to visit Oliver "in American Fork." He also said that the birth and death certificated for the Smith family have generally been attributed to American Fork. Additionally, the Smith children have all attended American Fork schools over the years. "American Fork has been our hometown for 140 years," he said.

He then went on to say that 13 years ago, a Pleasant Grove City official contacted Mrs. Norma Smith, the mother of the Smith disconnect petitioners, asking if the Smiths would annex into Pleasant Grove City so the area could be developed. He said she agreed to the annexation. He also said that by annexing the property, the family felt the City took it upon itself certain responsibilities which included; 1. To provide planning and create ordinances and zoning to encourage development; 2. Install the infrastructure necessary to promote development; of which 2000 West is an integral part; 3. Treat all landowners fairly and lawfully in all dealings.

Mr. Smith indicated that the family does not feel the City has lived up to what they felt was its obligations. He said, "Now, 13 years later, 2000 West has not been built. No city-provided utilities are available. No plans are in place for development. Pleasant Grove City has failed to follow the basic recommendations of the R/UDAT study, which states on page 9 that 'the city must create a master plan for the entire (Gateway) district that defines public and civic needs and the uses that must be included, such as streets, drains, wetlands, parks, schools and churches.'" Mr. Smith went on to say that his group felt that, "developments have been allowed to go forward without paying their fair share of infrastructure costs. Pleasant Grove has simply not shown that it is able to reasonably oversee and regulate the Gateway area. We feel American Fork will provide a better opportunity for us to develop our property."

He claimed that on the advice of Mr. Robert J. Moore, Deputy Utah County Attorney, part of the Sager and Baker parcels, if included in the disconnection, would prevent concerns about peninsulas. He also said that boundary adjustments could be made, "once the disconnection was complete."

"If the community is to have roads, parks, etc, someone has to pay for them," Mr. Smith noted. He added that these costs should be paid by all developers. He also said that they felt that Pleasant Grove City was putting costs on petitioning landholders, not the developers. He said this was unfair to those that develop last.

Next, Mr. Smith indicated that "bad planning and poor decisions on 2000 West will burden the county as well as local and state governments with an extra cost. He said the position of the petitioning landowners is "exhausted." "The City will not negotiate in good faith; and will not comply with existing law." The offer the City has made to the petitioning landowners of \$87,000 an acre is "considerably below fair market value." This is not a cash offer—it is an impact fee waiver, only to be used when 2000 West is developed." He went on to explain that their perception is that if the Smith family doesn't comply with this offer, they will have to pay the cost of constructing the road. He said this adds up to \$3 million on one landowner, alone. He also said that in consulting with certain land experts, the terms (of the offer) are in violation of the law.

In closing, Mr. Smith told the Mayor and Council that, "if the City Council opposes the disconnection, we have no choice but to go to the court system." Mr. Smith then said that the family's attorney have asked that no further information be given at this time.

The next speaker was Mr. Dennis Baker. Mr. Baker said his address is 250 S. Beechwood, Ste. 120, in Boise, Idaho. He noted his association with the City has been for approximately the last 14 years. He said this includes the I-15 interchange project that was completed in 2002.

In several conversations with the Smith family (Stan Smith in particular), he said he has not agreed to his 7 acres being disconnected.

In 40 years as a commercial and residential developer, Mr. Baker said he has enough experience to see that Pleasant Grove City is going about things in a correct way. He said the City has been reorganizing their General Plan. Growth, he noted, is a difficult procedure to go through and property owners usually don't always understand the processes that are involved. For example, he said the City's offer of \$87,120 per acre that would be given to the property owners by way of vouchers (that could be turned in for future impact fees) is very fair. He also said that this would mean that the City would have to put in the roads and infrastructure, and he felt this was very acceptable. He said the vouchers were fully assignable to subsequent property owners, also. All the roads to be built would enhance the properties, he indicated. This would be profitable to the property owner by increasing their property values several fold, he said. Additionally, Mr. Baker explained that road costs are usually the responsibility of the landowner and not the City.

On taking the land by the process of eminent domain, he said that the property values would be calculated to the land as it is; not with the future improvements of a road and infrastructure. Again, he said that he was very pleased with the City's offer.

