

**Pleasant Grove City  
City Council Regular Meeting Minutes  
September 2, 2014  
6:00 p.m.**

PRESENT:

Mayor: Mike Daniels

Council Members:

Dianna Andersen  
Cyd LeMone  
Ben Stanley  
Jay Meacham

Excused: Cindy Boyd

Staff Present:

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

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

2)     **PLEDGE OF ALLEGIANCE.**

The Pledge of Allegiance was led by Council Member Stanley.

3)     **OPENING REMARKS.**

The opening remarks were given by Council Member Andersen.

4) **APPROVAL OF AGENDA.**

**ACTION:** Council Member LeMone moved to approve the agenda as written. Council Member Stanley 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 Work Session Minutes for August 12, 2014.**
- b) **To consider for approval Change Order No. 1 & No. 2 and Pay Request No. 1 for Cody Ekker Construction Inc. for the FY 2013-2014 Culinary Water Improvements Project.**
- c) **To consider for approval Pay Request No. 1 for Allied Construction for the FY 2013-2014 Sanitary Sewer Improvements Project.**
- d) **To consider for approval of paid vouchers for (August 21, 2014).**

Council Member Stanley inquired about increased costs that were listed for brass fittings as opposed to iron fittings on some pipes. He noted that within the consent items it stated that this was an upgrade from the City's standard, which is iron. He suggested that the City's standards be revisited. Public Works Director, Lynn Walker, responded that staff is currently undertaking this process. Council Member Meacham asked for a brief update on each of the projects listed in the consent items. Director Walker reported that the sewer project is about 80% complete. The water project is about 75% complete. Construction is nearly complete with the exception of cleanup and patch work. Director Walker also reported that paving will begin within the next couple of weeks.

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

6) **OPEN SESSION.**

Mayor Daniels opened the open session.

David Larson, Assistant to the City Administrator, spoke on behalf of the Pleasant Grove Chamber of Commerce and thanked the staff and elected officials for their support of Food Truck Tuesdays. He shared some donuts from Art City Donuts and noted that this has been a learning curve and overall great experience. The last Food Truck Tuesday of the year will be on September 23, 2014. Each of the businesses who participated will convene and evaluate what they would like to do next year.

Lisa Coombs, Chair of the Heritage Jubilee Event, reminded those in attendance that the event will take place on September 13, 2014, from 3:00 p.m. to 7:00 p.m. Ms. Coombs invited everyone to attend and expressed confidence that the event will be successful and continue to grow each year.

Mayor Daniels closed the open session.

7) **BUSINESS.**

**A) PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2014-33)  
AMENDING SECTION 11-3-8 OF THE CITY CODE REGARDING LANDSCAPE  
REQUIREMENTS IN STREET PARKWAYS. *Presenter: Engineer Lewis.***

City Engineer, Degen Lewis, explained that at the beginning of the year, two different parties approached staff about alternative ways to landscape parkway strips in the City. They specifically suggested the idea of allowing xeriscape designs using a mixture of rocks and other materials with drought tolerant plants. At the City Council Meeting held on March 19, 2014, this item was reviewed and discussed. The Council decided to have staff recommend changes to the current ordinance that would support alternatives to the current requirement of turf sod, and trees.

The proposed ordinance was reviewed by the Public Works, Parks, Planning, and Engineering Departments. The overall ordinance was restructured to match current practices, incorporated the tree selection guide developed by the City's Beautification Committee, and the requests by residents for additional options for groundcover treatments. Engineer Lewis explained that the ordinance was also reordered to clarify why and where it was required and how landscaping is to be constructed, landscaped, and maintained.

Engineer Lewis reviewed several of the proposed options as listed in the ordinance amendment. Ground cover was changed to include turf sod, shrubs, or decorative cobble rock. Engineer Lewis noted that one of the concerns raised in last week's Work Session was weed maintenance. He pointed out that rock will probably be the least expensive landscape option. Therefore, staff decided to add that no more than 65% of a landscaped area be covered in decorative cobble rock.

