

**Pleasant Grove City Council Work Session Meeting Minutes**  
**June 25, 2013**  
**6:00 p.m.**

PRESENT:

Mayor:

Bruce W. Call

Council Members:

Cindy Boyd  
Lee G. Jensen  
Cyd LeMone  
Jay Meacham  
Kim Robinson

Staff Present:

Scott Darrington, City Administrator  
Dean Lundell, Finance Director  
Degen Lewis, City Engineer  
Tina Petersen, City Attorney  
April Harrison, Arts and Culture Director  
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  
Mike Roberts, Police Captain

Others:

Dave Erickson, Leisure Villas

The City Council and staff met in the City Council Chambers at 86 East 100 South, Pleasant Grove, Utah at 6:00 p.m.

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**1) CALL TO ORDER**

Mayor Call called the meeting to order and noted that Council Members Jensen, LeMone, and Meacham were present. Council Members Boyd and Robinson arrived at 6:25 p.m.

**2) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Arts and Culture Director, April Harrison.

**3) OPENING REMARKS**

The Opening Remarks were given by Council Member, Cyd LeMone. Council Member LeMone thanked the staff and residents who made Strawberry Days a success.

**4) Recognition of achievement for library employees: Cindy Bjerregaard has received the Utah Library Association Paraprofessional Certificate. Taylor Christiansen and Andrea Thurlow both earned a Masters of Library Science (MLS). Presenter: Director Harrison**

Director Harrison stated that Cindy Bjerregaard was awarded the Utah State Library Association Paraprofessional Certificate. This reward requires at least 500 hours of recorded service and projects to the community. She reported that this is a prestigious award that is difficult to receive. Ms. Bjerregaard created a system online for books that are part of a series. She tells stories to young children and works with the teen program.

Director Harrison stated that Taylor Christiansen and Andrea Thurlow both earned their Masters of Library Science during the past year. She noted that both are very accomplished. Ms. Christiansen has expertise in policy writing and has improved the library's ambiance. She works with the children's programs as well. Andrea Thurlow's love is the teen program and her expertise is technology. She has spent many hours creating web information and makes sure the library technology runs smoothly. Ms. Thurlow also works with vendors.

Mayor Call thanked all three individuals for their work on behalf of the City.

**5) Citizens Academy Graduates presentation. Presenter: Captain Roberts**

Police Captain, Mike Roberts, recognized Shawn Neilson who created the Citizens Academy, put the curriculum together, and coordinates each week with the officers that conduct the training. Mr. Neilson and the other officers sacrificed personal time to make the program a success.

Police Chief, Mike Smith, remarked that this is Pleasant Grove's second Citizens Academy and reported that the program went very well this year. It allows officers to interact with the community, which is beneficial to the police force. All of the citizens who participated will be given a certificate, a group photo, and a DVD containing all of the photos taken throughout the program.

Mary Ann and Thomas Bullock participated in the program. Mary Ann is over police services and does all of the scheduling for traffic school. If someone comes to the station she is usually the first point of contact.

Chief Smith presented certificates to the participants who were identified as Mayor Call, Patti Call, Melissa Carbajahl, Robert Kresser, Kathy Kresser, Josh Kresser, Bree Herbert, Brian Lloyd, Alli Manis, Jess Manis, Ben Stanley, Kenneth Millet, Sandy Runolfson, Jason Runolfson, Marie Hardman, and Doug Hardman.

Mayor Call stated that the program was a great success and he has boasted about the program to other mayors. He considered it is a wonderful outreach and public relations tool.

**6) Rochelle Lopez, Victim Advocate, presentation.**

Victim Advocate, Rochelle Lopez, discussed sexual assault and how she responds to these types of crimes. She indicated that sexual assault is a very personal crime that involves any form of sexual contact without consent. Victims often display characteristics of Post Traumatic Stress Syndrome, or PTSD. Ms. Lopez keeps this in mind when interacting with a sexual assault victim for the first time.

