

1 **Pleasant Grove City Council Work Session Minutes**
2 **January 29, 2013**
3 **6:00 p.m.**

4 **PRESENT:**

5 Mayor:
6 Bruce W. Call

EXCUSED:

Marc Sanderson, Fire Chief
Tina Petersen, City Attorney

7 **City Council Members:**

8 Cindy Boyd (*Arrived at 6:15 p.m.*)
9 Lee G. Jensen
10 Cyd LeMone
11 Jay Meacham
12 Kim Robinson

13 **STAFF PRESENT:**

14 Scott Darrington, Administrator
15 Dean Lundell, Finance Director
16 Kathy Kresser, City Recorder
17 Ken Young, Community Development Director
18 April Harrison, Arts and Culture Director
19 Lynn Walker, Public Works Director
20 Deon Giles, Parks and Recreation Director
21 Dave Thomas, Deputy Fire Chief
22 Mike Smith, Police Chief
23 Degen Lewis, City Engineer
24 Andrea Romanczyk, Transcriptionist
25

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

28 _____
29 **1. Call to Order**

30 Mayor Call called roll for the Council and noted that Council Members Jensen, LeMone
31 Meacham and Robinson were present. He indicated that Council Member Boyd will be here
32 shortly.

33 **2. Pledge of Allegiance**

34 The Pledge of Allegiance was led by Mayor Call.

35 **3. Opening Remarks**

36 Opening Remarks were given by Council Member LeMone. She has a new responsibility in her
37 neighborhood—she is now an assistant cub master and last meeting was their first pack meeting

1 of the year. The theme was “Abracadabra” and as she was looking for quotes to share with the
2 scouts, she found one applicable for City leaders. “There is magic in enthusiasm. It spells the
3 difference between mediocrity and accomplishment.” She believes when a leader has
4 enthusiasm, they can lead, inspire, and motivate much more. She provided magic wands to the
5 Council.

6 Mayor Call said that there will be an executive session at the end of the meeting to discuss the
7 character, professional competence, or mental health of an individual (UCA52-4-205(1)(a)).
8 There were no other changes to the agenda.

9 Mayor Call pointed out the new sound system and recommended we all learn how to use them
10 and how to point them (and how not to).

11 **4. Republic Services (formerly Allied Waste) Presentation on Recycling**

12 Reese DeMill with Republic Services introduced Craig Davis. Gordon Raymond used to be their
13 municipal contact with the city; he has been promoted and is now general manager of their post-
14 collection business. Craig Davis used to be sales manager for their commercial businesses and is
15 now taking over municipal sales. Reese will continue to handle operations. He said Allied Waste
16 changed to Republic Services a few years ago but is making the name change gradually on its
17 trucks and containers. It is the same company and even the colors remain the same. He showed a
18 video about the city’s recycling program, talked about what the City is saving from a landfill
19 standpoint, and what success they are having.

20 The company is currently providing nearly 4,300 Pleasant Grove homes and has a 63 percent
21 participation rate, which is fantastic. They provide recycling services to eight cities in Utah
22 County, and Pleasant Grove has by far the most participation. They are placing 20-30 homes
23 every month or two, which is common. Information in City newsletters can increase
24 participation, as can selling new residents on the program when they first call the city. New
25 residents can opt out of the program, but it will cost them \$50. Administrator Darrington said
26 new residents are automatically enrolled in the program, but if they call within 60 days they can
27 opt out. Council Member Jensen asked if that opt out was part of the new ordinance we passed,
28 and Mr. DeMill confirmed that it was, at a charge. Council Member Jensen then asked
29 Administrator Darrington if we are tracking the number of new residents who are enrolling.
30 Administrator Darrington answered we are not tracking it now but could figure out what that
31 number is. His guess was that it is fairly high; there are not a ton who opt out at that level. Mayor
32 Call said it would be helpful to know what our initial number was as part of our ongoing
33 education, and it would encourage people to opt back in whom initially opted out if they knew
34 that the numbers of their neighbors participating was increasing. Mr. DeMill said he would have
35 Kendall send something to Administrator Darrington with this information; maybe this could be
36 put in the City newsletter. Council Member Jensen asked whether their records show whether a
37 resident has two curbside waste containers (not recycling, just regular) or not. Mr. DeMill said
38 only the City has that information. Council Member Jensen thought a campaign to those
39 residents would be helpful, suggesting they switch a waste container to recycling to save money.
40 Mr. DeMill said they would work with the City to send something out to them specifically.
41 Administrator Darrington said we have not had a drive to get people to recycle since the program
42 started. Council Member Jensen said the statistics the Mayor was asking for would be useful.

1 Mr. DeMill advised that 1.65 million pounds of trash has been diverted away from the landfill in
2 2012 alone just from Pleasant Grove. Given that there is just 63 percent participation that is a lot
3 of recycling. Council Member LeMone asked whether this is something we can put on our web
4 site. She suggested that we put a link in the newsletter. Mayor Call said he would like to see the
5 entire PowerPoint presentation so the facts could be better summarized. Mr. DeMill said they
6 took the 825 tons of trash that had been diverted in 2012 at the rate the City pays for disposal
7 (\$29 per ton) and came up with \$25,000 in savings. Council Member Meacham asked about the
8 percentage of waste material put in the recycling cans that cannot be recycled. Mr. DeMill said
9 he would have to check with the recycling plant. Council Member Jensen said if the residents
10 follow the guidelines, all of it is recyclable. Mr. DeMill said typically about 5-10 percent cannot
11 be recycled (the higher number is for commercial sites). He said there is 80 percent less energy
12 used for recycled products than those created from raw materials. One aluminum can saves
13 enough energy to run a TV for two to three hours.

14 Mr. DeMill said he is not a huge recycler but he does it because it is easy. There are two
15 questions that come up every time they do a presentation on recycling. First, why do we charge
16 for recycling, because they feel like our company is making money on the recycled products? He
17 said they pay \$8 a ton to get rid of the city's recycling. That comes out of Republic's pocket, not
18 the city's pocket. They assume that risk when they set up the contract, and that could change
19 depending on the market. Republic no longer has its own recycling facility. The second issue is
20 where does it go—does it really go to a recycling plant. He showed a video about the sorting and
21 recycling process. He said he would provide it to the City for use on the city's web site.

22 Council Member Boyd asked how the recycling program works for multi-family units.
23 Administrator Darrington said if there is a homeowners' association, it is handled within the
24 HOA. Mr. DeMill said some HOAs have single front-load recycling bins. After the video was
25 shown, Mayor Call said with Republic's permission we would edit off the first part that deals
26 with commercial entities. Mr. DeMill said he would provide the video and the PowerPoint
27 presentation on a DVD. He said people often make the assumption that the recycling goes
28 straight to the landfill. Republic has considered investing in magnetic signs for the trucks on the
29 appropriate days that indicate they are going to recycling. Mr. Davis said they had tried that in
30 certain areas but there are cases where the material in a recycling bin is contaminated. The truck
31 driver will call a trash truck and have them pick it up so it does not contaminate the whole load.
32 People would then see a garbage truck picking up that recycling can. In essence, they just need
33 the city's trust. It is never a good idea for them to mix trash and recycling. Mayor Call said we
34 should address that on the City web page. Mr. DeMill said wood (and sheetrock) is typically the
35 big issue—it is recyclable, but not on a residential scale. There was discussion of how the
36 recycling conveyer belt worked, including cameras that identified the materials passing by.
37 Council Member Robinson said she was in Manila Elementary School's third grade class last
38 week and it was very well informed as to recycling and conservation. Mr. DeMill said Kendall
39 Valor, their community relations person, goes to the elementary schools to communicate what
40 they are trying to do. Mr. Valor said there is a school curriculum for recycling, most times in the
41 third-grade classes.

42 Council Member Jensen asked whether it would be possible for Mr. DeMill to create a proposal
43 for what it would cost to have a green waste stream recycling program running from April to
44 October. Mr. DeMill said he could do that. Council Member Jensen said a lot of what goes into
45 the garbage cans during the summer is grass. It is very heavy and there might be enough interest

1 in the City for green waste. Mr. DeMill said he is doing a similar proposal for Highland right
2 now.

3 Administrator Darrington asked about an update regarding the transfer station. Mr. DeMill said
4 that is on hold right now because of market changes and lack of reimbursement. They have just
5 signed a five-year extension with Northpoint. They have a one-year extension on the conditional
6 use permit. Council Member LeMone asked whether we currently have something on the web
7 site at Public Services about recycling. Administrator Darrington said there is a list of what can
8 be recycled and what cannot. Assistant David Larson has been assigned to oversee the web site
9 to make sure we have fresh material on it. Council Member LeMone said she thought a FAQ
10 page would be helpful.