Council Member Stanley asked about price differences with the proposed options. Engineer Lewis could not provide specific numbers and explained that the matter relates to what the Council feels will look best in the community. He asked if the Mayor and Council would prefer to see cobble rock as more of an accent, rather than as primary landscaping. Engineer Lewis explained that if the City decides to allow xeriscaping, cobble rock would be a good option as a predominant material. Council Member Stanley recalled that there were several concerns expressed in last week's meeting about the possibility of rocks getting into the gutters. Engineer Lewis felt that rocks that are three inches or more in diameter, which is the requirement listed in the proposed ordinance amendments, would not cause problems.

Council Member Stanley referenced the proposed amendment, which states that the minimum tree caliper size of 1.5 inches be required in all parts of the City, rather than just commercial areas, and felt this would not be necessary. He suggested that this only apply at the time of construction for a new development and asked if a person would be fined if they decide to put a one-inch tree in an existing park strip. Engineer Lewis explained that if a property owner plants a new tree they will need to comply with the ordinance requirement. Council Member Stanley was of the opinion that this would be too strict of a regulation to impose on the public and asked the other Council Members how they felt on the matter.

Council Member Meacham asked about the price difference between tree sizes. Parks and Recreation Director, Deon Giles, explained that the price between a 1 and 1 ½-inch tree is around \$30. The most significant price change is typically between 1 ½ to 2-inch trees. Council Member Meacham agreed that 1 ½-inch trees would be best. He stated that it is logical to change diameters for trees throughout the City rather than for just one area. He expressed his preference to see trees

mature more rapidly. Council Member Stanley agreed that the proposed regulations are sensible for commercial areas but reiterated that private arrangements can solve the problem for the City's residents.

Director Giles added that in his experience he has learned that 1-inch trees usually do not survive the elements. Council Member Andersen pointed out that the park strips are owned by the City. Council Member LeMone stated that 1 ½-inch trees would create a uniform look throughout the City and indicated that it would be wise to plant trees that are more likely to have a better chance of survival. Mayor Daniels agreed that it would be in everyone's best interest to start with trees that will look nice and last longer, rather than waste time and money on trees that will die off more quickly. He remarked that at some point citizens need to look at the big picture and work together for the good of the entire City.

The conversation shifted to that of rocks. Mayor Daniels referred to landscaping on 1100 North that contains rocks and stated that there haven't been any incidents in the six months that they have been in place. City Administrator, Scott Darrington, added that there are rocks as part of the Rec Center's landscaping as well. Director Giles commented that the rocks in front of the Rec Center are one inch or less in size and he would have preferred them be larger. Mayor Daniels was comfortable with the compromises made. Council Member Meacham asked if standards differ for park strips on collector streets versus residential streets. Engineer Lewis stated that there aren't any differences. In discussing the placement of boulders in park strips, Mayor Daniels spoke about visual friction and explained that when items are placed close to a smaller road, it psychologically causes drivers to be more cautious.

Council Member Meacham asked for further definition on spacing, and referenced the associated section of the ordinance. Engineer Lewis replied that this section was part of the previous ordinance. He noted that no changes were made to it. Director Giles explained that spacing is determined by the type of trees planted and that the species and planting instructions are included in the Tree Guide. Mayor Daniels added that the Design Review Committee would review that guide with the developer. There was continued discussion on Section 2b of the ordinance. The Mayor and Council decided to strike that sentence from the ordinance.

Council Member Andersen wanted to ensure that the ordinance contains language relating to the misuse of water, such as installing a sprinkler system for a landscaping that doesn't need it. City Attorney, Tina Petersen, reassured her that this has been addressed in another section of the code. Mayor Daniels asked if the ordinance covers tree height on the road and sidewalk sides. Engineer Lewis confirmed that a clearance requirement is included.

Mayor Daniels opened the public hearing.

Lisa Coombs gave her address as 1742 Cherokee Drive and indicated that she is a member of the Beautification Committee. Ms. Coombs stated that the Committee is available as a contact and resource to the community. Mayor Daniels asked if the committee could draft a cheat sheet to use as a reference, so long as it complies with the Code. Staff agreed that this would be very useful.

Jack Freeman asked who is supposed to be maintaining park strips. He commented that there are many park strips around town that look trashy. He suggested that this be addressed within the ordinance. Mayor Daniels asked Ms. Coombs to work with staff to identify the section of the City's

Code that addresses this concern including relevant information in the cheat sheet that the Beautification Committee will create.

