

**Pleasant Grove City
City Council and Planning Commission
Work Session Meeting Minutes
September 23, 2014
6:00 p.m.**

PRESENT:

Mayor: Mike Daniels

Council Members:

Dianna Andersen
Ben Stanley
Jay Meacham
Cindy Boyd
Cyd LeMone

Staff Present:

Scott Darrington, City Administrator
David Larson, Assistant to the City Administrator
Dean Lundell, Finance Director
Deon Giles, Parks and Recreation Director
Degen Lewis, City Engineer
Mike Smith, Police Chief
Marc Sanderson, Fire Chief
Sheri Britsch, Library and Arts Director
Anna Manwell, Clerk

Planning Commission:

Scott Richards
Amy Cardon
Drew Armstrong

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 Citizen Lisa Coombs.

3) **OPENING REMARKS.**

The opening remarks were given by Council Member Meacham.

4) **APPROVAL OF AGENDA.**

ACTION: Council Member Stanley moved to approve the agenda as written. Council Member Meacham seconded the motion. The motion passed with the unanimous consent of the Council.

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

- a. City Council and Work Session Minutes:
 - City Council Minutes for the August 19, 2014 meeting.
 - City Council Work Session Minutes for the August 26, 2014 meeting.
 - City Council Minutes for the September 2, 2104 meeting.
- b. To consider for approval Jack Freeman as the Monkey Town Neighborhood Chair.
- c. To consider approval of paid vouchers for (September 9, 2014)

6) **OPEN SESSION**

Mayor Daniels opened the session for public comments. There were no public comments. Being no public comments the open session was then closed.

7) **BUSINESS**

A) TO CONSIDER FOR APPROVAL A FINAL PLAT AMENDMENT TO DOTERRA PLAT A LOCATED AT APPROX. 389 SOUTH 1300 WEST IN THE GROVE ZONE. (SAM WHITE'S LANE NEIGHBORHOOD) *Presenter: Engineer Lewis*

Engineer Lewis reported that the applicant is requesting approval of a 3-lot final plat. The adjacent property to them has been added to the subdivision expanding it by 24.91 acres. There are no minimum lot size requirements for professional office developments in the Grove Zone. This would take the location from 1 lot that has a building on it to 3 lots.

Council Member Meacham asked who owns the adjacent property. Engineer Lewis replied the LDS Church does.

Council Member Meacham then asked where the access is for the two new lots. Engineer Lewis stated that lot 1 accesses off of 1300 West, lot 3 may access both 1300 West and 700 South, and lot 2 accesses off of 220 south.

Mayor Daniels asked why they are subdividing the lots and if the improvements will be done on the new lots. Engineer Lewis replied doTerra would like to finish 1300 West which is why they would like the lots subdivided; they are currently doing work on the site but only the required improvements are being installed at this time.

Mayor Daniels asked if doTerra's intent was to sell the parcels to someone else and what is the size of the parcels. Engineer Lewis answered no, they are not going to sell the parcels and the size of lot 2 is 6.985 acres and lot 3 is 5.13 acres.

Council Member Andersen questioned if the construction will change the parking lot entrance for the Curtis Miner building. Engineer Lewis replied that it will not change the entrance to the parking lot. The parking lot will connect to the easement with Dennis Baker and both will use the same entrance.

Mayor Daniels asked if there was any further discussion, being none he called for a motion.

ACTION: Council Member Stanley moved to approve a 3-lot final plat known as doTerra Subdivision Plat A located at approx. 389 S 1300 W in the Grove Zone with the following condition: All Final Planning, Engineering, and Fire Department requirements are met. Council Member Andersen seconded and the motion passed with the unanimous consent of the Council.

B) TO CONSIDER FOR APPROVAL A FINAL PLAT AMENDING DANA POINT PLAT A TO CREATE 2-LOTS FOR AROMA TOOLS CALLED DANA POINT PLAT C ON PROPERTY LOCATED AT APPROX. 493 SOUTH PLEASANT GROVE BLVD. IN THE GROVE ZONE. (SAM WHITE'S LANE NEIGHBORHOOD) *Presenter: Engineer Lewis*

Engineer Lewis remarked that this item is to consider for approval a final plat amending Dana Point Plat "A" by vacating parcel A and to create 2 lots called Dana Point Plat C on property located at approx. 493 S Pleasant Grove Blvd in the Grove Zone. This is on the east side of the Blvd. and had been included on the original plans but the economy was such that their plans changed and this was left for future development.

