

Pleasant Grove City Council Minutes
March 6, 2007
7:00 p.m.

ATTENDING:

Mayor:

Mike Daniels

City Council Members:

Cindy Boyd

Darold McDade

Mark Atwood

Lee Jensen

Bruce Call

City Recorder:

Amanda R. Fraughton

Deputy Recorder:

Mary Burgin

Others:

Gary Clay, Finance Director

Tina Petersen, City Attorney

Marc Sanderson, Fire/EMS Chief

Lynn Walker, Public Works Director

Deon Giles, Leisure Services Director

Tom Paul, Police Chief

Ken Young, Supervisor of Community Development

Richard Bradford, Economic Development Director

Sean Allen, City Planner

Karen Bezzant, City Treasurer

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

Mayor Daniels welcomed everyone to the meeting. He excused Administrator Mills and said he was attending a water law meeting out of town. He also said that Council Member Call would be a few minutes late, as he was coming back from the airport.

1. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given by Scout Tyler Galling.

2. OPENING REMARKS

The Opening Remarks were given by Treasurer Karen Bezzant.

3. APPROVAL OF MEETING'S AGENDA

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

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

- a. Minute Review and Approval:
City Council Minutes for February 20, 2007
- b. Work Session Minutes for February 27, 2007
- c. To consider appointment of Board of Adjustment member:
Sterling Wadley – Alternate 2: March 15, 2007 to Jan. 15, 2012.
- d. To consider approval of paid vouchers (February 23, 2007)

ACTION: Council Member McDade moved to approve the Consent Agenda items as listed. Council Member Jensen seconded and the motion passed unanimously with Council Members Boyd, McDade, Atwood and Jensen voting, "Aye."

5. OPEN SESSION

Mayor Daniels invited anyone to come forward.

Ms. Louisa Goff from the Library Board came forward. She stated that the Horizon System was now online at the library. The system is assisting patrons with access lists of books, renewing check-outs, putting holds on books wanted and more. She also invited the Council to an open house at the Library the following Tuesday, March 13, 2007 at 6:30 p.m. She then handed individual invitations to the Council Members for the open house.

6. NEIGHBORHOOD ADVISORY BOARD REPORT

Neighborhood Chair Libby Flegal noted that public works employees had come into the NAB meeting (just before the council meeting), and brought in a model for the secondary hook-up at resident's homes. She said the chairmen felt the demonstration was very interesting.

She next said that a name would be coming up on the agenda for the Old Fort Neighborhood proposed chair. The Little Denmark Neighborhood needs a new chair, she said. Additionally, she reported that Battle Creek Chair Randy Kummer will be holding a meeting with his neighborhood regarding the tank park and the secondary system. She said he would like to have the Mayor, Directors Giles and Walker and Administrator Mills to attend the meeting. Mayor Daniels suggested Chair Kummer get in touch with Recorder Fraughton to coordinate schedules for the meeting. He then asked if Mr. Sterling Wadley would be continuing as a Chair. She said he felt he couldn't continue as a chair.

At this point, Mayor Daniels said he would like to briefly report on the recent trip that he, Administrator Mills, Attorney Petersen and Director Clay took to Washington D.C. He noted the trip allowed them to meet with Senators Hatch and Bennett as well as Representative Cannon regarding current projects in the City. Also, he said they were able to meet with the City's lobbyist. He then explained that there were four projects that they discussed getting assistance from the Federal Government for. These included a new hook and ladder fire engine, help for the Historic Downtown area from historic preservation agencies, a new library and acquiring property in the Grove Area for wetland preservation. He said there was definite interest from the groups regarding the City's wish list. He went on to say that he should receive some feedback the next day (Wednesday) from the lobbyist.

7. BUSINESS

ITEM A: PRESENTATION OF, "SPIRIT OF SERVICE" AWARD TO MICHAEL AND TREVOR HEDER.

Mayor Daniels read this item. He said in order to receive this award, Michael and Trevor Heder needed to each complete 100 service hours. He asked the twins what projects they had worked on. They said they had worked during Strawberry Days with the parade as well as serving on the Youth Student Council. They also volunteered their time with the Rodeo. They said they helped with projects in the LDS Church and other community projects. They are the sons of Bill and Lee Ann Heder. Mayor Daniels said that they were now at the beginning of years of service they could render their community. He then presented the twins with the plaques.

(Please Note: At 7:10 p.m. Council Member Bruce Call arrived)

ITEM B: PRESENTATION OF "EMPLOYEE OF THE MONTH" AWARD.

Recreation Manager Jay Dee Nielsen said that he feels the Recreation Department has the best staff in the city! He then said that Mrs. Doreen McDade had been nominated and won the award as Employee of the Month due to her hard work and organizational skills. He went on to say that she works many evenings and weekends with leagues and programs that she runs. He also said she was really creative about coming up with programming ideas. Those present applauded Mrs. McDade as the Mayor gave her a plaque to acknowledge the accomplishment.

