

Pleasant Grove City Council Meeting Minutes
Work Session
January 14, 2014
6:00 p.m.

PRESENT:

Mayor:

Mike Daniels

Council Members:

Dianna Andersen
Cindy Boyd
Cyd LeMone
Jay Meacham
Ben Stanley

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
Sheri Britsch, Arts and Culture Director
Libby Flegal, NAB Chairperson

Others:

Tim Watson – Parlant Technology
Dan Nelson – Parlant Technology
Sherri Atwood – Community Emergency Response Team Leader
John Schiess – Horrock’s Engineers

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

1) **CALL TO ORDER**

Mayor Daniels called the meeting to order and noted that Council Members Andersen, Boyd, LeMone, Meacham and Stanley were present.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by City Attorney, Tina Petersen.

3) **OPENING REMARKS**

The Opening Remarks were given by Finance Director, Dean Lundell.

4) **Parlant Technology presentation on communication technology.**

City Administrator, Scott Darrington, stated that staff met with Parlant Technology a few weeks earlier to discuss revamping the City's current reverse 911 system. The City uses City Watch, a reverse 911 system provided by the County free of charge. After having issues with the system, Staff hoped to make significant changes.

Parlant Technology is based in Utah County that works with other cities and has a positive track record. Other companies have contacted the City as well and the Council can hear from those companies before making a final decision.

Tim Watson from Parlant Technology reported that they have been in business for 20 years and work with over 10,000 organizations worldwide. Parlant works with several cities in Utah County including American Fork, Alpine City, Spanish Fork, and others. They deal with emergency communications as well as notifications for the City and help increase community engagement.

Because Parlant is so large, there is never an issue with having a shortage of phone lines to inform the community of emergency situations. They use a single interface where anyone approved by the City can log in and send a phone call, email, text message, or social media post to residents. Residents can specify what type of communication they prefer and the system can sync those preferences with residents' names and numbers. Parlant can also tap into Alpine School District information to help build a data base.

The database allows for creation of subgroups that can then be sent as messages to the specific individuals in the subgroup. Groups can be created based on where people live so that only those affected by a specific event are informed. The system is not only used for emergency notification but can be used for things such as utility billing updates, parade route road closures, and City events. American Fork uses the system for utility billing. Since they started using the system their utility shut offs have been cut in half, which results in a significant savings to the city.

Mr. Watson stated that not all emergency or communications happen when people are in front of their computer. As a result, Parlant has created a smart phone application that allows for all of the same communication options. There is a support team available 24 hours per day, seven days a week in Provo.

Parlant has developed a mobile application for City residents to use. Residents are able to receive any sort of communication from Facebook, Twitter, emails or others from one single location. The City can upload new updates, calendars, street closures, garbage day information, etc. Residents can also report issues around the City or post comments to City administrators on the app. The app is also able to send push notifications. It can also connect to the Chamber of Commerce or local businesses. Whatever data the City makes available can be placed on the mobile app. The app is extremely customizable to fit the needs and desires of the City. The support team can assist the City in making any changes they desire or the City can assign staff members to be trained in how to make the desired changes.

Dan Nelson of Parlant Technology stated that Pleasant Grove would have access to thousands and thousands of phone lines. The City of Cedar Hills wanted to get a message out to all of their residents encouraging them to come meet the candidates. It took Parlant four minutes to contact all of Cedar Hill's residents. The speed of communication and quality of the data is something the City will not get from any other company and can be extremely useful especially in an emergency situation.

Council Member LeMone asked how to coordinate what the City wants on the app internally. She remarked that if too many people have the ability to make updates there could be confusion and a lack of flow. Mr. Nelson said this is the first question that every new City asks but it has never been an issue. Spanish Fork uses the technology heavily and has many different departments that make updates on a regular basis and the residents have been very pleased. They feel like they actually know what is going on in their City.

Council Member LeMone asked who is able to receive training on how to run the interface. Mr. Watson said that was completely up to the City. There could be representatives from each department or a smaller group of people. They would also be able to do refresher trainings as necessary. Residents are able to select what departments they want to receive updates from, which helps avoid them being inundated by too much information.

Mayor Daniels asked about the cost of the system. Mr. Nelson said for the notification service it is \$1.50 per household per year. The City app costs \$1.00 per household per year. \$2.50 per year per household is all inclusive and unlimited and not based on the number of minutes used or messages received. Parlant provides an account manager that reviews the City's account quarterly to help the City maximize the system.