Council Member Boyd asked if the Aroma Tools building is made of cement. Engineer Lewis replied that its construction is cement and glass.

Council Member Stanley asked why they are subdividing the property. Engineer Lewis replied that it isn't necessary to subdivide the property; it is more a function of the property owner. Council Member Stanley wondered if it is a precursor to the owner selling the property. Engineer Lewis said he didn't believe so.

Mayor Daniels remarked if the property could be left as a greenbelt. Council Member Boyd stated that she didn't think so; she believes you need 5.89 acres to qualify as a greenbelt.

Council Member Meacham asked why does the access into the subdivided property drop down. Engineer Lewis replied that they would be constructing parking stalls, so the access drops down to match the existing parking lot.

Mayor Daniels asked if there were any further questions or discussion, being none he called for a motion.

ACTION: Council Member LeMone moved to approve a final plat amending Dana Point Plat A to create 2-lots for Aroma Tools called Dana Point Plat C located at approx. 493 S Pleasant Grove Blvd and adopt the exhibits, conditions and findings of the staff report. Council Member Meacham seconded. The motion passed with the unanimous consent of the Council.

C) TO CONSIDER FOR APPROVAL A FINAL PLAT CALLED ALLSTATE PG PLUS CONDOMINIUMS PLAT A ON PROPERTY LOCATED AT APPROX. 140 SOUTH MAIN STREET IN THE DOWNTOWN VILLAGE COMMERCIAL ZONE. (OLD FORT NEIGHBORHOOD) *Presenter: Engineer Lewis*

Engineer Lewis stated that the applicant is requesting approval of an expandable commercial condominium plat called Allstate PG Plus Condominiums Plat "A". The proposed plat is to create 4 condominium spaces within an existing building with a courtyard. There is no proposal to change the original plan this is just to create separate ownership of each of the 4 units.

Mayor Daniels asked what else is under the roof. Engineer Lewis stated that he was not sure. Mayor Daniels then asked if it was an open courtyard. Council Member Boyd answered in the affirmative. Engineer Lewis commented that looking at the aerial it is all open space.

Council Member Boyd asked if they would be doing anything to the structure of the building to make these units separate. Engineer Lewis stated that they would not be changing the structure this was only going to change how the condominiums would be owned.

Mayor Daniels said that this seems straight forward and asked if there is any further discussion, being none he called for a motion.

ACTION: Council Member Andersen moved to approve a final plat called Allstate PG Plus Condominiums Plat A on property located at approx. 140 S Main in the Downtown Village Commercial Zone and adopt the exhibits, conditions and findings of the staff report. Council Member Stanley seconded. The motion passed with the unanimous consent of the Council.

D) TO CONSIDER FOR APPROVAL A 2-LOT FINAL PLAT CALLED KNUDSEN CORNER ON PROPERTY LOCATED AT APPROX. 596 SOUTH 350 EAST IN THE RM-7 ZONE. (STRING TOWN NEIGHBORHOOD) *Presenter: Engineer Lewis*

Engineer Lewis reported that this is the last bit of RM-7 property in the city. The applicant is proposing to combine 2 parcels into 1 and then subdivide into 2 lots. Lot 1 currently has an existing home on it. There is a public utility underneath the driveway of lot 1 and another public utility easement along the existing lot line of lot 2. This will be abandoned because the property line will extend to the south where a public utility easement will exist to replace the abandoned easement. This new easement will be part of a 10 foot public utility easement that will exist around the perimeter of the subdivision.

Council Member Boyd asked if the property could be zoned commercial. Engineer Lewis responded that he didn't think so the property doesn't front any commercial road or zone.

Mayor Daniels stated that this was straightforward and asked if there were any further questions or discussion, being none he called for a motion.

ACTION: Council Member LeMone moved to approve a 2-lot final plat called Knudsen Corner on property located at approximately 596 S 350 E in the RM-7 Zone and adopt the exhibits, conditions and findings of the staff report. Council Member Stanley seconded. The motion passed with the unanimous consent of the Council.

