

**Pleasant Grove City Council Work Session Minutes**  
**June 25, 2008**  
**7 p.m.**

**PRESENT:**

Mayor:

Michael W. Daniels

City Council Members:           **EXCUSED:**

Lee Jensen

Bruce Call

Cindy Boyd

Jeffrey D. Wilson

Mark K. Atwood

City Recorder:

Amanda R. Fraughton

Deputy Recorder:

Mary Burgin

Others:

Frank Mills, City Administrator

Tina Petersen, City Attorney

Deon Giles, Leisure Services Director

Lynn Walker, Public Works Director

Degan Lewis, City Engineer

Tom Paul, Police Chief

Marc Sanderson, Fire Chief

Degen Lewis, City Engineer

Ken Young, Comm. Dev. Director

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. Call to Order**

Mayor Daniels called roll for the Council and noted that Council Members Wilson, Atwood, Boyd and Jensen were present. He said Council Member Call was excused.

**2. Opening Remarks**

Opening Remarks were given by Council Member Wilson

Please Note: At this point, Mayor Daniels said that Mr. Zabriskie had wanted to briefly address the Council regarding an issue he had previously come before them about.

Mr. Gary Zabriskie, 1740 W. 740 S. in Pleasant Grove, told the Council that he had come before them in the open session during a January, 2008 Council meeting. He noted that it was concerning the water that continues to drain down his property. He said that there is a mandated requirement that all developers have to provide storm retention for a 100-year storm.

Mr. Zabriske said that he was concerned that he and his neighbor had been in negotiations with the City with regard to their property being used for a flood control basin. He said the City then told him they couldn't purchase the property. He was wondering what the plan was, as when there has been runoff from properties above him, it has pooled on his property.

He said he will be addressing the problem with the Planning Commission first. As far as he knew, the City really didn't have a plan in place for his area. He thought, however, that there had been discussion about a Master Storm Drain plan. He then thanked the Council and Mayor for their time. Additionally, Mr. Zabriske said he is concerned about the 2000 West road project and where the storm drain retention will be for that project.

Administrator Mills then responded. He explained that the City does have a plan in place in that property owners had to provide 100-year storm water retention on their property. This requirement was put into place with the recent passage of the Storm Drain Master Plan.

As far as drainage with the 2000 West road project, Administrator Mills said that that it is in the design state now with Engineer John Schiess. He said where the water was draining in the spring is not where it will ultimately drain to. He said that the run off is currently draining to Mr. Dennis Baker's property.

Mayor Daniels asked what water was currently flooding Mr. Zabriske's property. Administrator Mills said it was probably some flood irrigation taking place above his property. He said the new design for the storm water will include piping to the west of his property.

Council Member Boyd said that she remembered that back in August of 2007 there were discussions concerning the storm drain plan for that area. Attorney Petersen said the Master Storm Drain plan will deal with that area's needs.

Administrator Mills said that the Master Plan that Mr. Zabriske had alluded to took place over a year ago. More recently, there has been work on an addendum to the plan. He said John Schiess has been working with Planner Allen regarding that area.

Council Member Boyd asked if the addendum will come back to the Council for approval. Attorney Petersen said yes, it would.

Council Member Boyd then asked what can be done for the property owner in the meantime. Administrator Mills said that the ordinance states that property owners have to retain their 100-year storm drain runoff on their lot. He then said that was why the City wanted to purchase a large piece of property in that area—so that the runoff could go into a large storm basin in that area. He explained that the original plan was for a large detention basin in that area; but when that didn't work out, the individual property owners were now required to retain their own run off.

Attorney Petersen then further explained that as the individual property owners develop, they have to take care of their own storm water. She said there wasn't an alternative plan for the City right now. They are required to take care of their own.

Council Member Jensen asked what was being done with the large Hammon's development.

Administrator Mills said he is being required to retain his own 100-year storm run off on his property.

