

Pleasant Grove City Council Minutes
December 4, 2007
7:00 p.m.

PRESENT:

Mayor:

Mike W. Daniels

City Council Members:

Cindy Boyd

Jay F. Meacham

Bruce Call

Mark K. Atwood

Lee G. Jensen

City Recorder:

Amanda R. Fraughton

Deputy Recorder:

Mary Burgin

Others:

Frank Mills, City Administrator

Tina Petersen, City Attorney

Deon Giles, Leisure Services Director

Lynn Walker, Public Works Director

Tom Paul, Police Chief

Marc Sanderson, Fire Chief

Sean Allen, City Planner

Degen Lewis, City Engineer

Richard Bradford, Economic Development Director

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 led by Boy Scout Noah Bodily.

2. OPENING REMARKS

The Opening Remarks were given by Chief Sanderson.

3. APPROVAL OF MEETING'S AGENDA

Mayor Daniels asked if there were any changes or additions to the agenda. Director Young indicated that at the request of Mr. Warburton, Item C which was a public hearing to consider the request of Warburton's inc to vacate lot 5 of the Sam White Park subdivision, Plat "B," to create Sam White park subdivision, Plat "C," an expandable condominium project for property located at approx. 829 South 490 West, in the MD (Manufacturing Distribution) Zone was being pulled from the agenda. He said Mr. Warburton was making different plans for the project. Mayor Daniels then asked for a motion.

ACTION: Council Member Atwood moved to approve the meeting's agenda, with Item C being pulled from the agenda at the applicant's request. Council Member Jensen seconded and the motion passed unanimously with Council Members Boyd, Call, Atwood, Jensen and Meacham 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 Minutes for November 20, 2007
2. Work Session Minutes for November 27, 2007
3. To consider approval of Partial Payment No. Five to HDX, LC, a Dunn Company for the Pressure Irrigation System – Schedule 6 Project.
4. To consider approval of paid vouchers (Nov. 25, 2007)

ACTION: Council Member Call moved to approve the consent items as written. Council Member Boyd seconded and the motion passed unanimously with Council Member Boyd, Call, Atwood, Jensen and Meacham 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.

Mr. Malcolm Allen then came forward. He said his address is 638 S. Pleasant Drive in Pleasant Grove. He handed a list of his concerns to the Council regarding what he feels is the need for the City to abandon the temporary emergency access at his address.

He then read a list that he had compiled of the rationale for this request:

1. Temporary emergency access is not required to meet International Fire Code. He asked that the Council consult with Chief Sanderson on this point.
2. Locust Avenue Estates and Branding Iron Estates are similar to plats that Pleasant Grove City has not previously required a temporary emergency access.
3. The home elevation and south side 7 foot retaining wall were stamped, approved and inspected by Pleasant Grove City. Subsequently, this has made the temporary emergency access impassible.
4. He asked the City please examine the photos (he handed to the Council) that show three mature trees that block the temporary emergency access from the west property.
5. The photos show that the UP&L electrical box, Qwest phone post and Comcast fiber optics extend 8 feet in the temporary emergency access on Hunters Meadow, Lot 2.
6. He said he cannot finish their landscaping as planned by Bratt Landscaping. He asked that Mayor Daniels please read the letter Mr. John Bratt had written to him.

Additionally, Mr. Allen said his wife was handicapped, and the temporary emergency access was causing problems with her being able to get to and from their vehicles.

Mayor Daniels thanked Mr. Allen for coming forward with his concerns. He said, however, that this would be an issue that would need to start with staff in Community Development. Mr. Allen

said he had decided to come before the Council, as he had, “started at the bottom,” previously, and didn’t get the response he felt he needed.

6. NEIGHBORHOOD ADVISORY BOARD REPORT

Chair Libby Flegal indicated that she was working on getting replacement Chairs for several of the neighborhoods.

7. LIBRARY BOARD REPORT

Mrs. Carla Erb from the Library Board came forward and thanked Planner Allen, Librarian Harrison and Director Giles for taking the time to come together and discuss what the Board envisions for the future of the Downtown. She then asked if it might be appropriate for a member of the Library Board to be on the Downtown committee. Mayor Daniels said that would be a good idea.

