

**Pleasant Grove City Council Meeting Minutes**  
**October 1, 2013**  
**6:00 p.m.**

PRESENT:

Mayor:

Bruce W. Call

Council Members:

Cindy Boyd  
Cyd LeMone – (arrived at 7:00 p.m.)  
Jay Meacham  
Heather Pack  
Kim Robinson

Staff Present:

Scott Darrington, City Administrator  
Dean Lundell, Finance Director  
Degen Lewis, City Engineer  
Tina Petersen, City Attorney  
David Larson, Assistant to the City Administrator  
Deon Giles, Parks and Recreation Director  
Kathy Kresser, City Recorder  
Mike Smith, Police Chief  
Marc Sanderson, Fire Chief  
Ken Young, Community Development Director  
Lynn Walker, Public Works Director  
Libby Flegal, NAB Chairperson

The City Council and staff met in the City Council Chambers at 86 East 100 South, Pleasant Grove, Utah.

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1) **CALL TO ORDER.**

Mayor Call called the meeting to order and noted that Council Members Boyd, Meacham, Pack, and Robinson were present. Council Member LeMone would arrive late.

2) **PLEDGE OF ALLEGIANCE.**

The Pledge of Allegiance was led by Boy Scout, Ethan Thomas.

3) **OPENING REMARKS.**

The Opening Remarks were given by Assistant to the City Administrator, David Larson.

4) **APPROVAL OF MEETING'S AGENDA.**

Mayor Call stated that item "h" would be continued to the October 15 meeting. Chief Sanderson would present business before item "a."

**ACTION:** Council Member Boyd moved to approve the agenda. Council Member Pack seconded the motion. The motion passed with the unanimous consent of the Council.

5) **CONSENT ITEMS.**

- a) **City Council and Work Session Minutes:  
City Council Minutes for the August 14, 2013 meeting.**
- b) **To Consider for Approval Paid Vouchers for (September 23, 2013).**

**ACTION:** Council Member Boyd moved to approve the consent items. Council Member Robinson seconded the motion. The motion passed with the unanimous consent of the Council.

6) **OPEN SESSION.**

Mayor Call opened the public session. There were no public comments.

7) **BUSINESS.**

Fire Chief, Marc Sanderson, stated that there were exciting changes going on in the Fire Department. He reported that this was the first time since the Fire Department went full time that they have had the opportunity to look internally at their organizational structure. Due to a recent retirement they streamlined the department and processes, which will save the City money and give the Fire Department the opportunity to create an organizational structure that will help create future leaders.

Chief Sanderson stated that a new Battalion Chief position was created to be filled by Corey Cluff. Corey served previously as a captain for the department. Part of the restructuring involved reducing the number of captains to two. New Lieutenant positions were created and would be subordinate to the Captains. Chase Gustman, Britt Clark, and Justin Whatcot would serve as the new Lieutenants. Chief Sanderson presented the three individuals as future leaders of the Fire Department. Mayor Call asked if the proper way to address Mr. Cluff would be as Chief or Battalion Chief. Chief Sanderson said that either was appropriate and he would be referred to as Chief Cluff at the fire station.

**A) PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE 2013-31) THE REQUEST OF ROBERT SCHOW TO REZONE 2.229 ACRES FROM A1 (AGRICULTURE) TO RR (RURAL RESIDENTIAL) ON PROPERTY LOCATED AT APPROXIMATELY 3300 NORTH 750 WEST. (MANILA NEIGHBORHOOD) PRESENTER: DIRECTOR YOUNG.**

Community Development Director, Ken Young, stated that the applicant, Robert Schow, requested a zone change on his property. The property was in the most northernmost portion of the City. Mr. Schow's property currently was zoned A1 and RR. He desired to subdivide out a smaller parcel into the RR Zone. Council Member Meacham asked what would happen to the property that remains in the RR zone. Director Young stated that it will not change. He thought it made sense to change it at a future time, however, it was not noticed to be changed. He stated that it would not detrimental to leave it as is. Mr. Schow stated that when the Quail Run development was completed they were required to zone all of the property A1. Director Young agreed to verify the zoning.

Mayor Call opened the public hearing. There were no public comments. The public hearing was closed.

**ACTION:** Council Member Boyd moved to approve Ordinance 2013-31 amending the official zoning map of Pleasant Grove City rezoning portions of the 2.229 acres located at approximately 3300 North 750 West from A1 Agriculture to RR Rural Residential. Council Member Meacham seconded the motion. A public hearing was held. A voice vote was taken and the motion passed unanimously with Council Members Boyd, Meacham, Pack and Robinson voting "Aye."