Ms. Lopez stated that when she calls a victim for the first time she describes her role with the City and tries to console them. She informs them that there are support services available and that she will be their advocate, keep them up to date on what is happening with their case, and attend court hearings. Ms. Lopez stated that some victims do not want to be informed of the progress of the suspect. In those cases she invites victims to contact her with questions.

Ms. Lopez stated that she encourages victims to receive counseling as soon as possible after the assault. Valuable resources for sexual assault victims are safety planning materials, sexual assault pamphlets, resource lists, and an application for the Utah Office Victims of Crime, or UOVC. UOVC is a state funded resource for victims that provide two years of counseling as well as help with relocation costs. They can also help with the cost of changing locks. In cases of rape, the UOVC pays for the forensic exam.

Ms. Lopez stated that the forensic exam is performed by a Medical Assistant who specializes in sexual assault crimes. It is lengthy and personal and can be traumatic for victims. The importance of support was stressed. The State of Utah offers victims medication for HIV prevention as well as emergency contraception. Forensic exams are conducted on all victims over the age of 14. If the victim is under the age of 14 the exam is conducted at the Children's Justice Center in Provo by a Child Forensic Examiner.

Ms. Lopez stated that once the exam is complete, an interview with law enforcement is scheduled. If the victim is an adult, the interview takes place at the police station. Ms. Lopez stated that she frequently sits with victims before and after the interview so that they are as comfortable as possible. If the victim is under the age of 18, the interview is conducted by Child Specialists. After the interviews are complete and evidence is collected, a case is filed and charges are addressed. If law enforcement has enough evidence the suspect is arrested. Ms. Lopez provides support for the victim by attending the court proceedings, educating victims or their parents on the court process, and what will happen in future hearings. She lets victims know that they do not typically have to attend court proceedings.

Ms. Lopez stated that she gets as much training as possible to further her education on how to interact with victims of sexual assault and is a member of the Sex Crimes Task Force of Utah County. The task force is comprised primarily of police officers, detectives, advocates, counselors, and attorneys. The purpose is to provide continuing education to law enforcement and bring justice to victims of sexual assault.

Mayor Call asked Ms. Lopez how often she is called out on these types of cases. Ms. Lopez stated that luckily they are infrequent. In three years she has never been called out on a stranger rape and there are very few cases of rape. In cases involving children she is often not as largely involved.

Ms. Lopez stated that her last day working for Pleasant Grove City would be the following Friday. She was to be replaced by Becca Mallory. The Council thanked Ms. Lopez for her excellent work.

**Rich Guernsey to discuss the Emergency Management exercise.**

Rich Guernsey gave a brief overview of the emergency response exercise for this year. He reported that they have been planning the event for the past year and in the last three months he has formalized a committee. Mr. Guernsey serves as the Lead Facilitator. The Police Chief, Fire Chief, and other previous committee members were participating in the committee again this year.

Mr. Guernsey stated that this year's exercise will differ from last year's somewhat. Last year they focused on earthquakes, which are the most likely disaster scenario that will occur along the Wasatch Front. After consulting with City officials, they decided not to conduct an earthquake drill and instead focus on the City response as well as the CERT team and the community response. The goal is to observe how the community is organized, how religious organizations mobilize, and how they interact and respond.

Mr. Guernsey stated that Intermountain Health Care will participate again this year. Last year the City sent 150 victims to Intermountain Health Care and they were able to handle that number of patients. This year they plan to conduct a smaller scale event. He noted that the American Red Cross will also be working with the City.

Mr. Guernsey stated that the scenario will focus on one Pleasant Grove neighborhood and will escalate and require a mandatory evacuation. The evacuation will be voluntary and they will work closely with the community so they know what to expect. He stressed that no one will be caught off guard. They coordinated closely with the LDS Stake in the area who will help inform its members and others who live within the boundaries.