8. BUSINESS

A. PRESENTATION BY HABITAT FOR HUMANITY.

Mayor Daniels read this item, and then introduced Ms. Kena Jo Mathews, the Executive Director of Habitat for Humanity for Utah County. Ms. Mathews thanked the Mayor and Council for having her come. She said she had a short presentation she would like to share.

Initially, she explained that Habitat for Humanity is an international organization. She said the Utah County chapter of the organization adheres to the principles of the organization, which include working in partnership with God and area residents, from all walks of life, striving to eliminate poverty housing and homelessness in Utah County by building and renovating houses with people in need so that there are decent neighborhoods in which every person can experience, “God’s love and can live and grow into all that God intends.”

She went on to explain that with a high-cost rental market and lower than average incomes, many local families struggle monthly to keep a roof over their heads and make ends meet. These families are often forced to live in substandard housing due to high rents, a large student demand for apartments, low vacancy rates (only 4.2%), and many absentee landlords who don’t appropriately maintain their properties.

The median income in Utah County for a family of four is \$45,833, with a poverty rate of 12%. Families wanting to limit housing expenses to the recommended rate of 30% of their monthly income have to make over \$30,000 per year to be able to afford the average gross rental rate of \$634.

Ms. Mathews said people ask why Habitat does what they do. She said that simply because there is a need for affordable housing for Utah County residents. In August of 2007, the average price for a home was nearly \$300,000. This is significantly higher than the \$190,000 that was the average just four years ago.

She said that the hope of the Utah County affiliate is to build five to nine homes per year by 2009. This program works through volunteer labor, professional expertise and tax-deductible

donations. The Utah County affiliate obtains land or older homes and builds or renovates simple, decent homes in Utah County. Qualified families are selected based on need, ability to pay and willingness to partner. These selected families help with building and pay a down payment of \$1,000. The families purchase the home at a zero percent interest mortgage from the affiliate. Mortgage payment is set at about 30% of the family's gross monthly income. Payments remain the same throughout the term of loan and include taxes and insurance. Their monthly payments go into a revolving fund to build future homes for families in need in our community. Homeowners gain equity through long-term homeownership.

Ms. Mathews next introduced the Mayor and Council to the Habitat ReStores. She said these are retail outlets where quality used and surplus building materials are sold at a fraction of the normal price. Proceeds from ReStores help local affiliates fund the construction of Habitat houses within the community. Materials sold by ReStores are usually donated from building supply stores, contractors, demolition crews or from individuals who wish to show their support for Habitat. She said the location of the ReStore is 626 N. Freedom Blvd, in Provo.

Habitat also has free courses in home maintenance. She said they teach everything from changing the furnace filter to landscaping and plumbing.

In conclusion, Ms. Mathews showed pictures of the home in Pleasant Grove that Habitat built about a year ago at 621 East 200 South. She said it has provided housing for single mother Nancy Markham and her four children. She complimented both the City and Pleasant Grove High School in their support of the project.

Mayor Daniels thanked Ms. Mathews for her presentation. Council Member Boyd said that in the consortium that she sits on the board, she sees that Pleasant Grove City contributes to Habitat each year.

B. PRESENTATION OF COMMUNITY ART BY THE PLEASANT GROVE ARTS COMMISSION.

Ms. Tori Merrill from the Arts Commission was introduced by Arts Chair Heather Pack. Ms. Merrill then presented a beautiful picture she had created from paper leaves that had been colored and written upon during this year's Heritage Festival in September. There were over 200 people that participated in the project. She said that the three shades of green in the new city logo was used to represent past, present and future. Eventually, she explained that the Arts Commission would like to display arts projects in a future City arts center. Additionally, she said that The Commission would like to sponsor a project each year, and would be open to suggestions from the community.

Mayor Daniels thanked Chair Pack and Ms. Merrill for the gift. He said it would be hung in a place of high visibility for the public to be able to enjoy.

Council Member Call noted that the new Community Center would be completed in a few months, and he said it would be a perfect place for the art piece to have high visibility. For now, he suggested it be hung in the library or another city building. He said he would like to have pictures of the piece on the website.

