



**NOTICE OF PUBLIC MEETING  
OF THE  
PLEASANT GROVE CITY COUNCIL**

***PLEASE NOTE VENUE CHANGE***

Notice is hereby given that the Pleasant Grove City Council will hold a **regular meeting at 6:00 p.m. on Tuesday September 16 2014** at the **Pleasant Grove Jr. High 810, North 100 East,** Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend.

**AGENDA**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING'S AGENDA**
- 5. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
  - a. City Council and Work Session Minutes:**
    - a. There are no minutes to approve.**
- 6. OPEN SESSION**
- 7. BUSINESS**
  - A. Public Hearing** to consider for adoption an Ordinance **(2014-35)** permanently closing and abandoning a road right-of-way strip along the north side of 700 South (Sam White's Lane) from approx. 1160 West to approx. 1240 West. Strip varies from zero to 6 feet at the request of doTerra. **(SAM WHITE'S LANE NEIGHBORHOOD)** *Presenter: Engineer Lewis*
  - B. Public Hearing** to consider for adoption an Ordinance **(2014-36)** permanently closing and abandoning a road right-of-way along the west side of 1450 West from 3300 North to approx. 2750 North. Width of the strip approx. 9497 sq ft or 0.22 acres of land at the request of Kyle Spencer, Northern Engineering. **(MANILA NEIGHBORHOOD)** *Presenter: Engineer Lewis*
  - C. Public Hearing** to consider for adoption an Ordinance **(2014-37)** permanently closing and abandoning a road right-of-way strip along the east side of Loader Lane from 200 South to approx. 400 South. Width of the strip varies from zero to approx. 12 feet. **(SCRATCH GRAVEL NEIGHBORHOOD)** *Presenter: Engineer Lewis*
  - A. Public Hearing** for the purpose to receive input from the public with respect to (a) the issuance of the Bonds and (b) any potential economic impact that the improvements, facilities, or properties financed in whole or in part with the proceeds of the Bonds may have on the private sector. *Presenter: Mayor Daniels*

8. NEIGHBORHOOD AND STAFF BUSINESS
9. MAYOR AND COUNCIL BUSINESS
10. SIGNING OF PLATS
11. REVIEW CALENDAR
12. ADJOURN

**CERTIFICATE OF POSTING:**

I certify that the above notice and agenda was posted in three public places within the Pleasant Grove City limits and on the State (<http://pnn.utah.gov>) and City websites ([www.plgrove.org](http://www.plgrove.org)).

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Posted by: Kathy T. Kresser, City Recorder

Date: September 12, 2014

Time: 1:00 p.m.

Place: City Hall, Library and Community Development Building

Public Hearing Notice published in the Daily Herald on August 22, 2014

*Supporting documents can be found online at: <http://www.plgrove.org/pleasant-grove-information-25006/staff-reports-78235>*

\*Note: If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, forty-eight hours in advance of the meeting and we will try to provide whatever assistance may be required.

**CITY COUNCIL  
STAFF REPORT**

**Meeting Date: September 16, 2014**

**Street Vacations –  
1450 West, 700  
South, and Loader  
Lane**

**Public Hearing**

**APPLICANT:**

**REPORT BY:**

Degen Lewis, City  
Engineer

**BACKGROUND**

Three different subdivisions are under way in the City. In each of these projects it was noted that the property for an adjoining City street currently owned by the City was larger than would be required if the street was being dedicated today. The “extra” area is a narrow sliver of property along each of three streets. Specifically:

1. Along west side of 1450 West from about 2800 North to 3300 North. This strip varies in width from zero to approximately 8.5 feet for about 1,000 feet. (Muifield Estates subdivision). The total area of the vacation is 9,497 sq-ft.
2. Along the north side of 700 South (Sam White’s Lane) from about 1150 West to about 1250 West. This strip varies from zero to about 8 feet for about 360 feet. (dōTERRA Plat “A” subdivision). The total area of the vacation is 1,467 sq-ft.
3. Along the east side of Loader Lane from about 250 South to the proposed 300 South. This strip varies from zero to about 15 feet. (Pleasant Heights Plat “B” subdivision). The total area of the vacation is 1,077 sq-ft.

**ANALYSIS**

In each of these situations, city staff has reviewed the existing property boundaries relative to the planned street boundaries and determined that each of these areas is outside of the width “needed” to build the street to the current requirements. Each of the vacation areas is illustrated in the attached exhibits. None of these situations reflects any sort of closure of an existing street. It is more of a house-keeping item.

In the case of the 700 South and Loader Lane locations the vacation is mostly a result of slight shifts in the direction of the street. Since the sidewalk and other improvements will line up as the work is completed, there is no need for the City to continue to own the property beyond the normal width.