ITEM C: PUBLIC HEARING TO CONSIDER AN ORDINANCE REGARDING A PROPOSAL TO AMEND PORTIONS OF SECTION 10-14, GATEWAY ZONING DISTRICT, OF THE PLEASANT GROVE MUNICIPAL CODE. SAM WHITE'S LANE NEIGHBORHOOD

After Mayor Daniels read this item, Supervisor Young explained to the Mayor and Council that he and his staff had worked for several months to complete the Ordinance before the Mayor and Council at this time. He noted that the text, actual physical

location of the zone as well as the sub districts were put together after numerous meetings with staff, the public, the Planning Commission and the City Council. He also explained that the binder that was given to the Mayor, Council and Staff at the work session the week before contained the full zoning ordinance as well as the summary ordinance.

Initially, he said that the proposed amendments of the Gateway Zone ordinance will re-draw the zone into three sub districts, providing expanded commercial areas and decreased mixed use residential areas. He then gave a list of changes in the original summary ordinance as they were chronologically proposed:

1. First, he said the change the name of the zone from “Gateway” to “the Grove”.
2. Re-district the zone from 5 to 3 sub districts, including the following:
 - a. The Grove Interchange (formerly the Interchange, with greatly expanded borders)
 - b. The Grove Mixed Use (formerly the Blues)
 - c. The Grove Commercial Sales (a combination of the Pleasant Grove Boulevard, 2000 West, and State Street sub districts)
(This will include a new zoning map with new subdistrict boundaries.)
3. Remove text references regarding the old subdistrict boundaries.
4. Remove definition for Landscape Unit.
5. Revise definition for Mixed Use Development: “A development consisting of residential uses in a mix of other uses, which may include commercial (retail and/or office), civic or other non-residential uses, developed according to a master site plan approved by the planning commission and city council.” -
6. Revise definition for Open Space: “Area that contains landscaping, grass areas, recreational facilities, walkways, parks, plazas, natural areas and usable wetland areas. Required buffers may also be counted as open space, except to meet requirements for useable, recreation use open space areas. The following areas may not be counted as open space: 1) left over space between buildings, and 2) narrow space under ten feet (10’) in width that is immediately adjacent to buildings, where the space is between the building and parking areas, drive aisles or inner-development roads.”
7. Require applicants to purchase The Grove District Design Guidelines.
8. Add provisions for when building and occupancy permits may be issued, including a list of required improvements. This combines the information found in two sections into one, eliminating the existing section 10-14-11.
9. Add provisions for minimum lot area of 7,000 sq ft. for new single family residential lots in mixed use developments.
10. Add a garage requirement for single family homes.
11. Add provision for home occupancy in residential developments.
12. Decrease the maximum density for multi-family developments from 18 to 14 units.
13. Decrease the maximum height for multi-family developments from 4 stories or 50 ft to 3 stories or 40 ft.

14. Add provision for flexible single family setbacks, between 20 and 30 feet, as is allowed in other R-1 zones.
15. Change the density bonus points to provide a greater emphasis on open space. The overall structure of assigning points is not changed, only the actual numbers in the various categories.
16. Change minimum width of pathways to 6 feet unless otherwise designated on the General Plan Trails Master Plan Map. This will bring the current trails plan and existing trails into compliance.
17. Revise the section for the Pleasant Grove Boulevard subdistrict to create the new Grove Commercial Sales subdistrict (which combines the Pleasant Grove Boulevard, 2000 West and State Street sub districts).
18. Remove prohibition of automobile sales in the new Grove Commercial Sales subdistrict.
19. Add permitted uses in the new Grove Commercial Sales subdistrict that were permitted in the State Street and 2000 West sub districts.
20. Add conditional uses in the new Grove Commercial Sales subdistrict that were either permitted or conditional uses in the State Street and 2000 West sub districts.
21. Combine the text of the design standards found in the Pleasant Grove Boulevard, 2000 West and State Street sub districts, to create standards for the new Grove Commercial Sales subdistrict.
22. Combine the text of the parking standards found in the Pleasant Grove Boulevard, 2000 West and State Street sub districts, to create standards for the new Grove Commercial Sales subdistrict.
23. Remove the entire section for the 2000 West Subdistrict.
24. Change the name of the Blues subdistrict to The Grove Mixed Use subdistrict.
25. Remove reference to boundaries and location of the Blues subdistrict.
26. Add conditional uses to the new Grove Mixed Use subdistrict to include single family dwellings and apartments.
27. Remove the mixed use ratio requirement for mixed use projects. The amount of available land for new mixed-use developments is limited, especially with the expanded boundaries of the new Grove Interchange and Grove Commercial Sales sub districts.
28. Require that “residential uses must be developed as part of a mixed use development, which may include commercial (retail and/or office), civic or other non-residential uses, developed according to a master site plan approved by the planning commission and city council.”
29. Change the setback and building height requirements in the Grove Mixed Use subdistrict to align with other changes in the ordinance previously listed.
30. Change the name of the Interchange subdistrict to The Grove Interchange subdistrict.
31. Revise the purpose of the Grove Interchange subdistrict to “promote the development of a regional ~~retail~~ center for retail, hotel/convention, and professional office uses with high quality architecture and site design, and to create an attractive gateway from I-15 into the city, creating a unique”

"signature image" for the city“, which eliminates reference to multi-family residential uses and boundaries.

32. Add Hotels, Motels, Professional Services, Professional Schools and Convention Halls as permitted uses in the new Grove Interchange subdistrict.
33. Remove the entire section for the State Street subsection.