E) TO CONSIDER FOR APPROVAL A FINAL PLAT AMENDING MAPLE GROVE SUBDIVISION PLAT LOCATED AT APPROX. 641 SOUTH 350 EAST IN THE RM-7 ZONE. (STRING TOWN NEIGHBORHOOD) *Presenter: Engineer Lewis*

Engineer Lewis presented this item by stating the proposed plat is to amend the current subdivision plat to include lots to the east where buildings H and I are located. Under the previous approval, buildings A-G, J, and K were located at 641 South 350 East while buildings H and I were located at 406 East 600 South. The intent of this subdivision amendment is to unify the subdivision with one address by adding the property where buildings H and I is located to the rest of the subdivision at a single address. Lot 1 will contain 4.51 acres (196,455.6 square feet) and lot 2 will contain 0.41 acres (17,859.6 square feet). Both lots exceed the 7,000 square foot minimum required lot size for this zone. No previously approved easements will be modified as part of this subdivision amendment.

Mayor Daniels asked if this was in the same area as the other lots. Engineer Lewis replied that they are right next to the other lots, and that Maple Grove has the approval that covers both lots.

Engineer Lewis stated that we need to change the boundary lines for them to be able to move forward with buildings H and I. Both of the lots will still be in compliance with the required lot size for the RM-7 zone.

Council Member Stanley commented that this been a controversial item in the Planning Commission discussions. Planning Commissioner Scott Richards remarked that there been a lot of discussion on this topic, but there wasn't any citizen input at the last meeting.

Mayor Daniels stated that this is straightforward and asked if there was any further discussion, being none he asked for a motion.

ACTION: Council Member Stanley moved to approve a final plat amendment Maple Grove Subdivision Plat located at approximately 641 South 350 East in the RM-7 zone and adopt the exhibits, conditions and findings of the staff report. Council Member Andersen seconded. The motion passed with the unanimous consent of the Council.

F) TO CONSIDER FOR APPROVAL A 2-LOT FINAL PLAT CALLED PARLEY'S PLACE PLAT B LOCATED AT APPROX. 1246 N. 1430 WEST IN THE R1-10 ZONE. (NORTH FIELD NEIGHBORHOOD) *Presenter: Engineer Lewis*

Engineer Lewis commented that an error had been made on the part of the contractor during the construction of the home located at 1246 North 1430 West in the Parley's Place Subdivision, by placing the home outside the buildable area and violating the required setbacks. This proposal creates a new boundary line between lots 11 and 12 which allows for both setbacks and minimum lot size requirements to be met with the location of the new home.

Engineer Lewis remarked that these lots have existed for a number of years. We need to do a lot line adjustment to bring these two private lots into compliance. This will leave an odd lot on the north side that will still meet the minimum lot size requirements. There is a Certificate of Occupancy that is being delayed until the amendment of the two lots is complete.

Council Member Meacham asked how this was caught. Engineer Lewis replied that our Intern Cody Lords went out for the final inspection and noticed the pin placement on the property line. The home was completed and ready for move in when the boundary line issue was caught. Council Member Meacham applauded Intern Lords for finding the error.

Mayor Daniels asked if there were any further questions for Engineer Lewis, being none he called for a motion.

ACTION: Council Member Meacham moved to approve a 2-lot final plat called Parley's Place Plat "B" located at approximately 1246 North 1430 West in the R1-10 Zone and adopt the exhibits, conditions and findings of the staff report. Council Member Andersen seconded. The motion passed unanimously with the consent of the Council.

G) TO CONSIDER FOR APPROVAL A 21-LOT FINAL PLAT CALLED PLEASANT HEIGHTS PLAT B (REVISED) LOCATED AT APPROX. 200 SOUTH LOADER AVENUE IN R1-9 (SINGLE FAMILY RESIDENTIAL) ZONE. (SCRATCH GRAVEL NEIGHBORHOOD) *Presenter: Engineer Lewis*

Engineer Lewis reported that the applicant Cameron Tea is requesting an amendment to two lots within the Pleasant Heights Subdivision. Mayor Daniels noted that the agenda says revised and questioned what does revised mean. Engineer Lewis answered that lots 17 and 18 are being added to the subdivision plat by dividing a previously existing lot. A home exists in the center of the two lots on the property line. The home was to going remain but because of the location it is impossible to divide the lot. An agreement has been reached that will result in removing the home and allow the lot to be split. Lot 17 will be 10,397 sq. ft. and lot 16 is 9,437 sq. ft., both lots exceed the 9,000 sq. ft. lot size requirement.