Mr. Guernsey stated that in addition to the evacuation they will set up an emergency shelter and work primarily with the American Red Cross. The dates of the exercise will be August 16 and 17, which is the Friday and Saturday before school begins. City participation will conclude on Friday. He noted that community members are looking forward to participating in the event.

Council Member LeMone informed the Council that Mr. Guernsey's involvement as well as the committee members is volunteer. She thanked Mr. Guernsey for his time and effort which has been a huge benefit to the City. Mayor Call stated that no one is more qualified than Mr. Guernsey and expressed his appreciation.

Diane Moss reported that she is part of another CERT committee and asked if her team can participate. Mr. Guernsey stated that they would be welcome to participate. Mayor Call suggested Ms. Moss get in touch with Sherri Atwood.

**7) Discussion reviewing the revised concept development plan and objectives for a senior housing overlay on the Westroc property on 220 South. Presenter: Director Young**

Community Development Director, Ken Young, wished to give the potential applicant, a developer who previously made a presentation in regard to the project, the opportunity to address the Council. He stated that there has been some back and forth between the Council regarding what they want to happen on this project. The noted that the proposed development is proposed on the Westroc property, which is in the Grove Zone.

Director Young stated that there has been an amendment to the Grove Zone zoning requirements to provide for several things, including open space requirements. This particular project comes in well under the maximum density allowed in the area. It is something that could fit in another type of zoning designation and is not necessarily the project they anticipated for the Grove Zone. They are looking at the potential of creating a senior housing overlay, which would allow the project to not fall into the Grove Zone requirements.

Director Young stated that Dave Erickson with Leisure Villas would be addressing the Council. They have worked with Leisure Villas on another senior housing project on Center Street; however, this is a completely different type of project.

At the direction of City Attorney, Tina Petersen, Council Member Meacham recused himself due to a conflict of interest. Council Member Meacham is employed by Civil Science who is the engineers for the project. At this point Council Member Meacham left the room.

Mr. Erickson stated that Leisure Villas exclusively develops senior housing communities and they know this niche well. When he initially met with the Council they reviewed his proposal to construct a 72-home senior restricted community on the Westroc property.

Mr. Erickson stated that they will leave the office currently on the property and take 12.7 acres with a density of just over five units per acre, which is much lower than the maximum allowed density. The main goal was to determine if the City wants a senior focused development. The current ordinance does not allow for the type of development Leisure Villas would like to construct. Many cities have come to realize that this is the largest and fastest growing niche in the market. He added that there is an increasing need for these types of communities.

Mr. Erickson stated that Leisure Villas primarily orients their communities to people who want to stay close to home but either cannot physically continue to live in their home, or want a more carefree lifestyle.

Mr. Erickson stated that the current design that Leisure Villas uses is an arts and crafts flavor with no stairs. They develop rambler style homes that accommodate two residents but are large enough for gatherings of family and friends. Other important development aspects include amenities such as a clubhouse, pool, theater, exercise facility, barbeque, and library among other things. Leisure Villas also provides great landscaping with a private entry feel.

Mr. Erickson stated that they are sensitive to Pleasant Grove's desire for open space. Their residents do not use a lot of open space, but feel that beautiful landscaping is important. Leisure Villas is sensitive to balancing homeowner HOA dues with providing residents with amenities they will use. Their model does not quite fit the way the City calculates the 30% open space, but the manner in which Leisure Villas has calculated their green space equates to 37% open space.

Leisure Villa homes are large with open floor plans that range from 1,600 to 2,000 square feet. They recently developed a smaller 1,000 square foot home as well as a large 2,700 square foot home. Mr. Erickson understands that open space and width for emergency vehicles are very important to the City. Accordingly, they modified their plan and widened the road to 29 feet between gutters. They can stretch that a bit more if they take the meandering sidewalks out of the plan; however, they prefer to keep them for the aesthetic appeal.

