

Pleasant Grove City Council Work Session Minutes
February 26, 2008
7 p.m.

PRESENT:

City Council Members:

Cindy Boyd
Lee G. Jensen
Jeff Wilson
Mark Atwood
Bruce Call

City Recorder:

Amanda R. Fraughton

Others:

Frank Mills, City Administrator
Gary Clay, Finance Director
Tina Petersen, City Attorney
Richard Bradford, Economic Development Director
Deon Giles, Leisure Services Director
Lynn Walker, Public Works Director
Sean Allen, City Planner
Marc Sanderson, Fire Chief
Degan Lewis, City Engineer

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

Mayor Daniels welcomed everyone to the meeting.

1. Opening Remarks

The Opening Remarks were given by Planner Allen.

2. Roll Call

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

2. Department Report (Community Development Department

Mayor Daniels said that the Police Department had been scheduled to give their department report this evening; however, Community Development would be presenting instead. He then turned the time over to Planner Allen.

Planner Allen said that this was the first time the Community Development Department was recognizing great accomplishments in developing or improving business sites. He said that Mr. Gary DeVincent, owner of Jake's Automotive at the corner of Center Street and 600 West, had been chosen

to be the first business recognized for recent site clean-up and for new fencing improvements, which greatly improved the business site and street corner appearance. He mentioned that Mr. DeVincent had also installed fencing beyond his business, north into the adjacent vacant parcel. Planner Allen then asked Mr. DeVincent to come forward and presented him with Community Development's first "Business Development Extra Mile Award." The council and audience applauded Mr. DeVincent.

After the above award presentation, Planner Allen briefly reviewed the Community Development Annual Report for 2007 report as follows:

- (1) **Staff Review:** Community development had hired two new employees in 2007, Office Assistant Kathleen Riddle and City Engineer Degen Lewis.
- (2) **Estimated Population:** The current population is estimated to be 32,088. As of 2007, the population increase has significantly dropped, but the City is still averaging approximately 1,000 more persons per year. Pleasant Grove is expected to exceed a population of 35,000 by 2010.
- (3) **Building Permits issued:** There was an increase in commercial building permits. The building permits for 2007 reflect a 30% increase in commercial construction, as well as a 25% decrease in both single family and multiple family units construction.
- (4) **Development Applications:** In respect to new subdivision approvals, there were 24 single-family home subdivisions, 190 lots; 2 condominium subdivisions (Copper Lefe, Mayfield, Phase I) and 3 commercial subdivisions (Copper Lefe, Mayfield, Family Plaza North). There were eight (8) new commercial site plan approvals; Eleven (11) rezones; thirty-three (33) conditional use permits and nine (9) miscellaneous applications approvals.
- (5) **Ordinance Amendments:** There were a total of 16 ordinance amendment approvals in 2007. These amendments were constructive efforts to streamline the ordinances for the commercial zone and to update and to clarify ordinances where there may have been some inconsistencies and confusion.
- (6) **Annexations:** Due to the Warnick Annexation, 9.92 acres of land were added to the City.
- (7) **Zoning Enforcement:** Zoning Enforcement Official Merrill Finlayson has worked especially hard the past year to resolve zoning enforcement issues. Total enforcement calls for 2007 were 1,721.
- (8) **General Plan Update:** the City Council approved the updated General Plan on July 3, 2007 following over a year of efforts by the Planning Commission, City Council, Community Development Department and many Pleasant Grove citizens who were involved in several planning workshops.
- (9) **Downtown Planning:** This section highlights the preparation of the downtown revitalization plan and the visioning public workshops which were held to help with the creation of the concept and goals found within the Draft Downtown 2020 Action Plan. The Plan has yet to be adopted.
- (10) **Development Horizons:** These are developments which are in the horizon. Community Development will foster the anticipated growth by: forwarding development proposals through efficient review and approval processes; providing guidance for effective quality development plans; promoting and developing quality community master planning; providing efficient and quality service in building inspections; offering quality assistance through permitting and building processes and by providing responsive, helpful and courteous customer service.

In conclusion, Planner Allen reviewed the two tables at the end of the Report. The first table, the current listing of the status of major projects in Pleasant Grove; the second table, projects which had groundbreakings in 2007. He asked if there were any questions.

Mayor Daniels noted that according to the building permit charts on page five of the report, it

appeared that single-family residential development had declined much faster than other types of developments. In addition, said graphs indicated that commercial permits had increased over the last four years; multi-family permits had declined, and residential permits had dropped significantly. Mayor Daniels asked if this trend was an indicator that Pleasant Grove City was now catching up with the current national statistics. Planner Allen answered, yes. "Based on national standards, we're there," he stated. Mayor Daniels also referred to the fact that even though, as indicated by these same charts, there was a decline in the number of residential building permits, the valuation of building permits for new commercial construction was still high. Due to the fact that the City has been approving commercial building permits, which have a higher valuation than residential, has kept our valuation from going down. This, he said, showed a positive status for the City.

In conclusion, the Mayor thanked Planner Allen for his presentation. The Mayor asked if there were any other questions, but there were none. He said the annual report had been well prepared, the formatting was excellent and its consolidated global view was most helpful. "If someone were to have questions, the report would be something one could refer to," he stated.

3. Discussion for items for the upcoming March 4, 2008 City Council meeting

Consent Agenda: Mayor Daniels referred to the re-appointment of new Neighborhood Chairs for the Monkey Town and String Town Neighborhoods agenda item.

a. Presentation of "Spirit of Service" Awards to Skyler Saunders and Brett and Brianna Brailsford:

Mayor Daniels read this item. Recorder Fraughton said that this item was being pulled off the agenda until the March 18, 2008 City Council meeting. That date will work better for those who are being presented the awards.

b. Continued Public Hearing to consider an Ordinance amending Section 10-9B-7 "Yard Requirements," and 10-9B-9 "Building Height," of the R1/Single-Family Residential Zones, of the Pleasant Grove City Municipal Code. The purpose of this amendment is to clarify the rear yard setback requirement, and to establish new guidelines for approving accessory structures based on the proposed height. (CITY WIDE IMPACT) **Continued from the Feb. 19, 2008 City Council Meeting.