11 **5. Discussion on Agenda Items for the February 5, 2013 City Council Meeting**

12 Mayor Call said on the consent agenda other than the minutes there will also be some
13 appointments and reappointments to the Board of Adjustment and Planning Commission. Jim
14 Butterfield will be reappointed to the Board of Adjustment. Gale Christiansen is just coming off
15 the Planning Commission and he has also agreed to serve on the Board of Adjustment. Jim
16 Malone has been serving on the Board of Adjustment and he would like to serve on the Planning
17 Commission.

18 **a. Council Member Robinson Presentation Regarding Jay Dee Nielsen**

19
20 **b. To consider for adoption a Resolution (2013-02) authorizing the Mayor to sign**
21 **and independent service agreement with Trent Bowen for the operation and**
22 **maintenance of the City's website and graphic design specialist; and providing**
23 **for an effective date.**

24 **c. Public Hearing to consider for adoption a Resolution (2013-03) amending the**
25 **Fiscal Year 2012/2013 budget which includes the Pleasant Grove Redevelopment**
26 **Agency (RDA) Budget; and providing for an effective date. (CITY WIDE**
27 **IMPACT)**

28 On the business side, there will be an amendment to the fiscal budget. Finance Director Lundell
29 provided a copy of the new budget. He reported that this is done twice a year in the same format.
30 On the first page, sales taxes have an \$85,000 increase, a little above our original projection. The
31 intergovernmental revenue (grants) is next and we will talk about that later. Charges for
32 Services: The largest one, \$40,000, is the new ambulance program (part-time wages) and \$3,500
33 is for the recycle contract to have some specific plan review. The other revenues, \$4,000, come
34 from two new grants for our canine program. In Salaries, Wages, and Benefit, a lot of that is
35 interdepartmental transfers and as a whole there is no real impact on the budget.

36 Next Director Lundell said that Physical Facilities at \$5,000 is using money that was donated to
37 us through the Eldridge grant already. This is to authorize us to use it to do some improvements
38 at the senior center. At Engineering, the previously mentioned \$85,000 is going to contracted
39 engineering services. At Community Development, the \$3,500 under operating expenses is the
40 contract plan check. At Police, the additional \$4,336 is a \$4,000 donation and \$336 left over
41 from the original donation that is now being allocated. Fire mostly has to do with the new

1 ambulance program; the \$3,621 is grants they have received. There is a summary of all the
2 budget adjustments that are in the General Fund. The next page, Grants, shows the funding for
3 the study we talked about to look at our present capacity and economic development. The next
4 page shows the Priority Dispatch program and we also received some money through
5 CenturyLink.

6 The next item is on the Capital Projects page, you will see the \$80,000 we received for the
7 Creekside property. If you look at the projects in the middle column, there is either a C or an N.
8 C means a carryover project. If there is a project that extends over two or three years, it is
9 budgeted once. We spend 50 percent of that and re-budget the additional 50 percent in the next
10 year. N is for new projects, such as 2000 South Murdock Canal Road (concrete, grading, etc.).
11 Capital Equipment incorporates some of our operating leases. The auditor asked us to change
12 how we are doing this a little. If you look at the storm drain fund, the top three there are
13 carryover projects, and even the three below that are listed as new projects are using bond
14 money. In Water there was one increase in operating expenditures and that had to do with the
15 power expense. In some years we do not have to pump so much water, but in a low-water year
16 such as last year we spend a lot more. We did not budget enough last year for that.

17 Finance Director Lundell said that as far as new projects, what they have done is try to maintain
18 consistency with the rate study versus what our ongoing budgets are. He said that when there is
19 an emergency we just have to fix, we will try to put more money in the repair budget and may
20 adjust those one at a time. Emergency repairs are currently set at \$11,900; that is the cost to
21 repair a system that went down. The \$450,000 labeled as 220 South 700 West may change a little
22 based on development. That is, if things are starting to build in a certain part of the city,
23 sometimes that has to be changed. When we add \$450,000 here, we are really just moving it here
24 (it is covered in the existing rates). The sewer fund is the same thing; we are taking a couple of
25 projects out that were in the original budget in order to do the project down by the Grove.
26 Pressurized irrigation is just one element. This information will be available to the public. He
27 asked the Council to look at it this week and if they have any questions, talk to Director Lundell.
28 Council Member Jensen asked for clarification on whether we are feeling any impact yet on
29 either increasing premiums or decreasing coverage's regarding health benefits as a result of
30 "Obamacare." Director Lundell said our current budget is fine because the rates are set for the
31 fiscal year. For next year's budget, we will have to talk about that, but they have not yet given us
32 any numbers. Council Member Jensen said his other question is whether the management
33 company selected to manage the properties is renting out anything yet. Director Lundell said no,
34 they are still tying up some loose ends and it is on his "to do" list; it is not yet fully up and
35 running. Council Member Jensen said at some those properties will go down, and wondered if it
36 would be wise stewardship for any rental funds to go into some fund for that purpose. Director
37 Lundell said it was a budget item in capital projects and that was a good idea.

38 **d. To consider for approval a final plat called WI Commercial West Distribution**
39 **Building Condominium Plat A located at approx. 601 West 700 South in the MD**
40 **Zone (Manufacturing Distribution). (SAM WHITES LANE NEIGHBORHOOD)**

41 Mayor Call said Item d is a plat for a building at 700 South, the Mark Weldon project. The Asea
42 Company is going to purchase a portion of that building for manufacturing.

1 **e. To consider for approval an amendment to the Pleasant Grove City General**
2 **Plan, adding Appendix G, "Downtown Development Conceptual Master Plans,"**
3 **with an exhibit of a master plan for development on the block between Center**
4 **Street and 100 North, and between Main Street and 100 East, Downtown Village**
5 **Zone**

6 Item e is an amendment to the General Plan, the Steve Allred project. Community Development
7 Director Young said he did not anticipate that this item was going to be in the middle of the
8 agenda. He has prepared a packet for a multi-family housing discussion, which is where he has
9 the exhibit on that. Basically, Steve Allred's concept, which the Council has already seen with
10 some notation about the detail, is of some staff concern. We want to see a project that will help
11 develop that property, but we also want to make sure the City is protected once this project is put
12 into place and gets sold, that someone does not come in and turn everything on its head because
13 it now has the new zoning. This will lock it down so that if the project is sold, we still know what
14 we are getting. Staff is tying up the loose ends. There might be a couple other loose ends and
15 when City Attorney Petersen gets back from her vacation she will look at it. We are hoping by
16 Tuesday to have everything ready. Administrator Darrington said the concept we are also
17 following with this is that this perhaps will not happen just with this block; that we will look at
18 doing other master plans or conceptual plans for other blocks. They will probably occur if and
19 when new development is proposed in that area. We are proposing to add it into the Downtown
20 Village zoning code that any new development plans need to prepare a vicinity development plan
21 for that block or area

22 **f. To consider for adoption a Resolution (2013-04) to declare certain parcels of real**
23 **property as surplus and to dispose of parcels of real property by quit claim deed**
24 **to the Utah Department of Transportation; and providing for an effective date.**
25 **The parcels include the right-of-way along Pleasant Grove Blvd from I-15 up to**
26 **and including the intersection with North County Blvd (2000 West). These**
27 **parcels were intended to be transferred to UDOT at the time that the I-15**
28 **Interstate construction was completed. The City has already been compensated**
29 **by the State for these parcels.**

30 Mayor Call said item e is certain parcels of real property that are surplus. Those are the portions
31 of right-of-way that make up Pleasant Grove Blvd. From I-15 up to and including the signalized
32 intersection at Central Bank. About a year ago, the department provided Administrator
33 Darrington, City Attorney Petersen, and him with information showing that they did actually pay
34 the City back at the time the interchange was constructed and either we never signed or they did
35 not record all but one little strip of property through the middle of the boulevard that is in the
36 department's name. The maintenance guys have not been aware of that. There was an illustration
37 of the three parcels described in the deed. Council Member Meacham asked for verification that
38 it goes to the other side of the intersection. Engineer Lewis said it did, inclusive of the
39 intersection, and it is a slightly larger area than we purchased at the time the interchange was
40 constructed. Since then we have purchased additional land to get the signal in. In his mind, it
41 made sense to transfer to them the entire intersection. There is anticipation that the state will
42 have 2000 West.