Council Member Boyd thanked all that were involved, and said this was wonderful to have an art project that involved so many residents of all ages.

C. PUBLIC HEARING TO CONSIDER THE REQUEST OF WARBURTON'S INC TO VACATE LOT 5 OF THE SAM WHITE PARK SUBDIVISION, PLAT "B," TO CREATE SAM WHITE PARK SUBDIVISION, PLAT "C," AN EXPANDABLE CONDOMINIUM PROJECT FOR PROPERTY LOCATED AT APPROX. 829 SOUTH 490 WEST, IN THE MD (MANUFACTURING DISTRIBUTION) ZONE. SAM WHITE'S LANE NEIGHBORHOOD

Mayor Daniels said this item was dropped from the agenda at the request of the applicant.

D. PUBLIC HEARING TO CONSIDER THE REQUEST OF BAKER MANAGEMENT LLC TO DIVIDE PROPERTY THAT IS TO BE CALLED THE EMBASSY GROVE SUBDIVISION, INCLUDING THE DEDICATION OF EMBASSY GROVE PARKWAY, AND OTHER PUBLIC STREETS LOCATED WITHIN THE QUADRANT EAST OF P.G. BLVD., SOUTH OF 2000 WEST & WEST OF PROCTOR LANE, TO THE I-15 CORRIDOR BOUNDARY; IN THE INTERCHANGE SUB-DISTRICT (GROVE) ZONE. SAM WHITE'S LANE NEIGHBORHOOD

Mayor Daniels read this item. Planner Allen then explained that this Public Hearing was for a preliminary plat proposal to be called the Embassy Grove Subdivision. Mr. Dennis Baker was requesting that the Council grant final approval of a combined three-lot, two-parcel subdivision proposal for future commercial development. The applicant is Baker Management, LLC. The zoning is the Grove Interchange sub-district. The location is east of Pleasant Grove Boulevard to Proctor Lane (South of 2000 West to the I-15 corridor). The plat contains 89 acres.

The applicant wishes to dedicate and construct new public streets that are to serve the future development of the subject property and provide connectivity to already existing public streets. The heart of these new thoroughfares is to be the new Embassy Grove Parkway, named after the future development of the Embassy Suites Hotel and Convention Center. In addition to these roadways the applicant has determined some lot boundaries that are included with this plat proposal.

The design and layout of each lot involves the dedication and construction of the future public roadways, particularly Embassy Grove Parkway. The creation of lots, other than what is created by the dedication of the roadways, is proposed south of Embassy Grove Parkway. The applicant has determined with more certainty just how this area will divide, with the crown jewel of the area being the future site of the Embassy Suites Hotel and Convention Center. This development would be located within lot #2. The dividing of the area north of Embassy Grove Parkway is yet to be determined, so Staff recommended that this area be created into two separate parcels that may subdivided, at some future date, according to whatever future development is adopted for the area.

The main access to the area being divided will be from Embassy Grove Parkway (via P.G. Blvd) to the northwest and 2000 West from the north. The applicant is dedicating a north to south connecting street from 2000 West to Embassy Grove Parkway. Embassy Grove Parkway is

proposed to then connect to Proctor Lane on the southeast side where the City will obtain additional right-of-ways to that roadway.

Engineering has reviewed the plans, and has given a recommendation to move forward with preliminary approval, subject to meeting all final engineering prior to recording. The current land-use designation is The Grove District. The intent of the subdivision proposal adheres to this designation, he noted. The subject properties have been designated for the Grove Interchange Sub-district Zone. There are no concerns with meeting the zoning requirements at this time.

The applicant is providing the City with the correct roadway dedications, as discussed with City Staff, and matches the City's Streets Master Plan. The plat also shows the required utility and buffer easements. He said that staff believes that this plat will be significant in helping foster the anticipated commercial growth and development for the area.

Mayor Daniels then opened the discussion to a public hearing. No one came forward. He closed the public hearing and brought the discussion up to the Council table. Council Member Call said he felt this was a good start in that area. Mayor Daniels then asked for a motion.