Supervisor Young then asked for any questions from the Council. Council Member Boyd asked if these development standards would apply to acreages anywhere from two to twenty acres. Supervisor Young said that acreages hadn't yet been determined.

Council Member Jensen said he was a bit confused by the wording in number five. He said it states that mixed uses may include commercial, but that number 28 states that the residential uses “must” be developed with other uses. He went on to say that he was wondering which was correct—must or may. Supervisor Young explained that it means that all residential uses must be developed with other uses, which may include civic or non-residential uses. Council Member Atwood explained that this mixed use doesn't necessarily mean commercial.

Supervisor Young went onto explain that there will now be greater open space requirements. Instead of counting small strips along parking garages, etc, as open space, the requirements will increase to a significant, usable area.

Council Member Boyd said that in reference to #26, she would suggest that apartments not be allowed at all. Supervisor Young said if the Council wanted to remove that part, they certainly could during the motion.

Council Member Jensen asked about the word occupancy in #11. Attorney Petersen said it should read home occupation, not occupancy.

Council Member Atwood expressed his concern that in #27 the percentage ratio would be removed. He said he believes that the bar needs to be set for developers, instead of the Planning Commission and the Council making a decision if the ratios are correct each time. Council Member Call said he agrees that a minimum amount of residential use percentage in a development needs to be established.

Mayor Daniels asked what the thought process was for Staff to have removed the percentages. Supervisor Young stated that would depend upon each individual development and whether they have commercial, civic, etc, use in mind with the residential.

Mayor Daniels then asked Council Member Atwood what percentages he felt should be the baseline. Council Member Atwood said he wasn't sure; but that the percentages could be established for the benefit of the Planning Commission and the Council to go by.

Council Member Call said he was concerned that if one developer came in and was told he could develop in one certain way, that another developer could come in and say he wanted to develop with the same ratios. Supervisor Young explained that each development is different. Some properties cross from one zone to another. He said it would be difficult to say from one development to another that what fit one would fit another development. Council Member McDade added that the percentages don't allow for many exceptions.

Council Member Jensen said he had another concern with page 11, item 10-14-6, letter D. He asked if 10 days was correct. Mayor Daniels said that probably means 10 days within receipt of the paperwork.

Council Member Boyd said she was concerned about car dealerships being allowed on 2000 West. She said she would prefer that street not to become an auto row. Mayor Daniels observed that due to the rising appraisals of property in that area, car dealerships on 2000 West would probably be new. He also said they would be nice dealerships, again due to what they would have to pay for the land.

Mayor Daniels said he would prefer to not take out the apartments. He said the city must be sensitive to those that can only afford to initially live in an apartment. He added that he hoped the Council would allow the apartments to remain.

The Mayor then opened the meeting to a Public Hearing.

Mrs. Tammy Bezzant came forward. She said she also felt that apartments needed to be taken off the plan for that area. She added that those that were buying instead of renting were more permanent and stable. Additionally, she noted that dwellings needed to be owner-occupied residences.

Mr. Joe Spencer then came forward. He noted he felt that the 50-50 percentage was tying the hands of landowners and developers. He suggested that the city allow projects to come into them with the "pallet remaining cleaner" by letting the landowners and developers bring proposals to them. He also noted that all the Planning Commission or Council needed to do was to say "no" to projects. He also said that the City needed to allow their thinking to be more "out of the box" instead of confined thinking.

Mr. Spencer asserted that sizes of property will not allow certain developments to conform to a certain percentage, also. He suggested that the Council not set up a "set of barriers" to ideas that might come forward.

Mr. Pete Blake was the next to speak to the Council. First, he said if the City restricted auto sales on 2000 West, they would be prohibiting large tax dollars from coming into city coffers. He said they are high revenue businesses. Additionally, he went on to explain that with the potential of a lot of traffic on 2000 West, the dealerships would probably do very well.

Next, he said that with six children, he and his wife would be concerned if the city limited the development of apartments in the city. He said young families need to have a place to first live, as well as single adults. He added that he would like to be able to keep his adult children close, if possible.

Council Member Jensen asked Mr. Blake if he would favor new and used auto dealerships. Mr. Blake said that standards would need to be carefully set for the building of dealerships, so they would be attractive and an asset to the community. Mayor Daniels said that with land going for about \$400,000 an acre, the dealerships would probably be high-end establishments. Mr. Blake noted that if the standards are set, that he again felt it would be of benefit financially to have such an attractive asset as these dealerships. He also said that dealerships like the new BMW by the interchange as well as Lexus of Lindon were beautiful car dealerships.

Mayor Daniels indicated that Director Clay had run a study with the amount of revenue that comes into Murray City with the car dealerships in that city. Director Clay then said it was a significant amount that came into that city. Currently, he went on to say that Pleasant Grove's number one revenue maker is Macey's, followed by Smith's grocery store.

Ms. Amy Lundell then came forward. She said that she is really glad the city is changing the name of the area from Gateway to Grove. She observed that calling it the Gateway always made her think of the Gateway Mall in Salt Lake. She said this gives the area its own identity.

The Mayor then closed the public hearing and brought the discussion up to the Council.