Mr. Erickson stated that in an effort to increase open space they are proposing that Leisure Villas improve the City property along the property boundary. Residents will appreciate turning the ditch into a stream and he felt this would be a win-win situation for the City. Mr. Erickson stated that while their plan does not fit exactly into the Grove Zone it would be a benefit to the City.

Mr. Erickson stated they have sold out both of their Lehi properties and are wrapping up the Springville property. There is already a demand for people wanting to get into the Pleasant Grove project. Mr. Erickson stated that the homes are single level but they will build bonus rooms above the garage, if desired. The amenities are built at the beginning of the project because they are what sell the project. Mr. Erickson said that roughly 30% of their homes are owned by single women looking for a social community that is safe and secure. Leisure Villas offers that.

Mayor Call clarified that the proposed development does not comply with the Grove Zone in two ways. First, it does not meet the City's calculations of required open space requirements. Second, the City requires three different products over 10 acres. Mr. Erickson stated that there are also setback issues. He stressed that the City needs a senior overlay.

Mayor Call asked the Council to share their thoughts on the three main issues with the development. Council Member Boyd stated that several Council Members walked the property and she felt there are very positive aspects to the project. She felt that by offering three different types of mixed single-family housing, Leisure Villas is meeting the spirit of the law. She also likes getting away from multi-family housing that brings with it higher density.

Council Member Boyd asked if the entire project will be gated. Mr. Erickson stated that it will not be gated but will feel private. Council Member Boyd asked if there will be ways to access the detention area and the landscaping of the City property from within the project. She stated that if there is accessibility for residents, they may be able to count that land as open space. Mr. Erickson said it makes no sense to improve the area and not have accessibility. He stated that they may not put a wall in that space in an effort to make it fully accessible. Council Member Boyd was excited that this could be the jumpstart for the nature park that the City has envisioned for some time. She asked if Leisure Villas has ever considered an outdoor pavilion. Mr. Erickson stated that the clubhouse typically fits that need, so they have never done one. He noted, however, that they are not opposed to the idea. Council Member Boyd was very happy with the project.

Council Member Boyd asked Fire Chief, Marc Sanderson, if the 29-foot roads were acceptable. Chief Sanderson stated that he would need to meet with City Engineer, Degen Lewis, to be sure, however, from a fire perspective it meets the minimum.

Mr. Erickson stated that they average 1.4 cars and 1.7 residents per home. There is no traffic in these communities and they do what they can to slow down the traffic that exists. The property is laid out like a donut so the center becomes a walking area around the community. He informed the Council that they have done 29-foot roads in their three previous projects and it has worked well.

Council Member Jensen asked if the exterior of the units are all the same. Mr. Erickson stated that each unit does not have exactly the same look, but each home uses 50% cultured stone or stucco. The community does not use hardy board or painted surfaces due to long term maintenance costs. Mr. Erickson stated that the base exterior of the home is basically the same, but they alternate roof colors.

Council Member Robinson asked how long the Syracuse community has been in place. Mr. Erickson stated it has been roughly 2 ½ years. She asked if the HOA maintains the property. Mr. Erickson stated that the HOA maintains all of the property.

Council Member Jensen asked about restrictions with the amenities. Mr. Erickson stated that there are restrictions regarding how many children can use the pool at one time and the resident must be at the pool with their grandchildren. Children are also not allowed on the exercise equipment. The restrictions are for the safety of the residents and their visitors. There is not a restriction regarding how many family members can be at the resident's home at any one time.

Mayor Call suggested Mr. Erickson move forward to finalize a proposal to present to the Council.

**8) To consider for adoption repealing Ordinance (2012-13) amending Title 4 Chapter 7 "Fireworks Regulations" and adopting an Ordinance (2013-21) prohibiting all fireworks east of the Murdock Canal to protect the areas where the urban interface poses a danger to the wildlands. Presenter: Chief Sanderson**

Attorney Petersen stated that the Council is being asked to consider an Ordinance repealing one of the firework ordinances enacted last summer. There were two firework ordinances last year; one was an actual amendment to the City Code, which prohibited all aerial fireworks east of the Murdock Canal and was in response to the State Legislature legalizing the aerial fireworks. The second ordinance was a temporary ordinance that prohibited all fireworks east of the Murdock Canal and was only effective until July 31, 2012.