**B) TO CONSIDER APPROVAL OF A TWO-LOT FINAL PLAT CALLED PARKSIDE AT PLEASANT GROVE PLAT B SUBDIVISION LOCATED AT APPROXIMATELY 3300 NORTH 750 WEST IN THE RR (RURAL RESIDENTIAL) ZONE. (MANILA NEIGHBORHOOD) PRESENTER: DIRECTOR YOUNG.**

Director Young stated that the above two-lot final plat was related to item "a" called Parkside at Pleasant Grove Plat B. The preliminary plat was approved previously by the Planning Commission.

Mr. Schow stated that they were asking the Council for an exception to Ordinance 8-6-6, Piping of an Existing Draining and Irrigation Facility. In the past there was an exception in 8-6-6 that stated that anything on the Storm Water Master Plan would not be required to be piped. A small portion of Manila Creek goes through the upper right hand corner of the lot being divided off. Mr. Schow stated that the request for the exception would allow that portion of pipe on the property to not be piped. Historically it was shown on the Storm Water Master Plan as an open channel, but the new plan created in May 2013 removed all open channels.

Mayor Call asked how the exception request would affect item "b." City Engineer, Degen Lewis, stated that the improvement plans were tied to the approval and they did not typically go into much detail with the plans. He indicated that Mr. Schow had not yet submitted an improvement plan showing what would be piped, which was the only outstanding item on the proposal.

Mayor Call stated that if Mr. Schow was requesting the exception it would need to go through the appropriate process before coming to the Council for plat approval. Mr. Schow stated that if he had

not followed the correct procedure, he would be happy to take whatever steps are necessary. City Attorney, Tina Petersen, stated that procedurally the exception needs to be on the agenda and it is necessary to make a formal application for the exception.

Mayor Call asked if the Council should wait to approve the plat or treat the exception differently. Engineer Lewis stated that there would be no problem approving the plat. He suggested Mr. Schow come back to the Council for the exception at a later date. Mayor Call stated that they would consider the request as presented and process the exception at a later date.

**ACTION:** Council Member Boyd moved to approve the two-lot final plat for the Parkside at Pleasant Grove Plat B subdivision located at approximately 3300 North 750 West in the RR Rural Residential Zone. Council Member Robinson seconded the motion. The motion passed with the unanimous consent of the Council.

**C) TO CONSIDER APPROVAL OF A TWO-LOT FINAL PLAT CALLED YOUNG SUBDIVISION LOCATED AT APPROXIMATELY 500 NORTH 600 EAST IN THE R1-8 (SINGLE FAMILY RESIDENTIAL) ZONE. (MONKEY TOWN NEIGHBORHOOD) PRESENTER: DIRECTOR YOUNG.**

Director Young stated that the subdivision consists of an existing lot where a non-legal subdivision was created. The owner wanted to take advantage of the opportunity to build on the second lot. He noted that there is an existing home on the southern lot. The applicant also desired to build on the northern lot. Staff recommended approval.

**ACTION:** Council Member Robinson moved to approve the two-lot final plat for the Young Subdivision located at approximately 500 North 600 East in the R1-8 (Single Family Residential) Zone. Council Member Pack seconded the motion. The motion passed with the unanimous consent of the Council.

**D) TO CONSIDER APPROVAL OF A SIX-LOT FINAL PLAT CALLED PINE MEADOWS PLAT B LOCATED AT APPROXIMATELY 4230 NORTH 1100 WEST IN THE RR (RURAL RESIDENTIAL) ZONE. (MANILA NEIGHBORHOOD) PRESENTER: DIRECTOR YOUNG.**

Director Young stated that the annexation of the Flinders property and the Pine Meadows Plat "A" Subdivision recently came before Council and was approved, since then and prior to recording, the applicant requested that two more lots be added to the subdivision. The additional lots were owned by Doug Meacham who owns approximately one acre and wished to subdivide. The request was to have the previously approved plat amended to a six-lot plat. The Planning Commission approved the preliminary request and staff recommended approval.

**ACTION:** Council Member Boyd moved to approve a six-lot plat for Pine Meadows Plat B. Council Member Meacham seconded the motion. The motion passed with the unanimous consent of the Council.