ACTION: Council Member Call moved to approve the request of Baker Management LLC to divide property that is to be called the Embassy Grove Subdivision, including the dedication of Embassy Grove Parkway, and other public streets located within the quadrant east of P.G. Blvd., south of 2000 West & west of Proctor Lane, to the I-15 corridor boundary; in the Interchange Sub-district (Grove) zone. A public hearing was held. Council Member Jensen seconded and the motion passed unanimously with Council Member Boyd, Call, Atwood, Jensen and Meacham voting, "Aye."

E. PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING SECTION 10-9B-7 (E,F,G,H,I, J AND K) "ACCESSORY BUILDINGS," AND 10-9B-9 "BUILDING HEIGHT," OF THE R1/SINGLE-FAMILY RESIDENTIAL ZONES, OF THE PLEASANT GROVE CITY MUNICIPAL CODE, REGARDING AMENDING HEIGHT AND SETBACK REQUIREMENTS. CITY WIDE IMPACT

Attorney Petersen explained that this item be remanded back to the Planning Commission for further discussion and changes that the Commission felt were needed for the ordinance. She explained that she would also need to see the final ordinance before it came before the Council, so it needed to be continued indefinitely.

ACTION: Council Member Jensen moved to continue to a date uncertain a Public Hearing to consider an Ordinance amending Section 10-9B-7 (E,F,G,H,I, J and K) "Accessory Buildings," and 10-9B-9 "Building Height," of the R1/Single-Family Residential Zones, of the Pleasant Grove City Municipal Code, regarding amending height and setback requirements. Council Member Atwood seconded and the motion passed unanimously with Council Member Boyd, Call, Atwood, Jensen and Meacham voting, "Aye."

F. PUBLIC HEARING TO CONSIDER AN ORDINANCE REGARDING PLEASANT GROVE CITY STAFF'S REQUEST TO AMEND SECTION 10-9A-10 OF THE PLEASANT GROVE CITY MUNICIPAL CODE TO ALLOW PERSONS TO REQUEST AN INCREASE IN THE MAXIMUM ALLOWED HEIGHT OF A BUILDING

THROUGH THE APPROVAL OF A CONDITIONAL USE PERMIT WITHIN THE RR (RURAL RESIDENTIAL, 21,780 SQ. FT. LOT AREA) ZONE. MANILA NEIGHBORHOOD

Following Mayor Daniels reading this item, Planner Allen explained that this was a public hearing regarding a proposal to amend the building height requirement for the RR Zone. City Staff was the applicant. He said that City staff was the applicant. The request is for the Council to approve an amendment to Section 10-9A-10 of the City Ordinance, regarding building height requirements.

Planner Allen explained that staff was requesting an amendment to this section of the code, because of a recent comparison of two of the City's residential zoning ordinances; R-R and R1 Zones. The R1 zoning ordinance allows for a resident to submit application for a Conditional Use Permit, requesting additional height to a residential structure. This option is not available in the R-R Zoning Chapter, and staff believes that if such an option is allowed in the ordinance, it should be in the R-R Zone as well as any R-1 Zone. Also from the review, staff is not comfortable with having this text apply to accessory structures as well, especially with recent efforts to adopt a new ordinance regulating accessory buildings. He noted that staff believes the height on accessory structures should be given a limit.

No immediate conflict can be found with the general purpose or land use for the area, and the proposed ordinance, as long as a Conditional Use Permit is required with any increase in height. This should ensure consistency with other dwellings, as well as protecting adjacent land owners from significant loss of light and views.

Planner Allen then observed that the inconsistency between zones does not make much sense, as lots tend to get smaller in the R1 Zones. To allow for an increase in smaller lots and not allow the same option within larger lots, found in the R-R Zone, seems backwards. Due to the nature of the R-R zone predominantly having larger lot areas with space to offset any increased height, he said that the staff believes this is a reasonable request.

He noted to the Council that staff had also proposed new text that would limit the height of accessory structures to a maximum of 25 feet--or not to exceed the height of the dwelling; whichever is more restrictive. The height would also be subject to strict yard requirements found in another section of the City Code.

Council Member Call said that if he understood this correctly, there was no way an accessory building could be taller than 25 feet. Planner Allen said that was correct.