Council Member Boyd asked if the City would sign a contract. Mr. Watson said they would and it would be the same as they do with Utah County Dispatch and other cities in the State. Council Member LeMone asked how they notify residents about the app and its capabilities. In addition to the City newsletter and website, the support team will help disseminate information through press releases, a code on the website, or inserts in water bills. There are many ways to inform the residents and Parlant will help ensure everyone knows what is available to them.

Administrator Darrington said that according to the numbers they ran it would be just under \$15,000 to provide the main service and the app. Because of the uses of the system there may be

some Enterprise funds that can help pay for it. There is a need to step out of the current system and find something better, and Parlant was considered a strong option.

Council Member LeMone asked if staff has spoken with other cities in the area that use Parlant. Administrator Darrington stated that he has spoken with Spanish Fork and Cedar Hills and both cities love the system. There are other groups that have contacted the City with similar types of services. The cost is similar across all companies but staff likes the idea of using Parlant because they are local. The Council was invited to discuss the matter in more detail at a later date, however, they do not necessarily have to go to bid if they prefer not to. Because what is offered is a professional service, the City can sign a contract and get started immediately. The purpose of tonight's presentation was to let the Council know what Parlant has to offer and allow them to determine if the concept is something the City wants to pursue.

Mr. Nelson said that each of their competitors can provide the City with White Page data only but they do not do imports. White Page data is outdated as more and more people turn to cell phones. If the City expects updated information to reach their residents, they need quality data. He stated that no one in the county can compare to Parlant in terms of quality of data.

Council Member Boyd remarked that many departments are now on Facebook and she considered the individuality of each department to be important. She asked if residents will be able to see what departments are posting updates or if it will just be shown as coming from the City. Mr. Nelson responded that it will be shown on the individual Facebook pages. The system will tie directly into the departments' Facebook pages and the residents will be able to select what pages to follow.

Administrator Darrington indicated that staff would discuss the matter in more detail and look further into the other companies that have contacted the City and then come back to the Council with a recommendation.

Council Member Stanley remarked that the BYU Open Source Lab creates similar types of apps at no cost to the City. It would involve more work on the City's end but may be something they should look into. Administrator Darrington stated that Cedar Hills has integrated both Parlant and BYU. He planned to meet with the BYU Open Source Lab to learn more about what they offer.

5) Emergency Management Plan update. Presenters: Sherri Atwood and Chief Sanderson

Community Emergency Response Team Leader, Sherri Atwood, reported that several months earlier a draft was distributed of the Emergency Operations Plan that the Emergency Committee has been working on for the past several years. She received feedback from the previous administration and made some changes based on those recommendations.

Police Chief, Mike Smith, was asked to bring the emergency management to a higher level, which resulted in the creation of the Emergency Response Team. The group has been working hard since that time to put more focus on emergency management in the community.

The State distributes a guide and the committee followed it closely while drafting Pleasant Grove's Emergency Plan. Ms. Atwood requested that the Council give special attention to pages 3, 4, and 13. Page 13 addresses how to obtain approval for the plan. The approval will come from the

Mayor and City Council and the implementation of the plan will be under the direction of the Emergency Manager. The goal is to get the basic plan approved by January 21.

Ms. Atwood reported that on page 14 the Basic Plan is outlined. It will not change unless it is proven to be ineffective. The other component of the Plan is the emergency support functions. Those functions are dynamic and will change as necessary. Changes to the support functions will not require Council approval.

Ms. Atwood requested that the Council also pay special attention to pages 18, 21, 31, 32, 35, and 36. Page 36 focuses on the continuity of operations. In order for a City to function in a state of emergency there must be continuity of operations in place. They must be pre decided and identified. Each department in the City is required to establish their own continuity of operations. Part of the plan needs to identify a line of succession. Those individuals were identified on page 36.

Pages 46, 47, 48, 54, and 56 are also important pages for the Council to be familiar with. Ms. Atwood reported that they are laying a foundation and framework and making great progress. Chief Smith and Administrator Darrington offered great support and leadership. She stressed the importance of the City training staff and residents in order to make the plan run smoothly.

Council Member LeMone asked if there has always been an Emergency Plan book or if writing the plan down was new. Ms. Atwood said there has always been documentation but it has not been highly effective. The State made major changes based on the National framework for emergency response and the City is now doing the same.

Attorney Petersen stated that it is important to remember that in order to get reimbursement from FEMA all the correct forms and record keeping must be in place. These updates will ensure that if the City ever needs assistance they will be eligible and much more likely to receive financial aid. If any city is not following the National Incident Management System (NIMS) instruction they will not receive reimbursement.