Council Member LeMone asked who will be doing the construction. Greg Hunt, Orem, answered that his company will be removing the home, but has been delayed by flooding problems caused by the rain. As soon as he completes the project he is working on in Springville, he will be then begin removal of the home that is currently there.

Mayor Daniels asked is there anything on the corner of 200 South and Loader Drive. Engineer Lewis remarked that there is nothing. Council Member Meacham asked if this would be changing anything other than the lot. Engineer Lewis replied that it would only be changing the subdivision plat by dividing one lot into two.

Council Member LeMone asked if this is 21 lot or 22 lot subdivision. Engineer Lewis replied that it is 21 lot subdivision.

Mayor Daniels asked if there was any further discussion, being none he called for a motion.

ACTION: Council Member LeMone moved to approve a 21 lot final plat called Pleasant Heights Plat B located at approximately 200 South Loader Avenue in the R1-9 zone and adopt the exhibits, conditions and findings of the staff report. Council Member Boyd seconded. The motion passed unanimously with the consent of the Council.

H) TO CONSIDER FOR ADOPTION A RESOLUTION (2014-041) AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL AGREEMENT BETWEEN THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT), LINDON CITY AND PLEASANT GROVE CITY FOR A STORM WATER DRAINAGE FACILITY AND UTILITY AGREEMENT AND PROVIDING FOR AN EFFECTIVE DATE.

Presenter: Engineer Lewis

Engineer Lewis commented that this is the agreement with Lindon City and UDOT for future use of the storm water drainage facilities to Utah Lake. UDOT owns and maintains property known as the UDOT North Utah County Wetland Mitigation Bank that is located in Utah County and anticipates that both Lindon and Pleasant Grove will require future drainage facilities on the wetland mitigation bank. This agreement will grant both cities a non-exclusive easement for the future storm water facility. Engineer Lewis remarked that the 100(ft.) Right of Way agreement needs to be in place in order for development in the Grove district to move forward.

Engineer Lewis stated that UDOT has agreed for Pleasant Grove City, Lindon City and Questar to use the 100(ft.) Right of Way. Engineer Lewis remarked that the only costs involved with this agreement would be the cost of the construction.

Mayor Daniels asked if this means we will have a clear path to Utah Lake. Engineer Lewis answered this means that we will have a portion of it. Lindon has approved the agreement and is waiting for Council to approve the agreement.

Council Member Boyd stated this has been in discussion for long time. Engineer Lewis remarked that there will still need to be a discussion on the mutual storm drain.

Mayor Daniels asked if the two cross hatched areas on the map are part of the agreement. Engineer Lewis replied that he was not sure and would have to look at the agreement. Mayor Daniels asked about the third piece on the map. Engineer Lewis answered that is part of the agreement that UDOT has with Lindon, there is only one agreement with Pleasant Grove City.

Mayor Daniels asked does this mean that the Vineyard Connector is complete. Engineer Lewis replied that it is not complete at this time.

Council Member LeMone asked if it would be possible to set up a joint work session with Lindon Council and Mayor. Administrator Darrington stated that we would be able to set up a joint work session with them.

Mayor Daniels asked if there was any further discussion, being none he called for a motion.

ACTION: Council Member LeMone moved to approve Resolution (2014-041) authorizing the Mayor to sign an Interlocal Agreement between the Utah Department of Transportation (UDOT), Lindon City and Pleasant Grove City for a storm water drainage facility and utility agreement. Council Member Meacham seconded. A voice vote was taken with Council Members Andersen, Boyd, LeMone, Meacham and Stanley voting "Aye." The motion passed unanimously with the consent of Council.

I) Discussion on Library budget amendments. Presenter: Director Britsch

Director Britsch reported that the previous Library Director April Harrison had some money set aside in a separate account and was not sure what that money was for, but she would like to spend some of the funds on remodel projects for the library. Director Lundell stated that the money is in a separate fund that has a balance of \$65 thousand. Director Lundell remarked that there would have to be a budget amendment done through City Council to include those funds in the budget for the remodel project.