Council Member Boyd then said she wondered if at the Planning Commission on Thursday (June 26, 2008), if Mr. Zabriske would have to deal with retaining his run off—or be part of some kind of larger plan. Director Clay said it would be difficult to make a judgment on an issue like this for the future. Attorney Petersen added that if the land owners want to develop, they need to retain their own water run off. Or, if they want to participate with the City in some kind of cooperative effort

**3. Public Hearing to consider the adoption of a Resolution adjusting and amending the revenues and expenditures for Fiscal Year 2007/2008. The amended budget includes the Pleasant Grove Redevelopment Agency Budget.**

Director Clay came forward and indicated to the Mayor and Council that this item is pretty much standard operating procedure with most cities in that when the calendar year and fiscal year ends, there have been adjustments to the City's budget throughout the year that need to be addressed.

In the General Fund, he said there has been a \$5 million adjustment. A major revision has been \$670,000, due to sales tax coming into the City better than had been budgeted. He said that part of this is because the budgeting errs on the conservative side each year. Also, there was \$103,000 extra in the budget due to the sale of several police vehicles.

In other amendments to the budget, he said that \$4.5 million was added to the budget from the bond monies from the B & C fund. Additionally, Leisure Services was up \$137,000 in part time wages. He said the Parks Department was a big part of those wages. The decision to pay off the piece of property in the Manila area that now has the pond was a good decision, he noted.

\$1.2 million came from capital projects for the 2000 West project. He said the City will be reimbursed for those funds. He added that the RDA's increase the debt \$2 million. He added that this is not unusual for a City.

Council Member Jensen asked about a \$49,000 increase in the library fund. Director Giles explained that this was from the grant for the new Northern Utah County cooperative library that Pleasant Grove was now participating in. Also, Director Clay said all of the departments were impacted by the cost of family health insurance.

Mayor Daniels then opened the discussion to a public hearing. No one came forward. He then opened the hearing to the Council. There were no further comments. He then asked for a motion.

**ACTION:** Council Member Wilson moved to adopt Resolution No. 2008-014, adjusting and amending the revenues and expenditures for Fiscal Year 2007/2008. The amended budget includes the Pleasant Grove Redevelopment Agency Budget. Council Member Atwood seconded and the motion passed unanimously with Council Members Jensen, Boyd, Wilson and Atwood voting, "Aye."

**4. Department Report (Fire Department)**

Mayor Daniels thanked the room full of new firemen and their families for doing so well on their testing that they were now going to become full-time Firemen/EMT's.

Chief Sanderson then came forward. He said that this was a historical moment in the history of the Pleasant Grove Fire Department. He noted that up until this, most all of the firemen and EMT's with the department had been volunteers and part-timers. The Chief then showed an old picture to the Council. He explained that the picture hung in his office, and depicted firemen that served as volunteers almost one hundred years ago. He said he wondered, as he looked at their faces, what they were thinking about the future of the department and community. Now looking at the faces of the new full-time men, he said he wondered what they were also thinking. He asked that they be able to go out and have a picture taken for now and for the future, also.

The Chief next said he wanted to remind those present that the SAFER grant that had been received by the department would be helping to pay the full-time wages for the firemen/EMT's. He next named each of the firemen and their wives. They were as follows: Andrew Engman and wife Dana; Scott and Heather Ash; Eric and Jennifer Campbell; Steven and Heather Davis; Chase and Natalie Gusman; Jake Larsen; Samuel and Lindsay Levin; Brian and Jana Patton; Brian Rackman; and Justin and Ashley Whatcott. He said Stan Andreson was not in attendance.

##### **5. To discuss 800 North 100 East road connection.**

Administrator Mills next explained to the Mayor and Council that he had met with Mr. Bill West regarding the 800 North and 100 East connection issue. He said Mr. West asked to have this discussion with the Council in order to get a feel for their opinion as to the possible future of that area.

Mr. West then came forward and thanked the Mayor and Council for their time. He said at issue was a complicated matter that not only involved the City, but also UDOT, Alpine School District (ASD) and the Jr. High School principal and PTA.

He then asked the Council if they were all familiar with the proposed development and the 800 North connection. The Council said yes, that the issue had come before them at an earlier date. He said that he had started the approval process by planning a one-lane road on 800 North up to 100 East. He then said that other owners of property in that area, including Mr. Bill Timothy and Mr. Spencer Shumway, wanted to see the area developed into a residential tract. He then said that Mr. Shumway had been working with JUB Engineer Marty Beaumont, who had said that the extension of the 800 North road actually would be ok at 50 ft wide.