Mayor Daniels closed the public hearing.

**ACTION:** Council Member LeMone moved that the Council adopt an Ordinance (2014-33) amending Section 11-3-8 of the City Code regarding landscape requirements in street parkways, striking Section 2b from 11-3-8, and adopting the exhibits, conditions, and findings, contained in the staff report. Council Member Andersen seconded the motion. A voice vote was taken, with Council Members LeMone, Andersen, Stanley and Meacham voting "Aye". The motion carried.

**B) PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2014-34) AMENDING THE PLEASANT GROVE GENERAL PLAN, CHAPTER 1 "INTRODUCTION" AND CHAPTER 2 "LAND USE". *Presenter: Director Young.***

Community Development Director, Ken Young, reviewed the proposed amendments to the Pleasant Grove General Plan. In Chapter 1 most of the changes were simply to make it current, such as the Plan Update, Mission and Vision Statements, Demographic Data, and the Simplified Goals Chart at the end of the chapter. In Chapter 2, the most significant change was to the Land Use Map to make sure that all of the information in that chapter matches what is presented on the map.

Council Member LeMone asked where staff has gathered the statistics listed in Chapter 1. Director Young responded that statistics are gathered from the US Census and other sources from Mountainland Association of Governments (MAG) and Utah County. Additional maps in Chapter 2 were then reviewed. Council Member Meacham recalled that the Council reviewed the City's Vision several months ago and asked if those revisions had been incorporated into the General Plan. Administrator Darrington explained that they have not yet been added. Council Member Stanley suggested that this item be continued to allow more time to incorporate the new language. Director Young stated that a final determination had not been made at the time the Vision Statement was discussed. Administrator Darrington added that he was currently working on this item.

Mayor Daniels stated that the Council is not precluded from bringing the matter back up at a later time. Attorney Petersen agreed and recommended against the continuation of the item since small amendments are easy to make later on. Administrator Darrington noted that minor additional changes to the Mission/Vision Statement have been drafted and need to be reviewed by a committee first. He expected to have them done by the end of the month. Attorney Petersen explained that the item will not need to be renoticed if it is set for a certain review date if the Council decides to continue it. Council Member LeMone requested that minor changes be reflected on the City's website as soon as possible.

Mayor Daniels opened the public hearing. There were no public comments. Mayor Daniel closed the public hearing.

**ACTION:** Council Member LeMone moved that the Council adopt an Ordinance (2014-34) amending the Pleasant Grove General Plan, Chapter 1 "Introduction" and Chapter 2 "Land Use". Council Member Meacham seconded the motion. A voice vote was taken, with Council Members LeMone, Andersen, Stanley, and Meacham voting "Aye". The motion carried.

**C) TO CONSIDER FOR APPROVAL A TWO LOT FINAL PLAT CALLED WINTERS COVE PLAT A LOCATED AT APPROXIMATELY 525 EAST 1100 NORTH IN THE R1-15 (SINGLE FAMILY RESIDENTIAL) ZONE. Presenter: Director Young.**

Director Young explained that the Council approved a rezone on the property from R1-20 to R1-15 on April 25, 2014. The proposed plat was to divide the property into two separate lots, both of which exceed the 15,000 square feet needed in the zone. Both lots will be accessed from 1100 North Street. There is currently a single-family dwelling on Lot 1 and an accessory garage on Lot 2, where there are plans to build a new home. A 10-foot Public Utility Easement encompasses Lot 1, while a similar 10-foot easement runs along all but the eastern property line of Lot 2. Mayor Daniels inquired about a piece of property that was deeded to the City and asked if there was a specific plan moving forward. There was further discussion relative to access to the properties.

**ACTION:** Council Member Stanley moved that the Council approve a two-lot final plat called Winters Cove Plat A located at approximately 525 East 1100 North in the R1-15 (Single Family Residential) zone, and adopt the exhibits, conditions, and findings contained in the staff report. Council Member LeMone seconded the motion. The motion passed with the unanimous consent of the Council.