43 **g. Discussion on Geneva Road/100 East Connection**

1 Mayor Call said there will then be one or two resolutions. Administrator Darrington said they
2 met with the Horrock's on Monday and thought staff would do an economic study on the impact
3 on downtown and also figure out what the cost would be to look at a couple of other alternatives
4 for the location of that road. They were quoted \$20,000-30,000. We will talk about that next
5 week, whether we want to spend that sum. They will also ask federal highways if they will give
6 us a three-month extension. We will have the further information Council requested to help
7 determine whether there is another viable alternative besides the preferred alternative, as well as
8 to see what the impact is going to be to downtown businesses (two studies). The costs will be
9 available at that time and there will be something on the agenda on which the Council can take
10 action to move forward.

11 Council Member Meacham asked where that is going, what direction. Administrator Darrington
12 said if we study a couple of other routes for this road ("swerve over") from 100 East to Main
13 Street, we will pay a little extra money so we can take a look at the specific historic properties
14 that might be affected and also see, if the City funded this and we did not use any federal funds,
15 would we still run into some issues if we were to choose a different route. One of the routes is
16 right through City Hall, but there are historic structures right across the street. The park is
17 considered historic or protected land (protected on the federal level). Even if we are not using
18 federal funds, there are hurdles we have to overcome as a City in order to do that. The second
19 part is to determine if we are diverting traffic that might otherwise go down Main Street, is there
20 going to be an economic impact. Council Member Meacham asked about the EA and whether it
21 would be amended. Administrator Darrington said that, as of right now, no. We will do this on
22 our own and then decide whether there are alternatives we want to further pursue or not. This
23 will give us more information about our preferred alternative with which we can make an
24 informed decision. At that point, if we want to amend the EA to look at another alternative that
25 we come up with, that is a discussion for that time. That might cost us more money but that
26 might be something where we could look at a second alternative but also have the federal funds
27 still be in place.

28 City Engineer Lewis said we are taking a quick look at historic properties, kind of a windshield
29 survey of everything up to 400 North, and evaluating some traffic. They will probably do a little
30 more counting. They have looked at northbound on Geneva and how those people get through
31 downtown, but we have not looked at southbound 100 East, which is kind of a heavy left-turn
32 demand onto State Street. We talked about how some of the options might impact traffic on
33 Main Street. The other question a lot of people had was when we think this will become a
34 problem, when the modeling might trigger something. Council Member Meacham said what
35 Administrator Darrington said was the key, which of these are acceptable that we can get federal
36 funding for. Council Member Meacham added to amend our EA. Engineer Lewis said we did not
37 talk about the cost of amending the EA. He anticipates it would be significant, \$100,000-
38 200,000, because we would be expanding the area quite a bit and there would have to be another
39 open house, etc. Council Member Boyd said she had asked today whether the EA is only good
40 for four years anyway. Administrator Darrington said when an EA is issued, it is good for three
41 years, and then we have to do a quick look to see if anything has changed within the area. If
42 nothing has changed, we can get it extended for another three years without too much trouble. If
43 there are then some structures that were not there when we initially did it, there will be a little
44 further study that has to go into it. That is really one of the issues: as soon as we say yes, how
45 long is the EA valid. They told us we do not have to go through the full process again, but there
46 will probably be some cost to keep it good.

1 Council Member Boyd asked about alternatives for getting from 100 East to Geneva Road. She
2 asked whether we liked and have discussed fully why we want this connection. Is the goal to get
3 north people down to State Street, or is our goal to get them to Geneva Road, or are there other
4 alternative roads such as 600 West to get down to State Street and then come around. She wanted
5 to know why we are just talking about this immediate area. Is the alternate just going to be the
6 swerve or things we have looked at already, or can the alternate be that we create a 600 West that
7 brings people down to State Street and then goes in those directions? Did UDOT say we should
8 connect 100 East to Geneva Road? Why are we trying to do that, other than to get traffic to State
9 Street. The Mayor said UDOT did not initiate it; the City initiated it. His understanding is that
10 UDOT has come around to say, yes, that is needed. Council Member Boyd asked whether the
11 full answer is just that we are trying to get the traffic off 100 East to Geneva Road. Why is it not
12 that we are trying to get the traffic from the north to the south and other ways; why are we trying
13 to bring it all here and get it to Geneva Road?

14 Mayor Call asked if she was asking if there is another north-south corridor. Council Member
15 Boyd said yes, is there another north-south corridor that we should be looking at, or are we going
16 to spend all of our time and energy now over the next few weeks to come up with just another
17 alternative to get to Geneva Road. Council Member Meacham said 100 East has been designated
18 as an arterial and is the only major arterial in Pleasant Grove north of State Street. Council
19 Member Boyd said that we could create another. Administrator Darrington said yes, we could.
20 He said if we are talking about north-south traffic through Utah County, we are talking from the
21 mouth of American Fork Canyon all the way to South Provo. It makes sense that we have more
22 or less a straight shot as opposed to once they get to Geneva Road trying to funnel them up 600
23 West, and then once they get to 2600 North, then how are we going to get them to where they
24 need to go. Council Member Boyd asked if they could come to State Street and then go either
25 way and around and up. Administrator Darrington said they are still going to want to get to the
26 north and traffic may start to cut through Pleasant Grove in ways we do not want if we do not
27 provide this corridor.

28 City Engineer Lewis said Geneva Road is a fully improved, five-lane road up to State Street. 100
29 East is a fairly well developed three-lane road for most of the way through Pleasant Grove, and
30 we have identified it as being in need of expansion. So then we would really have two five-lane
31 roads that intersect within a block of each other in T-intersections functionally at State Street.
32 The quick, easy answer is getting these two ends connected. It is entirely possible to do new
33 routes somewhere else; we have never looked at that in the long-range transportation master
34 plan. Offhand, he thinks the impacts would probably be even greater than what this project
35 would be. Council Member Boyd said that all we are continuing to do is look right here. Mayor
36 Call said what City Engineer Lewis is saying makes a lot of sense. When you have a major road
37 going one direction and a major road going the other and they are one block apart, why not
38 connect them. Council Member Jensen asked whether there had been a study that tells us what
39 the traffic pattern is coming from Geneva into Pleasant Grove. Do we know how many cars cross
40 State Street and actually enter Pleasant Grove, as opposed to turning left or right? Engineer
41 Lewis replied that we did a northbound origination/destination study along Geneva Road—how
42 people going northbound on Geneva at 700 South who continue northbound on 100 East get
43 from the gas station to the cemetery. Council Member Jensen asked if there is a number.
44 Engineer Lewis said there are numbers and that was part of the EA. We redid that information;
45 UDOT did that about four years ago, right before we did the railroad bridge project. We have
46 that data. Federal highways looked at it and said things have changed—we finished State Street,

1 a number of improvements have been made—do we still have that same kind of diversion going
2 on? We counted traffic for two or three weeks.

3 Council Member Jensen said we have the number of cars that arrive at Geneva and State Street,
4 northbound, and then we have a study that says traffic continues on. Engineer Lewis said that
5 study just looked at the traffic that was on Geneva and then we can re-identify it as continuing
6 north on 100 East. Council Member Jensen asked whether it was a number or a percentage.
7 Engineer Lewis replied it was shown in an exhibit as a percentage of the total, but we can get the
8 actual number of cars. Council Member Jensen said we would like to see that. Administrator
9 Darrington said we wrestled with the idea of connecting roads, but there should be a study that
10 tells us there is a need to connect the roads, other than just feel good. In addition to that, we have
11 our Transportation Master Plan, which again as of 2040 looks at the build-out and says we need
12 these two roads to connect. MAG has done the same thing on a bigger view, looking at the North
13 County. Those things are also driving why we are looking at this location. In his mind, he said he
14 would assume that the numbers going southbound ought to be somewhat similar and the routes
15 they take somewhat similar as northbound going onto Geneva Road. Engineer Lewis said we do
16 not have any information to back that up one way or another; we did not look at that. Council
17 Member Jensen said the total volume on 100 East as a percentage going onto Geneva Road
18 should be the justification for saying this is a good reason for connecting the two roads. He has
19 never seen any of those numbers. He is sure they are here; he just does not remember seeing
20 them. Administrator Darrington said we do not have the numbers for 100 East to Geneva. We
21 have them coming the other way, from Geneva to 100 East. They will get those numbers and
22 send them out to everyone.