Council Member LeMone asked where the money in this fund came from. Director Britsch replied that she was not sure where the money came from; Director Lundell stated that he was not sure if the funds came from a large donation or from small donations, the funds were there when he started employment with Pleasant Grove City.

Council Member Boyd asked if these were the funds for a new library. Director Lundell answered that the funds for a new library are in a separate account.

Council Member LeMone questioned if Director Britsch just found out about the funds in this account. Director Britsch stated Director Harrison had informed her about the account when she became the Director. Director Britsch stated that the bids for the remodel were higher than expected and she would need to use some of those funds to complete the project.

Council Member LeMone asked if the Library Board had reviewed the remodel project and if they were amenable to the changes. Director Britsch replied that she had spoken with the Library Board and shared the vision pictures of the remodel with them. Council Member Andersen questioned if she had any pictures to show the Council. Director Britsch answered that she had the pictures and would share them with the Council. She said that they are rearranging the library to make things more accessible and has found ways to take off some of the cost and it will look incredible when it is done.

Mayor Daniels asked is the money better spent on an elevator or the remodel. Director Britsch replied that she hoped that this would not be a one or the other decision.

Council Member Meacham stated that we should research where the money in the account came from before we put into the budget for the remodel. Director Lundell stated that the funds have been in the account for quite some time; we may not be able to find out where the funds came from. Council Member Boyd asked Director Giles if the funds were due to large fundraising efforts. Director Giles stated that it could be from book sales, quick draw, Library Board or Friends of the Library. Director Darrington stated that we can research the funds only as far back as the records are available.

Council Member Boyd commented that she is in favor of updating, but questioned do we update before we install an elevator or after, and we should look at the overall picture before we begin with any remodel. Council Member Meacham said that is a good question, just because we found money do we need to spend it.

Administrator Darrington stated that we don't need to add onto the Library at this time; Director Britsch can expand the Library without the construction costs of adding on. We have the resources

at this time to make it happen. There needs to be a discussion in the future on installing an elevator. We would need to put together a comprehensive plan about the costs involved to include an elevator in future remodel projects. Administrator Darrington stated that we were not at that level for discussion about the elevator yet, the discussion today was to let the Council know that there were funds available for the remodel project that Director Britsch has planned.

Mayor Daniels asked Director Britsch if there was any information on the cost to install the elevator. Director Britsch stated that she couldn't be specific about the costs for an elevator without an architect report on what needed to be done to install the elevator. Director Britsch stated that it would cost twelve thousand dollars for the architect report. Director Britsch stated that one contractor had given her a bid without the architect information for two hundred fifty thousand dollars. She stated that she had spoken to Curtis Miner and they felt that it shouldn't be more than one hundred fifty thousand dollars, but without the details they couldn't be more specific on the costs.

Mayor Daniels asked if they could use the architect drawings that were done about four or five years ago. Council Member Boyd asked if the architect drawings that were done by VCBO included plans for an elevator. Director Giles replied that it wasn't included in the design and would not have the information needed to get a specific cost of installing an elevator.

Council Member LeMone wondered if we allocate the funds from this account into the budget would it cover the costs of the remodel project. Director Britsch responded that it would cover the remodel project. Mayor Daniels asked if the Council was in favor of an elevator or the other improvements. Council Member Meacham answered that we should spend the least amount possible until we have a plan on any other improvements.

Council Member Andersen noted that at some point an elevator will need to be installed. Council Member Boyd remarked that we need a better plan. Mayor Daniels stated that it is unlikely that the Library will be going anywhere and that we will need to install an elevator at some point, and we can have a discussion when the time comes.

J) Discussion on speed bumps in the city.

Council Member LeMone reported that she had been contacted by Citizen Darrell Weaver, 473 North 1180 East and Citizen Wendy Robinson, 286 North 1050 East, regarding the problems they were experiencing with speeding traffic in their neighborhood. She met with Darrell Weaver, Wendy Robinson and Sgt. Carl Nielson at the Weaver home regarding the major issues that are happening on their street. We went to gather facts and documentation on the speeding on their street. It was enough of an issue and major liability that we brought it to Council.