Supervisor Young then went through the changes that so far he said that the Council had suggested be made to the proposed ordinance. He said he still had questions about a few of them for the Council:

1. A slight variation defining mixed-use development consisting of residential uses that are required to be in a mix of other uses, which may include civic, etc. Also, that development be accomplished according to a master site plan.
2. Page 5 of the ordinance adding a required buffer, with open space requirements not being counted as part of that buffer area.
3. Prohibition of car sales; whether new or used—still up in the air.
4. Apartments or not--still up in the air, also.
5. #28 coinciding with the same language as #5.
6. The mixed-use threshold a specific percentage---or not.
7. Occupations instead of occupancy in #11.

After further discussion, the Mayor suggested that the determination regarding these foregoing changes would come from the Council making a motion that was presented on the ordinance. The Council agreed.

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

ACTION: Council Member Boyd moved to approve Ordinance No. 2007-11, regarding a proposal to amend portions of Section 10-14, Gateway Zoning District, of the Pleasant Grove Municipal Code. The original summary (exhibit A) would be further amended by changes noted in the revised summary (exhibit B). These include (in exhibit B) Item 6, open space guidelines; Item 8, 10 days of the applicant's receipt of the decision from the DRB; Item 12, substituting the word occupations; Item 27, deleting the word apartments. A public hearing was held. Council Member Call seconded and the motion passed unanimously by voice votes with Council Members Boyd, Call, McDade, Atwood and Jensen voting, "Aye."

ITEM D. TO CONSIDER JOHN OGDEN'S REQUEST FOR FINAL PLAT APPROVAL OF THE VILLAS AT MAPLEWOOD, PLAT D, LOCATED AT APPROXIMATELY 900 WEST 220 SOUTH IN THE GATEWAY (BLUES SUBDISTRICT) ZONE. SAM WHITE'S LANE NEIGHBORHOOD

Mayor Daniels read this item. Supervisor Young then noted to the Mayor and Council that this plat is the fourth of four plats in the phasing of the Villas at Maplewood condominium project with a total of 252 units on 10.17 acres at a density of 15.16 dwelling units per acre. The overall project plat and conditional use permit was approved by the City Council on February 15, 2005.

Plat D, which covers the east end of the project, contains a total of 92 units. Currently, the developer is finishing parts of the development in Plat "B" and has begun construction on some of the buildings in Plat "C". Plat "C" contains the clubhouse and other adjoining common amenities. A building permit for the clubhouse and amenities was issued last July.

Minor amendments to the site plan for the Plat "C" area were approved administratively last fall, which relocated the sports court near the club house and reconfigured the placement of playground areas. Staff recommends that these amenities be completed prior to the issuance of any building permits in the Plat "D" area.

Supervisor Young stated that Staff recommends that the City Council approve the final plat proposal for the Villas at Maplewood "D" located at approximately 900 West 220 North, for the applicant John Ogden. He asked if there were any questions from the Mayor or Council. There were none.

Mayor Daniels then asked for a motion.

ACTION: Council Member McDade moved to approve John Ogden's request for final plat approval of the Villas at Maplewood, Plat D, located at approximately 900 West 220 South in the Grove zone, with the following conditions; 1. That all final Engineering requirements are met; 2. That no building permits are to be issued for Plat D until the completion of the clubhouse and adjoining amenities as shown on "Plat C" and the

amended site plan. Also, with the findings that; 1. The proposed subdivision complies with the goals, policies, and objectives of the General Plan; 2. The proposed subdivision complies with the development requirements of the Gateway Zone –The Blues subdistrict; 3. The proposed subdivision has been given a recommendation of approval from City Engineering. Council Member Jensen seconded and the motion passed unanimously with voice votes from Council Members Boyd, Call, Jensen, Atwood and McDade voting, “Aye.”

ITEM E. TO CONSIDER BRET D. NELSON’S REQUEST FOR FINAL SITE PLAN/CONDITIONAL USE PERMIT APPROVAL OF THE PROPOSED GATEWAY PLAZA, WHICH INCLUDES FIVE (5) CONDOMINIUM PLATS, RESERVED FOR COMMERCIAL/OFFICE USE; COMPRISED OF A 6.05-ACRE PROJECT AREA WITHIN THE MAYFIELD DEVELOPMENT. SAM WHITE’S LANE NEIGHBORHOOD

After Mayor Daniels read this item, Planner Allen noted that the Preliminary Subdivision Plat and Site Plan/Conditional Use Permit were approved by the Planning Commission on November 16, 2006, and by the City Council on February 6, 2007. This 6.05-acre project is part of a commercial/office element of a larger 41.83-acre project called *Mayfield*. Professional office space will be the primary use of four of the buildings, with the strong possibility of some medical use; with the remaining fifth building (Building “D”) being reserved for commercial/retail space. The applicant has teamed up with Trophy Homes and the Liahona Academy to produce a mixed use development suitable to the zone and to what the City would like to see in this location.

The subject property makes up 14.5% of the total Mayfield project area, and a key element to the overall success of the mixed use development. The applicant has found that selling the office & retail space to the interested tenants is going to be more beneficial than leasing; therefore, Condominium Plats have been submitted, one for each building, showing all Common, and Private areas of ownership. The following is a breakdown of the proposal, and important details regarding each:

Planner Allen explained that there are five plats total, each having a second page reflecting the height, and overall scope of ownership offered by the buildings. Phase 1 is the condominium plat for building “A,” which is to be a three-story office/medical building, and will be constructed first. Phases 2 & 3 (buildings “B” & “C”) are to be two-story office buildings. Phase 4 (building “D”) is to be a five space, one-story retail building off 700 South. Phase 5 (building “E”) is to be a one-story office/retail building off 2500 West. All units are to be sold as private spaces with the remainder of the buildings making up Common & Limited Common areas, to be maintained by the developer’s Homeowner’s Association. The Plats are consistent with an overall Site & Landscaping Plan, which have also been provided to comply with City ordinance.