23 **6. Director April Harrison to Introduce the Arts and Culture Department**

24 Director Harrison said it was an honor to be the director of the Arts and Culture Department. She
25 wanted to know exactly what “culture” means. It has been six to eight months, and she has
26 learned that culture is “the sum total of learned behavior of a group of people that are generally
27 considered to be the traditions of that people and are transmitted from generation to generation.”
28 She said there is another definition of culture, which is “a high degree of taste and refinement
29 formed by aesthetic and intellectual training.” The Arts and Culture Department is both of these.
30 As she met with department directors, she realized that all of these people are part of the culture.
31 Each department contributes to the broader meaning of this word. Fire and Police bring safety,
32 Public Works brings function, Community Development and Engineering bring order, Parks and
33 Recreation bring healthy living, the administration and elected bodies bring leadership, and the
34 Arts and Culture Department now will contribute by bringing opportunities for excitement and
35 enlightenment. The culture of Pleasant Grove is the sum total of all of these departments and the
36 citizens of the area.

37 The challenge she has had as director is that she has a real bias toward the value of the library in
38 the community. It has been her challenge to try to represent all of these organizations with
39 equality. The unique characteristic of the Arts and Culture Department is that, with the exception
40 of the library team members, everyone is a volunteer. All of the boards and commissions are
41 comprised of citizens who feel passionately about the value of the library or the arts or the
42 historic community or the Strawberry Days or the Heritage Festival. They all think, and
43 rightfully so, that they are part of the culture of Pleasant Grove. Not only do they value that but
44 they are also willing to contribute both their time and their talents to making each of those

1 venues a success. She publicly thanked the City for their support and the opportunity she has
2 been given. She also thanked the directors and Administrator Darrington and City Attorney
3 Petersen for their support and inclusion into their midst.

4 Director Harrison had a calendar but things did not go well at the library yesterday. She showed
5 a calendar and said they create a calendar like that for the Library. She wants to create one for
6 the arts, as well. She will e-mail a sample calendar to the Council when it gets a little more
7 refined. She pointed out one entry on the calendar, the running series. They are combining with
8 the Arts Commission, the library, and the Recreation Department and starting for the first time
9 this year a running series. This will be for the whole family. The first one will be in May, Beat
10 Beethoven with which they are all familiar. On July 26, there will be Dad’s Dash at Dusk, which
11 is another 5K. On September 14, they will be doing Boots and Bonnets in conjunction with the
12 Heritage Festival, and at the very end of the race there will be an obstacle course for the children
13 to run. On October 19, there will be Autumn Rush. All of these races will be different courses,
14 and the Autumn Rush will be out by the Manila Pond and will have a “spook loop” for the
15 children. There are already volunteers for the different stations to offer treats to the kids as they
16 run around the pond.

17 Director Harrison then showed a five-minute video about what has happened in Pleasant Grove
18 with this department before it was an official department and some more recent events. One of
19 her goals is to try to get the whole department (the Arts Commission, the Library Board, the
20 Historic Commission) all together quarterly to support each other. She apologized ahead of time
21 for the large picture of herself at the beginning. Her husband and Andrea both felt it should be
22 there.

23 Council Member LeMone asked whether the video could be put on the web site. Director
24 Harrison said she is struggling with how to integrate both the library’s page and the Arts
25 Commission’s page so they can do a redirect. The video currently is on a flash drive. Mayor Call
26 thanked Director Harrison for a fantastic job.

27 **7. Police Department Follow-Up on Department Vision**

28 Administrator Darrington said we had talked last week about revisiting the vision of the police
29 department and reviewing their accomplishments. Police Chief Smith said in the initial vision,
30 there were three main topics: emergency management, community-oriented policing, and
31 dispatch services. He has provided quick points illustrating where we are on each one.

32 **a. Emergency Management:** The basic emergency plan is nearing completion, with a
33 completion date set as March 1. It has been a huge task. They have gone through several
34 different plans, met with several different entities, and found some of their best resources in Salt
35 Lake County and their emergency management guide. He is envious of their structure; they reach
36 out to each City and everything is more uniform there. We do not quite have that set-up in our
37 county yet. Salt Lake County is helping us set up our plan. We have settled on a format we like
38 and are getting that put together. As a committee, they have done a hazard analysis of the city’s
39 vulnerabilities to certain disasters, such as avalanche, landslide, drought, and earthquake—all the
40 major natural disasters, and even things like epidemics, hazardous materials, or radiological
41 incidents. The plan lays out how each department would be affected by an incident. The
42 committee is currently focusing on essential emergency functions, including an emergency
43 operations center with a representative for each emergency function (fire, police, etc.). In

1 essence, ESF 1 would be transportation. The committee is going over who will be responsible for
2 that; what is the best fit. In some of these areas there is not necessarily a person in the City that
3 does that as their job; some of these things will have to be assigned. There is transportation,
4 engineering, firefighting, emergency management, mass care, logistics, health and medical,
5 search and rescue, hazardous materials, animal services, energy, law enforcement, and recovery.
6 We are now deciding who is responsible for each of these things, and each of those will have an
7 annex to the basic plan that will be completed by March 1. Then will come these annexes, such
8 as ESF 13, Law Enforcement. Chief Smith is responsible for that and will list his responsibilities
9 in the event of an emergency. There will be a similar outline for each annex and the person
10 responsible. That will be a pretty big task. Chief Smith and Sherri Atwood, Communications,
11 will go around individually to each member of the committee and help them prepare the annexes.

12 Mayor Call said he sees the ESF as a “mission control” with a station for each responsibility.
13 Chief Smith said that is correct. Rich Guernsey is gearing up to work with the schools on this
14 year’s Great Shakeout. The committee has decided to scale it back this spring and just test some
15 specific ESF functions within the EOC and see how smoothly that will function. Administrator
16 Darrington said Mr. Guernsey will be working under Chief Smith on that and they have talked
17 with Mr. Guernsey about doing something in the fall so we can have our emergency plan in place
18 and train ourselves beforehand. There are a few bugs to work out, but they love the fact they
19 have someone who is willing to step in and help us put a good exercise together and handle the
20 logistics. Chief Smith said Ms. Atwood has been working on that; she has reorganized the CERT
21 teams and has leadership training set up on February 2.

22 There is an all-hazards training in Emmetsburg, Pennsylvania, that we have applied for. They
23 will have a class available March 18-21 and July 8-11. He thought someone on the City Council
24 might also be interested in applying for that. He provided information about the course.
25 Administrator Darrington said the federal government pays for everything but meals. The City
26 gets valuable training for a cheap price. He said we are sending in about 15 applications (all the
27 department heads and some supervisors in key roles). Council members who are interested
28 should talk to Ms. Atwood or Chief Smith soon, especially if interested in the March session.
29 Administrator Darrington mentioned that notice should be taken of the prerequisites because
30 those can be intensive. Director Lundell said he has attended the training for elected officials
31 (five years ago) without any of the prerequisites but they still let him go. He did not know
32 whether they had tightened up on that. Administrator Darrington said at Emmetsburg attendees
33 stay on the campus and the first couple of days there are PowerPoint presentations in a
34 classroom. There are no tests, but the last couple of days are exercises. They set up an EOC and
35 divide into policy and logistics. It helped him get a frame of reference for how things need to be
36 set up in a real emergency. That part of the training is excellent. Chief Smith said it is valuable
37 training and he would encourage all Council members to apply.

38 **b. Community-Oriented Policing:** Chief Smith said the Citizens Academy was a great
39 success and they were very happy with the feedback received, the program, and the relationships
40 built with the participants. They have set a May-June time frame for the next session. The
41 biggest problem they had with any of the things he will talk about was staffing levels and
42 funding. With the Citizens Academy, counting ammo and time, there was a fairly large amount
43 of money spent. Chief Smith said he would talk about the honorary colonel in a minute, but he
44 really leaned on the honorary colonels to be his community-oriented policing and public
45 relations. He will talk to them about possibly sponsoring this event because it really comes down

1 to a budget issue with supplies and manpower needed. Council Member Jensen asked whether he
2 had thought about charging any kind of a fee for those who go through it. Chief Smith said he
3 would rather not; he would rather than be a last-ditch option. Administrator Darrington said most
4 cities that do something like this do not charge. The benefit is people understanding our police.
5 When he went through it, it was an eye-opening experience, and we want that for our residents.
6 Chief Smith said he would see where the honorary colonels stood on that.

7 They have talked about getting the Nova program in all the schools. They have taught in all the
8 schools with the exception of one of the private schools that could not fit it into their curriculum.
9 The program will go out again this next year; they are just finishing up the final graduations in
10 the schools and have had a very successful year with Nova. Regarding the school walk-through
11 program that has just been started. It is a draw on their manpower but is very worthy of that
12 draw. On average, each officer spends 40 minutes to an hour of their shift in a school every day.
13 Administrator Darrington met with the employees, and one of the things that came up in those
14 meetings was self-defense class for our employees. We are ready to go on that; we are just trying
15 to find the best time. We have a couple of instructors who have a lesson plan ready to go. We
16 would like to do it during the day where employees can just come and take a quick class. It
17 would probably be a 5-7 week program.