Council Member Meacham asked if there are any mandates for a city to have an EOP. Chief Smith responded that if the City wants federal assistance there are mandates. Ms. Atwood explained that the public has asked for the Emergency Plan and they want to know what they are supposed to do and expect in an emergency. She noted that it is important to get this information to the public as soon as possible. The Basic Plan is public record.

Administrator Darrington stated that the committee will meet quarterly to keep the plan updated and continue to run annual drills. The community churches have asked for the City's Plan in order to tie into it with their own emergency plans. He agreed to help get the appropriate information to church leaders.

Ms. Atwood stated that in addition to getting the Basic Plan approved they need to get all the individual ESF's identified. The ESF will summarize what each specific department is supposed to do in an emergency and provide a list of contacts and resources. The next step is to complete all of the ESFs.

Parks and Recreation Director, Deon Giles, was working on ESF 6 which is Mass Sheltering. He stated that multiple locations must be identified to shelter people in different situations. Contact information is the most difficult to gather including identifying where they will get food, water, etc. They are working on training their staff and working closely with the Red Cross.

Council Member Stanley asked when they want to have everything finalized. Attorney Petersen expected the matter to be on the February 4 agenda. Ms. Atwood explained that the ESF tabs will be added to the Plan as they are completed. Once the Basic Plan is approved an information sheet will be put online for residents.

Chief Sanderson stated that the plan needs to be as fluid as possible. The country has learned a great deal since 9/11 and how to deal with man-made disasters. As the City grows the need for an Emergency Plan is even more important. The more basic and flexible the plan is, particularly the ESFs the better, because no emergency is ever the same and one can never be completely prepared for it.

Administrator Darrington stated that the Emergency Plan is for the City and not a personal emergency plan for the residents. It will be quite general as to how the City will operate. There is still a lot of planning to be done. The City will need to be careful what they roll out to the public so they can make split decisions in the moment of the emergency. Chief Sanderson added that the residents need to be assured that the City has excellent leadership and employees that know how to deal with situations as they arise. The plan will eventually need to expand to ensure that employees and their families are taken care of so that public safety workers can respond to the community.

Chief Sanderson described a relief trip a group took to the Philippines after the recent typhoon disaster. He recently attended a conference where the main speaker was the emergency manager of the Joplin tornado in Missouri. He stated that the total destruction was the same in both the Philippines and Joplin despite the type of disaster being different. He found it incredible to be a part of the relief trip and became very clear why Pleasant Grove needs an excellent plan that will help minimize issues and help protect the community.

Mayor Daniels asked what the size and scope of the plan covers. Ms. Atwood explained that the scope of the plan is large and covers any size disaster that may occur. Mayor Daniels asked what types of resources are available to the City to make this size of a plan feasible. Chief Smith stated that the City only has certain resources available for any disaster. If a large scale disaster occurs, the plan functions to provide a process to obtain the necessary resources needed. It also provides direction on how to reach out to the county, state, or federal government for aid.

Administrator Darrington said that part of the plan is having contact information for organizations they may need to contact such as The American Red Cross. Chief Smith said roughly 90% of the committee attended an All Hazards Training over the summer where they were able to sit in an emergency operations center and be a part of a mock disaster.

Chief Smith stated that City employees will be out in the community determining what is needed and the elected officials and staff will come together to obtain and provide those needs. Mayor Daniels said that in a large scale disaster typical communications do not work. He asked what the communication method will be. Chief Smith responded that communication will depend on the

type of disaster. The City has a radio system to communicate with staff members. If cell phones are down it may be a police officer driving through the City using a PA system. It will depend on the extent of the damage and what is available for use. Door-to-door communication is also a strong possibility. Communication options will be included in the plan.

Chief Sanderson said that a few months ago when the City experienced a small disaster that affected a part of the community regarding water contamination the City and employees handled the emergency very well. These are the types of emergencies that will benefit greatly from Parlant Technology. It was noted that the City's reverse 911 system through City Watch failed.

Mayor Daniels said this type of undertaking will only be as good as the implementation and practice. He was happy to see the City take steps toward being prepared but was concerned about what the City can actually handle. He was interested to see how the plan develops and how to make it as practical as possible. He requested that staff keep the Council up to date on progress.

Administrator Darrington reported on an upcoming FEMA training on recovery and mitigation that staff members should participate in.

Administrator Darrington said that John Schiess was present and wanted to briefly discuss the site plan proposal for the pipe plant property despite it not being an agenda item.