The Gateway Plaza site has two main access drives which are 700 South and 2500 West. Each provides one lane of traffic for ingress, and two lanes for egress, with a four ft. wide landscaped planter separating the drives. There is also a right-in/right-out drive, north of

Building “C,” providing additional traffic flow to 2500 West, and a 35 ft. wide drive connecting the adjacent property to the north, to allow for the proper cross access. The City’s Fire Department has reviewed the access drives and given their approval.

The landscaping complies with the ordinance, as well as with additional requirements imposed by the Planning Commission & Staff. Per Staff and the Planning Commission, the applicant has provided an open space buffer zone between this development and the multi-family residential units planned to go in adjacent to the east boundary. The open space buffer includes raised landscaping, or berms, and additional evergreen trees to help soften the incompatibility between the uses. In addition to this, the southwest corner of the parcel is a small wetland-type area the applicant is dedicating to the City. The water pools here from the open water way that runs along the west side of the project, and makes for a nice green area. The City has indicated a desire to locate a City entry sign here, which the applicant has now freely donated. Another key feature of the site shall be a large water fountain and planter area in the front of the 3-story structure (Building “A”).

The parking requirement has been met according to the applicant’s proposed size & use of the buildings. The site required a total of 327 parking stalls, and the applicant has provided 357. The zone requires that 5% of the vehicular parking total be supplemented by bicycle parking, including a minimum 2-space requirement per building. Racks are to be provided for proper locking of the bikes. The proposal requires 16 bicycle spaces, which the site has provided. The parallel parking stalls located near the east boundary, have been designated as shared parking for the adjacent residential units during evening hours. A “Shared Parking Agreement,” between the applicant & Trophy Homes, is to be recorded with the Plats.

The architecture and materials proposed for all the buildings have been approved by Staff and the Design Review Board (DRB).

JUB Engineering has recommended approval of the proposed Gateway Plaza commercial/office site. The concerns with the open waterway, along 2500 West, have been addressed, with the Army Core of Engineers requiring it to remain open, and be integrated into the site’s landscaping. This proposal complies with the goals and objectives for the area.

All zoning, supplementary, standard specs, and development requirements have been addressed. The applicant has exceeded the standard requirements with the addition of the large water fountain, as well as dedicating the southwest corner of the parcel to the City. The applicant has already prepared to fill the space, as tenants are eagerly anticipating the approval of the site. The site has provided some lamp lighting. Staff would only stress that these lamps be shielded to prevent glare to the neighboring multi-family units located to the east. He added that the applicant, Mr. Nelson, was in attendance.

Mayor Daniels asked about the flow for the storm drain in the development. Planner Allen explained that the engineers have not given final approval on storm drainage, but the concerns they had were minor. Some of the storm water will flow into the open ditch and wetland area in the southwest corner of the area. The Mayor then asked if all of the

commercial and residential components were being built at once. Planner Allen said that was what the developer was planning.

Council Member Call asked about signage, since the development would be at an entry point into the City. Planner Allen said the developer was planning a welcome to Pleasant Grove sign that they would donate.

Mayor Daniels asked if there were any more comments or questions from the Council. There were none. He then asked for a motion.

ACTION: Council Member Jensen moved to approve Bret D. Nelson's request for Final Site Plan/Conditional Use Permit approval of the proposed *Gateway Plaza*, which includes five (5) Condominium Plats, reserved for commercial/office use; comprised of a 6.05-acre project area within the Mayfield Development with the following condition; That all remaining Planning, Fire, and Engineering requirements are satisfied, prior to recording. Also, with the findings; 1. The 2500 West ROW issues have been resolved with the County & American Fork City. 2. The concerns with the open waterway along 2500 West have been addressed. 3. The proposal has addressed its role and order in the overall Mayfield project. 4. Engineering has given a recommendation to approve the proposal. Council Member Call seconded and the motion passed unanimously with voice votes from Council Members Boyd, Call, Atwood, McDade and Jensen voting, "Aye."

ITEM F: TO CONSIDER TROPHY HOMES' REQUEST FOR FINAL SITE PLAN/CONDITIONAL USE PERMIT APPROVAL OF THE PROPOSED TROPHY COMMERCIAL, RESERVED FOR COMMERCIAL/OFFICE USE; COMPRISED OF A 4.66-ACRE PROJECT AREA WITHIN LOTS 1-4 OF MAYFIELD, PLAT A. SAM WHITE'S LANE NEIGHBORHOOD

Mayor Daniels read this item. Planner Allen then came forward and noted that the Preliminary Subdivision Plat and Site Plans were approved, by the Planning Commission on November 16, 2006, and by the City Council on February 6, 2007. On that same date in February, the Council approved the Final Plat know as Mayfield Plat "A," which allowed the subject property to be subdivided into four nearly identical lots. The four buildings proposed on this Site Plan proposal are to each assume one of the four approved lots. The four lots comprise a 4.66-acre project area is part of a commercial/office element of a larger 41.83-acre project called Mayfield. Professional office space shall be the primary use of the four buildings, with the applicant indicating that they will locate their headquarters here. The applicant has teamed up with the Liahona Academy and a commercial developer (Gateway Plaza) to the south, to produce a mixed use development suitable to the zone.