Council Member Atwood asked if the 35 ft. allowance mentioned would be measured from grade at a walk-out basement, etc. Planner Allen said yes, it would be from the final grade in the back, if the grade dropped down as in a walk-out basement. This would be based on the finished grade. He said that the RR zone has not allowed this in the past. Council Member Call observed that due to topography, etc, the conditional use process could help with the process for the homeowner. Attorney Petersen said that the Planning Commission would see the conditional use request.

Mayor Daniels then opened the discussion to a public hearing. There were no comments. He then closed the public hearing and brought the discussion up to the Council. Again, there were no further comments. He then asked for a motion.

ACTION: Council Member Call moved to approve Ordinance No. 2007-40, regarding Pleasant Grove City Staff's request to amend Section 10-9A-10 of the Pleasant Grove City Municipal Code to allow persons to request an increase in the maximum allowed height of a building through the approval of a Conditional Use Permit within the RR (Rural Residential, 21,780 sq. ft. lot area) zone. A public hearing was held. Council Member Boyd seconded and the motion passed unanimously with Council Member Boyd, Call, Atwood, Jensen and Meacham voting, "Aye."

G. TO CONSIDER THE REQUEST OF JERRY GROVER FOR FINAL PLAT APPROVAL OF A 3-LOT SUBDIVISION KNOWN AS PICCIONE PROPERTIES, PLAT "A," LOCATED AT APPROX. 560 SOUTH 300 EAST, IN THE CS (COMMERCIAL SALES) ZONE. STRING TOWN NEIGHBORHOOD

Planner Allen next came before the Mayor and Council and explained that the applicant, Mr. Jerry Grover, was requesting that he be granted final approval of the subdivision plat for a future commercial development named the Piccione Subdivision. The zoning is C-S/Commercial Sales and is located at 560 South 300 East. The property consists of 1.20 acres.

The property was granted a rezone to C-S on July 3, 2007. Mr. Grover would now like to divide the subject property into three commercial lots. The applicant would like the existing home to remain.

All three lots are proposed to have access to 300 East; however a cross-access easement is not illustrated or labeled on the plat. This was a requirement from the Planning Commission. He said it is recommended that there is one main access drive that all three lots feed into. If the existing house on lot #1 is to remain, then it makes most sense to have a cross-access easement along the boundary between lots 1 and 2, extending back to the rear of lot #1, and then south across lot #2 to the boundary of lot #3.

Engineering has recommended approval for this proposal, subject to meeting all final requirements prior to recording.

The existing home is permitted to remain, but only if converted into an office or retail store of some kind due to the zone change, and the demolition of the detached garage that was used with the home. Due to the creation of lot #2, the detached garage is on a lot by itself, which required it to be torn down. The applicant has indicated to Staff that he would like to keep the home as a future office. The intent of this subdivision proposal is to allow for new commercial or office development towards the rear of the property.

The vicinity or adjacent properties can be viewed on the plat proposal. There are single-family homes to the north and south of this proposal, but they have been given a Commercial Retail designation through the City's General Land Use Map.

The only zoning code of concern was frontage, and the applicant has met this requirement. There are no requirements in the C-S Zone for lot width or area. The only concern Staff had with the plat was how the applicant intends to access to 300 East.

The City's current General Land Use Map designation for this property is Commercial Retail. The applicant's proposal & future intent comply with this land use designation.

On October 11, 2007 the Planning Commission approved the preliminary plat proposal, subject to showing a cross-access easement between the proposed lots, and subject to all final City requirements.

Council Member Call asked what the reason was for this zoning to not require frontage, etc. Planner Allen said that when commercial development comes in with two or three lots, they cover a larger frontage. Council Member Jensen said it looks like they have a larger frontage for future parking.

Mr. Grover then told the Council that in the preliminary plat, there was a plan for a parking lot that was submitted. He also said that the middle garage will come out to further facilitate parking. He told the Council that the word Piccione is his wife's maiden name.