He said that he is also pleased with the businesses that the City has coming in that are developing in the Gateway area. These businesses, he noted, will increase property values and add to the sales tax base of the City and its residents.

Mr. Baker said that the Smiths have every right to petition to disconnect, but he again emphasized that he opposes his property being included.

Mr. Jim Tracy then came forward and said he was an attorney representing Trophy Homes. He said that in the State Code, a definition of a peninsula was, "Peninsula, when used to describe an unincorporated area, means an area surrounded on more than ½ of its boundary distance, but not completely, by incorporated territory and situated so that the length of a line drawn across the unincorporated area from an incorporated area to an incorporated area on the opposite side shall be less than 25% of the total aggregate boundaries of the unincorporated area." This was in section 10-1-102, subsection 6.

He went on to say that the burden of proof of the disconnection, by law, is on the petitioner. He said that Mr. Lincoln was a good man, and whether a law is considered good or bad, what the Smith disconnection was trying to do was illegal. He indicated that State law reads that, "the proposed disconnection will not (i) leave the municipality with an area within its boundaries for which the cost, requirements, or other burdens of providing municipal services would materially increase over previous years; (ii) make it economically or practically unfeasible for the municipality, or (iii) leave or create one or more islands or peninsulas of unincorporated territory..."

Mr. Tracy said that the Trophy Homes parcel, from incorporated to other unincorporated

territory, has a boundary of almost 17,000 linear feet. He then said Mr. Robert Smith had even stated that the disconnection area was a peninsula; and that any problem with this could be taken care of after the disconnection. Mr. Tracy stated that the peninsula cannot be created at all. He said that American Fork and Pleasant Grove must, by law, adjust their common boundary not through disconnection, but by boundary adjustments.

He then addressed the fact that the Smith family said they were looking for justice and equity by Pleasant Grove allowing them to disconnect. He asked where the justice and equity existed by the Smiths including Trophy Homes and Mr. Baker as well as other landowners in their disconnection without those landowner's permission. He said it seemed that the Smiths were trying to force these other landowners into a disconnection born of "their not being satisfied or happy with the City."

Next, Mr. Tracy said the law states that, "the county in which the area proposed for disconnection is located is capable, in a cost-effective manner and without materially increasing the county's costs of providing municipal services, of providing to the area the services that the municipality will no longer provide to the area due to the disconnection." He said there is currently no guarantee that American Fork will annex the proposed disconnected area in. The futility to Trophy Homes, he noted, would be that in the area they own, if disconnected, would suddenly be unincorporated. He said Trophy Homes' property was recently annexed into Pleasant Grove. He said they wanted to be part of Pleasant Grove. He added that Trophy Homes did not want to be part of the Smith's "Ping-Pong match for the next 10 to 15 years." He went on to say that going through the court system would not be a good use of money for the landowners or the City. Also, he said that the Smith's threatened litigation to support what he said is illegal will only serve to make Trophy Homes more strongly urge the Council to deny the proposed disconnection.

Mr. Robert Moore, Deputy Utah County Attorney at 100 East Center St., Ste. 2400 in Provo, Utah, next addressed the Mayor and Council. Mr. Moore said in behalf of Utah County and the Utah County Commission, he wanted to report that he had not advised the Smiths as to what to include or exclude in the disconnection petition. Upon receiving the second petition from the Smiths, he said Pleasant Grove had annexed the Sager and Matt Smith parcels. He said Utah County objected to the second petition, saying that if the Smith disconnection was granted and they left Pleasant Grove, an island would be created in an unincorporated area. He said he apologizes if there was a miscommunication, but he did not intend in any way to tell them how to proceed with their disconnection.

In a letter from the County Commission to Pleasant Grove City, Mr. Moore noted that Utah County formally opposes the Smith disconnection due to; 1. The Smith Disconnection would leave or create one or more islands or peninsulas of unincorporated territory; 2. Utah County is not capable, in a cost-effective manner and without materially increasing the county's costs of providing municipal services, of providing to the area the services that the municipality will no longer provide to the area due to the disconnection; 3. The Smith Disconnection is not within American Fork's expansion area. He said that it is not appropriate to even talk about the proposed disconnection. He said that by state law, American Fork cannot annex property unless it is within its designated expansion area.