The subject property makes up 11% of the total Mayfield project area, and is a key element to the overall success of the mixed use development. If approved, the total commercial/office provided in the Mayfield Development comes to 26%, along with the Gateway Plaza, as promised in the preliminary hearings. An overall Site Plan has been submitted with one 15,866 square foot/two story building on each lot. He explained that the following was a breakdown of the proposal; with important details regarding each:

Lot three is the smallest of the four lots by approximately 3,300 square feet. However, each of the four buildings is two stories high, and with 15,866 square feet are identical in size. This will allow the applicant to sell off the lot area, including the building, to a potential buyer. Trophy Homes will need to put together an agreement for this office development that the owners of the said lots are to share the parking and access to the site. Trophy can decide whether each lot owner is to maintain their own site; or set up a HOA. This must be included in the agreement. The subject property's main access is from 450 South, with a one-lane ingress and two-lane egress. The site also has cross-access to the east and south. The Fire Department has not indicated that there are any concerns with emergency access to the site.

Planner Allen indicated that the landscaping complies with the ordinance; as well as with additional requirements imposed by the Planning Commission and Staff. He said that as per Staff and the Planning Commission, the applicant has provided an open space buffer zone between this development and the multi-family residential units planned to go in adjacent to the east boundary. The open space buffer includes raised landscaping, or berms, as well as additional evergreen trees to help soften the incompatibility between the uses. The applicant shall also provide landscaping to the open ditch to the west for additional beautification of that waterway.

The parking requirement has been met according to the applicant's proposed size & use of the buildings. The site required a total of 212 parking stalls, and the applicant has provided 246. The zone requires that 5% of the vehicular parking total be supplemented by bicycle parking, including a minimum 2-space requirement per building. Racks are to be provided for proper locking of the bikes. The proposal requires 11 bicycle spaces, which the site has provided. The parking stalls located near the east boundary, between Buildings "A" & "B" have been designated as shared parking for the adjacent residential units, during evening hours.

The architecture & materials proposed for all the buildings have been approved by Staff and the DRB.

JUB Engineering has recommended approval of the proposed *Trophy Commercial* site. The concerns with the open waterway along 2500 West have been addressed with the Army Corps of Engineers. The Corps is requiring it to remain open and be integrated into the site's landscaping.

He noted that all zoning, supplementary, standard specs and development requirements have been addressed. The site has provided some lamp lighting. Staff would only stress that these lamps be shielded to prevent glare to the neighboring multi-family units located to the east. This 4.66-acre office property, along with the Mayfield South Residential, also to be provided by Trophy Homes, is to be constructed together as part of a Phase 1 construction plan for the Mayfield Development.

Council Member Boyd asked if there were other tenants in this commercial building besides Trophy Homes. Planner Allen said yes, there would be several other commercial tenants.

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

ACTION: Council Member Call moved to approve Trophy Homes' request for Final Site Plan/conditional Use Permit approval of the proposed *Trophy Commercial*, reserved for commercial/office use; comprised of a 4.66-acre project area within Lots 1-4 of Mayfield, Plat A with the condition that the development meet all engineering, fire and planning requirements prior to final building permit approval. Also, that the Mayfield Plat A, which provides lots 1 through 4, is to be recorded prior to issuance of a building permit. Council Member Jensen seconded and the motion passed unanimously with voice votes from Council Members Boyd, Call, Atwood, McDade and Jensen voting, "Aye."

ITEM G: TO CONSIDER TROPHY HOMES' REQUEST FOR FINAL SITE PLAN/CONDITIONAL USE PERMIT APPROVAL OF THE PROPOSED MAYFIELD SOUTH RESIDENTIAL, WHICH INCLUDES FOURTEEN (14) CONDOMINIUM PLATS FOR MULTI-FAMILY LIVING, INCLUDING CLUBHOUSE & AMENITIES; COMPRISED OF A 10.09-ACRE PROJECT AREA WITHIN THE MAYFIELD DEVELOPMENT. SAM WHITE'S LANE NEIGHBORHOOD

Mayor Daniels read this item. In the Preliminary Subdivision Plat and Site Plans, Planner Allen said that the plats were approved by the Planning Commission on November 16, 2006. Additionally, they were also approved by the City Council on February 6, 2007. This 10.09-acre project area is a little less than half of the total residential element within a larger 41.83-acre project named *Mayfield*. The south residential will have 114 total units that are comprised of four different styles of housing. They will also provide for some of the major development amenities. The Mayfield South Residential is the last portion of the Mayfield Development the City will see, that is part of the first construction phase. The applicant has teamed up with the Liahona Academy and a commercial developer to the south (Gateway Plaza), and provided their own commercial/office development that together creates Phase 1 of the construction Phasing Plan. The applicant and Staff wanted to ensure that the City would see a good variety of uses mixed in the construction of this first phase.

