

Pleasant Grove City Council Minutes
May 15, 2007
7:00 p.m.

PRESENT:

Mayor: Mike Daniels

City Council Members:

Cindy Boyd

Darold McDade

Lee G. Jensen

Mark Atwood

Bruce Call

Deputy Recorder:

Mary Burgin

Others:

Frank Mills, City Administrator

Tina Petersen, City Attorney

Gary Clay, Finance Director

Deon Giles, Leisure Services Director

Richard Bradford, Economic Development Director

Marc Sanderson, Fire Chief

Ken Young, Supervisor of Community Development

Karen Bezzant, Treasurer

Libby Flegal, Neighborhood Chair

The City Council and staff met at the City Council Chambers (south entrance), 86 East 100 South, Pleasant Grove, Utah.

Mayor Daniels called the meeting to order at 7 p.m. and welcomed everyone to the meeting.

1. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given by Boy Scout Scott Sanford.

2. OPENING REMARKS

The Opening Remarks were given by Director Bradford.

3. APPROVAL OF MEETING'S AGENDA

ACTION: Council Member Atwood moved to approve the agenda. Council Member Jensen seconded and the motion passed unanimously with Council Members Atwood, McDade, Jensen, Boyd and Call voting "Aye."

4. CONSENT AGENDA (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion):

MINUTE REVIEW AND APPROVAL:

1. City Council Budget Workshop Minutes for April 28, 2007
2. City Council Minutes for May 1, 2007
3. To consider approval of paid vouchers (May 10, 2007)

ACTION: Council Member Boyd moved to approve the consent items as listed. Council Member Call seconded and the motion passed unanimously with Council Members Atwood, McDade, Jensen, Boyd and Call voting “Aye.”

5. OPEN SESSION

Mayor Daniels asked if there was anyone who wanted to come forward in an open session format. He asked if they would state their name and address and noted that they needed to limit their comments to two minutes or less. No one came forward.

6. NEIGHBORHOOD ADVISORY BOARD REPORT

Libby Flegal said there was nothing to report.

7. BUSINESS

a. TO CONSIDER MARK RYAN’S REQUEST FOR FINAL PLAT APPROVAL OF A 4-LOT SUBDIVISION KNOWN AS LARSEN ACRES, PLAT “B,” LOCATED AT APPROX. 301 EAST 1100 NORTH, IN THE R1-10 (SINGLE FAMILY RESIDENTIAL, 10,000 SQ. FT. LOT AREA) ZONE. BIG SPRINGS NEIGHBORHOOD.

Mayor Daniels read this item. Supervisor Young then explained that the applicant, Mr. Mark Ryan, was requesting that the Council grant final plat approval of a standard 4- lot subdivision.

The proposal comprises 1.62-acres of property that fronts 300 East and 1100 North. The applicant has requested a 4-lot subdivision called Larsen Acres Subdivision Plat “B,” in partnership with Ms. Virginia Daley.

Supervisor Young explained that the applicant had worked out an agreement with the property owner, Ms. Virginia Daley, to allow the proposed subdivision of three lots; with her retaining the property proposed as lot #4. The proposal was then continued by the Planning Commission from the February 15, 2007 meeting, due to an incomplete vicinity plan. Since then, Staff has had discussions with the applicant and some of the adjacent property owners and the proposal was then brought back to the Planning Commission for a second review.

Lots 1, 2 and 3 will front 300 East and the existing home on lot #4 (fronting 1100 North) will continue to be under the ownership of Ms. Daley. The applicant has provided a vicinity plan, and Staff has supplemented this illustration with three other Vicinity Plans, because of the concerns brought before Staff by the neighboring property owners. Staff is also concerned, and has addressed the issues regarding the development of adjacent properties before important issues may be overlooked. The following is a brief description of each Vicinity Plan:

- #1 vicinity plan, prepared by the applicant, shows the properties to the east developing into flag lots. The plan addresses the Larsen and Billings properties, but not the Gordon property, which is also impacted by how the others develop. The plan shows how the undeveloped properties could develop, based on standard subdivision designs. The applicant's proposal remains intact, but based on designs that are a last resort.
- #2 vicinity plan, prepared by Staff, shows a standard sized right of way (ROW) branching off 380 East through the Gordon property. As the roadway turns south it goes into the Billings property, and tapers down to a 50' ROW, because it creates double-frontage lots along the applicant's proposal, and a sidewalk is not needed here. The roadway then continues south until it reaches the Larsen property, and then turns west to connect to 300 East. Staff feel the applicant loses a lot with this scenario.
- #3 vicinity plan, also prepared by Staff, is the same design on the north end as Figure #2, and also tapers down to a 50' ROW as the roadway turns south; but instead of connecting to 300 East, along the Daley property, it connects further north around lot #1. A cul-de-sac branches off to the south to provide the Larsen property with future development options. The applicant again loses a lot with this scenario.
- #4 vicinity plan, prepared by Staff, is also the same on the north end, and tapers into a 50' wide ROW after its turns south. The roadway in this plan continues south, adjacent to the rear of the applicant's proposal, but provides future development opportunities for all neighboring properties. The road would remain stubbed at the north end of the Larsen family property until they were ready to develop. The applicant's proposal and the agreement made with Ms. Daley remains intact with this design.

Supervisor Young then explained that Staff is recommending the #4 vicinity plan as the best scenario. The key with this vicinity plan is that it provides a way for all neighboring properties to develop based on a standard subdivision design and planning practices; and the applicant's proposal still remains intact. He noted that there is the one issue of double frontage lots with this plan, but the same rings true with the other possible vicinity plans. The double frontage lot issue is considered minor, compared to a flag lot development, in that a sight-obscuring fence can be installed at the rear of the proposal to mitigate that concern. The applicant has agreed to bear the burden of the cost of this fence, and install it with the development of Larsen Acres Subdivision Plat "B," so that it is already in place when any future development is proposed from the properties to the east.

JUB Engineering is recommending approval of the final plat, based on the designs of the #4 vicinity plan. The plan adds the comment that this design also addresses concerns with sewer and storm drainage. To allow for the future development of the Billing's property, east of the proposal, the applicant has installed a sewer line along the south boundary of lot #2, and engineering has required that a 15 ft. wide sewer easement be illustrated along the south boundary of this same lot. The applicant has been made aware of this.

Access to the proposed new lots shall be via 300 East. Improvements to 300 East have already been installed by the development to the west. The General Plan calls for Low Density Residential on the subject property. The proposal complies with the General Land Use Map. The subject property complies with all the requirements of the R1-10 zone, and all

Supplementary & Development requirements. The Planning Commission approved the Preliminary Plat on April 12, 2007.

The applicant, Mr. Mark Ryan, thanked Staff and the Council for the time spent with the project. He said that the neighbors approved what they have seen of the project.

Mayor Daniels asked if there were any other questions. There were none. The Mayor then asked for a motion from the Council.

ACTION: Council Member Boyd moved to approve Mark Ryan's request for final plat approval of a 4-lot subdivision known as Larsen Acres, Plat "B," located at approx. 301 East 1100 North, in the R1-10 (Single Family Residential, 10,000 sq. ft. lot area) zone with the conditions; 1. the developer installs a minimum 6' tall sight obscuring fence along the rear boundary of lots 1-3, and the east side of lot #4; 2. That each road dedication be labeled "dedicated to Pleasant Grove City;" 3. That the applicant meets all Final Engineering, Planning, and Fire Department requirements prior to recording. Also, with the findings that; 1. The subdivision complies with the goals, policies and objectives of the General Plan; 2. The subdivision complies with the requirements of the R1-10 zone; 3. The review of all possible future developments of neighboring properties, in the vicinity, has been satisfied. Council Member Boyd seconded and the motion passed unanimously with Council Members Boyd, Jensen, Atwood, McDade and Call voting "Aye."

B. TO CONSIDER TRENT THAYNE'S REQUEST FOR FINAL PLAT APPROVAL OF A 1-LOT FLAG LOT SUBDIVISION KNOWN AS NICK'S PLACE SUBDIVISION, PLAT "A," LOCATED AT APPROXIMATELY 634 WEST 4000 NORTH IN THE RR (RURAL RESIDENTIAL 21,780 SQ. FT. LOT AREA) ZONE. MANILA NEIGHBORHOOD.