Next, Mr. Moore explained that another very important issue would be that if the land was disconnected, the county would immediately zone it as a CE-1 zone, which would be a minimum of 50 acres per lot. He also said that for some reason, when Pleasant Grove recently annexed the Sager and Matt Smith area, that 860 West road had not been annexed. He went on to say this is a problem with the road not being annexed because if the road isn't in American Fork, the disconnect land is really contiguous to American

Fork and would therefore again not meet the requirements. He asked that the city please annex the roads as well as the property in future annexations. He said that way, the county doesn't have to come out and take care of those roads.

Mr. Bill Peperone at 758 S. 400 E. in Orem next addressed the Mayor and Council. He said he is the president of Trophy Homes Land Development. He noted that he wanted to go on record as opposing the disconnection.

In a brief history, he noted that the application to annex started last summer. Initially, American Fork City protested. He said American Fork thought they were annexing into Pleasant Grove to obtain more density in the development. However, it was explained to American Fork that the reason they were going to Pleasant Grove was because American Fork required a minimum of 100 acres to develop. He said Trophy Homes would only have 42 acres to develop. He said they simply couldn't develop in American Fork.

He next observed that in Mr. Robert Smith's statement that the Vintaro development in American Fork would be a more "harmonious community," Mr. Peperone said this was a really fascinating statement to him. He said as a former city planner, he found the fact that in meetings he had with the Vintaro staff and owners (a total of three separate times), he could not ever get them to answer his questions concerning the cost of the property they would be offering to Trophy Homes if they came into the Vintaro development. He said he concluded they were not anxious to develop, as they have been sitting on their property for several years. However, after eight months, the Trophy Homes Mayfield development (in that area) was now ready to turn ground over.

Next, Mr. Peperone addressed Mr. Smith's statement about the R/UDAT. He said that the planned Mayfield development is not piece meal—and not a single-use community. He said it includes commercial, a school, church and residential areas. It also includes trails, a park, tot lots, etc. He noted that the Mayfield development is not sprawl, but instead a "big step toward harmonious design and development."

He said he is sorry that the Smith family feels aggrieved by Pleasant Grove City. However, he said he is opposed to Trophy Homes' property being part of the proposed disconnection.

Mayor Daniels then called Mr. Stan Smith to the podium. Mr. Smith had signed up to speak. However, when his name was called, he said he would "pass" on speaking.

Mr. Kevin Long identified himself as the representative for Liahona Academy. He said that three acres had been donated to the academy. The final plat was just approved for the academy, and he noted that the light was finally coming through the end of a long tunnel of multiple actions to get them where they finally were—ready to start building the school. He said if they were suddenly made part of a disconnection from Pleasant Grove, it would be like having a train "coming at them through the tunnel!"

Mayor Daniels asked if there were anyone else wanted to come forward. No one came forward to speak. He then closed the public hearing. He said that the city staff had worked for quite awhile in preparing information regarding the proposed disconnection.

Supervisor Young then came forward and explained that he didn't want to repeat some of the facts that had already been stated. He did say, however, that one of the main points is that the proposed disconnection does not fall in line with American Fork's annexation plan. He went on to say that 35% of the properties that the Smiths included in the proposed disconnection were formally protesting.

He next explained that Pleasant Grove's Utility Engineer, John Schiess and American Fork's Engineer, Howard Denning, have been preparing a map that shows where the utilities can best be provided by which city along their bordering areas. He said this map will soon be agreed to by both cities. He said that taking all of the politics out of the discussion, the engineers have determined that all of the utilities, including water, sewer, etc, would best be provided by Pleasant Grove City for the 2000 West area.

Attorney Petersen then came forward. She addressed the Mayor and Council and told them that Engineer Schiess had prepared a letter giving a description of the utilities located at or near the proposed disconnect and the relative ability of Pleasant Grove and American Fork City to provide utility service to the area. The proposed disconnect covers an area between State Street and Sam White's Lane on the western boundary of Pleasant Grove and consists of approximately 125 acres.

She said that Engineer Schiess explained that Pleasant Grove City currently has water service in Sam White's Lane (to the current City boundary), within Bell Monet condominium project (stubbed to the property lines), and north of State Street at 2000 West. Of the approximately 55 parcels in the disconnect, 17 of them currently have Pleasant Grove water service or have access to it along a boundary. Approximately 33% of the land area has immediate access to Pleasant Grove water lines. The second phase of the 2000 West Roadway Project is scheduled to be complete in the spring of 2007, and this will extend Pleasant Grove water service to another 12 parcels for a total of 41 % of the land area. The last phase of the 2000 West project will bring water service to almost 100% of the land in question.