Mayor Daniels read this item noting that this item had been continued from the Feb. 19, 2008 city council meeting. Attorney Petersen commented that she had reviewed and made the necessary changes to the proposed ordinance and the staff report.

c. Public Hearing to consider Lone Peak Development's request to vacate lots 1 and 2 of the Mill Creek North Subdivision, Plat "A," and to create a 7-lot subdivision known as Canyon Creek Estates, Plat "A," located at approx. 400 West 3300 North, in the RR (Rural Residential, 21,780 sq. ft. lot area) zone. MANILA NEIGHBORHOOD

Mayor Daniels read this item. Planner Allen said that this item has come forth due to the fact that Mr. Robert Schow and the developer have had trouble coming to a decision on the alignment of the road that goes north of the subject property to Valley View Drive. Community Development is now trying to move forward with this plat approval. In addition, this plat approval affects the pressure irrigation line that's supposed to feed the new Manila pond just south of 3300 North, because the

plat will provide easement access for the City to construct the line. There's a short window of time for completing that construction, so the city crews can get water into the pond, he stated.

d. To consider awarding bid for the 500 South Waterline Improvement Project. The new line is to replace an undersized six-inch line. This project is part of the City Culinary Water Master Plan for the lower Monson zone.

Mayor Daniels read this item. Administrator Mills said this item was being pulled off the agenda as the bid opening had just been held today and time was needed to review the bids. It will be placed on the March 18, 2008 City Council agenda.

4. Mayor, City Council and Staff Business

- Fire Chief Sanderson said that the press release regarding the Pleasant Grove Fire Department being awarded the Assistance to Firefighters (AFG) grant from the U.S. Department of Homeland Security's Federal Emergency Management Agency (FEMA), was in the Pleasant Grove Review today. The grant money will be used to purchase new firefighter protective clothing and an in-station vehicle exhaust removal system.
- Attorney Petersen said that an executive session regarding litigation would be added to the March 4, 2008 City Council agenda.
- Council Member Jensen commented that the Utah Lake Commission would be meeting this Thursday, February 28, 2008.
- Council Member Call noted that the Council had received an email late tonight from Lavette Brooks regarding the road construction site on 2000 West. She indicated that there was a mountain of mud which was blocking traffic flow. Mayor Daniels said he'd forwarded that message to Administrator Mills and Director Walker.
- Council Member Atwood said that he'd attended a meeting at North Point Solid Waste District last evening. He noted that their agenda included Pleasant Grove's ordinance approval for a new transfer station to be built in Pleasant Grove.

Council Member Atwood stated that the Household Hazardous Waste Collection Day would be held on Saturday, March 15, 2008 from 9 a.m. to 3 p.m. at UVSC's Campus. This is the first time they've done this. Administrator Mills said that this announcement had been posted on the City's website and also in the City's newsletter.

- Council Member Wilson mentioned that he'd be out of town next Tuesday.
- Recorder Fraughton mentioned that she and Deputy Recorder Burgin would be attending special training on March 24, 2008 at the Utah State Archives Building. The training would include a demonstration and instruction on how to register and post notices on the Utah Public Notice Website. The website will make public notices more accessible to the public and hopefully boost participation in public meetings and hearings. The website is just an extra avenue for keeping the public informed and does not replace the responsibility of the recorder and other department heads' requirements for posting of agendas and publishing of public hearing notices.

- Mayor Daniels said that he had met with the County regarding the 2000 West Project. It appears that they are still planning on opening sometime in September, 2008. He said it's been agreed to call it the "North County Boulevard."

The Mayor then mentioned that residents had recently voiced their concern as to the City's noticing procedures. He stated that he was aware that the City is noticing within the legal parameters. He sees what the recorder and community development do in regards to noticing and the list is growing as far as the amount of people they are trying to keep informed. However, there are groups that would like to belong to blogs, mailing lists, and perhaps even have notices hand delivered to their doors, etc.

Council Member Call suggested the possibility of creating an email list for residents who ask to be placed on one. He also suggested that the public be steered to the City's website, as everything is posted there. However, Mayor Daniels voiced that not everyone has access to a computer in their home. Some people have to go to the library to have access to a computer. He said that it had been very clear in the last week's meeting that there are a lot of people that aren't being reached. He asked for staff and council to put on their "creative hats" and come up with affordable ideas on ways to better reach the public. "The City needs to get the word out better," he stated.

In addition, Mayor Daniels noted that a small contingency of Pleasant Grove will be traveling to visit with its legislative delegation in Washington, D.C. Wednesday through Friday of next week. They plan to address possible grants for public safety, specifically a fire truck and a wireless communication system. They will also be making requests in regards to Pleasant Grove's historic preservation and economic development of downtown.

NOTE Plats for Green Subdivision, Plat "A," and Andrea Acres, Plat "A," were signed.

5. Adjourn

ACTION: At 7:28 p.m, Council Member Wilson moved to adjourn the meeting. Council Member Atwood seconded and the motion passed unanimously with Council Members Atwood, Wilson, Call, Jensen and Boyd voting "Aye."

This certifies that the Work Session Minutes
For February 26, 2008 are a true, full and correct
copy as approved by the City Council on
March 18, 2008.

Amanda R. Fraughton, CMC
CityRecorder