After Mayor Daniels read this item, Supervisor Young explained that the applicant, Mr. Trent Thayne, was requesting that The Council grant approval of a final plat of a one-lot subdivision, as a flag lot development. The property is located at approximately 634 W. 4000 North, and has 1.54 acres.

The subject property is currently used as an orchard, and there are no existing homes. The property is currently shaped like a flag lot with the panhandle portion being approximately 56 feet wide, and 176 feet long (0.23-acres). At the north end of this panhandle portion, the parcel opens up into the remaining 1.28-acres, and is suitable for a lot in the R-R zone. The property is adjacent to the Thayne Estates Subdivision to the east, the Thomas property to the west. The Shady Meadows Subdivision is located to the northwest, and the undeveloped Olsen property is directly North of the proposal.

Supervisor Young explained that in order for a Flag Lot to be approved, Staff must determine whether a Flag Lot is the only possible or practical way to develop the property. Staff has analyzed this property and found two possible scenarios: Option 1 does not support the use of a Flag Lot, but Option 2 would support the current Flag Lot development. The applicant provided another Vicinity Plan that shows 4230 North tying into Canyon Road and a cul-de-sac coming off Canyon Road. The connection to Canyon Road with 4230 North is desired, but JUB

Engineering has said that because of grading and drainage, a cul-de-sac off Canyon Road is not possible.

The following options were suggested by Staff:

Option one:

Requires the applicant to run a 56' wide city street where the stem is being proposed. This road would run along the west boundary and stub to the north and eventually tie into 4230 North. This option would allow a city street to connect 4000 North to the future 4230 North roadway. The drawback to this option is that the layout for this road would have to jog either east or west creating odd shaped lots. A jog to the east would cut right through the center of the Olsen property and a jog west would run along the back of the Shady Meadows Subdivision creating odd shaped lots some with double and triple frontages.

Option two:

This option would keep the stem as it is currently proposed and bring a cul-de-sac south from 4230 North, giving access to the Olsen and Warner properties. A drawback to this option is that the road would not go all the way through; however, a cul-de-sac from the 4230 north would create better shaped lots. There would still be double and triple sided lots but they would actually benefit from the alignment because they could gain access off a less busy street instead of Canyon Road.

JUB Engineering has reviewed the proposed final plans and has recommended approval of the Final Plat subject to meeting all of the Final requirements prior to recording. Their recommendation supports the subdivision as proposed but would have future access to the Olsen and Warner properties come from a cul-de-sac off of 4230 North. As mentioned above, access to the proposed Flag Lot would come by a Common Stem located within the pan-handle portion of the subject parcel.

The General Plan land use designation for the subject property is Agricultural. The proposal is consistent with the goals, policies and objectives of the General Plan for this area. The current zoning on the property is R-R/Rural Residential. The proposal complies with the development requirements for lots in the R-R zone. The lot size is more than twice the minimum lot size for this area. Supervisor Young then explained that an additional condition needed to be added to the motion. He said that due to the fact that the stem of the flag lot was over the required 25 feet, the rest of the stem would, by city code, need to be landscaped.

Council Member Jensen asked if the applicant could split the flag lot into two lots. Supervisor Young said that he could.

Mayor Daniels then explained that Mr. Thayne was willing to run sewer from the flag lot to 4000 West. However, he said that due to current talks with Cedar Hills regarding a mutual agreement between the two cities, he said that Mr. Thayne might not have to go to the expense of running the line if the agreement does go through. He went on to say that if such an interlocal agreement was agreed upon by this June, 2007, then it would not be necessary for him to run the line that far; and it would save him some money.

Mr. Thayne then asked if he could start putting the road into his development without putting the sewer in until he hears the results of the negotiations between the cities. Mayor Daniels said that would be fine and asked Staff to make this a special condition for Mr. Thayne. Supervisor Young said he would take care of the special condition. Mr. Thayne thanked the Mayor and Supervisor Young.

Mayor Daniels asked if there were any other questions. He said if not, he would entertain a motion.