He said he then went to the Planning Commission, and a plan was approved, and he was ready to bring the planned road, etc, to the Council. He then met with the ASD and UDOT. He said Mr. David Holdaway (with the ASD) said that they would split the cost with him in aligning the road with the Jr. High driveways. He then explained the Principal and PTA at the Jr. High found out about the possibility of 800 North going through, and said they didn't want the road going through because of safety issues. The Principal was also concerned that there might be some changes to the newly completed reconfiguration of the Jr. High parking lot. He said the Principal was concerned about added costs to the school if there were any changes. When these concerns were expressed by

the Principal and the PTA, Mr. West said that UDOT basically also withdrew their support.

Mr. West then expressed his concern that if the Council did agree to listen to his plans, that a possible 300 people from the PTA could show up to a meeting to protest the possibility of the road going through.

Mayor Daniels asked if there had been any correspondence as to why the ASD and the PTA was so against the road going through. Engineer Lewis then told the Mayor he would go to his office to obtain a letter he had received from UDOT regarding the possible connection of 800 North.

Administrator Mills then addressed the Council. He said that Mr. Holdaway said the district is not opposed to a connection; he said that the connection, however, would need to align with the configuration at the Jr. High parking lot. He said that when the Principal found out that he had been “left out of the loop,” he called Administrator Mills and said he wanted him to know that he would oppose any moves to put 800 North through to 100 East. He also said the PTA would oppose the move.

Engineer Lewis then came back with the letter he had received from UDOT. He said the letter doesn't specifically oppose the developer putting the road through. He said the Principal said that most of his 1,300 students come and go along 100 East. The Principal also expressed concern that if 800 North went through, it would only add to the overwhelming congestion that now exists on 100 East. He said that the City would need to meet with UDOT officials before considering adding a connector.

Mayor Daniels asked if Mr. West had met with the Principal. Mr. West said, no, that he had only met with City officials as yet. He said he would be happy to take the next step.

Council Member Boyd asked if a cul-de-sac was still being considered. Mr. West explained that due to the way the church parking lot was designed, he would lose two lots if the road was moved to one side. Mr. West then showed a map he had drawn with his proposal for that area.

Engineer Lewis indicated that a cul-de-sac on that road would not meet the length requirement of the City code.

Mayor Daniels said that it seems to him that whether there is a cul-de sac or 800 North goes through, that there still will be kids crossing to the Jr. High from that area. Council Member Atwood agreed. He said people drop their kids off on the west side of 100 East in the church parking lot anyway, and the kids cross 100 East to the Jr. High during the school year. Mr. West then said that UDOT sounds like they won't approve if the district doesn't agree with the road going through.

Council Member Jensen then said that he is primarily concerned with the safety of the students. He said he would not like to see the City do anything that could perhaps put them in peril. He noted that he didn't remember hearing anything about 800 North going through to 100 East. He said that the issue could have been discussed prior to him coming onto the Council.

Council Member Atwood said that everyone drops their kids off at the Jr. High now. He said he doesn't see how the move could change the fact that the kids are already crossing 100 East.

Attorney Petersen then interjected the fact that the school's administrations have to develop a safe traffic and walking plan for each individual school. These reports are prepared and turned into Public Safety each year. She also said there are ways to mitigate dangers by routing traffic.

Mayor Daniels then asked if anyone from the City had met with the Principal. No one had recently met with them.

Engineer Lewis then said that he had not spoken with the Principal. He said, however, that he was in the process of receiving information regarding the alignment through a safety study being performed by UDOT. He said that he is to next meet with the Federal and State officials to discuss what they had come up with in regard to the alignment questions, etc, on that area of road. He indicated that he was waiting to get the information, then to set up a meeting with the Principal.

Mayor Daniels said he had observed that maybe the City had more to lose by not involving the Principal in the process. He suggested that it would probably be better to involve him in the process instead of just presenting facts and figures to him. He said it always seems to work better if both sides are working together for the common good. He recommended that a small, core group come together that would include the Principal.