**E) TO CONSIDER FOR ADOPTION A RESOLUTION (2013-039) EXPRESSING SUPPORT OR NON SUPPORT FOR THE PROPOSED REALIGNMENT OF 100 EAST/GENEVA ROAD AND PROVIDING FOR AN EFFECTIVE DATE. (STRING TOWN NEIGHBORHOOD) PRESENTER: ENGINEER LEWIS.**

Administrator Darrington stated that the proposed project had been considered for a few years. In 2010 there was discussion with the downtown business owners to explore alternatives for 100 East and Geneva Road. It was noted that the roads currently do not connect. He explained that the project began as a staff driven process because they knew it would become an issue for the City due to traffic on 100 East. The intent was to find a way to connect the two roads.

Administrator Darrington stated that staff obtained funding through MAG to create an environmental document, which was the first step in the process. Because there was a limited amount of funding, staff was only able to study one alternative to connect Geneva and 100 East. The connection picked up where those roads end. Alternatives that were discussed but not studied included having 100 East break off at 100 or 200 South or Center Street or even further north.

Administrator Darrington stated that in creating the environmental document the process required a public hearing. Many business owners and citizens attended the hearing and gave input. The project was presented to the Council again in January 2013. The Council asked for more information regarding the impact on downtown businesses. The City retained Zions Bank Consultants as a consultant to determine if connecting the two roads would reduce traffic on Main Street, which would ultimately hurt the local businesses there. Zions Bank determined that it was fairly negligible, but the study was conducted before the cupcake shop and restaurant opened. He stated that if the makeup of downtown continues to change there could be a greater impact than was determined by the study.

Administrator Darrington stated that Horrocks performed a study on the alternative routes to determine what structures would be affected. If there were a number of historical structures that would be affected by the project, the environmental document would likely not be approved. He stated that the only option that would not affect those types of structures would be the original plan to connect 100 East and Geneva Road.

Administrator Darrington stated that when the initial study was conducted it looked to the year 2040. They realized that in 2040 there would be significant road failure on 100 East and Geneva Road because of traffic. The Council wanted to know when between the years 2013 and 2040 the road will actually fail. Horrocks ran a 10-year model to determine what the traffic would be like in 2023. Horrocks stated that the intersection would not have failed by 2023. The Council did not know if this was a project they need to address at this time since the road is projected to last another 20 years.

Council Member Boyd stated that they still did not have a clear idea of when the road will fail. Engineer Lewis stated that the 10-year model made certain assumptions such as the idea that in 2040 the City will be at build out. It was not known for certain if that would be the case, and the model was just an educated guess. Council Member Meacham asked if the model gave a level of service. Engineer Lewis stated that it did and level of service will remain positive until 2023. The level of service could be low by then, but will still be at acceptable operating levels.

Administrator Darrington stated that the Federal Highway Administration was anxious for a decision regarding whether the City wants to move forward. If the project is supported they will likely receive a finding of no significant impact from the environmental assessment, which would allow the City to move to the next step of design. The design process did not have to be done under any timeframe, but would allow residents to see how the project will affect them. Engineer Lewis stated that at the public hearing residents expressed concern about design details. Those questions could not be answered until the design process makes progress.

Engineer Lewis stated that they do not currently have any funding in place to do right-of-way acquisition or to go to construction. There were still stop blocks, but it would not be a problem to tell MAG they would return the money to the funding pool and apply again at a later date.

Administrator Darrington stated that if the Council issued a resolution of non-support the Federal Highway Administration would not recommend approval of the environmental document, which would kill the project. The City would not be able to obtain federal funding at a later date. Council Member Robinson asked how long the life of the environmental document was. Administrator Darrington stated that it would need to be refreshed. As time passes it is likely that additional structures will become eligible under federal rules. He stated that it would not be difficult to update the document.

Council Member Robinson asked if the City progressed to the design phase and obtained the MAG funding, whether property owners will have protection if the City changes its mind. Administrator Darrington stated that if they proceed with the design phase there will be an opportunity to meet with individual property owners to discuss their specific situations and ensure that their access remains viable. The design phase will also determine what properties need to be acquired. If the building process does not begin for 15 years they would hope that the design would remain largely the same, however, it would be reviewed and necessary changes made.

Engineer Lewis stated that business owners expressed concern about the lack of definitive plans. The idea had been contemplated by the City for decades. Business owners wanted to know if the plan was adopted in order to develop their property accordingly or relocate.