ACTION: Council Member Call moved to approve Trent Thayne's request for final plat approval of a 1-lot flag lot subdivision known as Nick's Place Subdivision, Plat "A," located at approximately 634 West 4000 North in the RR (Rural Residential 21,780 sq. ft. lot area) zone, with the conditions; 1. That the name of the subdivision proposal referred to be changed to Nick's Place; 2. That the applicant meets all Final Engineering, Planning, and Fire Department requirements prior to recording; 3. That the additional excess stem width be landscaped. Also, with the findings that; 1. The subdivision complies with the goals, policies and objectives of the General Plan; 2. The proposed subdivision complies with the requirements of the R-R zone; 3. The review of all possible future developments of neighboring properties, in the vicinity, has been satisfied, and the proposal meets all Flag Lot requirements. Council Member Jensen seconded and the motion passed unanimously with Council Members Call, Boyd, Atwood, Jensen and McDade voted "Aye."

C. TO CONSIDER DOUG CHAMBERLAIN'S REQUEST FOR FINAL PLAT APPROVAL OF A 6-LOT SUBDIVISION KNOWN AS TUSCAN GARDENS SUBDIVISION, LOCATED AT APPROX. 600 WEST GARDEN DRIVE, IN THE C-N (COMMERCIAL NEIGHBORHOOD) ZONE. MUD HOLE NEIGHBORHOOD

After Mayor Daniels read this item, Supervisor Young explained that this was the first part of a Mr. Chamberlain's requests for his current development at approximately 600 West Garden Dr. He said Mr. Chamberlain's request is to grant final plat approval of a 6-lot subdivision for future commercial development.

This proposal is the first step of a development intended for commercial/retail and office uses. Under the direction of City Staff, and the need for greater flexibility with the sale of this property, the applicant would like to create lots to embody each building and respective site intended for commercial/retail & office use.

The design and layout of each lot revolves around the site plan design. The lot boundaries are shaped to meet the requirements of the use of each building. A copy of the proposed site plan has been provided with this report. The subdivision design was also subject to the existing roadway, Garden Drive, which is to remain.

The main access to the area is via 600 West onto Garden Drive just north of Jakes Automotive. Lots 1-4 will have direct access to Garden Drive, but lots 5 and 6 shall rely upon cross access easements recorded for interior lot drives. These interior drive and PUE's can be seen on the expandable condominium plats, and site plans to be reviewed hereafter.

JUB Engineering has reviewed the plans, and has given a recommendation to move forward for final plat approval.

The current General Plan Land Use Map designates this property for commercial use; therefore the proposal complies with the General Plan. The subject property is zoned C-N/Commercial Neighborhood. The permitted uses are for commercial/retail and office uses only.

The purpose of creating lots, and meeting basic subdivision requirements, is achieved with this proposal. An Expandable Condominium Plat has been submitted for each building and site area, where the additional details regarding the interior of each lot, can be found. Due to the two different plat submittals, the information found on this subdivision proposal is sufficient. The Planning Commission approved the preliminary plat on April 12, 2007.

Mr. Chamberlain then asked the Mayor if there had been a meeting with the owner of Jake's automotive repair. The Mayor said that Administrator Mills had been in contact with the owner. Administrator Mills then reported that the owner had been thinking about moving the business to the west of the theatres. He would then want to put a crossing in that area from State Street. Mr. Chamberlain said he would like to see a round about put in that area. He also said that same area would be a good location for a financial institution, but the cost per square foot was too much at this time.

Mayor Daniels asked if there were any further discussion. If not, he would call for a motion.

ACTION: Council Member Jensen moved to approve Doug Chamberlain's request for final plat approval of a 6-lot subdivision known as Tuscan Gardens Subdivision, located at approx. 600 West Garden Drive, in the C-N (Commercial Neighborhood) zone, with the following condition; 1. That all Final Planning, Engineering, Public Works, and Fire Department requirements are met, and corrected plans submitted to City Staff for review, prior to City Council approval. Also with the findings that; 1. The subdivision complies with the intended use of the property; 2. JUB Engineering has given a recommendation to approve the proposal. Council Member Boyd seconded and the motion passed unanimously with voice votes from Council Members Atwood, McDade, Jensen, Boyd and Call voting, "Aye."