Attorney Petersen stated that this year the State Legislature took away the ability of municipalities to single out certain types of fireworks and restrict them within municipal boundaries. The ordinance adopted last year prohibiting aerial fireworks is no longer within the City's purview.

The proposed ordinance repeals the ordinance adopted last year and enacts another temporary fireworks ordinance prohibiting fireworks east of the Murdock Canal. She stressed that they are not amending the Code this year because they want to have a trial run on the boundaries before making it permanent. The State Legislature also stated that a City cannot prohibit all fireworks and needs to show that there is some sort of danger or environmental hazard to create restrictions.

Attorney Petersen stated that the map has been drawn to show the area where fireworks will be restricted. The purpose of the ordinance is to keep the hillside safe from aerial fireworks as well as to simplify enforcement and the understanding of the citizens.

Mayor Call stated that there is no easy way to explain the boundary without the map. He suggested the map be placed everywhere fireworks are sold as well as at the boundary lines. In response to a question raised by Mayor Call, Chief Sanderson confirmed that the street is included in the restriction as are the public rights of way. Mayor Call stated that education will be important.

Chief Sanderson stated that this map is less restrictive than the canal boundary from last year. There are citizens above the canal that should be able to do fireworks. Council Member Meacham stated that this will be difficult to enforce. Chief Sanderson indicated that this will help the City with any liability that may come up from misuse of fireworks.

Council Member Jensen asked if there were any complaints from citizens regarding last year's ordinance. Chief Sanderson stated that he received no complaints. Attorney Petersen indicated that there were no prosecutions either. Chief Sanderson stated that they cannot legally use the canal as a border. Attorney Petersen explained that they have to be able to define the restricted area as an environmentally hazardous area, which cannot be done along the border of the canal.

Attorney Petersen stated that if the City used the Murdock Canal as the restricted boundary for fireworks and someone was cited for doing fireworks they could challenge the ordinance as unconstitutional and not in compliance with the State statute. The citation would have to be dismissed and a judge would likely require the City to modify the ordinance.

Council Member Jensen was concerned that residents will not know that the State Legislature has been making new requirements and will think that the Council does not know what they are doing and making too many changes. Attorney Petersen stated that the ordinance from last year was in response to a government request.

Attorney Petersen stated that the ordinance includes a buffer of 250 feet from the urban/wildfire interface because that is as far as a legal aerial firework is designed to shoot. Engineer Lewis stated that he drew a line along what he considered hazard boundaries and met with Chief Sanderson to see if he agreed. They then found the nearest street that still provides enough buffer and that is how the boundary was created.

City Administrator, Scott Darrington, asked if fireworks other than aerial fireworks were allowed in the ordinance from the previous year. Attorney Petersen stated that initially aerials were the only fireworks restricted and once the government made their request nearly a month later they banned all fireworks in the Murdock Canal area. She said it also may change based on fire danger. This ordinance is to be considered for the permanent boundary even though it may change from year to year if the fire danger is high.

Engineer Lewis stated that signs have been purchased to be placed at every affected street. He stated that Lindon has similar boundaries and will post signs as well. Each firework stand will have a poster and map. Chief Sanderson requested that staff distribute maps to affected citizens as well. Mayor Call encouraged recommending caution to every citizen with respect to firework usage.

Administrator Darrington stated that the information will be on the website but he liked the idea of distributing handouts to all homes in the area. He stated that the information needs to be distributed by Thursday. Council Member Meacham stated that the ordinance is permanent throughout the year, including holidays such as New Years.