18 The Refuse to be a Victim program has a class set up for March 16. It was going to cost \$225 per
19 student to go to Las Vegas or Grand Junction to be trained, but Chief Smith found a local trainer
20 who will come and train two of his officers to be instructors for \$100 per officer. He has to fill a
21 class with at least 10 students, but he can do that without any problem. We will fill the March 16
22 class with handpicked people to evaluate the curriculum and get our trainers trained at the same
23 time so we can bring that to the community.

24 Chief Smith has put a lot of work into the Honorary Colonels program. This is a legacy from
25 Chief Tom Paul. We have a great group of people involved. We have had some turnover since
26 Chief Smith started. There is some energy going in the group. He listed the members and said he
27 is trying to use them as his public relations committee. They have been working on several
28 different projects. The current president is Mike Carter. He has found an anonymous donor for a
29 match program up to \$10,000. We have currently raised about \$4,000, so that would be about
30 \$8,000 with that match. The only stipulation put on that money is that they want is used for
31 equipment for the police department. We have not spent any money yet, but our radios are old
32 and beat up and new ones run \$1,800 per handheld radio. Chief Smith will probably approach
33 them and ask for a couple new radios. They are also helping out with the Shop with a Cop and
34 gave extra money to the officers to help buy toys for the kids. They are putting together a
35 Business Watch program; there is a big interest in the group because a lot of them are business
36 owners in our community. We will launch that in the next few months. They are trying to get a
37 ballistic vest for our canine unit for the dog itself. They found a manufacturer in Salt Lake City
38 called Amend II that is willing to design and donate the vest. They have also instituted an officer
39 recognition program, with pictures around town in some of the businesses. The officer was
40 awarded a couple night's stay in St. George and a dinner for him and his wife. There will be an
41 officer recognized every quarter. Sgt. Motsinger has been selected for his new quarter.

42 We continue to move forward with our association. We are teaching concealed weapons classes
43 and hunter safety classes. Over the past few months we have done a service project and donated
44 money to a couple of families who are in need and we are looking into another couple of things.

1 There are a lot of requests for a basic firearms course, so we are looking into offering that and
2 looking into the legal ramifications of dealing with a lot of people with guns.

3 A lot of our work with community relations is driven by resources—by the level of service we
4 can provide. He does not have anyone right now without a primary duty, so anything we are
5 doing community relations-wise is a collateral duty that typically is going to cost money out of
6 our budget. We are currently over our overtime budget. Some of the things we have run through
7 our association because we can get the officers to volunteer. We are doing what we can with
8 what we have.

9 Council Member Boyd said she has been involved with them over the past year, and there are so
10 many officers going the extra mile in volunteering well beyond their time. It is amazing the
11 additional hours they are putting into the community. This definitely enhances the department.

12 **c. Dispatch Services.** Chief Smith said we have talked about the Spillman interface in the
13 priority dispatch, called ProQA for short. We had to come back to you about the Spillman
14 interface and our need for it. That will be installed at Utah Valley Dispatch before February 25
15 (no definite date yet). On February 25, the ProQA will be installed in our dispatch center and in
16 the county's dispatch center. Our training for the EMS module will come first, on either March 4
17 or 5. As soon as that is done, we will go live with that module. We will then move to the next
18 module, have it installed, do our training, go live, and so forth. Those dates have not yet been set,
19 but it will all get easier as we go. EMS is already using the cards as they go live with the
20 computer version and learn the system. When they go to fire and police, it will be basically the
21 same feel, just different questions.

22 Our biggest issue with our dispatch center continues to be staffing. We continue to just die on the
23 vine with trying to keep our employees. We get good ones, we train them (\$1,000 just for
24 training for ProQA), and then a full-time center comes in and takes them away from us. Mayor
25 Call asked what the solution for that is. Chief Smith said it is full-time positions. We keep
26 pushing for it, we have some very good part-time employees, but the solution ultimately is full-
27 time spots, or at least a majority of full-time spots. Mayor Call said we at least need to a cost
28 analysis. Council Member LeMone asked how many positions we were talking about. Chief
29 Smith said we have three full-time right now and 17 part-time. Council Member LeMone said it
30 does not make sense to her to spend all this money on a new dispatch system and training just to
31 have them go somewhere else. Chief Smith said he has certain dispatchers who work in other
32 centers and work for us part-time, but for instance one will give us one or two shifts a month. Is
33 it worth it for us to train him for just one or two shifts a month? Administrator Darrington asked
34 whether we can take a look at that in our budget review. He then said we might even be able to
35 have something by the retreat and bring some numbers. Chief Smith said there were some things
36 he was having Heidi Johnson look into, for instance, maybe not have every employee be full-
37 time but at least have a full-time employee on every shift to provide some stability. Lately we
38 have had people call in an hour before their shift or even send an e-mail that they would not be
39 there. Council Member LeMone said that becomes a safety issue for the city.

40 Chief Smith said at the end of his handout he has a summary. During 2012, officers responded to
41 18,408 calls for police service and investigated 641 traffic accidents. In addition, 5,520 traffic
42 stops were made and patrol officers responded to 1,220 calls. Council Member Jensen asked how
43 many violations were issued for those traffic stops. Chief Smith said he would have to research

1 that. Council Member Jensen also asked about the number of citizens versus out-of-towners,
2 saying it should be three times as much. Chief Smith said a violation is a violation; they do not
3 care where you live. Council Member Jensen asked whether there are any rumblings from the
4 citizens of the community. He said he does not hear a lot of complaints from citizens about our
5 police department. Chief Smith said that for the amount of contacts we make statistically and the
6 number of people with whom we come in contact, the complaints are very low. Mayor Call
7 remarked that there were an average of 50 calls a day.

8 Chief Smith said there were 2,440 offenses cleared by arrest, including 96 for DUI and 351 for
9 drugs. 315 offenses were cleared by juvenile arrests, including 56 for drugs, for a total of 2,755
10 total offenses cleared by arrest. In Dispatch, they answered 3,536 911 emergency calls and
11 39,726 non-emergency calls. Sgt. Motsinger asked him to relate what we are doing with the
12 Internet Crimes Against Children and read a quick summary. Since May 2012, the ICAC
13 investigations with the Pleasant Grove Police Department have generated and investigated over
14 40 cases for the possession and distribution of child pornography, as well as served on a citizen
15 task force to serve more than five search warrants. We currently have over 10 active cases in
16 which they hope to serve warrants and arrest offenders over the next couple of months. His
17 division is being very proactive in investigations. We are one of only three entities in the county
18 with the capability of doing what we are doing. Sgt. Motsinger will be happy to show any of the
19 Council Members the office set-up and computer equipment that is actively and constantly
20 searching out offenders of Internet crimes against children. The state has bent over backwards
21 for us because of what we have been doing. They are sending three of our officers to Atlanta in a
22 couple of months for a conference.

23 Chief Smith thanked the Council for its support. The police department feels that it truly helps
24 their morale. Council Member LeMone asked whether the chief has an updated list of staff that
25 he could e-mail to them. She is trying to make flash cards and memorize the names of all the
26 people in the fire and police departments. Chief Smith said they have an employee picture
27 directory that can be renewed and updated. Mayor Call thanked the chief for his presentation.

28 **9. Discussion on Multi-Family Housing (no public comment was taken)**

29 Community Development Director Young distributed a packet regarding multi-family housing.
30 He said there had been a request that we try to do a mock site plan on some ground in the Grove
31 to show proposals staff has come up with for amending the code in the Grove zone—how that
32 would impact a property. They looked at the Westroc property (220 South). The first handout
33 shows that plus the Maplewood property across the street from it for comparison. The acreages
34 are not exactly the same, but there is a good way of comparing what we could do as opposed to
35 what has happened. The next page shows the type of units proposed three different types of
36 housing units. He worked with JUB on doing this and did not spend a lot of time on it because
37 there was not a lot of extra budget for it. There are a lot of varieties and variations on how we
38 might do this, but they tried to choose three different units that would, in the developer's mind,
39 be workable products and be able to maximize their benefit of developing the property.

40 One of the housing units needs to be either a single- or two-family dwelling. We chose a twin
41 home as one of the prototypes there. Then we chose townhomes that can be up to six units
42 attached, and then an eight-plex condo building, two floors. This would be different from what
43 we see a lot of in the Grove area right now, having three floors, which would be a 12-plex. This

1 would be under the restriction proposed that if we are going three stories, it would have to be a
2 ground-to-sky townhome, or if it is going to be stacked, it can only be two stories high. With
3 that, those are the types of units and the numbers of units that we prepared.