At this point, Attorney Petersen said she wanted to remind everyone that when Mr. Timothy came before the Council and wanted to close the road off, the Council told him that the road was to remain on the Master Transportation Plan as a through road to 100 East.

(Please Note: At 8:02 p.m, Mayor Daniels excused Council Member Atwood to leave the meeting for a personal emergency.)

Mayor Daniels said that there was no binding decision being made at the current meeting. He said that suggestions from the Council as to how to proceed were being asked for by Mr. West. Council Member Jensen agreed. The Mayor also said that the City had a "built in expert" in Engineer Lewis, in that he had previously been with UDOT for years—and would be able to sit down at the table and have a discussion.

Mr. West thanked the Council for their time and input. He said they are ready to start development, but they want to move forward, "in a smart way." He added that he will keep in touch with the City staff.

Mayor Daniels then asked Engineer Lewis go ahead and contact the Principal, and have Administrator Mills and himself meet together and get to know the concerns of each party. He said that at that point, Mr. West could be invited into another discussion so that he could know how to move forward. He suggested that Engineer Lewis, "run point," on the discussions.

## **6. To discuss possible options for handling variances and appeals.**

Director Young reported that he was bringing up and reviewing the recent changes in LUDMA that have caused many cities in the state concern regarding the Boards of Adjustment (BOA) that serve their cities. He said the main concern that he has heard is that the BOA's are made up of lay

members that meet (at best) infrequently, and are required to stay up with current land use laws. His reason for putting this item on the agenda, he noted, was to get a feel for how the Council feels about perhaps making changes in regard to the BOA.

He then suggested to the Mayor and Council that perhaps the responsibilities that the BOA currently handles, which are both variances and appeals, might be reconfigured. He said that he has been in touch with other cities, and found that what Price City is doing might work well for Pleasant Grove. He said they have a variance committee, comprised of one elected official, the Community Development Director and the Public Works Director. He explained that these three people would have a greater knowledge of the current laws, etc, of the City than perhaps the current lay members of the BOA. This way, the actual membership would be more expert in what they are doing, he noted. Additionally, he suggested to the Council that having this kind of makeup with only 3 people on the board would help people to be able to meet sooner with them.

In regard to the City having somewhere where the citizens can go for appeals, he suggested the City hiring an Attorney that is familiar with land development issues to act as a judge in each case. He then told the Mayor and Council he is just looking at this issue in an efficiency sort of way. He said he left the political side to the Council.

Mayor Daniels then asked if the BOA's had been done away with by the State Legislature. Attorney Petersen said they have not, as yet, done away with them. Several years ago, when the LUDMA package went through the legislature, the cities wanted more flexibility due to concerns and problems with some of the municipalities. As yet, she said that most cities have been very slow to make changes—although the statute passed the legislature and became law four years ago. She said if the Council did want to set up an appeals committee as such, it could, making it another tool to be used by the City.

Mayor Daniels wondered if any cities were actually trying this kind of set up. Attorney Petersen said that there have not, as yet, been any court cases that have come out of any of the new variance or appeals boards.

Director Young then indicated that he had been trying to get more information from Ms. Meg Ryan with the Utah League of Cities and Towns (ULCT). He said he left her a message, and had not, as yet, heard back from her.

Council Member Boyd said to her knowledge, appeals are fairly rare. Mayor Daniels said that he couldn't remember one for a long time.

Council Member Boyd asked if Board of Adjustment meetings regarding variances require a public notice. Attorney Petersen said yes, they do. Council Member Boyd then commented that she wondered if the public would consider it fair when those that had perhaps turned them down with prior requests, would again be the ones to hear their variance cases.

Mayor Daniels agreed that this could be a problem. He said it probably would be good for the public to be able to get someone with a different view. However, the Mayor said that the BOA is bound by very restrictive statutes. If they want to appeal the decision, they have to take the case to the district court. Attorney Petersen verified those are the steps needed.

The Mayor then observed that on the one hand it might be helpful for residents to get a third party

independent view. On the other hand, he said that staying up with ordinances and state laws might be easier for the professionals to stay current on.