The subject property makes up 24% of the total *Mayfield* project area, and is another key element to the overall success of the mixed use development. This multi-family residential proposal includes three park areas. These include a park with a gazebo as well as a tot lot with a large play area. These parks are somewhat central to the residential units. The clubhouse, pool and Jacuzzi amenities for the entire Mayfield Development are included with this proposal. They are located at the north end, along 450 South, which will end up being central to both the north and south residential building units. Condominium Plats have been submitted, with one for each building that shows a

Common, a Limited Common and private areas of ownership. Site and Landscaping Plans have been submitted, as required by ordinance, to support the Condominium Plats.

The following is a breakdown of the proposal, and important details regarding each:

1. The 114 proposed units are broken down into fourteen phase Condominium Plats, each reflecting all Common, Limited Common and private areas of ownership. All phases are interconnecting to maintain the structure of this part of the Mayfield residential community.
2. The subject property has three main accesses. Two connect to 450 South and the other one connects off of 700 South. The site also has two vehicular cross-access roads to the west and a trail that connects to an existing trail on the east. This allows for pedestrian cross-access traffic between Belle Monet and Mayfield. The Fire Department has not indicated that there are any concerns with emergency vehicle access to the site.

The landscaping complies with the ordinance. Also, it complies with additional requirements imposed by the Planning Commission and Staff. He said that as per Staff and the Planning Commission, the applicant has provided additional Open Space on the east boundary where the Mayfield and Belle Monet trails shall meet. The applicant has also provided additional evergreen trees, which were not part of the original plan. All parks and areas that are not used for buildings or hard surface are to be fully landscaped. All landscaping has been designed and submitted by a Licensed Landscape Architect.

Planner Allen said the parking requirement has been met according to the Grove Zoning ordinance, which requires 2.5 parking spaces per unit. It goes on to require that at least "one" space is covered, and that 25% of the covered spaces need to be attached or detached garages. The proposal has provided double and single car garages for every unit. He noted that because they have provided driveways that meet the minimum dimension requirements (9' x 18') for counting driveway parking, the applicant is allowed to count one parking space per driveway.

The total required parking for the Mayfield South Residential is 285 stalls, and they have provided 166 covered (garage) spaces, 110 driveway spaces, and 47 additional off-street parking spaces. The two commercial/office developments to the west have agreed to share an additional 42 parking stalls for visitors in the late evening hours.

Altogether, the Mayfield South Residential has provided 323 on site parking spaces, with an additional 42 for shared parking. The zone requires that 5% of the vehicular parking total be supplemented by bicycle parking, including a minimum two space requirement per building. Racks are to be provided for proper locking of the bikes. The proposal requires fifteen bicycle spaces, which the site has provided.

The architecture and materials proposed for all the buildings have been approved by Staff as well as the Design Review Board (DRB).

Planner Allen went on to say that the applicant will provide an ornamental see-through black iron fence along the east and west boundary of the Limited Common areas. A semi-private tan vinyl fence is to be installed along the rear yards that face 700 South and the tot lot park. The descriptions of these fences are found on the landscaping plans.

JUB Engineering has recommended approval of the proposed *Mayfield South Residential* site. The tot lot park and the park adjacent to 700 South are storm drain detention areas, and the inner roadways also act as a utility easement.

This proposal complies with the goals and objectives for the area. The proposal has provided Open Space in the amount of 3.14-acres or 30% of the total Open Space proposed for the entire Mayfield Development. All common areas and facilities are to be maintained by the Homeowner's Association (HOA) that will be set up by the developer. All zoning, supplementary, standard specs and development requirements have been addressed, he said. He then asked if there were any questions from the Council.

Council Member Call asked if the parallel parking stalls will be marked. Planner Allen said that the Council could require that of the developer. Mayor Daniels asked about the tandem parking. Planner Allen explained that residents can have double car garages with side by side (tandem) parking.

Council Member Atwood asked about the timing on phases. He said that if the clubhouse and other amenities are planned for the last phase, he feels that is unfair to those that are part of the first phases of the residential development. Planner Allen explained the entire development will be worked on at the same time, thus providing amenities to the entire development. Mr. Adam Langford of Trophy Homes further explained that due to FHA financing requirements, they have to break the development into phases; even though they plan to build the whole development at the same time. Mr. Peperone said he would guarantee it would take no longer than a year for the pool and clubhouse to be put into the development.

Council Member Jensen asked about timing with the development. Mr. Langford said that it takes three to four months to complete one building. Mr. Bill Peperone from Trophy Homes said that he believes the development should be completed in about six to eight months. He said the pool and clubhouse should be completed in this time frame, also.

Council Member Boyd commented that she is concerned about parking around the clubhouse. When attending events in other condominium complexes in that area, she said there were very limited parking around the clubhouse for visitors. Mr. Langford said there are 25 stalls slated to be accessible around the clubhouse for visitors.

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

ACTION: Council Member Atwood moved to approve Trophy Homes' request for Final Site Plan/Conditional Use Permit approval of the proposed *Mayfield South Residential*, which includes fourteen (14) Condominium Plats for multi-family living, including clubhouse & amenities; comprised of a 10.09-acre project area within the Mayfield Development, with the conditions that all engineering, fire and planning requirements are met prior to recording. Also, the amenities, including the swimming pool and clubhouse, be completed in no less than one year from this date. Council Member McDade seconded and the motion passed unanimously with voice votes from Council Members Boyd, Call, Atwood, McDade and Jensen voting, "Aye."