She then introduced citizens Darrell Weaver and Wendy Robinson to the Council and turned the time over to them for their presentation on the issues in their neighborhood. Mr. Weaver and Ms. Robinson thanked for Council for the opportunity to talk about the problems they are experiencing.

Ms. Robinson remarked that they had put together a proposal for the Council that contained the information they would be going over with Council this evening. They would like to see speed bumps or other types of calming devices installed in their neighborhood to help with traffic control.

Ms. Weaver remarked that there is an ongoing problem with cars racing, speeding and a stop sign that few people pay attention to.

Mr. Weaver remarked this has been a major issue for quite some time. There was an accident with someone speeding down this street that was intoxicated and going about 60 mph and lost control, hitting the car in my driveway and then continuing down the street 3 more houses before they finally coming to a stop. Just a few minutes earlier my children had been playing in the yard. This street is the perfect storm for a tragedy to happen. We would like to see between 1 to 3 speed bumps installed on this street that are large enough to control speed.

Mayor Daniels asked Mr. Weaver if this street is an attractive nuisance for cars to speed down or to race against each other. Mr. Weaver replied that it was. Ms. Robinson remarked that she has witnessed cars racing down the street. This street is forty-two inches (42') wide and one-third of a mile long (1,760'). She stated that you can reach speeds of 48.5 mph just coasting down the street.

Ms. Robinson noted that there are 138 individuals in this neighborhood consisting of 55 children, 83 adults and 4 disabled individuals of differing ages. There seems to be several patterns to the traffic flow, they are morning and afternoon commuters, high school lunch, local sporting events and Friday & Saturday evening racing, also construction vehicles throughout the day. Council Member LeMone said it is not just teenagers but a wide range of individuals that are speeding. Ms. Robinson remarked that these are the feeder streets for the two new developments under construction.

Mr. Weaver stated that the neighbors are concerned about problems with traffic and have expressed an interest in several different ideas on how to begin to solve this problem. Mr. Weaver remarked that an increased police presence in the neighborhood along with some type of calming device or flashing lights could help to slow down traffic.

Council Member LeMone remarked that temporary speeds could be an option also. Mayor Daniels asked how they arrived at speed bumps being an option. Mr. Weaver replied that they have looked at other speed bumps in the city. Planning Commission Member Armstrong commented that research would need to be done to determine if that would be an effective solution. Speed humps or rumble strips could also be another option. Stop signs with LED lights around them could also be effective in making sure that traffic stops.

Mayor Daniels remarked that Mr. Weaver and Ms. Robinson had done a tremendous job in showing how this problem affects your neighborhood. Council Member Andersen stated that this a relevant topic that needs to be discussed. Mayor Daniels said that this problem is not just isolated to their neighborhood; it is a city wide problem. Ms. Robinson remarked that if they control the traffic in their neighborhood they will just go to another neighborhood, she does not know what the solution is to the traffic problem.

Council Member Stanley stated that we need to do an analysis of the cost for different solutions to this problem. Mr. Weaver stated they would like to begin with increased police presence in the neighborhood. Mayor Daniels said that this problem would make a good test case for solving the problem with traffic. Administrator Darrington stated that we need to work on solutions to this problem without installing speed bumps, we need to look at all options and be consistent city wide

on how we deal with traffic issues. Council Member Boyd stated that with this being a city wide problem she is not sure that speed bumps are the answer.

Mayor Daniels remarked that he is in favor of calming devices to help with traffic issues. Council Member Meacham stated that we should look at the pros and cons of different calming devices and develop a criteria standard for when they would warrant being installed. Engineer Lewis stated that he had sent Intern Cody Lords out to the neighborhood to check speeds. He noted that eighty-five (85) percent of the cars were going 30mph or less.

Mayor Daniels commented there is a clear indication that a problem exists in this neighborhood, but that it also exists throughout the city. He stated that whatever the solution to the problem is that it needs to be implemented everywhere and fair across the city. Administrator Darrington said that we need time to put all the facts and information together and then sit back down with Council for further discussion.

Council Member Boyd said that traffic control may help with the problem now. Police Chief Smith stated that you would not get clear data if they started traffic enforcement; he then said he was not sure what the solution to this issue would be.

Mayor Daniels thanked Mr. Weaver and Ms. Robinson for the time and effort that they put into the presentation to Council. Council Member LeMone stated that they had not had a presentation with so much time and effort put into it.