In contrast, American Fork City has a water line in 2000 West at State Street adjacent to 7 of the parcels (3% of the area) and actually serves one user with water. This service is governed by an agreement between the two cities which will expire as soon as Pleasant Grove City or Utah County public right-of-way.

She then explained the engineers noted that Pleasant Grove City currently has sewer service in Sam white Lane (to the current City boundary) and within the Belle Monet condominium project (stubbed to the boundaries). The Timpanogos Special Service District is constructing a trunk sewer with right-of-way provided by Pleasant Grove, south of State Street and is metered as it leaves the Pleasant Grove City boundary. It is sized such that it can service other areas besides Pleasant Grove, but all others would have to construct metering stations where they entered the trunk line. Of the approximately 55 parcels in the disconnect area, 15 of them currently have Pleasant Grove sewer service or have access to it along a boundary. Approximately 15% of the land area has immediate access to Pleasant Grove sewer lines.

In contrast, she said that American Fork City has a sewer line in 2000 West at State Street adjacent to 7 of the parcels (3% of the area) and actually serves one user. The only American fork sewer lines in the area are located in land owned by Pleasant Grove City or in Utah County public right-of-way.

Addressing the storm drainage, Attorney Petersen said that 80% of the proposed disconnect area currently enters a Pleasant Grove storm drain utility. The outlet capacity for this system is very limited and Pleasant Grove has implemented tight design standards to control discharge from the area. Without the implementation of these standards, flooding would result at the storm drain outlet under I-15. The other 20% of the area flows to an irrigation ditch on the western boundary, which enters into the American Fork storm drain system. The two Cities are currently working on a boundary agreement that would address, among other things, the shared responsibility each would have in this ditch.

American Fork City does not have any storm drain facilities that could serve all of the proposed disconnect area. It would be very difficult for them to provide storm drain service without utilizing the existing Pleasant Grove system and meeting its strict limitations.

Attorney Petersen said that the preceding attorneys had already pointed out the critical points of the legal aspects of the disconnection. She said that the burden of proof was on the petitioners to show the Council that they met the requirements of a disconnection. She went on to say that as stated by both Utah County Attorney Rob Moore and Jim Tracy, the attorney for Trophy Homes, the disconnection petition was not viable at this time and had fatal flaws. She stated that it would create an island, which is a fatal flaw, according to the statute; as well as the issue of the 860 East roadway not being annexed into either American Fork or Pleasant Grove is a problem. She also noted that the fact that the County cannot and does not want to provide utility services to the properties is another fatal flaw. Finally, she said the area does not even lie within the American Fork Annexation Declaration Policy Plan and could not even be considered for annexation to American Fork at this time. She also stated that Mr. Tracy was correct when he told the Council that the disconnection petition had to stand on its own; even though the petitioners have indicated that they intend to request annexation into American Fork. She said that issue is separate and apart from the requirements of obtaining a disconnection.

She further stated that the State Code did not set out a criteria for the Council to review when making their decision. However, it does set forth the criteria that a judge would look at it if a denial was appealed to the District Court. She stated that the criteria could be found in Section 10-2-502.7. The first criteria is that the petitioners must prove by a preponderance of the evidence that the disconnection is viable. Mr. Moore from Utah County had carefully documented the reasons the County Commission was opposing the disconnection. Their protest reasons show that the disconnection is not viable. Simply stated, she said the county did not have the infrastructure or monies to service the Smith area and the area they want to disconnect would create an island.

Supervisor Young indicated at this point that the City had been working for three years to make 2000 West a reality by working with the landowners. He said that if the Smith disconnection went through in the middle of the 2000 West project, it would have an overall negative effect on Pleasant Grove City as well as the surrounding communities and the region.