Mayor Daniels took a moment to tell the developers that he was really glad they were in Pleasant Grove. He said from everything he had seen, the development was even better looking than it had been in the original presentations. He thanked those present for their foresight and vision.

ITEM H: DISCUSSION REGARDING RECREATION COMMUNITY CENTER IN CONJUNCTION WITH ALPINE SCHOOL DISTRICT.

After Mayor Daniels read this item, Director Giles came forward. He reported that he had been attending the meetings with the Alpine School District (ASD) regarding the possibility of the new City Community Recreation Center being placed just to the south and west of the current football field. Working with possible land trades with the ASD, he noted that the district would like to trade property in Battle Creek Park along the amphitheater (or bowl) area of the park. He said they will need it for school programs.

Director Giles said that Phase one of the Recreation Center would be built right next to the proposed parking lot. He also said the district has budgeted for putting an athletic mall in, as well as landscaping and a parking lot. The agreement would be for the City to maintain the landscaping, he said. He said that once all of the agreements are in place between the City and the ASD, he will come to the Council with a public hearing.

Council Member Atwood asked how far away the beginning of construction was on the Recreation Center. Director Giles answered that once the land swap agreements as well as the maintenance agreements and programming issues are completed, a three month design stage will start. The Council Member next asked if the fact the district was putting the parking and landscaping in would save the City money on the project. Director Giles said yes, it was saving a lot of money.

Director Giles said between the ASD proposed field house in the area and the City Recreation center, the area will provide a huge amenity for the community. Council Member Boyd said the project made her feel very optimistic at the outcome.

Mayor Daniels explained that this was not a public hearing, but that he and the Council were happy to here any public comments.

Mrs. Tammy Bezzant came forward. She said she was concerned about parking. Director Giles explained that there should be plenty of parking for the facility with the parking lot the district had planned.

An unidentified resident commended Pleasant Grove City and the ASD for being able to work out such a great agreement.

8. STAFF BUSINESS

- Director Bradford reminded those present that the Pleasant Grove Business Alliance would be holding their monthly meeting in the basement of the library on Friday, March 9, 2007 at 7:45 a.m. He said the speaker will be Mr. Larry Friis from Zion's Bank in Pleasant Grove regarding small businesses.
- Chief Sanderson said his department had received a Homeland Security grant for \$123,900 for his department. The plan, he noted, will be to spend the money on a new air station for the fire house as well as for the new 800 megahertz radio system.
- Recorder Fraughton reminded the Council to get information to her for the Utah League of Cities and Towns in St. George in April. She said she needed to know how many meals to order, etc.
- Attorney Petersen said she has received information that another disconnection request has been received by the City. She said the Bragonje family lives in the Cedar Hills area. The family published the notice in the newspaper, so Attorney Petersen said the public hearing will be at the Council meeting on April 3, 2007.
- Supervisor Young said he had been told the Hammons' people would be in town the next day. He said he wasn't aware of their itinerary while they were here, but was told they would be in the area until Friday. He then explained that the revisions on the General Plan had slowed up a bit due to the large ordinance that had been presented earlier at this meeting. He said he and his staff were working to get a draft to the Planning Commission this month.
- Director Clay indicated that since the Mayor had been away the previous week, a cake would be provided this evening after the meeting for everyone to help celebrate his belated birthday.

9. MAYOR AND COUNCIL BUSINESS

- Council Member Call reminded the Council and Staff that there was three months for them to prepare for the Strawberry Days 5 K run! He said he would love to have them run along with him, so he suggested they start training.

- Council Member Boyd noted it was time to pull together a committee for the Heritage Festival. Mayor Daniels said that in the Strawberry Days meeting that same week, it was suggested that perhaps the Heritage Festival run for a few hours in Pioneer Park during Strawberry Days. He said that there would be a lot more people in town, and would probably be much better attended during that time. He added that it was troubling to see all of the volunteers put the time they did into the Heritage Festival—with a very small attendance.
- Council Member Jensen said he had talked with Tri-City Golf Pro Rick Roberts the previous week. He said that despite his recent health problems, he felt he was on the mend.
- Council Member McDade asked to be excused from the meeting the following week. He said he would be out of town.
- Council Member Atwood said that Mr. Robert Schow had contacted him and said that Manila Water Company would be dissolving. He said that a meeting would be held the next day for the water company, Cedar Hills and Pleasant Grove to attend. He said Mr. Schow said the dissolution would take place in approximately 30 days. Also, if everything wasn't resolved with the company's business within six months, any issues would go to court.

10. SIGNING OF PLATS

There were no plats to be signed.

11. REVIEW OF CALENDAR

Mayor Daniels said the Calendar item had been discussed during Council Business.

12. APPROVE PAID PURCHASE ORDERS

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

14. ADJOURN

ACTION: At 9:47 p.m, Council Member Jensen moved to adjourn. Council Member Atwood seconded and the motion passed unanimously with Council Members Atwood, Boyd, Call, McDade and Jensen voting, "Aye."

This certifies that the City Council
Minutes of March 6, 2007 are a
true, full and correct copy as approved
by the City Council on March 20, 2007.
Signed _____
Mary Burgin, Deputy Recorder