Mayor Daniels asked Planning Commission Chair Richards if there was anything that they would like to present to Council.

Chair Richards stated that they were pretty busy this year, and were excited to see things happening in the city. He stated that they were always looking to make the best decisions they can. He remarked that the training in October would be helpful to the Planning Commission Members and that anytime that they can go to these types of training it is a big plus for the Planning Commission Members in understanding how to deal with the responsibility they have in approving projects that are then sent to the Council. He stated that he would like to have a joint retreat with Council because it would help them to see the overall picture and to make the best decisions possible. Mayor Daniels replied that it would be possible to have joint retreats with the Planning Commission Members.

Mayor Daniels asked Chair Richards if he felt that the meetings were being conducted with professionalism and if the public voices are being heard. Chair Richards stated that they hear all voices on the issues at hand and that each person is given the time to state their opinion. They treat all citizens with patience and respect which at times can be very difficult. We keep the meetings orderly and that helps it flow. Planning Commission Member Armstrong stated that even if it is a contested item, they hear all sides on the issue and at the end most residents are happy with the decisions they make as a group.

Planning Commission Member Cardon remarked that Chair Richards does a very good job at making sure that everyone that wants to speak is heard even if there is a lot of emotion involved with the issues. She stated that being a Planning Commission Member is a learning process not only for them but also for the public.

Chair Richards stated that one of the hot topics that have brought the residents to the meetings has been the roundabout. This has been a very emotional item on the agenda. The public is very unhappy with this item and we make sure to give them the time to express their concerns. We abide by the rules that every resident is heard.

Chair Richards informed the Council that Commission Member Stevens had resigned and that they were working on recommendations for his position. Mayor Daniels remarked that if Council knew of anyone they would like to recommend to please give the information to Chair Richards.

Chair Richards stated that it would be helpful to the Commission that when Council does not approve an item and returns it to them, if they could be more specific as to why the item was returned to them. Mayor Daniels asked if it would be helpful to the Planning Commission if the meeting minutes were sent to them. Chair Richards remarked that it would help them to be able to understand why it was returned and to make the best decision on that item. Member Armstrong stated that it would be helpful to have a joint work session with Council. Mayor Daniels remarked that joint Council and Planning Commission meetings would be the best place for them to relay information.

Chair Richards stated that Engineer Lewis and Director Young are a great resource to them, and they appreciate it when they attend the meetings. He stated that the Planning Commission would like to be more than just part of the process. Mayor Daniels remarked that the General Plan for the city starts with the Planning Commission, and they should begin looking at reviewing chapters of the plan. Chair Richards stated that the Planning Commission is looking at different chapters to see where the lack of planning is, and to make recommendations in correcting those areas.

Chair Richards stated that they would like to have open communication between Council and the Planning Commission. He then stated that he would like to have Council attend the pre- Planning Commission meetings and look at the recommendations they have. Mayor Daniels stated that he has some concerns that with Council present it may influence the decisions that are made, and that Council would have to recuse themselves from voting for that item. Chair remarked that he understand the concerns that the Mayor has. Council Member Meacham said that it would be good to attend the meetings, but that the Planning Commission could not call on them for comment. They would only be there to see the process that goes on in the meetings before the item is sent to Council. Chair Richards stated that having Council present would not change the way they conduct their meetings.

8) NEIGHBORHOOD AND STAFF BUSINESS

Assistant Larson reported that the Promenade ended last week. He stated that they would be sending out surveys to the vendors to see how they thought the Promenade did. He stated that the survey would also be online. Assistant Larson said that after they received the surveys back from the vendors they would be able to look at any potential changes that would need to be made so that the Promenade would be successful every year.

Next Assistant Larson said that Food Truck Tuesday ended last night, and there were varying degrees of interest. The Chamber of Commerce would be holding a meeting on October 8, 2014 with the food truck vendors to get their perspective on how they felt this event was attended.

Mayor Daniels asked if there was anything else. Assistant Larson stated that doTerra would be having a ribbon cutting on September 24, 2014 at 9:30a.m.