John Schiess from Horrock's Engineering said that in the past year the City purchased the old Continental Pipe Plant property, which is roughly 40 acres with the intention to use it for storm water detention. The 40 acres will be used for storm water as well as cemetery expansion and other joint uses. The City asked Horrock's to prepare a conceptual site plan.

Over the past several months Horrock's worked with staff to determine what the City wanted for the property. There is a focus on the need for detention, cemetery expansion, public works expansion, and joint uses such as soccer fields.

The detention criteria required an area that could store 40 acre feet of water during a storm. Mr. Schiess said they looked at several different configurations. The first option was to have the detention facility in the smallest area possible and moved to a far corner of the property which would leave as much property as possible for other uses. This option will not allow for expansion in the future. Another option was to spread the facility out, which would take up more space but allow for detention expansion in the future, if necessary. The final plan was somewhere between the two options that will not use up too much ground but allow for some growth in the future.

Some of the joint uses of the property will be trail systems around the parks and detention facilities. The elevation on the site lent itself to two separate basins. There will be a few different sized soccer fields, restrooms, pavilions, parking, road access and a pond for secondary water storage.

City Engineer, Degen Lewis, stated that the City needs to decide what they want to keep that is already on the property and what needs to be removed. Staff felt it was important to clean up the property quickly. One of the main reasons for moving forward with Horrock's and asking them to create a preliminary site plan was so that the City can clean the site up and prepare for the future.

Mr. Schiess stated that the plan is not set in stone and can be altered as necessary. There are two buildings on site that can potentially be reused. The first could be used for one of the detention facilities and the second can potentially be used as the Public Works Building and yard. Public Works estimated they will need 10 acres at build out for all of their buildings and equipment. The proposed plan includes all of that space. The plan also allows for 2 ½ acres for the Cemetery and Park Building and yards. The balance of the property is roughly five acres and will be for the cemetery expansion. Engineer Lewis estimated that over the next 100 years the City will need an additional 15 acres for the cemetery expansion.

Administrator Darrington stated that staff hopes to pick up additional adjacent parcels of land for additional cemetery expansions in the future. There are seven soccer fields planned for the space with four mid-sized fields and two larger fields. Council Member LeMone asked if the fields are of adequate size to host soccer tournaments at this location. Council Member Andersen said there would have to be 12 fields on the same site to hold a tournament. The seven fields could accommodate up to 600 people per hour. She suggested the City be cognizant of staggering start times. Administrator Darrington stated that they can hold tournaments for 7th and 8th graders.

Council Member Stanley asked if there was significant noise associated with the Public Works Buildings and if that would be appropriate next to the cemetery. Mr. Schiess explained that the plan has a buffer of buildings and landscaping between the Public Works Buildings and the cemetery as well as a buffer between the buildings and the soccer fields.

Administrator Darrington stated that Public Works is generally closed in the evenings so there will be no noise issues after 5:00 p.m. Police Chief, Mike Smith, stated that he grew up next to the pipe plant and did not expect public works to make more noise than the plant made. Mr. Schiess stated that a number of things can be done to separate the buildings from the open space such as specific types of landscaping. He stated that the five to six-foot deep ponds will be sunk down into the ground with a slope into the pond. Mr. Schiess stated that there has been some discussion about leaving the berm flat to allow people to set out blankets and chairs. Another option was to do a step by step pattern down which would allow a place for people to sit.

Council Member Boyd asked if the basins were placed accordingly because of the fall of the land. Mr. Schiess confirmed that she was correct. The two main sources of water that come to the area require the basins to be placed where they are.

Engineer Lewis said when they adopted the Storm Drain Master Plan the goal was to address where the City had their ponds. Previously they were forced to acquire expensive property in areas where they saw economic potential such as in the Grove area. Mayor Daniels asked if the City has moved some of its detention from the Grove area into the new property. Mr. Schiess responded that they moved roughly 20-acre feet.

Mayor Daniels asked if the public works facility needs to be moved to this new property. He expressed concern for the residents in the area and asked if there was room to expand elsewhere or if this was the only option. Engineer Lewis said the idea started with Parks and Recreation Director, Deon Giles, who felt some sort of facility was needed for the cemetery office to be located near the cemetery. This need led to the discussion of bringing all of public works to this location.

Mayor Daniels said if they opted to not move public works to this area it would free up a lot of space for competition soccer.

Council Member Boyd felt the uses were not entirely compatible. Her preference was to expand the public works where they are currently. She felt that expanding the cemetery by only five acres was not enough and it was unwise for the City to have to purchase more land for expansion.