In response to a question raised by Mayor Call about federal funding, Administrator Darrington stated that if there is non-support by the City Council, the project will never be eligible for future federal funding. UDOT will potentially take over the project if the Council denies it and possibly have the ability to complete the project sooner.

Council Member Pack asked if the Council approves the resolution if they will in essence be stating that they will not pursue other alternatives. Administrator Darrington confirmed that that was the case because the study was completed on a specific area.

Council Member Meacham expressed concern that in 15 years things may have changed significantly making the alternative not viable, which would require the environmental document to be redone. Council Member Boyd felt there was no way to know if this would be an important road to fix or if there would be other more urgent concerns. She was concerned about upsetting the businesses in the area over a plan that was largely unknown.

Mayor Call stated that in any of the presented options land has to be acquired, property owners have to be negotiated with, and the land has to be purchased by the entity that builds the road. He asked if UDOT does the project in “the swerve” area if they will have to compensate the City for land acquisition. Mayor Call was in favor of this area for the project for many reasons, but especially because it is City-owned property and will not affect businesses. Attorney Petersen felt that UDOT would have to compensate the City. Administrator Darrington remarked that if that was something the City wants to pursue in the future they will have to reject the current resolution.

Council Member Robinson asked if the road was intended to be an expressway. Administrator Darrington responded that it is not shown as an expressway on the current plan. He did not know if it was even possible to make it one. Council Member Meacham asked what was currently on the Master Plan. It was reported that the Master Plan shows a dotted line at State Street connecting the two and discusses the connection of 100 East and Geneva Road.

Council Member Boyd was in favor of denying the resolution in order to explore other options. Council Member Pack felt that after reading public comments from the previously held public hearing there were two core issues. First, the Council did not want to do anything to minimize downtown businesses. The City needs the area to be a vibrant shopping area. The other concern was whether the Council wants to encourage an expressway to Main Street. She was not sure if bringing a five-lane highway to Main Street will be the best decision for businesses. Council Member Pack did not want federal dollars to sway them from the City’s mission statement.

Council Member Meacham was not sure that denying the resolution will give the business owners assurance that the project will not still happen. Engineer Lewis stated that based on comments from businesses owners they expressed an understanding of the future need. He explained that there may be an advantage to UDOT trying to preserve the federal funding option even though the current Council may not be in favor of it.

Engineer Lewis stated that the connection was on MAG’s Transportation Master Plan as well. They saw 100 East and Geneva Road as a regionally significant route. MAG’s modeling stated that at some point they would have to deal with the two closed offset “T” intersections in order to make it function better. He remarked that it was just not Pleasant Grove recognizing that this was an important update, but neighboring communities as well.

Council Member Meacham stated that there was a recognized need, but the preferred alternative had a significant impact on current businesses and would deter future businesses on Main Street. Administrator Darrington stated that the study showed that the function of downtown was historic boutique destination shopping and The Grove was main stream shopping.

Council Member LeMone felt that based on previous discussions and listening to public comment, there were better options available than “the swerve.” She remarked that they did not know what the potential growth over the years will be and it would not be wise to stifle growth by choosing one option that will have unknown consequences.

**ACTION:** Council Member Boyd moved to express non-support for the proposed realignment of 100 East and Geneva Road. Council Member LeMone seconded the motion. A voice vote was

taken and the motion passed with Council Members Boyd, LeMone and Pack voting “Aye” and Council Members Meacham and Robinson voting “Nay.”

**F) TO CONSIDER FOR ADOPTION A RESOLUTION (2013-040) AUTHORIZING THE MAYOR TO SIGN A BOUNDARY LINE AGREEMENT FOR A 297.21 SQ FT PIECE OF PROPERTY LOCATED AT APPROXIMATELY 600 EAST 100 SOUTH FROM PLEASANT GROVE CITY TO KNIGHT WEST CONSTRUCTION LLC; AND PROVIDING OR AN EFFECTIVE DATE. (MONKEY TOWN NEIGHBORHOOD) PRESENTER: ENGINEER LEWIS.**

Engineer Lewis stated that previously a small portion of the street was vacated at Walker Landing. The proposed resolution was the document to actually transfer ownership. The agreement was between two parties and specified that both agree on the property ownership boundaries.

**ACTION:** Council Member Meacham moved to approve Resolution 2013-040 authorizing the Mayor to sign a boundary line agreement with Knight West Construction, LLC for a certain parcel of property generally located at 600 East and 100 South and providing for an effective date. Council Member Robinson seconded the motion. A voice vote was taken and the motion passed unanimously with Council Members Boyd, LeMone, Meacham, Pack and Robinson voting “Aye.”