D. TO CONSIDER DOUG CHAMBERLAIN'S REQUEST FOR FINAL PLAT APPROVAL OF TUSCAN GARDENS CONDOMINIUM, PLATS "A" THROUGH "F," INCLUDING THE TUSCAN GARDENS SITE PLAN AND CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT APPROX. 600 WEST GARDEN DRIVE IN THE C-N (COMMERCIAL NEIGHBORHOOD) ZONE. MUD HOLE NEIGHBORHOOD

Following Mayor Daniels' reading of this item, Supervisor Young explained that the applicant is requesting the Council to grant final plat approval of six expandable condominium plats, including granting overall site plan/conditional use permit approval for the building space intended general office uses, and healthcare uses.

The applicant is requesting that each of the six buildings, proposed on the site plan, be approved as condominiums to further increase the marketability of the proposed development. The applicant proposes to construct three office buildings, one as a medical building, and three for

commercial/retail uses, one of which is intended to be a high profile restaurant. Ordinance requires that a site and landscaping plan be included with a condominium plat approval.

The layouts of the condominium plats match in size and shape to the lots in the Tuscan Gardens Lot Subdivision. Condominium Plat "A" matches lot #1, Plat "B" matches lot #2, Plat "C" matches lot #3, and so forth. The six condominium plats together comprise the area that is proposed as the site plan. The main access to the project area is via 600 West; turning west onto Garden Drive just north of Jakes Automotive. All condominium plats illustrate interior easements, which combine parking, public utilities, and cross-access; except Plat "B," which is not in need of a cross-access easement because it has direct access to Garden Drive.

All required parking (638 stalls) are provided on the site plan. Some of the required parking reserved for a particular use is covered by another plat; which is why there is a cross access with parking easements. The applicant has agreed to also share some parking with the theater to the west as shown on the site plan as circled numbers.

The overall Site comprises 9.77-acres, divided into six (6) standard lots. Each lot is to have a main structure, either for commercial, office, or medical uses. All lots and buildings are integrated into one Site Plan, creating a harmonious development.

The site plan proposes to remove the existing miniature golf course and building, which has not been operational for quite some time, and the interior drive lanes will be redone. Many of the existing lamps for site lighting are to be removed in favor of new ones.

(Items to remain) – There will be different access points to Garden Drive, but the roadway itself shall remain. The existing north wall is to remain to act as a buffer between this development and the adjacent residential subdivision. The developer has indicated that they will try to keep the large trees, existing along the north boundary, as much as possible.

(Fencing) – The 8' tall solid block wall, along the north boundary, which the applicant is keeping in place, is currently colored white. The applicant has agreed to re-paint the wall to make it more compatible with the new architectural theme of the Tuscan Gardens site, using earth tone colors. No other fencing is required.

(Lighting) – Notes & an illustrative detail regarding site lighting have been provided. The lighting shall be shielded to angle the light down, with a goose neck design, so that it does not glare onto neighboring residential properties.

(Fire/ADA) – Fire hydrants are illustrated on the Site Plan, and located according to ordinance. All drives meet the minimum access width required by the Fire Department. Sidewalks have been provided throughout the site to adhere to ADA requirements.

Supervisor Young then explained that Mr. Chamberlain had provided a landscaping plan for the entire site, which complies with the condominium ordinance. The plan is ready for approval with a few minor corrections as follows; 1. Instead of 3" bark mulch as a covering for planter beds, Staff recommends 3"-4" medium to large sized river rock, with a weed barrier underneath. Only living plant material is to be used, besides rock, as a ground covering; 2. Any dead trees or plant materials are to be replaced within one year. Supervisor Young noted that the "river rock"

does not wash away into the storm drain system like a bark mulch does, and it should blend in well with the Mediterranean theme design that Tuscan Gardens is proposing.