Mayor Daniels asked what the 40 acre feet of detention meant as far as storm size. Mr. Schiess said it would accommodate a 25-year storm. Mayor Daniels asked about the project timeframe. Mr. Schiess said that the concept of moving as much storm water to this property as possible meant that they need to restrict the outlet. Mr. Schiess said the lower basin will fill first and the upper will fill second. In a full 25-year storm it would likely take up to two days for the basin to empty.

Mayor Daniels stated that in the past they had spoken about stretching the water out along an area along I-15 instead of flooding a significant acreage in one pool. He asked if that had been considered. Mr. Schiess said a long stretched out area takes up more ground than a concentrated area but they do have a setback along the freeway that they currently use for detention. For the area of the property there is not an option to stretch the water out.

Mr. Schiess said that Option Two includes a large detention footprint and full cemetery expansion and could include a cemetery office. Administrator Darrington said that cemetery expansion is likely 10 to 15 years out. Council Member Andersen asked if people who purchase a plot can choose anywhere in the cemetery. Administrator Darrington said they can fill up sections of the cemetery before opening other parts of it.

Mr. Schiess stated that the third option maximizes the footprint of the ponds and gives full expansion of the cemetery, a cemetery building, and 2 ½ acres of yard for parks. Option Four has a small detention footprint with a full public works yard and full parks and cemetery with expansion. Option Five includes full public works and partial cemetery expansion but no parks and recreation yard. There are minor variations to each plan and the Council can decide what they prefer.

Administrator Darrington said they would like to know the priorities of the Council so they can narrow the options down. They originally considered bringing public works to this location because of the possibility to expand for the future, but there are other locations they could expand if the Council prefers they not locate there.

Engineer Lewis said they are looking forward to securing a contract to clean up the site by summertime. Many of the trees on the property will need to be removed. Director Giles said that using the building in Option Two would accommodate most of parks and recreation's needs. They would only need to build things such as restrooms. Mayor Daniels asked about the timing of the project. Engineer Lewis said he would like to have demolition and clean up of the site completed by mid-summer. The cleanup is already funded by the storm drain budget but the rest will apply to the 2014 budget.

Mayor Daniels asked if this topic could be placed on the agenda in the early part of February to address this and other possible site plans. Engineer Lewis responded that the City has approached property owners with adjacent property about selling land for more expansion. Staff has also

discussed moving the old substation with Rocky Mountain Power, which could also free up more property. Administrator Darrington suggested possibly adding this topic to the retreat.

Council Member Stanley stated that he has spoken to community members who would still like to see public safety developed on the pipe plant property. Administrator Darrington suggested that option be discussed at the retreat. It is an option, but staff did not think it was the most ideal location for public safety.

Council Member Meacham thought the criteria was for a 10-year storm, rather than a 25-year storm. Mr. Schiess said when they ask developments in town to provide detention their requirement is a 10-year retention. The City's back bone system requires 25-year storms. Mayor Daniels stressed that it is important that the City's Plan be consistent with City Code. He recommended this topic be discussed with the Master Plan.

Council Member Stanley clarified that because the property was purchased with storm drain funds the detention ponds are required. Council Member Meacham asked if the storm drain fees increased because of the purchase. It was reported that rates began increasing four years ago in preparation for the future land purchase. Council Member Meacham said Pleasant Grove has one of the highest drainage fees in the county if not the state because of this purchase. He asked if the City is still accurate with the drainage fee. Director Lundell stated that the amount of land the City planned on buying was a set dollar amount, so the fee does not change. Council Member Meacham expressed concern about paying such a large fee if it is higher than necessary. Administrator Darrington said they have to build this new system and other cities may have done their systems in a different way at a different time. Other cities have contacted Pleasant Grove to ask how the City raised its rates effectively because they need to do the same.

Mayor Daniels felt it was important for staff and the Council to have a discussion to focus on the details of the uses, rates, funds, and how all of that is calculated. He suggested having a more detailed discussion at a later time.

6) DISCUSSION ON AGENDA ITEMS FOR THE JANUARY 21, 2013 CITY COUNCIL MEETING.