After further discussion, Administrator Mills then commented that he spent many long hours listening to the debates in the state legislature about this very issue. Council Member Boyd's very concern about there needing to be an independent panel making the decisions in these matters was of concern to several legislators. For instance, if a resident spoke with Director Walker in public works, and he said "no" to their request; they would again have to face him and his "no" vote on a variance committee.

He next said that there were several discussions by the legislators as to whether this practice would be a conflict of interest to hear a variance appeal while the City employee is in their official capacity. Administrator Mills said there were many issues brought up from the smaller cities that several people hadn't even thought about. He said he didn't really know whether it was best to dissolve the BOA; or to continue on as the City has in the past.

One way or another, Council Member Boyd said that the issue will become a political issue. She said that the perceived idea by the public could very easily come across that the Board of Adjustment is being done away with. Even though staff and the Council would be educated as to how the process would work, she said that sometimes that information doesn't always quite trickle down to the public.

Mayor Daniels asked if the issue has been discussed with the BOA. Director Walker said no, that it hasn't.

Council Member Jensen said he would like to get more information from Staff before he would make a decision.

Director Young responded that information is a little hard to get at the moment. He said that his research agrees with Administrator Mills' comments—that most communities in the state are still pretty hesitant to no longer have a BOA in their cities.

Mayor Daniels then told the group that he would like to meet with BOA members individually to discuss with them what they think about Director Young's proposal. He would suggest that he, Administrator Mills, Attorney Petersen and Director Young be eventually included in the meetings with the current members of the BOA. He went on to say that he would like to have them well apprised of the proposed idea before anything formal is done. Attorney Petersen said this was exactly why this discussion was taking place at this time. He asked Recorder Fraughton if she would please schedule the meetings.

The Mayor said that he would also like to get more information from staff and the Utah League of Cities and Towns regarding their research.

6. Discussion of items for the upcoming July 1, 2008 City Council meeting

- a. To consider the adoption of a Resolution amending the Pleasant Grove City's Construction Standard Specifications Manual; for the purpose of updating construction drawings and civil requirements for improvements, and to adopt new construction specifications for the City's new monument entry signs, and other minor updates, as requested by the City Engineer. (CITY WIDE IMPACT)

Mayor Daniels noted that in looking at the packets on line (in two parts, due to the size of the agenda), he wondered if some of the items in this agenda needed to be moved to another date. Director Young said that in talking to staff as to which ones could and should be pulled off the agenda, and it was decided that since the Downtown Advisory Board (DAB) has just barely gotten their changes, etc, on the mixed use overlay and the down town ordinance; that it would probably be best that those particular issues be given more time. He said they really couldn't be rushed through. He suggested those items be rescheduled for the July 15, 2008 Council meeting. He also said that the Planning Commission would be seeing these item the following evening, June 26, 2008. He said that the items could even be extended another three to four months out, if needed. Developers could now be held off until a decision was made as the issue was now considered pending legislation.

Director Young said that the items concerning the curb and gutter ordinance as well as the behavioral conditional use item could be delayed to another meeting, also.

- b. Public Hearing to consider Mel Wooden's request, for Commercial Site Plan approval to be called "Shadowood Grove;" for the purpose of constructing new office and retail space on property comprising 4.66-acres, on the southwest corner of 1300 West & P.G. Blvd, in the Grove Interchange Sub-district Zone. (SAM WHITE'S LANE NEIGHBORHOOD)

Director Young explained that this development is ready to go, and is a pretty basic plan.

- c. To consider DMB Management's request for final plat approval for the Central Bank Subdivision, located at approximately 801 South Pleasant Grove Blvd, in the Grove (The Grove Interchange Subdistrict) zone. (SAM WHITE'S LANE NEIGHBORHOOD)

Director Young said this was an overdue plat that was just submitted to staff, and just needed to be approved.

- d. Public Hearing to consider the request of John Q. Hammons Hotels, for Commercial Site Plan approval for the, "Embassy Suites Hotel and Convention Center;" comprising of 16.11-acres, located at approx. 1055 South Embassy

**Grove Parkway, in the Grove Interchange Sub-district Zone. (SAM WHITE'S LANE NEIGHBORHOOD)**

Director Young explained that the actual information needed to start the project has now been received at the Community Development department. The Mayor and Council said that was exciting news!