The architecture and materials proposed for all the buildings shall take a Mediterranean theme with cultured stone, reddish roof tiles, with the design of the buildings assuming an Italian flare. The tallest manned portion of any proposed building is just beneath 45 feet in height. There are some unmanned architectural features to enhance the buildings, which exceed 45 feet. These are on the office buildings, but are in compliance with City ordinance. The C-N Zoning ordinance requires additional distance to the minimum setback when a commercial development is adjacent to a residential property, and the building is over 20 feet tall. An additional foot is added to the setback for every foot in height above the given 20 feet. The applicant has complied with this added distance between the office buildings and the residential properties to the north. A water fountain shall be at the center of the site.

There will be on-site detention on lots 2, 3, and 4, which the developer will fully landscape and maintain. A drainage plan has been provided. JUB Engineering has reviewed the plans, and has given a recommendation to move forward with final site plan and condominium plat approval.

The current General Plan Land Use Map designates this property for commercial use; therefore the proposed uses comply with the General Plan. The subject property is zoned C-N/Commercial Neighborhood. The permitted uses are for commercial/retail only. The intended medical and office uses are listed as "Conditional" in the C-N zone, thus requiring the approval of a conditional use permit with the proposed site plan. The intended use for each building is labeled on the site plan for reference. The condominium plat, site plan, and all items required with the site plan submittal, comply with the C-N zone and all other supplementary requirements.

On April 12, 2007, the Commission forwarded a positive recommendation to The Council to approve the Tuscan Gardens Condominium Plats (A-F), and the 9.77-acre commercial/office Site Plan/Conditional Use Permit.

Mayor Daniels asked if there were any further questions or comments. There were none. He then called for a motion.

ACTION: Council Member Call moved to approve Doug Chamberlain's request for final plat approval of Tuscan Gardens Condominium, Plats "A" through "F," including the Tuscan Gardens Site Plan and Conditional Use Permit for property located at approx. 600 West Garden Drive in the C-N (Commercial Neighborhood) zone, with the following conditions; 1. That the applicant ensures the architectural designs, proposed for the buildings, are consistent around the back of the buildings, which face State Street; 2. That the applicant provides connecting sidewalks throughout the site, and meets all ADA requirements. 3. All Staff conditions are met; 4. That instead of a 3" bark mulch used for planter beds, a medium to large sized river rock is used for all planter beds, with a weed-barrier laid underneath to avoid future problems with the storm drain system; 5. Any dead trees or plant material is to be replaced within one-year per ordinance; 6. That all public utility and storm drain easements are illustrated and labeled on the Plats and Site Plan prior to recording; 7. That all Final Planning, Engineering, Public Works, and Fire Department requirements are met, and corrected plans submitted to City Staff, prior to recording. Also, based on the following findings; 1. The proposed Condominium Plat/Site Plan submittal complies with the C-N zoning requirements. 2. The City has received the CC & R's

proposed for this development. 3. JUB Engineering has given a recommendation to move forward with a Final approval for the proposal. Council Member Boyd seconded and the motion passed unanimously with votes from Council Members McDade, Jensen, Atwood, Boyd and Call voting, "Aye."

Administrator Mills noted at this point that this has been a good "marriage" between Mr. Chamberlain and Mr. Gary Smith in a win-win scenario with this development in the Water Gardens area.

E. PUBLIC HEARING TO CONSIDER AN ORDINANCE IN REGARDS TO AMENDING SECTION 10-18-2 "PARKING DESIGN STANDARDS," OF THE PLEASANT GROVE CITY MUNICIPAL CODE, TO MODIFY TANDEM PARKING TO NOT COUNT TOWARDS VISITOR PARKING FOR MULTIPLE FAMILY UNITS WHICH HAVE A MINIMUM SIZED DRIVEWAY IN FRONT OF ATTACHED GARAGES. CITY WIDE IMPACT

Supervisor Young explained that this proposed ordinance has been discussed in previous meetings with the Council. He said Staff had extensively researched the current parking design standards for the City, and determined that the statutes needed to be modified in regards to tandem parking not counting towards visitor parking for multiple family units which have a minimum-sized driveway in front of attached garages.

In reviewing the recently amended off-street parking ordinance as passed by the City Council, it was determined by some Planning Commission members that an important aspect had been omitted. It was intended that, although we are to allow for tandem parking spaces in driveways of multi-family units, such spaces should not be counted towards meeting the requirements for visitor parking.