**D) TO CONSIDER FOR APPROVAL A TWO LOT FINAL PLAT CALLED TUSCANY FARMS PLAT E, ADJUSTING THE BOUNDARIES OF TWO EXISTING LOTS, LOCATED AT APPROXIMATELY 2015 TUSCANY WAY IN THE R1-20 (SINGLE FAMILY RESIDENTIAL) ZONE. Presenter: Director Young.**

Director Young explained that two neighbors reached an informal agreement for one to use the back portion of the other's property for gardening purposes. The neighbors determined that they would like to make an official transfer of land. Director Young presented an aerial photo of the subject properties. The transfer would still maintain the minimum lot size for the other property as required by the zone. Director Young noted that the property line change will be recorded with the County.

**ACTION:** Council Member LeMone moved that the Council approve a two-lot final plat called Tuscany Farms Plat E, adjusting the boundaries of two existing lots, located at approximately 2015 Tuscany Way in the R1-20 (Single Family Residential) Zone. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

**8) NEIGHBORHOOD AND STAFF BUSINESS.**

Mayor Daniels asked NAB Chairperson, Libby Flegal, if the Neighborhood Committee has had a chance to draft a list of ideas for water conservation efforts as mentioned during the August 19 meeting. Ms. Flegal replied that the Committee is still working on the project and it is not yet ready for the Council's review.

Fire Chief, Marc Sanderson, reminded those in attendance that there will be an open fall burn window between September 13 and October 30. The rules apply as they did in the spring. Chief Sanderson noted that there is an online application through the Division of Air Quality. A link will be posted to the City's website.

Library and Arts Director, Sheri Britsch, reported that Bill Candland was working on a project to clear out three large closets that have been storing junk for quite some time. The junk has since been cleaned out and the walls will be removed so that tables and chairs can be stored there instead. Additionally, the library has begun the process of eliminating the Dewey decimal system. A new system called BISAC, which uses words instead of numbers, will be used to organize books. Director Britsch noted that they have started the conversion process with children's picture books, and ultimately all non-fiction books will be categorized this way. She explained that a great deal of research has gone into the use of this new system. This will be a huge project, as it will require re-entering, relabeling, and reordering every single book in the library. Lastly, Mayor Daniels asked Director Britsch if she was able to get a quote on the elevator. She responded that she would be speaking with Curtis Miner the following day.

Administrator Darrington reported that he has a meeting with Gary Yeates on Thursday to update brochures. Additionally, staff reached out to MOCA to help with the sign in front the old Rec Center and Community Center. Staff will also be meeting with Draper City next Monday to get information on the new addition they have made to their Public Safety Building. Mayor Daniels commented that it would be very helpful to have this information for the upcoming public hearing. Administrator Darrington noted that he will be meeting with their City's Assistant City Manager and Police Chief.

Administrator Darrington proposed to have the open house on Tuesday, September 30; however, it could also be pushed to October 2. He noted that the ballots get mailed out on October 4, and it would be best for the open house to take place before that date. Information to be included in the newsletter was reviewed as well as other meeting dates. The staff and Council decided to move forward and schedule the Open House for September 30, from 6:00 p.m. to 8:00 p.m. Last, Administrator Darrington announced that he will be at the City Manager's Conference from September 13 to September 17.

Attorney Petersen announced that she will be attending a Risk Management Conference this upcoming Thursday.

**9) MAYOR AND COUNCIL BUSINESS.**

Council Member Meacham reported that the Timpanogos Special Services District (TSSD) reevaluated the calculations to their impact fee and lowered it by about \$70 or \$80 per application. This change took effect around August 22. Additionally, their Open House for the new expansion will be on September 10. Council Member Meacham also announced that he will not be in attendance at the next Council Meeting. Lastly, he asked if any of the City's crew were involved with the dirt bike rescue earlier in the day. Chief Sanderson did not have any information readily available but noted that some were involved.

Council Member Andersen announced that the Pleasant Grove High School football team beat Torrey Pines High School 43 to 30 in a very exciting game. Also the high school girls' soccer team is currently playing Lone Peak.

**10) SIGNING OF PLATS.**

There were no plats signed.

11) **REVIEW CALENDAR.**

There were no calendar items to review.

12) **ADJOURN.**

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

The City Council Meeting adjourned at 7:12 p.m.

As approved by the City Council on September 23, 2104

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Kathy T. Kresser, City Recorder

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