4 There was also a proposal that the lowest-density type take the greater percentage of land area.
5 That is why we have more units there and the highest density type has the least amount. Council
6 Member Boyd asked on the twin homes and the single-family homes, whether it specifies two-
7 car garages or one-car garages. Director Young said that has not been specified. We can look at
8 that, but we do require the 2.5 parking spaces per unit, and one of those has to be an attached
9 garage. If we want to specify that all have two-car garages, we can do that, but what we did on
10 this plan is assume that all of the twin homes and townhomes have two-car garages.

11 The next one shows a layout of the property, again not really detailed or pretty, but taking those
12 three different units and mixing them around in there. We came up with a total of 126 units,
13 which brings a density of 9.2 units per acre, well under the 12 that we are proposing as a
14 maximum. As he looked at it further, and he would have loved to have had more time and budget
15 to work with this to come up with a good proposal, he can envision how there is a little bit of
16 extra open-space area where we could probably add in four to six additional units and still meet
17 the other criteria. That still keeps the density in the 9-10 units per acre range, so it does not
18 change it a whole lot. The open space shown on this project is significant, especially in the
19 middle, but surrounding the project at the upper end there are twin homes, so they would all have
20 pretty good-sized back yards that would be common space. Throughout the project and along the
21 front are very significant setback and open-space areas. This proposal actually exceeds the open-
22 space requirements for the total 30 percent and actually meets the 75 percent usable and
23 contiguous requirement. Council Member Meacham asked if it has enough parking. Director
24 Young confirmed that it does, assuming that all the twin homes have two-car garages and a
25 driveway, for two spaces in the garage and two spaces in the driveway. They actually have more
26 than they need. The same thing goes for the townhomes. With the 8-plexes, there are parking
27 stalls in front of the building and garages across the street. That does meet the requirement of 2.5
28 spaces per unit.

29 Council Member Boyd asked whether there is something in the ordinance that requires clustering
30 everything to get a larger open space, such as for a park. Director Young said we certainly would
31 permit that and would want to encourage that. He would love to have come up with some other
32 possibilities of how to do this. Council Member Boyd said this does show how much green there
33 is, and they can put the green wherever they want. Director Young said there are some good
34 options to bring the open space more together.

35 Administrator Darrington said the 8-plex condos are still required to have one garage per unit,
36 not attached. Council Member Jensen asked whether there is any street parking in this at all.
37 Director Young said there is a little bit. These are not normal street widths and do not provide for
38 street parking.

39 Director Young said the next sheet shows the Villas development across the street with some of
40 the information pertinent to that: 15.18 units per acre density (significantly more), a little bit
41 more acreage, 252 units. There is a wetlands area that is part of the project and considered open
42 space, but it is not really usable. The overall open space in the project is estimated at 11.5
43 percent; less than 20 percent of that is usable. The open space outside of the wetlands is just in

1 very small pocket areas in between some of the buildings. This makes it a much different
2 scenario than what is proposed across the street. Engineer Lewis said most of those open spaces
3 are detention ponds, and there are a few tot lots.

4 The next sheet shows the parking study requested by Council, looking at other cities in Utah
5 County and some in the Salt Lake valley. This shows what is required of multi-family units in
6 the various cities. A majority tends to be in the 2.25-2.33 range and Pleasant Grove with Orem
7 and Murray are the only ones we studied that have a 2.5. We did ask them how it is working for
8 them. Lindon, of course, is the only one that has 2.0, and they did mention that that is a problem
9 for them. A couple with the 2.25 mentioned that they might want to look at it, but most of them
10 seemed very satisfied. Murray and Orem were satisfied with their 2.5, as well. Council Member
11 Jensen asked whether Orem and Murray had had developments with the 2.5 and they had been
12 okay. Director Young said Orem has not yet built at the 2.5 level; that is a new requirement for
13 them (they were 2.25 before). Council Member Boyd asked if they said why they had changed.
14 Director Young was not sure, but they do also have adjustments for student housing. South
15 Jordan, West Valley, and West Jordan have different ways of looking at it, based on how many
16 bedrooms the units have, but the highest is still 2.5.

17 The prior is all in relation to the Grove zone multi-family, kind of a follow-up there. The Council
18 was asked to review the chart we had before and ask any questions or recommend any changes to
19 what staff is proposing to go forward with. Mayor Call said this has been very helpful and asked
20 if there were any questions. Administrator Darrington said the idea was to start putting this in
21 order to get it done before the temporary zoning ordinance expires. They would also like to get
22 the downtown portion done.

23 Community Development Director Young said earlier in the meeting we talked about the Steve
24 Allred project and how that is coming next week for a proposed annex to the General Plan. That
25 is what this is, and the City Council will see this next week, possibly with a few modifications,
26 but this is basically the format staff is looking at. They are anticipating that this will be one of
27 several ultimately to be added into the General Plan as conceptual Master Plans for areas within
28 the Downtown Village zone. He pointed out again the explanation at the bottom of the left-hand
29 column. This is a guide more than anything, and gives us confidence to know that if we have this
30 in place, we will get something similar to it, something we feel comfortable with. Council
31 Member Boyd suggested inviting all property owners, specifically the ones it pertains to but
32 maybe within a block radius. Director Young said we have noticed them for the public hearing at
33 the Planning Commission level. Only a couple came. He said he would send the list to the
34 Council.

35 Administrator Darrington said one of the caveats here is if this plan gets approved, technically
36 someone could come in and build the entire housing first and not do any of the commercial until
37 they feel they are ready to do it. That has caused us a little heartburn in the past, but this will give
38 them the ability to do that. He asked whether that something the Council is okay with. Council
39 Member Jensen asked whether that referred to only the ones on Center Street, because the ones
40 on Main Street have residences above. Director Young said he was referring to this specific plan.
41 Those on Center Street would be the ones that could be separate and built at a later date, whereas
42 on Main Street those are part of the Steve Allred proposal. Council Member Boyd said that the
43 fact that the housing is above the commercial means that the commercial must come in at the
44 same time. Administrator Darrington said it is just the idea that if we approve this, Mr. Allred

1 could turn around and sell just the housing portion of this to someone who comes in and builds
2 that portion. If you look at the totality of the project, it is 12 units an acre, but if you look at just
3 that little portion, it is a higher density. We have seen this before—the housing portion comes in
4 and then we have someone come back four years later and say they cannot get any commercial in
5 there and want to turn that portion into housing, as well. We need to have our eyes wide open as
6 we do this, because we have been here before and been frustrated with this issue. We talked at
7 one point about requiring concurrent development of the housing with the commercial, and that
8 is a very tricky prospect in town. Mayor Call said this only happens if all the land is owned by
9 the same developer. Administrator Darrington said that even then that does not necessarily
10 guarantee that they are going to do the commercial part at the same time as the residential.
11 Mayor Call said if there are separate owners, it guarantees that it will not.

12 Community Development Director Young said the final document we have is a chart similar to
13 what the Council already looked at in the Grove zone; this focuses on the Downtown Village
14 zone. On this one, the first column is the code topics. The second column shows the existing
15 requirements, and most of the proposed changes are just additions. Looking at those
16 requirements we have in the Grove Zone and CS-2 zone, there were some we thought should
17 also be required in the Downtown zone, as well. Staff looked at each particular one, and some of
18 the Grove zone requirements did not fit for Downtown, so they did not propose those be added
19 in. There are only a handful of changes. On the first page is Director Young's recommendation
20 based on conversations and understandings to date looking at the Allred proposal. Currently we
21 allow multi-family housing to go up to five stories. That was part of the Downtown Village
22 zoning ordinance that was approved a few years ago after going down from a proposal for 10
23 stories. Five would be through a conditional use permit; four would be normally permitted.
24 Director Young's thought on this was that we might want to limit it to three stories, four
25 conditionally. Council Member Jensen for the boundaries of the Downtown Village zone.
26 Director Young said it is from the railroad tracks to 300 East and from 200 North to State Street.
27 Within that area we have two sub-districts: the transitional sub-district, which is basically the
28 fringe area or the one-block are from 300 East to 200 East going all the way up to 200 North and
29 then making the bend over on the north side to the west boundary. There are some different
30 requirements and permitted uses in the transitional sub-district. The other is the commercial sub-
31 district, which has much more opportunity for commercial uses and is also within the
32 commercial sub-district for which we have the mixed-use overlay, so that is a third component.
33 The overlay allows the mixed use or multi-family housing to be mixed with commercial.