The attached proposed ordinance will accomplish this intent, as shown below:

10-18-2: PARKING DESIGN STANDARDS:

- F. Tandem parking (front to rear) is permitted for single-family and duplex dwellings, when front and back spaces are both designated to serve the same dwelling unit. Additionally, **one** tandem spaces will be permitted in the driveway of multi-family dwellings with an attached garage, **but may not be counted towards meeting visitor parking requirements.** Driveways with tandem spaces must have a minimum length of eighteen feet (18'), from the back side of sidewalk, or back side of curb where no sidewalk exists.

The proposed amendments will have impact on parking requirements developments in all zones where multi-family developments are permitted (RM-7, The Grove Mixed Use, CS-2). The proposed changes meet the intent of the General Plan goals and objectives. Staff feels that it is reasonable to not count tandem parking for multi-family units towards visitor parking requirements. This will assure sufficient visitor parking to be otherwise included in such developments.

Following their review of this request on April 12, 2007, the Planning Commission recommended that the City Council approve the proposed ordinance regarding the amendments

to Sections 10-18-2(F) of the Pleasant Grove Municipal Code relating to tandem and visitor parking for multi family developments

Mayor Daniels said this was a public hearing he opened the discussion to those present. No one came forward. He then closed the public hearing and brought the discussion up to the Council. There was no discussion. He asked for a motion from the Council.

ACTION: Council Member Call moved to approve Ordinance No. 2007-24, amending Section 10-18-2 “Parking Design Standards,” of the Pleasant Grove City Municipal Code, to modify tandem parking to not count towards visitor parking for multiple family units which have a minimum sized driveway in front of attached garages with the following findings; 1. The proposed changes meet the intent of the General Plan goals and objectives; 2. The proposed text amendments are in the interest of the public. Council Member Jensen seconded and the motion passed unanimously with voice votes from Council Members Atwood, McDade, Jensen, Boyd and Call voting, “Aye.”

F. TO CONSIDER AWARDING BID FOR THE SAFE SIDEWALK PROJECT ON 100 EAST FROM 100 NORTH TO 200 NORTH ON THE WEST SIDE OF THE STREET.

Administrator Mills explained to the Mayor and Council that this project on 100 East from 100 North to 200 North (on the west side of the street) was the second half of the Safe Sidewalk project. He said the monies given to communities in the state for curb, gutter and sidewalks to be put in are for use on state roads, of which 100 East is one. He said the next project will be in front of the John Hancock School on 100 East. He added that the City has received Safe Sidewalk funds from the State for the last 10 years, and it has been very helpful in completing several projects.

Dahl Contracting’s bid for \$65,785.00 was the low bid. He said it actually was \$1,500 over the engineer’s estimate, but was within range of an acceptable bid.

ACTION: Council Member Atwood moved to approve Dahl Contracting’s bid for \$65,785 for the Safe Sidewalk project on 100 East from 100 North to 200 North on the West Side of the street. Council Member Jensen seconded and the motion passed unanimously with voice votes from Council Members Atwood, McDade, Jensen, Boyd and Call voting, “Aye.”

8. STAFF BUSINESS

- NAB Chair Libby Flegal commended the Council on how well the present meeting had gone. She said a lot of issues were discussed in the work session the previous week, which gave the Council an opportunity to have complete information in coming to this meeting.
- Director Bradford commented that the ribbon cutting for the new BMW car dealership would be taking place the next evening at 6 p.m. He then said that significant progress was coming along on the Hammons’ development in the Grove. He then told the attending scouts that they would have enjoyed listening to the circumstances that the owner of Nature’s Way told about when he was growing up in Montana. He said it showed that one can go from a humble beginning to great heights.