Mayor Daniels said the dedication of the right-of-way for the road would be included. Mr. Grover said the lots were so old, that the sidewalks didn't quite line up. The curb and gutter as well as the parking issue would be taken care of once the current winter weather had cleared up. Mayor Daniels asked if Mr. Grover was anticipating the area for commercial use. Mr. Grover said that he understood that the existing home was grandfathered for residential use for the time. Council Member Meacham said that the staff report specifically said it would now be for commercial use, once it was passed by the Council.

Planner Allen explained that once the plat was recorded, any grandfathering would be gone. Attorney Petersen agreed. She said that by recording the plat as a commercial subdivision, any grandfathering would be gone; especially since as a commercial subdivision, if they knocked down the garage for the current home, and if the residential use has been abandoned.

ACTION: Council Member Jensen moved to approve the request of Jerry Grover for final plat approval of a 3-lot subdivision known as Piccione Properties, Plat "A," located at approx. 560 South 300 East, in the CS (Commercial Sales) zone. Council Member Call seconded and the motion passed unanimously with Council Member Boyd, Call, Atwood, Jensen and Meacham voting, "Aye."

H. CONTINUED PUBLIC HEARING TO CONSIDER AN ORDINANCE REGARDING ROCKY MOUNTAIN WELDING HOLDING'S REQUEST TO AMEND SECTION 10-12B-2/ITEM E BY ADDING LAND USE CLASSIFICATION #4858 (SOLID WASTE TRANSFER STATION) AND #4859 (OTHER SOLID WASTE DISPOSAL, NEC) AS A CONDITIONAL USE IN THE MD (MANUFACTURING DISTRIBUTION) ZONE. (CONTINUED FROM NOV. 20, 2007 CITY COUNCIL MEETING)
CITY WIDE IMPACT

Prior to starting the discussion on this item, Mayor Daniels told the Council that after meeting with Attorney Petersen and Administrator Mills regarding this item, he wanted to remind the Council to please stick to only the issues contained in the applicant's request. He said recycling was not part of the issue at hand. He then asked the Council if they needed another presentation regarding the issue, as they had a lot of information given to them the previous week at the work session.

Attorney Petersen then explained that the owners of Rocky Mountain Welding (RMW) were requesting the amendment of Section 10-12B-2/Item E by adding land use classification #4858 (solid waste transfer station) and #4859 (other solid waste disposal, NEC) as a conditional use in the Manufacturing Distribution (MD) zone. She further explained that a solid waste transfer station that would be able to handle commercial and demolition, as well as allowing residential (or wet) garbage.

Mayor Daniels then reported that two residents had sent him emails concerning the dirty MuRF. He said that once these residents were informed of the options, they modified their opinions against the dirty MuRF.

Council Member Call responded that he was happy with the changes in that they helped focus more of what was to be allowed with this kind of facility.

Mayor Daniels then opened the discussion to the public. Mr. Malcolm Allen came forward and asked what was being done with fluorescent lights when they were disposed of. He said he understood they contained mercury, which is known to be dangerous to the environment. Council Member Jensen said he didn't know of anywhere in the area that handled mercury waste. Mayor Daniels asked staff if there had been any mention of fluorescent light disposal. Director Young said no, that there hadn't been discussions in that kind of detail as yet.

Administrator Mills suggested that one thing that should probably be looked at would be how much weight would be allowed if private citizens used the facility; or if only commercial would be involved. He said that some transfer stations allow private use, and some don't. Council Member Call said this would be part of a conditional use permit.

Administrator Mills then said that if this ordinance did pass he had some concerns. He said the North Point facility in Orem gets very backed up with private users in the summer. He said he wondered if the Council would like such a back-up on City streets.

Council Member Atwood said he felt the discussion was getting off the subject, as the Mayor had mentioned he would like to see the Council stay away from. He said the applicant was simply asking if a transfer station would be allowed in the MD zone. Council Member Boyd agreed. She said the "who" could be added later.

The Mayor then closed the public hearing. He asked if there were anymore comments from the Council. There were none. He then asked for a motion.

ACTION: Council Member Call moved to approve an Ordinance No. 2007-41, regarding Rocky Mountain Welding Holding's request to amend Section 10-12B-2/Item E by adding Land Use Classification #4858 (Solid Waste Transfer Station) and #4859 (Other solid waste disposal, NEC) as a Conditional Use in the MD (Manufacturing Distribution) zone. Council Member

Boyd seconded and the motion passed unanimously with Council Member Boyd, Call, Atwood, Jensen and Meacham voting, "Aye."