**G) TO CONSIDER FOR ADOPTION A RESOLUTION (2013-041) AUTHORIZING THE MAYOR TO SIGN A QUIT CLAIM DEED FOR PROPERTY LOCATED AT APPROXIMATELY 200 SOUTH 1700 EAST FROM PLEASANT GROVE CITY TO PLEASANT GROVE CITY AND PROVIDING AN EFFECTIVE DATE. (BATTLE CREEK NEIGHBORHOOD) PRESENTER: ENGINEER LEWIS.**

Engineer Lewis stated that when the City purchased the property beneath the Battle Creek secondary water tank they did so in two pieces. The City owned the roadway in front of the tank and parcels to the north. As the City continues to work on the power plant project they want to clean up the south side of the road. He explained that the City will not gain or lose anything, and are only changing the legal description. When the cleanup is complete there should be two or three parcels of land instead of the existing 12.

**ACTION:** Council Member Boyd moved to approve Resolution 2013-041 authorizing the Mayor to sign a quit claim deed in favor of Pleasant Grove City for a certain parcel of property generally located at 1700 East 200 South and providing for an effective date. Council Member LeMone seconded the motion. A voice vote was taken and the motion passed unanimously with Council Members Boyd, LeMone, Meacham, Pack and Robinson voting “Aye.”

**H) TO CONSIDER FOR ADOPTION A RESOLUTION (2013-042) APPROVING AND ADOPTING THE PLEASANT GROVE CITY’S FISCAL YEAR 2013/2014 AMENDED BUDGET AND PROVIDING FOR AN EFFECTIVE DATE. PRESENTER: DIRECTOR LUNDELL.**

**ACTION:** Council Member Meacham moved to continue Resolution 2013-042 to October 15, 2013. Council Member LeMone seconded the motion. The motion passed with the unanimous consent of the Council.



**8) NEIGHBORHOOD AND STAFF BUSINESS.**

Director Young reminded Council and staff that there would be a breakfast the following day to review development and the RAP sheet.

Engineer Lewis stated UDOT's contractor intended to finish work on State Street and would begin laying out striping shortly.

Administrator Darrington stated that community meetings for the GO bond education process would begin the following week. There were five community meetings scheduled in October. The intent was to deliver fliers to all residents one week in advance of the meetings. An open house was scheduled for October 29 at the Rec Center for those who cannot attend a meeting.

Council Member Boyd asked if all of the community dates will be published in the newsletter. Administrator Darrington stated that the front page of the website contains the dates of all meetings listed as did the newsletter that was mailed out previously. Staff would also update social media every few days to remind the public of the meetings.

Administrator Darrington stated that there would be a short presentation followed by a question and answer period at each of the community meetings. Their main goal was to get as many people as possible to attend so that all have correct information.

Council Member Boyd suggested making an effort to meet with various senior groups. Administrator Darrington stated that there was a meeting conducted by the advocacy group the previous night where they invited specific people to tour the facilities. He reported that there were roughly 15 people in attendance. Administrator Darrington and the Chiefs made themselves available for the entire month for those who wish to meet with them privately or in a group to discuss the new facility and the bond.

Administrator Darrington read a letter that the library received earlier in the week from the Technical Services Librarian from the Colorado State Library System. The letter was to commend two of the Pleasant Grove library staff for their exemplary service in assisting a Colorado library with a last minute need.

Council Member Meacham asked what the status was of the new Arts and Culture Director. Administrator Darrington said he and the Mayor would be reviewing applications after the City Council meeting.

**9) MAYOR AND COUNCIL BUSINESS.**

Council Member Robinson reported that she attended several youth events at the Rec Center over the past few weeks and was very impressed by what she saw. She commended them for their work.

Council Member Boyd asked who was responsible for maintaining the landscaping from 100 East to Canyon Road because it was in poor condition. Engineer Lewis stated that he would reach out to the state maintenance crew.

**10) SIGNING OF PLATS.**

No plats were signed.

**11) ADJOURN.**

**ACTION:** Council Member LeMone moved to adjourn. Council Member Boyd seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 7:32 p.m.

This certifies that the City Council Minutes of October 1, 2013 are a true, -full and correct copy as approved by the City Council on November 6, 2013.

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Kathy T. Kresser, City Recorder

*(Exhibits are in the City Council Minutes binders in the Recorder's office.*