34 Council Member Jensen said he was concerned that when he thinks of a "downtown village," He
35 does not think of a motel anywhere in that area. Is there an area somewhere in there that it makes
36 sense? Do we want one there? Why not just take it out? Director Young said traditionally and in
37 the downtowns of larger cities there will be hotels in the downtown area. It is something that
38 does go well with a downtown. City Engineer Lewis said the old Inn at Temple Square
39 (downtown Salt Lake City) would be the size of facility that would be a great addition. Mayor
40 Call said the Council may agree that we do not necessarily want to encourage any kind of a
41 motel or hotel; we may want to push that out toward the Grove. He thought that was something
42 we ought to talk about. Director Young said he would put it on as a proposed change. Council
43 Member Robinson asked whether bed-and-breakfasts were allowed. Director Young said they
44 were; there is actually another section of the code that handles them, so they are permitted even
45 though they are not listed specifically here.

1 Director Young pointed out the density (fourth row)—no maximum residential density in the
2 Downtown Village, but it is limited by the number of parking stalls provided, as well as height
3 and setback limitations. He jumped from there to parking to help the Council understand that a
4 little better (next page). Commercial use requires four spaces per 1,000 square feet of gross
5 leasable floor area. Mixed-use residential provides three different ways to compute parking
6 requirements, based on the number of units that are equal to the total commercial spaces
7 provided in a project. One would determine how many are required for the commercial area, and
8 then divide that number by three. That number determines which of the multi-family units can be
9 in a mixed-use/shared type of arrangement with the commercial. Anything else beyond that
10 number would need to have the standard two spaces per unit. That calculation is a little
11 cumbersome. His recommendation would be to eliminate the mixed-use residential calculation
12 and just go with two spaces per unit if in a mixed-use development, or 2.25 spaces if not. This is
13 lower than what we have in the Grove zone, but he thinks it is fairly standard for downtown
14 developments to have a lower parking requirement and it is very difficult for them to come up
15 with vast areas of parking.

16 Council Member Jensen asked whether our existing commercial businesses in downtown now
17 meet the four spaces per 1,000 square feet. Director Young said not all of them do. Council
18 Member Jensen asked whether we create a problem by having different requirements for
19 different developments. Director Young said the existing businesses would be grandfathered.
20 Mayor Call said he agreed with Director Young that new standards could apply to new projects.

21 Director Young asked whether we wanted to have a maximum residential density just to have a
22 number in here. In Maple Grove, there was no maximum and it was just based on how it was laid
23 out and the parking requirements and height and setback limitations. Mayor Call said staff could
24 do a sample like we have done before and say that based on parking, setback, and height, you
25 could get so many units per acre in various areas, with an average number of units per acre.
26 Director Young said we could use the Appendix G or the Allred proposal as an example that has
27 already been prepared. He said Administrator Darrington mentioned 12, but he thinks it is
28 actually 14 units per acre and that provides a good example of a development in downtown that
29 will be one of the largest multi-family developments in the downtown area. We simply do not
30 have much available land to do a whole lot more with. Looking at this may be a good example.

31 Administrator Darrington said it might be 15 units. It is a good idea, but we may want a little
32 higher possible density to help with the commercial businesses down there so there are more
33 people within walking distance, whether that is 15, 16, or 18, or 12 units. Mayor Call said you
34 could get a pretty good estimate by looking at what is there. It would be a comfort to the Council
35 to have a maximum number. Director Young said otherwise there were a lot of proposals to add
36 in, stuff with the landscaping and other requirements that felt like they would be nice additions to
37 our code, but no other big changes.

38 Council Member Boyd asked whether we require DRC to look at these in the downtown.
39 Director Young said yes, in the review and approval on the first page it requires first a
40 neighborhood meeting with property owners within 300 feet before a site plan is submitted, and
41 he results of that meeting need to be provided. Then there needs to be a recommendation from
42 the Downtown Advisory Board. Currently we do not have an active board, so we have had one
43 project recently (the greenhouse counseling building on Center Street) use the Design Review
44 Board in lieu of the DRC. We will continue to do that if we need to.

1 Council Member LeMone asked whether when Administrator Darrington was referring to tying
2 in the commercial with the residential (in any zone), when he thinks that decision would have to
3 be made. Administrator Darrington said that generally when we talk about this, it is pretty
4 straightforward that we will get a proposed project that might be a mixed-use that may or may
5 not have residential and commercial component, where this is going to be part of our General
6 Plan to a point where they have a mini-approval that this is okay when we go to this level. Once
7 we get to this level and we are getting ready to adopt or change our General Plan to allow this,
8 there is just no guarantee that the commercial is going to come in at the same time as the housing
9 component. Whereas with this, we still might get some mixed-use projects, but this does not
10 address that, either. Director Young said it does not address the simultaneous development
11 component.

12 Council Member Jensen asked why we would not want to require that the commercial go in at
13 the same time, so we are not back in the same situation we have been in with no commercial but
14 more residential. It is just something that would have to be worked out with the other landowner.
15 Mayor Call said when it comes down to someone trying to do something with the land, like Mr.
16 Allred, the Council has to abide by the rules. Council Member Jensen said he just does not want
17 to dismiss it out of hand without any discussion. Administrator Darrington said the issue is if we
18 have a simultaneous requirement on this project, we will probably kill the project. Council
19 Member Jensen asked why he says that. Administrator Darrington said he does not think they are
20 going to be able to get commercial for a while, so if we are going to wait for the commercial to
21 go in, it could be years, if ever. The key to this for Mr. Allred to be able to sell his property and
22 build the residential component with the idea that when we put this in our General Plan,
23 whenever someone goes to develop this, they are not going to be able to put housing in here,
24 their hands are going to be tied to a commercial development according to our General Plan.

25 Council Member LeMone said that might be true in this zone, but what about in the Grove zone.
26 Administrator Darrington said we do have a requirement there. She then asked why it did not
27 happen with the Grove Project. Administrator Darrington said because in the development
28 agreement we said they did not have to. Once we lock in the development agreement, it trumps
29 everything else. Council Member LeMone said she agrees with the Steve Allred project that it
30 does not make sense to require that because we want to see some movement, something
31 happening. She is more concerned with the Grove area. Administrator Darrington said that is
32 why the downtown is a different discussion than the Grove. Director Young said we have
33 softened the plan for infrastructure and utilities needed to be part of the approval of any
34 component. The commercial area would need to be planned out and approved and the
35 connections made so that it did not actually require the development to occur but that the ground
36 was prepared and the plan showed where the commercial would go and how it would connect to
37 the rest of the development. Administrator Darrington said his memory is that we actually
38 eliminated the mixed-use zone. There is mixed housing and commercial sales. There really is no
39 simultaneous anymore because either they are building something in the commercial sales or
40 they are building in the mixed housing zone. Director Young said we have been through this up
41 and down trying to work that out.

42 Council Member Jensen asked if there was one example in the City where there was a
43 development that included mixed or otherwise housing with a commercial component where the
44 commercial site has gone in in the past eight years. Director Young said we almost had that with
45 Copperleaf. That was a property that had site plan approval, we thought it was going forward,

1 and then it stopped. To date we have seen none. Council Member Jensen asked whether we ever
2 learn from our experiences. Administrator Darrington said that is why he brought that up; do we
3 want to have that conversation? Council Member Jensen said if he is the only one, then we do
4 not. Director Young said for years we did have that simultaneous requirement and we got
5 nothing. Council Member Jensen said we gave it up and still got nothing. Administrator
6 Darrington said a lot of that is market based. Council Member Jensen said the point is that if we
7 want to have Pleasant Grove develop the way we want it to develop, we have to draw a line in
8 the sand and say this is what we want and how we want it developed, this is not how we want it
9 developed, and there is no hurry to get a component of development done for fear that we might
10 lose that component, even though we are not going to get the component we really want. He then
11 said he might be a lone voice in the wilderness.

12 Council Member Boyd said what Administrator Darrington is remembering is that we separated
13 the two so there is no simultaneous anymore because the residential developer is going to come
14 in and just develop his area. He is not going to try to attach commercial to it because we have
15 separated the two. There is not any way for one to trigger the other because they are two
16 different projects. That is how it is set up now. Administrator Darrington said the only nuance in
17 the mixed housing is that they could do a commercial development if they had housing as part of
18 it, that is, when they put commercial in mixed housing; they got a little higher density if the units
19 were part of the actual development.