- A. To consider for approval the appointment of the City Treasurer and the City Recorder.
- B. **Continued Public Hearing** to consider for adoption an Ordinance (2014-1) amending Title 10, Chapter 14, Section 24, Subsection 3C-2, the Grove Interchange Subdistrict Permitted Uses, amending provisions regarding limiting professional office uses in the Grove Interchange Subdistrict to less than 50% of each individual project area which is bound by existing or planned public streets, or less than 50% of a combination of such project areas, as approved by the City Council, etc. **(Continued from the January 7, 2014 meeting)**

Presenter: Director Young

Community Development Director, Ken Young, said item "b" is a follow up of a request by the City Council to look at how the City can limit the development of professional offices in the Interchange Subdistrict in order to avoid all of the acreage being made into professional offices and not maintained for a primary usage of retail tax based type commercial. Staff suggested breaking the Interchange Subdistrict into different project areas. Within each project area professional office development could be limited to less than 50% of the area. Professional offices are listed under

permitted uses and they would add “limited to less than 50% of each individual project area which is bound by existing or planned public streets, or less than 50% of a combination of such project areas as approved by the City Council.” This will give the Council some flexibility in looking at project areas.

Attorney Petersen suggested attaching a map to the final ordinance. Council Member Andersen said this change will impact property owners dramatically. The land owner is aware of the change and is unhappy with it because he had a potential development that would be 100% office.

C. Public Hearing to consider for adoption two Ordinances (**2014-4 and 2014-5**) rezoning various properties between approximately 505 West to 125 West on the north side of State Street from Downtown Village to General Commercial (C-G) and Commercial Sales (C-S). (**OLD FORT AND SCRATCH GRAVEL NEIGHBORHOODS**) *Presenter: Director Young*

Item “c” on the agenda deals with rezoning of various properties. Director Young said this is based on a request by the City Council to look at the zoning on some properties in the Downtown Village. The concern was that their properties would interact more with State Street than they do with downtown. The Downtown Village Zone has a higher criterion base for architectural design on buildings as well as for landscaping and signage. There is also more limited usage than what is allowed in other commercial zones.

Staff felt it would be more appropriate for the area on the west side of the railroad tracks to reflect the same type of zoning, which is the CG Zone. The other area in question interacts more with the CS Zone that is across the street from it. After a public hearing the Planning Commission determined that they did not prefer to make a zone change in area number two, which would merge the property into the CS Zone. They recommended the City add additional uses to the Downtown Village area for properties that front onto State Street or are within a certain proximity to State Street. This would allow for additional uses on those properties but the architectural and signage standards would remain. The Planning Commission recommended changing the area near the CG Zone.

Administrator Darrington said that the recommendation from the Planning Commission is slightly different from what the Council discussed. As a result, the Council will need to decide if they agree with the recommendation. Director Young thought the question was whether the Downtown Village requirements should be dropped completely in this area or should the City maintain some of the vision established several years ago when the Downtown Village Ordinance and Downtown Plan were put into place.

Director Young explained that existing developments will be grandfathered in, but in the future if those areas or properties redevelop should they be allowed to develop as any other State Street area or should there be required to fit the visions of creating an “architectural entrance” into the area.

D. Public Hearing to consider for adoption an Ordinance (**2014-6**) adopting the Pleasant Grove City Vicinity Map to provide long range planning for local neighborhood streets, per City Code Section 10-5-4. (**CITY WIDE**) *Presenter: Engineer Lewis*

Item “d” pertained to a vicinity map to provide long-range planning for local neighborhood streets. Director Young said City Code 10-5-4 requires that the City have a vicinity plan for all undeveloped property, however, the City has not previously had a unified overall plan. This plan allows the City to address issues like connectivity and through streets. It shows cul-de-sacs and other types of development but does not show flag lots. Director Young stated that the map can be tweaked as necessary and will likely be something that is looked at and readopted annually. The Planning Commission adopted the plan the previous week.

Council Member Stanley asked if this plan is binding. Engineer Lewis said it is binding in that it is final once it is adopted, but it is not intended to be absolutely prescriptive. This map will give the City some leverage to help direct development if someone wants to do something radically different than what the plan allows.

Council Member Boyd was nervous that the City is going to over plan what developers are allowed to do. She did not want to take the freedom away from the developers to create ideas and present other options. Mayor Daniels agreed with Council Member Boyd and expressed his concern that the City is too prescriptive with what a person can do with their property, which makes it difficult for them to improve what they have.

Administrator Darrington said it is important to find a balance between not telling people what to do and protecting the City from intersections that do not match up and other such issues. The intent of the plan is more to keep roads in place. People are able to make tweaks and changes while giving the City authority to require certain standards be met. Mayor Daniels agreed that there needs to be a balance that encourages people to come into the City and develop their property and invest their money. There needs to be some kind of incentive to come into the City and do with their property what they want.

Administrator Darrington said that in the past there has been a lot of emphasis on restricting the look and this may be a change that comes with the newly elected officials. Mayor Daniels felt that they may want to adjust what the City is doing to find a balance that helps bring in redevelopment.