Mayor Daniels asked Superintendent Goodman about the roads that are currently being repaired. Superintendent Goodman replied there are road projects that are causing a lot of traffic congestion around some of the schools in the City and that he realized that the timing was not great for these projects to be occurring just as school starts. Council Member LeMone stated that unless it was an emergency we should not be starting at the same time as school begins. Superintendent Goodman replied that he agreed the timing was not good, but that the cost would rise significantly if we were to do these projects at a different time. Council Member LeMone stated that this sends a negative message to our citizens, the start of school is never a good time to begin road work.

Council Member Andersen asked if the pricing for these projects would be different if we set specific dates at the time they are sent out for bid. Council Member Boyd noted that it seems we always send these projects out for bid in April. Council Member LeMone wondered if we wait on these projects until a later date would this cause a liability issue. Mayor Daniels replied that there are financial restraints in setting specific dates in bidding of the road projects.

Council Member Meacham asked if Superintendent Goodman could brief Council on the roads in general. Superintendent Goodman reported that most of the complaints from residents were on potholes. Council Member LeMone asked if there was a way that a schedule for road work could be put on the City's website. Superintendent Goodman answered that they do not have a weekly schedule of what is going to be repaired it is based upon complaints and needs at the time.

Director Britsch reported that the Library would be holding a book launch on Thursday, September 25, 2014. She also said that the Heritage Jubilee went better than last year, and that Citizen Lisa Coombs was excited to continue working with the Heritage Jubilee committee.

Administrator Darrington stated that he was working on the letter to the Utah County Commissioners regarding ownership of 100 East. He said that UDOT would take ownership of North County Blvd and have Pleasant Grove and Cedar Hills take ownership of 100 East and that the County currently does not own any roads in municipalities. There is funding available at this time for repairs on the road, but neither Pleasant Grove City nor Cedar Hills want ownership of 100 East in the long term. Mayor Daniels remarked that the funding for this road may change with the next legislative session. Administrator Darrington stated that he is working on the formal letter to send to the County Commissioners and that Cedar Hills has already sent theirs to the County Commissioners.

Council Member Andersen asked how many miles of road would be Pleasant Grove City's responsibility to maintain. Engineer Lewis answered that is 4.6 miles.

Next Administrator Darrington reported that the open house for the new Public Safety Building would be held next Tuesday, September 30, 2014. Mayor Daniels noted that the City Council work session scheduled for that date had been canceled.

Administrator Darrington stated that postcards about the meeting were being mailed to the residents and that they were also using social media as a way to notify residents. He stated that the meeting

would be an open format with story boards and brochures and that City Council and Staff would be available for questions and discussions about the bond. Council Member LeMone asked if the mini billboards were ready. Engineer Lewis answered that they were ready and just needed to be picked up.

Council Member Stanley asked what day the last public meeting for the bond was going to be held. Administrator Darrington replied that it would be during the last week of October. Mayor Daniels noted that would be a week before the election.

9) Mayor and Council Business

Council Member Meacham stated that he would be out of town for the Public Safety Building open house, and he would not be available for the doTerra ribbon cutting.

Council Member Andersen wondered how the Enduro Race at the Rodeo Grounds was being marketed. Council Member LeMone stated that they were using billboards and social media to advertise the event. Member Armstrong wondered where the public could purchase tickets for the event. Council Member LeMone answered that they were available online through a Facebook link and at the door.

Next Council Member Andersen said that she has some concerns about Evermore. She stated that she thought that it was to be a family friendly park. She said that some of the names of the streets were not family friendly and asked if we have an ordinance to make sure that it will be family friendly. Administrator Darrington stated there currently is a sexually oriented business ordinance, and we will look at the ordinance and make sure that it covers these types of concerns.

Council Member Boyd said that she would like a commitment in front of Council from Administrator Darrington when the letter to the County Commissioners would be ready. Administrator Darrington answered that it would ready next Wednesday.

10) SIGNING OF PLATS

There were no Plats.

11) CALENDER

There were no calendar items to be discussed.

Mayor Daniels asked if there were any other items that needed to be discussed. There were no other items for discussion; Mayor Daniels then called for a Motion.

ACTION: Council Member Andersen moved to adjourn the Joint City Council and Planning Commission meeting. Council Member Meacham seconded. The motion passed with unanimous consent of council. The meeting was adjourned at 9:30pm.

Kathy T. Kresser, City Recorder

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