**ACTION:** Council Member Boyd moved to approve Ordinance 2013-21 adopting certain restrictions on the use of fireworks within certain areas of the municipality on the east side of town in the Wild Land Urban Interface Area. Council Member Meacham seconded the motion. A voice vote was taken and the motion passed unanimously with Council Members Boyd, Jensen, LeMone, Meacham, and Robinson voting "Aye."

9) **Discussion on rezoning property from RR (Rural Residential) to R1-20 (Single Family Residential) above 2600 North. (MANILA NEIGHBORHOOD)**



Director Young stated that business item “a” pertains to an applicant with a request to rezone the Warnick family property comprised of nearly 39 acres. The property is in the RR Zone and the General Plan designation is Very Low Density Residential. The request is to change this property from RR to R-1-20. The property is currently mainly vacant. The homes that exist will be torn down if the development is approved.

The applicant was advised of potential problems that could arise with a rezone. There have been discussions recently and in the past regarding whether R-1-20 zones should be approved north of 2600 North. At the Planning Commission public hearing several people spoke in favor of the request. The Planning Commission unanimously recommended approval.

Director Young stated that staff created two options for the Council to consider. The first would be to deny the rezone request and form a policy to not permit R-1-20 zones north of 2600 North. If the Council makes this decision, the General Plan would have to be amended to create a new area designation that does not allow R-1-20 zones north of 2600 North.

The second option would be to approve the rezone request considering areas west of 1450 West to serve as a transition area to adjacent higher density to the west. This would also require an amendment to the General Plan to create a new area designation that does not allow R-1-20 zoning east of 1450 West and north of 2600 North. The border with American Fork has higher density properties on the American Fork side and could serve as a transition area to higher density for Pleasant Grove. Director Young stated that there are 76 lots in the area that are less than one-half acre in size.

Council Member Meacham asked how those lots came about. Director Young responded that there were a few subdivisions approved prior to the current General Plan designation. There are also lots in various areas that have been created as part of lot size averaging. Those lots show that there are R-1-20 lots in the area and the request would not be out of character.

Council Member Jensen asked how many lots in the area are one-half acre or larger. Director Young stated that there are 110 lots. He explained that there are full subdivisions that are R-1-20 and under one-half acre. Council Member Jensen asked what will happen to the animal rights. Director Young stated that they would lose their animals rights and a much more in depth study would have to occur. From their initial searches there are only a handful of property owners in the area with animals. Generally only residents with one half acre or more have animals. Council Member Jensen stated that a redesignation of R-1-20 would preclude that.

Council Member Jensen asked how many additional lots would be created from the redesignation. Director Young stated there would be three lots. Council Member Boyd explained that they could stay within the RR one-half acre designation and still accomplish their goals other than the animal restrictions.

Council Member Boyd did not see the transition as a possibility. She noted that there are already developments that have built under the RR one-half acre. She questioned what they are transitioning from. Council Member Boyd realized that the City has done away with PUDs in the past but American Fork has a great PUD that may be worth looking at. With the 39 acres they will not get any parks or additional open space. Creating a PUD would provide an opportunity for more green space. She stated that she would like to look at a possible PUD in an effort to provide some sort of community for the 67 potential new homes.

Administrator Darrington stated that a PUD typically means that the lots get smaller in exchange for the open space. He asked if Council Member Boyd would be satisfied with the R-1-20 as long as the PUD was set up. She stated that it would be worth looking into. Mayor Call's concern was that PUDs generally come at the request of the developer and not the City. Council Member Boyd said the City would not have to mandate the PUD but could suggest it.

Administrator Darrington stated that cities are tending to move away from PUDs in that they become management issues because the developer reaps the benefit. PUDs are not maintaining the roads, which become an issue for the City. He suggested the potential to have a PUD concept without actually calling it a PUD in an effort to allow the City to have more control. He stated that the Council needs to decide what issues they have with R-1-20 so they can respond to the developer. Administrator Darrington indicated that the matter can be moved from the July 2 meeting if more research is needed.