Attorney Petersen clarified that Engineer Lewis is trying to comply with something that the Code currently requires the City to have. The Code indicates in the language how binding this is. If the Council is not comfortable with the language then they will need to change it. The Code states “the vicinity map will provide the same generalized planning function for minor streets that is provided by the major street plan for arterial and collector streets.”

Council Member Meacham said the map can help determine the full build out of the City. Engineer Lewis stated that build out will likely take 10 to 15 years with just under 1,500 new lots available. Council Member Meacham said that as they move forward with the police and fire station it will be important to get an accurate build out number.

Council Member Andersen stated that she likes the vicinity plan and the order that it brings. She understands that it may limit creativity but thinks it is useful and important to show the developer what the area is zoned for before they get creative.

- E. To consider an appeal by Reagan Outdoor Signs from a decision of the Community Development Director denying their request to construct a new billboard sign on State Street at approximately 500 West State. *Presenter: Director Young*

Item “e” pertained to an appeal by Reagan Outdoor Signs from a decision to deny their request to construct a new billboard sign on State Street at approximately 500 West State. Director Young said that over the past year and half he has been working with Reagan on four different requests for signage in the community. One of the proposed signs does not meet the requirements of City or State code. They are asking to relocate their sign and make it larger, which is against State code. There are also issues with height, location, and other issues.

Director Young reported that he provided Reagan with a letter explaining why their requests have been denied multiple times. They are now opting to appeal his decision to the City Council, which is allowed according to the Code.

Director Young said that the Code limits signs to 200 square feet and both height and size are violated in Reagan’s proposal. Mayor Daniels asked if this is an appeal of the Code. Attorney Petersen responded that it is an appeal of Director Young’s decision interpreting the Code. Reagan’s main argument is that the Code does not prohibit combining signs. Reagan will have an attorney present at the meeting. Attorney Petersen said the City Code has slightly tighter requirements than State Code.

Administrator Darrington asked if Reagan is claiming that they are grandfathered in. Attorney Petersen said they believe that because they are relocating, which is allowed under state statute they can also combine sign sizes and also think that they have a justification to have a taller sign than is permitted. Our position is they can move their billboard if they choose to as long as it falls within the parameters of relocation. They will be required to follow City code with respect to size and height.

Director Young said there were copies of the four letters he sent to Reagan explaining why their request was denied. Attorney Petersen said the Council does not necessarily have to make a decision at the next meeting. The Council can continue the item if they need more time to discuss. Mayor Daniels asked if there was any precedence. Attorney Petersen said there was not any in Pleasant Grove. She agreed to research to determine if there are any other cities that have had similar problems.

- F. To consider for approval a final plat called Manila Heights Plat “A” amended for the Lincoln Academy located at approx. 1582 West 3300 North in the RR (Rural Residential) zone. **(MANILA NEIGHBORHOOD)** *Presenter: Director Young*

Item “f” pertained to a final plat for Manila Heights Plat “A.” Director Young reported that Lincoln Academy owns both properties and would like to demolish the home on one of the properties and expand their building. They would also like to increase their student size and move the junior high aged students into the new expansion area.

7) **MAYOR, CITY COUNCIL AND STAFF BUSINESS.**

Director Lundell distributed the quarterly financial report and stated that the report contains quarter-to-date and year-to-date updates on the entire budget.

Chief Smith reported that last spring they did a viewing of the film “Heroes Behind the Badge” that the National Law Enforcement Memorial produced. There is a new addition for which a viewing will be held on February 28. It will follow the same format as last year. Chief Smith encouraged the Council Members and Mayor to attend. Chief Smith stated that it has been just over one year since the Sandy Hook tragedy. After the tragedy occurred, the City made a commitment to have an officer in every school every day. That has continued to this day.

Council Member Meacham reported that Larry Lindstrom is moving forward with his senior development just off Center Street.

Council Member Andersen reported that she attended a wonderful Chamber event and added that she would love to know about any upcoming groundbreaking.

Mayor Daniels attended last week’s MPO Finance Committee Meeting and it seems that the State and the County want to move forward with taking SR-146 and move it directly from the State past the County to the City. The City would own SR-146. Action will likely be taken in June. Mayor Daniels asked Administrator Darrington to update the Council.

Administrator Darrington stated that when North County Boulevard was being constructed the idea was that it would become a State road. In exchange, the County would take and maintain 100 East. The County fronted the \$2.9 million for the City for its portion of North County Boulevard with the understanding that as the City collects future impact fees they will repay the County. In the fall the County informed the City that the State plans to keep SR-146 and the County will take over some of the state roads in the south part of the county. In December the County and State decided to have Pleasant Grove take over the road.