- Chief Sanderson said the first round of the physical fitness test had been completed for the fire department personnel. He said 50% passed, and would have another opportunity to test again in a few months. He also said that 90% of the men and women tested.
- Attorney Petersen reported that the municipal clerks conference in Springdale the previous week had been very successful. She said she was currently serving as the chair of that board. She also said she needed to have a very short executive session at the end of the current meeting. The Mayor said that would be fine.
- Administrator Mills said he and The Mayor had met with a gentleman that was concerned about the junk in resident's yards. He said the gentleman was hoping that some kind of general clean up could be accomplished throughout the community. He also suggested that perhaps the Neighborhood Chairs could be involved in helping their neighborhoods to be cleaned up. Administrator Mills said that it isn't always that people don't want to clean up, but through various circumstances, are unable to clean their properties.

Mayor Daniels said that in some areas, there is urban blight. He said that some of the yards actually cause real problems for their neighbors. He also said that one code enforcement officer can't do it all, and the assistance of the Chairs would be a good idea. Mrs. Carla Erb agreed. She thanked Code Enforcement officer Merrill Finlayson for the yards he has had cleaned up in her area.

Administrator Mills next indicated that Director Walker would again be recommending a water conservation schedule this summer. With the culinary in particular, he said that the pumps really need to have rest after running the hours they do during the summer months. He said Director Walker was to meet with the engineer to work out a schedule.

9. MAYOR AND COUNCIL BUSINESS

- Mayor Daniels read a letter from Mr. Jason Burningham. The letter indicated that the City was exploring the possibility of consolidating some of their debts. He said, however, that the City finances, under the direction of Director Clay, would not benefit from consolidating due to the fact that the obligations they currently have are with a very low interest rate as it is. Mayor Daniels then commended Director Clay for watching over the finances of the City in such a professional manner.

The Mayor reminded the Council that they needed to let Director Clay as to whether they would be going to the meetings back east with the Hammons's corporation regarding the progress of their large project in the Grove. Council Member McDade said he would be unable to attend.

- Council Member Call again welcomed the Council to start training with him for the Strawberry Days Run that was quickly coming up. He also said that the detail discussed at the previous work session had helped shorten the time spent in the current Council meeting.

- Council Member Jensen said his first meeting with the Utah Lake Commission would be coming up the following week. He also said that he was wondering if recycling could be put on the ballot in the fall to see if residents would support such a measure. He said he felt it was an important issue. He also noted that the Jr. High students had finished third in the state with their recycling report and project.
- Council Member McDade said he had attended a meeting at the North Point facility the previous week.

10. SIGNING OF PLATS

There were no plats to be signed.

11. REVIEW CALENDAR

The Mayor indicated that the Fireman’s breakfast was again a success this year. He said that the particulars on the Memorial Day program would be coming out in a few days. He reminded everyone that Strawberry Days would be held from June 17 to the 23, 2007.

12. APPROVE PURCHASE ORDERS

ACTION: Council Member Jensen moved to approve the purchase orders. Council Member Call seconded and the motion passed unanimously with Council Members Atwood, McDade, Jensen, Boyd, and Call voting “Aye.”

13. EXECUTIVE SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION (UCA 52-4-5(1)(a)(iii)).

ACTION: At 8:05 p.m, Council Member Jensen moved to go into executive session to discuss pending or reasonably imminent litigation (UCA 52-4-5(1)(a)(iii)). Council Member Boyd seconded and the motion passed unanimously with Council Members Call, Boyd, Jensen, McDade and Atwood voting, “Aye.”

ATTENDING:

Mayor:

Mike Daniels

Council Members:

Darold McDade

Cindy Boyd

Mark Atwood

Lee Jensen

Bruce Call

Others:

Franks Mills, City Administrator

Gary Clay, Finance Director

Tina Petersen, City Attorney

Mary Burgin, Deputy Recorder

ACTION: At 8:12 p.m, Council Member Atwood moved to go out of executive session and back into regular session. Council Member Jensen seconded and the motion passed unanimously with Council Members Call, Boyd, Jensen, McDade and Atwood voting, “Aye.”

14. ADJOURN: At 8:13 p.m. Council Member Jensen moved to adjourn the meeting. Council Member Atwood seconded and the motion passed unanimously with Council Members Atwood, McDade, Jensen, Boyd and Call voting, “Aye.”

This certifies that the City Council
Minutes of May 15, 2007 are a
true, full and correct copy as approved
by the City Council on June 5, 2007

Signed _____
Mary Burgin, Deputy Recorder