Attorney Petersen continue by stating that the utility service report from John Schiess showed that American Fork could not economically and feasibly provide the necessary services to the requested disconnect area. Also, the disconnection, according to Mr. Moore, would not meet the zoning requirements of the County. Further, taking into consideration the protests of the property owners who are not members of the Smith family and their protest, justice and equity does not weigh in the petitioner's favor. She then said that in weighing all of the evidence that had been given, the petitioners had not met the burden of proof that is required. She state that the petition is fatally flawed.

Mayor Daniels then asked the time period that was needed now to address the petition requests. Attorney Petersen said that the decision needed to be made within 45 days from this meeting. She said the item would have to be put on an upcoming Council agenda; as well as needing to be appropriately noticed for the public. She said if the Council approved the request or denied the request; it would need to be done by ordinance.

Council Member Atwood asked how American Fork City would be involved. Attorney Petersen said they would not be able to be a part of American Fork until, and if, they

were able to disconnect from Pleasant Grove. She said they would then become part of the county, first.

Mayor Daniels asked if American Fork could amend their annexation plan. Attorney Petersen said they could amend their annexation plan. However, the disconnection would have to be complete.

Council Member Jensen asked if the Mayfield project would have to stop building until the 45 day period was over. Attorney Petersen said that was an interesting question. She said that there was nothing in the statute that said that the project couldn't proceed forward with their project, subject to Pleasant Grove's zoning and approval process. Mr. Tracy then said that he would like to say that the Mayfield project was not going to halt development. He said the project was still under the jurisdiction of Pleasant Grove City. Mr. Peperone agreed and said they were going forward with the project.

Mayor Daniels said that the Council has now heard from the property owners. He said that testimony came from not only those that were for the disconnection, but also from those that were protesting the petition. He asked if the decision could be made this evening. Attorney Petersen said that a decision could be made at the Public Hearing, but staff had not anticipated that, so the ordinances were not prepared.

Council Members Call and Atwood said they felt that with all of the evidence the decision would not be difficult to make. Council Member Atwood said the main evidence he had heard that made particular sense to him was from Engineer Schiess regarding the utilities in that area. He also said the information from the County Attorney was very important.

Council Member Jensen said that he understood that the petitioners felt the disconnection was fair. However, he said that the Council needed to make the decision based not on emotion but facts. He said the petitioners did not have specific enough information regarding law and procedure to sway him to approve the disconnection.

Council Member Boyd said she was still thinking about comments she wanted to make. She told the Smith family that she would be sad if Pleasant Grove City lost them to American Fork. She also said the City has been working to get 2000 West through. She said she had come to the meeting with an open mind, and was still mulling it over more, since hearing those that had spoken.

Mayor Daniels then said that he had observed that the Smiths had not really addressed the law in their presentation. Attorney Petersen said that was correct. She added that the petition did not address the legal aspects, either. Mayor Daniels asked who had prepared the petition. Attorney Petersen said Mr. Quesenberry, the Smith's attorney, had prepared the petition. Mayor Daniels asked Mr. Stan Smith if this was his petition. Mr. Smith said that the first petition was from him. He said the second petition was from the group. Mr. Smith said he wanted the Council to make a decision tonight. Others in the Smith group said that as long as they knew where the Council stood with the petition, they could, "move forward and take further action."

Mayor Daniels then directed staff to post the notice and to prepare the ordinances needed. Attorney Petersen said she would prepare the ordinances.

### **3. Discussion of items for the upcoming February 20, 2007 City Council meeting**

#### **a. To crown the new Miss Pleasant Grove. (Ashlyn McCurdy)**

Administrator Mills said the current Miss Pleasant Grove was getting married, so the first attendant, Ashlyn McCurdy would take her place as the queen.

- b. **Public Hearing to consider an Ordinance regarding Bobby Seegmiller's request to rezone a 12.2 acre tract of land located at approximately 800 West 220 South from MD (Manufacturing District) zone to CS-2 (Commercial Sales -2) zone with the GW (Gateway Blues Subdistrict) zone as an alternate. SAM WHITE'S LANE NEIGHBORHOOD**

Mayor Daniels said this was the Westroc property. He said this property had been before the Council before, but with a different applicant.

- c. **To consider Christian Forsyth's request for final plat approval of a 2-lot subdivision known as Family Plaza North Subdivision, located at approximately 700 South 50 East, in the CS (Commercial Sales) zone. STRING TOWN NEIGHBORHOOD**

Mayor Daniels said this property was behind the new Family Dollar store.