Attorney Petersen stated that the purpose of this item is to determine what the Council's feeling is regarding allowing the R-1-20 zone to develop north of 2600 North or if they want to keep the RR only. Mayor Call stated that allowing the R-1-20 would essentially create an island which could create an issue. Administrator Darrington stated that if the general feeling is that they want to keep the Zone RR they need to amend the General Plan.

Mayor Call asked if generally speaking the Council feels they want the land north of 2600 North to be RR forever and not allow other residential zones. Council Member Jensen stated that if they rezoned R-1-20 they would be opening this option to everyone and the City would never be able deny someone else who makes a similar request. Council Member Boyd preferred to keep the zoning RR.

Council Member LeMone also had an issue with creating a zoning island. She felt that Manila is known for open land and animal rights. It has more of an agricultural feel and she would like to see it remain that way. Council Member Jensen was inclined to maintain the integrity of the area, which would mean leaving it RR.

Council Member Robinson thought the Warnick family would want to keep the land rural and designated as RR. Director Young said that was not the case. At the public hearing several family members were present who expressed support for the development and indicated that they do not want animal rights any longer. The main reason they want to change the zoning is to do away with the animal rights.

Mayor Call said that 20 years ago he attended a meeting regarding Woodside Homes. The Mayor at the time stated that the landowners surrounding the development who were opposed to the project would eventually request the same type of development for their property. He noted that people and attitudes change, which was likely the case with the Warnick family.

Council Member Meacham did not feel strongly one way or the other. Mayor Call said that the City cannot enact an ordinance once the process has begun that would exclude the request. This specific request must be addressed before any changes or decisions are made regarding the zone change.

Administrator Darrington stated that if the feeling of the Council is that 2600 North should be RR in the future, he can sit down with the Warnick family and discuss other options. Mayor Call stated

that the applicants should be made aware of the discussion that took place tonight and then decide how to proceed.

Mayor Call stated that Council Member Jensen will be out of town for the July 2 meeting but will be participating by telephone. Item “a” will address the Warnick property.

**10) Discussion on agenda items for the July 2, 2013 City Council Meeting.**

- b. Public Hearing to consider for adoption an Ordinance (2013-23) amending the Transportation Master Plan in regards to the planned connection of 800 North to 100 East. (LITTLE DENMARK NEIGHBORHOOD) Presenter: Director Young**

Item “b” is the Transportation Master Plan on 800 North. Administrator Darrington stated that a family has wanted to develop in the City for several years but they have been unable to move forward. This will be the City’s chance to make a final decision. Director Young reported that at the Planning Commission public hearing several people spoke in favor of amending the plan. The Planning Commission recommended approval in a split 5-2 vote. Approval would mean amending the plan to remove the connection. Engineer Lewis stated that with the purchase of the pipe plant property, the ground will be developed in such a way that there will be a lot of usage. If they do not put the road in at this property they will have to address where the traffic from the pipe plant property will go. It was noted that 400 North will be a busier street than the plan currently anticipates. Administrator Darrington stated that this item will be a public hearing and notice will be provided. Chief Sanderson stated that 100 East will provide a wider and safer emergency response.

- c. To consider for adoption a Resolution (2013-021) authorizing the Mayor to declare approximately eleven thousand (11,000) historical brick as surplus and direct that they be sold according to the City’s policy for disposing of surplus property; and providing for an effective date. Presenter: Director Giles**

Mayor Call stated that item “c” pertains to a large quantity of bricks that need to be surplus.

- d. To consider for approval a Resolution (2013-022) authorizing the Mayor to sign a boundary line agreement between Pleasant Grove City and Avery Brown and Erin Carter Brown to adjust uncertain boundary lines for property located at approximately 115 South 980 East; and providing for an effective date. (SCRATCH GRAVEL NEIGHBORHOOD) Presenter: Engineer Lewis**

Item “d” will take care of boundary lines. Engineer Lewis stated that the property in question recently changed ownership and the new owners plan to bring a subdivision proposal forward. He noted that there is currently a gap in the legal description that needs to be discussed.