- e. **Public Hearing to consider a Resolution adopting the Pleasant Grove Downtown 2020 Action Plan, including goals for organization, design, economic development, and promotion. (OLD FORT, LITTLE DENMARK AND STRING TOWN NEIGHBORHOODS)**

Director Young explained that this was one of three items that involved the downtown area. He said there were very few issues that the Downtown Advisory Board had with the Downtown 2020 proposed plan.

- f. **Public Hearing to consider an Ordinance amending the Pleasant Grove City Code for TITLE 10 Chapter 11 known as the Central Business District (CBD) Zone. The purpose for the amendment is to change the zone title to the "Downtown Village Zone," and make various amendments to overall building height, setbacks, and uses allowed, and other zoning requirements. (OLD FORT, LITTLE DENMARK AND STRING TOWN NEIGHBORHOODS)**

Director Young said this item will be postponed to a later date.

- g. **Public Hearing to consider an Ordinance adopting Chapter 10-11G, "Downtown Mixed Use Overlay," to the Pleasant Grove City Code, for possible application on properties within the Central Business District Zone, providing zoning requirements for mixed commercial and residential developments. (OLD FORT, LITTLE DENMARK AND STRING TOWN NEIGHBORHOODS)**

Director Young noted this item will also be postponed to a later date.

- h. **Public Hearing to consider an Ordinance amending Section 10-15-41B & D, "Curb, Gutter and Sidewalk Improvements," of the Pleasant Grove City Municipal Code, regarding amending the required installation of the curb, gutter and sidewalk improvements. The purpose is to require installation of curb, gutter, and sidewalk improvements for a remodel valued at thirty thousand dollars (\$30,000) or more, and to allow installation to be delayed in residential zones through the issuance of a conditional use permit. (CITY WIDE IMPACT)**

Director Young said that this would be updating the remodeling limit from the current \$20,000 to \$30,000. He said this would make it much fairer, as a \$20,000 remodel is no longer much change in a structure, and probably doesn't warrant the homeowner to put in curb, gutter and sidewalk improvements.

At this point, Mayor Daniels suggested that there be some adjustments in the agenda for the upcoming Council meeting. He said that probably the items that will have the most amounts of people attending should be moved to the beginning of the agenda.

- i. **Public Hearing to consider an Ordinance amending Section 10-11C-2/item E, “Conditional Uses,” to adopt land use classification #6515/Behavior, drug, and alcohol treatment centers, as a conditional use in the C-S/Commercial Sales Zone, for the applicant Youth Alliance. (CITY WIDE IMPACT)**

Mayor Daniels said he understood this item was to be discussed the following evening at the Planning Commission meeting. Director Young then said it wasn't exactly the same thing in that the facility that was asking for the zone change with the Council was for full treatment for youth. He said the youth patients actually stay at the facility. With the item the Planning Commission was considering, Director Young said it was for a non-bed facility for counseling for youth.

- j. **To consider the adoption of a Resolution of the Governing Body of Pleasant Grove City authorizing the Mayor to sign a Development Agreement with Mike Pierce for property located at approximately 2100 North and 600 West, Pleasant Grove, Utah County, Utah.**

Attorney Petersen explained that the Council had met in executive session, etc, concerning the negotiations that had been going on with Mr. Mike Pierce concerning the development agreement terms.

- k. **To consider adoption of a Resolution ratifying and authorizing an increase in garbage collection rates.**

Director Clay explained that this item is part of the contract each year with Allied Waste, in that their rates go up, so that increase passes on to the residents.

- l. **To consider adoption of a Resolution approving the 2008/2009 Certified Tax Rate.**

Director Clay said the taxes in the City have gone down. He said this is a yearly housekeeping matter.

## **7. Mayor, City Council and Staff business**

- Engineer Lewis said that the Vineyard Connector is now under construction. He noted that Lindon and American Fork cities are not happy with the connector's route. It will not go through Pleasant Grove City limits. He also said the North Pointe transfer station will remain in its current location.
- Mayor Daniels told Chief Sanderson he did a good job on his presentation at the current meeting. He also said that it might be a good idea to present all new full-time employees

with the City to the Council. He said the departments could also have an orientation for them so they could be more familiar with the organization.