- d. **To consider Seth Chappell and Kay Anderson's request for final plat approval of a 3-lot subdivision known as Chappell Subdivision, Plat "A," located at approx. 1090 West 1100 North, in the R1-10 (Single Family Residential, 10,000 sq. ft. lot area) zone. NORTH FIELDS NEIGHBORHOOD**

Mayor Daniels read this item. There was no comment.

- e. **Public Hearing to consider an Ordinance amending Section 10-18-2, "Parking Design Standards," of the Pleasant Grove City Municipal Code, to allow for tandem parking for multiple family units which have a minimum sized driveway in front of attached garages. CITY WIDE IMPACT**

Supervisor Young said that his department had performed an analysis of parking places in the multi-family housing areas. He said that even though it was against the city ordinance, people parked in the driveway of their garages. He said the ordinance would specify that the driveway area would have to be 18' long so the cars didn't hang over the curb or in the driveway area.

Council Member Atwood said that if the tandem parking was allowed, it would encourage people to use their garages as storage units instead of parking garages.

Council Member Boyd asked if more visitors parking were being addressed. Supervisor Young said that the current code specifies 2.5 parking places per unit.

(Please Note: Council Member McDade arrived at 8:35 p.m.)

Administrator Mills said that after this item was discussed in the Director's meeting earlier that day, he took a drive down to the Pemberley development. He said he found that the 18' rule would be good. He said there were cars hanging out in the road, etc.

**f. To consider awarding bid for the 1100 North Special Improvement District (SID) Project.**

Director Walker said another bid opening had again brought bids 27% higher than the engineer's estimate. He said they were considering breaking the 1100 North project into two projects.

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

- Supervisor Young said that at the February 22, 2007 Planning Commission meeting, there would be proposed amendments to the Gateway Zone. He said it was a 65 page document. He said once it passed the Planning Commission, it would come before the Council.

Mayor Daniels asked Supervisor Young about the development that was taking place off 300 East and 600 South. He said he was concerned about safety in that area. Supervisor Young said a cul-de-sac was being formed, with access only from the north end.

- Director Giles said he had attended a meeting with the Forest Service and found there were biological helps with noxious weeds. He also said that the draft was moving forward regarding the trail on the Murdock Canal. He noted that he had attended the meeting with the Utah Lake Board. In talking with the County Commissioners, he was recommending to the Council that Pleasant Grove join the Board next year. He said several issues affect Pleasant Grove even though the City doesn't touch the lake.
- Director Walker said that a model was being set up to train home owners and contractors in how to hook up the secondary system to their system. Mayor Daniels asked when the secondary water was to be turned on. Director Walker said May 15, 2007.
- Recorder Fraughton said she had received a disconnect petition from Mr. David Bragonje so he could go into Cedar Hills.

- Administrator Mills said that the Hatch home on 1100 North was purportedly having problems with cracks in the foundation since Mr. Hatch had passed away. He said engineers were checking the foundation and the city's insurance company was handling the claim.

He next said that Mr. Paul Hales lives in the old Neimer's home. He said Mr. Hales has a real estate business and was inquiring as to what the city was going to do with the old Beck home on 100 East. Administrator Mills said he explained that the land was not for sale. Mr. Hales said he would like to fix the home up and rent it out or use it for his business offices. He asked the Council if they would like to get involved with this kind of venture. The Council said no.

He next encouraged the Council to attend the upcoming Mountain View Corridor meeting. He said that he was getting concerned as to where the project was heading, and he felt the City needed to be represented. Council Members Call and Jensen volunteered to attend the meeting.

As to a legislative update, he said he appreciated the Council Members that had emailed the local legislators regarding bills that were of concern to the City. However, he said the sensitive lands issue, amongst others were looking as though they would pass both houses.

- Council Member Call said that the new sign was now on the front of the city building (city hall and the public safety building), and that there would soon be lights on that sign.
- Mayor Daniels noted that the Council needed to make sure they signed the Shumway plat before they left.

## **6. Adjourn.**

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

This certifies that the Work Session minutes of February 13, 2007 are true, full and correct copy as approved by The City Council on February 20, 2007.

Signed \_\_\_\_\_  
Mary Burgin, Deputy Recorder