- e. To consider for adoption a Resolution (2013-023) authorizing the Mayor to sign a quit claim deed between Pleasant Grove City and Wagstaff Investments LLC, for a storm drain detention/pond easement for property located at lot #3 of the Dana Point Plat “B” Subdivision; and providing for an effective date. (SAM WHITE’S LANE NEIGHBORHOOD) Presenter: Engineer Lewis**

Item “e” pertains to Dana Point plat B which is the new location for Holiday Oil.

- f. To consider for approval Mike Wagstaff's request for a Class "A" off-premise beer license for the new Holiday Oil #54 Convenience Store/Fuel Station, located at 579 South Pleasant Grove Boulevard. (SAM WHITE'S LANE NEIGHBORHOOD) Presenter: Attorney Petersen
- g. To consider for adoption a Resolution (2013-024) authorizing the Mayor to sign a nonexclusive easement with American Fiber for the purpose of ingress and egress and the construction, reconstruction, maintenance and repair of utility lines, cables and conduits to accommodate their service facilities in the area of 485 West and 220 South (Shannon Fields) and 900 West 2600 North and providing for an effective date. (SAM WHITE'S LANE NEIGHBORHOOD) Presenter: Engineer Lewis

Engineer Lewis stated that item "f" will address American Fiber and their local telecom that comes to a few points on Pleasant Grove property. One of those locations is 2600 North and 900 West where they need an underground pathway for their fibers. As compensation for the easement American Fiber has agreed to provide the City with an additional two-inch conduit that would provide the City a way to get fiber from City Hall to Public Works.

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

Administrator Darrington stated that there will be a meeting following the City Council Meeting with candidates running for elected City office. On July 9 some of the department heads will be in Maryland for emergency management training and will not be available for the meeting. Nothing had yet been scheduled for the July 16 meeting and he suggested the July 9 meeting be cancelled. The Council agreed.

Chief Sanderson stated that Strawberry Days was very successful. He said there were a few rodeo injuries but none were serious.

Arts and Culture Director, April Harrison, stated that on the July 30 agenda she would like to recognize the Rodeo and Strawberry Days committees.

Council Member Jensen asked if the Beck home fell through. Administrator Darrington stated that it had and the person they had been talking to changed his phone number for the second time. Council Member Jensen said that he spoke with a resident regarding property line discrepancies and was not sure how to direct the resident. Attorney Petersen suggested that the resident contact a property attorney.

Council Member Meacham asked if the Council should attend the brown bag discussion. Administrator Darrington said it was up to the Council but they were welcome. The intent was to inform employees about what has occurred during City Council meetings.

Council Member Robinson asked if the recycle and Waste Management contract will be back on the agenda to determine if the City can move forward. Administrator Darrington stated that the contract expires June 30 of next year. They want to waive the CPI adjustment for an extension of the contract. The feedback from the Council was to do that on a year-by-year basis. Additional discussion was to take place. Council Member Robinson asked if it was possible to revisit the concept of completing the sidewalk on the west side of 100 East. Administrator Darrington stated that the money has been turned back into UDOT.

Mayor Call commented that Strawberry Days was well done and he was very impressed with the volunteers. He asked Director Harrison to share all of the interesting stats, such as how many crates of strawberries were used, with the community. Mayor Call stated that the previous week the Cedar Hills City Council decided to keep things as they are and not entertain Pleasant Grove's proposal regarding public safety. Administrator Darrington stated that the dispatch portion of the public safety discussions were still proceeding.

Mayor Call asked if there was anything else for discussion. There wasn't any, he then called for a motion to adjourn.

**9) ADJOURN**

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

The City Council Meeting adjourned at 8:09 p.m.

This certifies that the City Council Minutes of June 25, 2013 are a true, full and correct copy as approved by the City Council on August 7, 2013.

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Kathy T. Kresser, CMC City Recorder

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