Mayor Daniels then asked the Council to please give any comments to staff regarding this ordinance.

I. TO CONSIDER APPROVAL OF 2008 YEARLY MEETING SCHEDULES.

Mayor Daniels asked if there were any questions from the Council or staff in regard to the 2008 meeting schedules. There were none. He then asked for a motion.

ACTION: Council Member Jensen moved to approve the 2008 Yearly Meeting Schedules. Council Member Call seconded and the motion passed unanimously with Council Member Boyd, Call, Atwood, Jensen and Meacham voting, "Aye."

9. STAFF BUSINESS

- Director Young said he is still awaiting the submission from Hammons' Corporation for the hotel. He said he hoped it would be coming in within the next couple of weeks.
- Attorney Petersen said she would like to hold a short executive session at the end of this meeting to discuss reasonably imminent litigation.
- Administrator Mills said there would be a public open house regarding the UDOT I-15 project would be held at American Fork High School. He said he had a copy of the Environmental Impact Statement in his office and in the library.

10. MAYOR AND COUNCIL BUSINESS

- Council Member Jensen said he had a question. He said he noticed on the pay vouchers that Director Bradford was being paid as a consultant. Mr. Bradford said that was correct.
- Mayor Daniels said he had received several letters from Grovecrest Elementary School students asking the status of the completion of sidewalks on 1100 North. He reminded the Council that the project has had to be delayed twice due to the spike in cost of the project.

Administrator Mills explained that he and Director Walker had met with some of the principals from the area in regard to a new funding program from the state to fund sidewalks around schools. He said he hoped that Pleasant Grove would receive some of the grant monies available so that some of the projects, including 1100 North, could be completed for the safety of the students. He said that the City would probably only be able to complete the north side of 1100 North for now.

Mayor Daniels then commented that he had received several emails about taxes. He said that despite the fact that Pleasant Grove City had actually lowered their taxes, several people's taxes and gone up due to increased property values.

The Mayor then asked if everyone knew their assignments for the Christmas Party. After the assignments were discussed, he asked Council Member Call to please MC the party. Council Member Call said he would be glad to.

11. SIGNING OF PLATS

Richard Johnston's final plat was signed.

12. REVIEW CALENDAR

- The Mayor informed the Council and staff that there was a possibility of another Council meeting in December, due to the fast track system that the Hammon's group was participating in. He said there was also another development that could possibly need approval in December.

13. APPROVE PURCHASE ORDERS

Mayor asked if there were any questions in regard to the purchase orders. There were none. He asked for a motion.

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

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

ACTION: At 8:30 p.m, Council Member Jensen moved to go into executive session to hold a strategy session to discuss pending or reasonably imminent litigation (UCA 52-4-5(1)(a)(iii)). Council Member Atwood seconded and the motion passed unanimously with Council Members Meacham, Call, Boyd, Jensen and Atwood voting, "Aye."

ATTENDING:

Mayor:

Mike Daniels

Council Members:

Cindy Boyd

Mark K. Atwood

Lee G. Jensen

Bruce Call

Jay F. Meacham

Others:

Frank Mills, City Administrator

Gary Clay, Finance Director

Tina Petersen, City Attorney
Deon Giles, Leisure Services Director
Mary Burgin, Deputy Recorder

ACTION: At 8:49 p.m, Council Member Jensen moved to go back into regular session. Council Member Atwood seconded and the motion passed unanimously with Council Members Call, Boyd, Jensen, Meacham and Atwood voting, "Aye."

14. ADJOURN: At 8:50 p.m. Council Member Jensen moved to adjourn the meeting. Council Member Atwood seconded and the motion passed unanimously with Council Members Boyd, Atwood, Jensen, Call and Meacham voting, "Aye."

This certifies that the City Council
Minutes of December 4, 2007 are a
true, full and correct copy as approved
by the City Council on January 8, 2008

Signed _____
Mary Burgin, Deputy Recorder