20 Council Member Boyd said our new ordinance stands on its own because it is mixed housing,
21 not mixed use. This is a mixed housing project; there is not going to be commercial out here
22 trying to coordinate with them. Administrator Darrington said there can be but there does not
23 have to be. This is the difference: with the Downtown zone, it is just a different deal. Do we wan
24 to see development here even if the housing comes in first and we do not see the commercial, do
25 we want to see that development? Again, whether it is market-driven or whether it is how many
26 people live within a walkable distance of my niche shop right next to this housing development,
27 we just cannot predict the future as to the timing and how all of that is going to happen.

28 What the Mayor brings up is an excellent point—if you have two different property owners, the
29 chances of those happening at the same time are very slim. Council Member Boyd said how
30 could you say to Mr. Allred, who is one property owner, you cannot build your residential until
31 the other property owner does his portion. Council Member Jensen said we could if it was part of
32 the plan. Council Member Boyd said we cannot hold someone hostage over another person.
33 Council Member Jensen) said in some ways if we develop this property, whoever owns this
34 frontage is going to be held hostage because they are going to have to develop commercially;
35 they are not going to have an option. Council Member Boyd said you can look at it as being held
36 hostage, or as we are going to open the gate for the ability to sell that property more easily.

37 Administrator Darrington said in the long term for us, we get a project we want. It might not
38 happen all at the same time, but when it is all built and all is said and done, this is what we are
39 going to get. Council Member Boyd added that we will have retail along Main Street. The only
40 one that would no trigger is the one on Center Street, because they are dual units; the housing
41 and the commercial are mixed together. Administrator Darrington said this causes frustration in
42 the Grove, but is this an issue for the downtown? The way he looks at it is that if we end up with
43 the housing component first, it almost makes more sense that that will help, because when we are
44 talking downtown, we are talking walkable, people who want to live there, niche shopping.

1 Whether there is a little bakery or something that people can run to, we just do not know.
2 Whether the market dictates that there is going to be a certain shop that makes sense here, that is
3 just all to be determined. The one thing he can guarantee is that housing will go in first.

4 Council Member Jensen asked whether it requires that the Main Street housing-commercial mix
5 portion go in. Could it all be housing? Does it require that there be commercial in those eight
6 units? It is on the paper, but is it required that there be eight commercial units along Main Street.
7 Administrator Darrington said if they develop on Main Street, it is required that the ground floor
8 have commercial. Director Young said they cannot build just straight-up housing units here. The
9 General Plan Master Plan here will say, if you build these, they have to be the joint commercial
10 and residential. He then said that is already part of the Downtown Village zone. It is required that
11 on arterial and collector streets in the Downtown Village zone, any new development has to have
12 commercial on the bottom floor. Administrator Darrington said in two weeks we have a group
13 that has approached Community Development about putting in some senior housing on 600
14 West. They want to clean that up. They are going to ask for a little higher density than 12 units
15 an acre and it is going to be a senior housing complex, and it is just going to be a different ball of
16 wax than out at the Grove. What we are trying to do is set the stage for having some
17 development in the downtown that can spur things but also make it clear that the housing part
18 might come in first. We are okay with that; if we have no problems we can just move right
19 ahead. Mayor Call said that is something the Council will have to struggle with as projects come
20 up. Administrator Darrington said in essence, next week we will probably have that discussion.
21 He said he appreciates the work our department heads are doing. As we settled on this mission
22 and vision, the department has taken this to heart. We are moving in a very good direction as
23 staff as far as helping shape what we want to become as a city.

24 **10. Mayor, City Council, and Staff Business**

25 Mayor Call mentioned that City Recorder Kresser was spearheading the new microphones. He
26 asked whether we could get an attachment for when we are playing something from a laptop, as
27 well as one for the podium. This was confirmed.

28 Administrator Darrington reminded the Council of the retreat February 15 and 16. He will try to
29 get an agenda out by Friday or early next week. We are planning on Fox Hollow.

30 Mayor Call said Deputy Fire Chief Thomas will be filling in for Fire Chief Sanderson through
31 April.

32 Planning Commissioner Anderson thanked the Council very much for the passes and great snow
33 removal. Council Member Robinson mentioned that it is Commissioner Anderson's birthday
34 today, and wished her a happy one.

35 Council Member Jensen said that at some point he would like someone to define historic for us;
36 it sound all-inclusive, but he assumes there is a different between a building that is declared
37 historic and one that is merely old. Director Young said the basic definition is a structure that is
38 50 years old and could apply to be part of the state or national historic register. Council Member
39 Jensen asked why we refer to a building that has not applied as historic; it is confusing.
40 Administrator Darrington said we are talking about two different things: the state historic register
41 and the way the federal government looks at it. Federally, they look at properties that are not on
42 the register but do qualify; that still counts as far as the federal government is concerned.

1 Director Files mentioned the two homes north of Jeff Lindstrom’s buildings—they were not
2 considered historic because they had sufficient alterations to them that, although they were more
3 than 50 years old, there were things that made them no longer eligible to be listed as a historic
4 structure. That is the first cut—a structure that is not 50 years old cannot be considered historic.
5 Council Member Jensen asked whether the Purple Turtle would qualify, or because they did
6 something inside they would not be. City Engineer Lewis said it was his recollection that there
7 have been enough other changes to the building that it does not qualify.

8 Council Member LeMone mentioned that last week was ladies night on Main Street and that was
9 the first time ever that she had trouble finding a parking spot. People were lined up almost out
10 the door and it was really fun. Next, Taco Amigo is closed this week. If you are having
11 withdrawal, you can visit the other location in Orem.

12 Council Member Meacham asked when the Fox Hollow review will be, and was told it would be
13 on Thursday, February 28, at 6:00 p.m. He also asked regarding the news articles in the *Deseret*
14 *News*, how do they get selected. Administrator Darrington said we contact the *Daily Herald* and
15 provide them with stories and press releases, and the *Deseret News* picks them up.

16 Mayor Call asked whether we have anyone who clips these articles and archives them, as well as
17 KSL news stories.

18 Council Member Robinson said she provided an overview of the Outreach Council and some of
19 their accomplishments. She sits on the outreach for the North County, and it includes
20 communities from Lindon to Alpine, Saratoga Springs, and Eagle Mountain. They have done six
21 take-back events and recovered a total of 3,687 pounds of narcotics. As part of that initiative,
22 they still have the lock box/drop box and it is very busy. That program has gathered in
23 prescription drugs with a street value of \$22.5 million. Three health priorities were identified and
24 this is what the initiative will be built on for the next few years.

25 Council Member Boyd said another positive thing that was in the paper was involvement with
26 the Space Camp. The school district has not yet created a place for it, so Stonegate has taken it
27 on, including field trips. They have cleaned up the white church and remodeled it to create part
28 of the space program. They have hired a lot of school district employees to run that. It should be
29 up and going by the 1st of March. She thanked the fire group for making that possible.

30 Mayor Call said the only thing he had was a letter he and Administrator Darrington wrote to
31 Cedar Hills to see if we can spur some action.

32 The Mayor called for a motion to go into executive session to discuss the character, professional
33 competence, or mental health of an individual (UCA52-4-205(1)(a)).

34 **ACTION:** At 8:40 p.m. Council Member Robinson moved to go into executive session to
35 discuss the character, professional competence, or mental health of an individual. Council
36 Member Jensen seconded and the motion passed unanimously with Council Members Boyd,
37 Jensen, LeMone, Meacham and Robinson voting “Aye.”

38 **11. Executive Session to Discuss the Character, Professional Competence, or Mental**
39 **Health of an Individual. (UCA52-4-205(1)(A))**
40

1 PRESENT:
2 Mayor:
3 Bruce W. Call

4 Council Members:
5 Cindy Boyd
6 Lee G. Jensen
7 Cyd LeMone
8 Jay Meacham
9 Kim Robinson

10 **ACTION:** At 9:00 p.m. Council Member Robinson moved to come out of executive session.
11 Council Member LeMone seconded and the motion passed unanimously with Council Members
12 Boyd, Jensen, LeMone, Meacham and Robinson voting “Aye.”

13 **12. Adjourn**

14 **ACTION:** At 9:01 p.m. Council Member Meacham moved to adjourn the meeting. Council
15 Member LeMone seconded and the motion passed unanimously with Council Members Boyd,
16 Jensen, LeMone, Meacham and Robinson voting “Aye.”

17

18 This certifies that the City Council Work Session
19 Minutes of January 29, 2013, are a true,
20 Full, and correct copy as approved by
21 the City Council on July 2, 2013

22

23 _____
24 Kathy T. Kresser, CMC
25 City Recorder

26 *(Exhibits are in the City Council Minutes binders in the Recorder’s office)*