- Director Giles said he was very surprised with all of the people that came to the new Community Center after the parade and signed up with passes. Also, he reminded everyone that there would be a ribbon cutting on Tuesday, July 1, 2008 for the new Community Center.
- Council Member Boyd asked Director Giles if there had been anymore discussion on possible corporate passes for the new Community Center. She asked that he please look at it. Director Giles said that he did have one company approach him about it. Mayor Daniels said he would like to see residents be able to jump on board first, then the companies in the area could be approached. Director Giles agreed. He said he was going to wait for about six months to see the turnout, then review it with Manager Nielsen. Director Clay said it might be good to at least consider in the future to allow business owners the resident's fee to join the Center.

Council Member Jensen asked Director Giles about the attendance at Strawberry Days. Director Giles said the crowds had been good at every event. He also said that the turnout at the rodeo was great this year.

- Director Walker announced that the pond in the Manila area was filling. Both Mayor Daniels and Council Member Boyd expressed appreciation to Director Walker for how beautiful the pond was looking.
- Chief Paul indicated that the dispatchers had received 59 more calls this year ( with 7 less people) during Strawberry Days week. He said that a total of 12 people were arrested during that week last year, and 12 were arrested this year.
- Recorder Fraughton said that there would be a Council meeting next Tuesday, July 1, 2008; and there would also be another meeting with the Homeowner Associations (HOA) regarding the settlement of the water bill issues on Wednesday, July 2, 2008 at the Lion's Club.
- Attorney Petersen then said that she needed direction from the Council regarding the continuing boundary adjustment issue with Cedar Hills. She said that there are now four people that have said they positively do not want to go into Cedar Hills. She also noted that she thought that Cedar Hills had notified the people; but whether they had or hadn't been was still unclear.

She then said her question for the Council was whether or not they wanted the boundary adjustment on the agenda the way it was currently drafted; including those that don't want to be boundary adjusted. Or, should she wait and ask Cedar Hills to take these four people off the plat that they have submitted; then have the people protest to the county.

Council Member Boyd asked if the four families would have the percentage of ownership to kill the boundary adjustment. Attorney Petersen said she didn't know for sure, but Director

Clay was working on the figures.

Attorney Petersen explained that the four families that didn't want to go into Cedar Hills are all currently on septic tanks. She said the issue is on the July 8, 2008 Cedar Hills Council agenda. She said Pleasant Grove can ask Cedar Hills to modify their plat and pull the four residences off.

After further discussion, Administrator Mills noted that the City can say okay to those that don't want to go into Cedar Hills. However, he told the Mayor and Council that if they come into Pleasant Grove City Hall and say, you kept us in the City, now provide us sewer, Pleasant Grove cannot just tell them that would be okay. He said it will cost Pleasant Grove a fortune to put sewer on the east side of 100 East for these four families. He said it would be easier to put it on the west side of the road.

Council Member Boyd then observed that Pleasant Grove had annexed these people into the City. She said by doing this, the City has made a commitment to the residents in that area to provide services. Administrator Mills said he understood that, but that it was Cedar Hills that stopped Pleasant Grove from going up the street and providing them sewer before.

She then said that perhaps the City needed to go up Canyon Road. Administrator Mills said that when the City did that, the canal company stopped them. She asked where they hooked into the sewer. He said that part of the line runs through some of the resident's back yards.

Council Member Boyd said that her frustration was that the City had annexed these people, and now were telling them that the City could not now provide them services.

Mayor Daniels then said he didn't believe the issue was about services; but instead about the boundary adjustment. He said it could be easily overturned if the percentages were adequate.

Attorney Petersen said she would contact Conrad Hildebrandt in Cedar Hills the next day to see if they would be willing to take the four people off.

## **9. Adjourn**

**ACTION:** At 9:20 p.m, Council Member Wilson moved to adjourn the meeting. Council Member Jensen seconded and the motion passed unanimously with Council Members Wilson, Atwood, Jensen and Boyd voting "Aye."

This certifies that the Work Session Minutes For June 25, 2008 are a true, full and correct copy as approved by the City Council on July 15, 2008.

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Mary Burgin, Deputy Recorder