The County proposed giving Pleasant Grove \$4.8 million for road improvements, which will ultimately not cover the costs. Administrator Darrington stated that they are working with the State and County in an effort to obtain additional funds. There are potential MAG funds and the State Legislature may give the City funds. If the road ever needs to expand the cost would be extremely high and the City does not want to have to fund that project.

Administrator Darrington reported that staff is currently working on obtaining a cost estimate to fix the road to take back to the County. Pleasant Grove will also request that the \$2.9 million they owe be forgiven.

Administrator Darrington stated that the City will own the road to the mouth of the Canyon. Cedar Hills will own the portion of the road that goes through their City. Engineer Lewis said that the Legislature reserves the right to divest them of any state highway unilaterally. Attorney Petersen is looking into those details. He feels that UDOT’s proposal to complete the pavement project is the best financial offer the City will see from them. He remarked that Cedar Hills is concerned about storm drainage and has requested that the estimate include the cost of curb and gutter and storm drainage collection from the Cedar Hills Fire Station to the canal crossing.

Engineer Lewis reported that the road is roughly eight miles from the Canyon to State Street and the City would get four to five miles of road. Mayor Daniels informed the MPO Finance Committee that if the road transfer does not include sufficient funding there is no way the road will ever be improved. The Council will need to discuss whether they should negotiate and get what funding they can instead of risk getting no funding and still being forced to take the road.

ACTION: At 9:28 p.m. Council Member Stanley moved to go into executive session to discuss pending or reasonably imminent litigation. Council Member Boyd seconded the motion. The motion passed with the unanimous consent of the Council.

8) **EXECUTIVE SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION. (UCA 52-4-205 1 (C)).**

PRESENT:

Mayor:

Mike Daniels

Council Members:

Dianna Andersen

Cindy Boyd

Cyd LeMone

Jay Meacham

Ben Stanley

Staff:

Scott Darrington, City Administrator

Tina Petersen, City Attorney

Kathy Kresser, City Recorder

ACTION: At 10:28 p.m. Council Member Stanley moved to come out of executive session and go into regular session. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

Council Member Meacham asked about the status of the Hammons project. Administrator Darrington commented that the City sent a letter in early December to Brandon Fugal who is working with a developer that is interested in the property regarding the bond payment and Mr. Fugal said that the developer is not interested in picking up the bond payment. Administrator Darrington told Mr. Fugal that the City would like to set up a meeting with the developer and talk face to face to work out a deal. Mr. Fugal had just texted him and said that he will arrange the meeting. When the meeting is arranged he would like the Mayor, Attorney Petersen, Randy Sant, Economic Development Consultant and himself and discuss options for funding i.e. possibly extending the CDA and the CBA area in which will capture the tax increment, doing this will require additional approval from the County and Alpine School District. He also said that he has spoken with Director Lundell about funding in the CDA but there isn't any money in that fund. He then said that we could borrow money from the utility funds for one year but then we would have to pay that back, that would be our last resort.

Mayor Daniels asked if there is someone that is currently making the payments. Administrator Darrington replied that there is, Hammons is currently making the payments and the next payment of \$550,000 is due May 1st. Council Member Andersen asked if Hammons is planning on making that payment. Administrator Darrington replied in the affirmative. The agreement with Hammons is that they will have something built by January 1, 2015 which they are not going to meet that deadline so when that time comes we will get the property back and then turn around and sell it and pay off the bond, there are a few developers interested in the property. The only issue with that is who is going to be the buyer and what will they want to do with it.

Council Member Meacham asked what the balance on the bond is. Administrator Darrington replied that it is around 18 million dollars.

Administrator Darrington reminded the Council that there needs to be a motion regarding TSSD.

Mayor Daniels then asked for a motion to ask staff to secure the expert witness.

ACTION: Council Member Andersen moved to have staff move forward in securing the expert witness regarding the law suit against TSSD. Council Member Meacham seconded. The motion passed with the unanimous consent of the Council.

Mayor Daniels then called for a motion to adjourn.

9) **ADJOURN.**

ACTION: 10:38 p.m. Council Member Stanley moved to adjourn. Council Member Boyd seconded. The motion passed with the unanimous consent of the Council.

This certifies that the City Council
Minutes of January 14, 2014 are a true,
-full and correct copy as approved by
the City Council on February 18, 2014.

Kathy T. Kresser, City Recorder

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