### **RECOMMENDATION**

Staff recommends that the City Council **APPROVE** the three street vacations as described including the following conditions:

1. All Final Planning, Engineering, and Fire Department requirements are met.

### **MODEL MOTIONS:**

#### **1450 West**

**Approval** – “I move the Council approve the street vacation of a portion of the west side 1450 West from approximately 2800 North to 3300 North, authorize the Mayor to sign deeds needed to transfer the property, and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

**Continue** – “I move the Council continue the street vacation of a portion of the west side 1450 West from approximately 2800 North to 3300 North until (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

**Denial** – “I move the Council deny of a portion of the west side 1450 West from approximately 2800 North to 3300 North based on the following findings:”

1. List findings for denial...

#### **700 South**

**Approval** – “I move the Council approve the street vacation of a portion of the north side of 700 South (Sam White’s Lane) from about 1150 West to about 1250 West, authorize the Mayor to sign deeds needed to transfer the property, and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

2. List any additional conditions....

**Continue** – “I move the Council continue the street vacation of a portion of the north side of 700 South (Sam White’s Lane) from about 1150 West to about 1250 West until (give date), based on the following findings:”

2. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

**Denial** – “I move the Council deny of a portion of the north side of 700 South (Sam White’s Lane) from about 1150 West to about 1250 West based on the following findings:”

2. List findings for denial...

**700 South**

**Approval** – “I move the Council approve the street vacation of a portion of the east side of Loader Lane from about 250 South to the proposed 300 South, authorize the Mayor to sign deeds needed to transfer the property, and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

3. List any additional conditions....

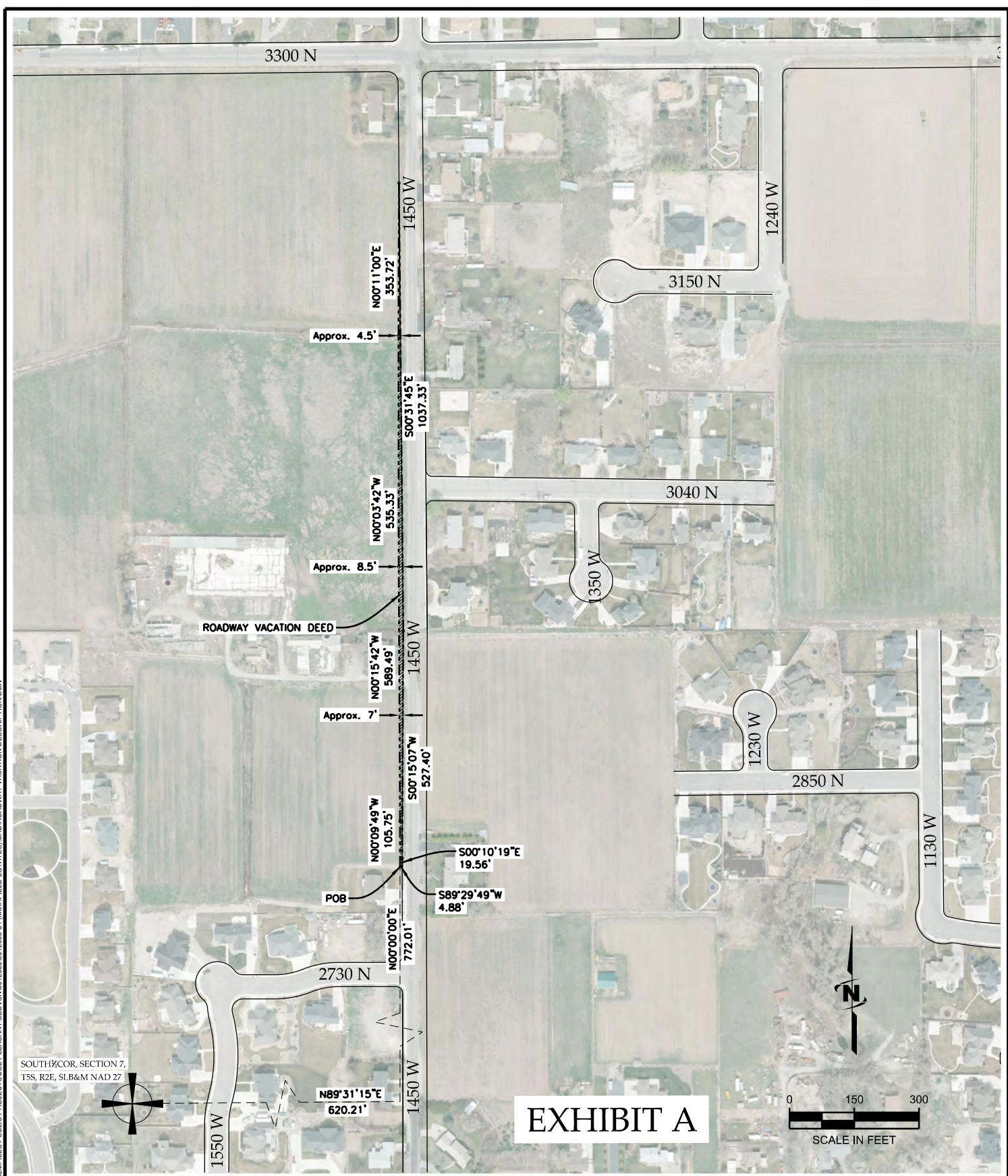
**Continue** – “I move the Council continue the street vacation of a portion of the east side of Loader Lane from about 250 South to the proposed 300 South until (give date), based on the following findings:”

3. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

**Denial** – “I move the Council deny of a portion of the east side of Loader Lane from about 250 South to the proposed 300 South based on the following findings:”

3. List findings for denial...

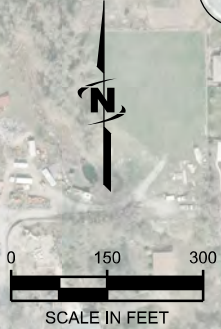
Plot Date: 8/28/2014  
 Plotted By: Jeremy Burns  
 Date Created: 8/13/2014  
 File Path: \\JUB\FILES\PUBLIC\PROJECTS\JUB\PLEASANT GROVE\ESTATES\CAD\ROADWAY VACATION DESCRIPTION.DGN



ROADWAY VACATION DEED

POB

# EXHIBIT A



SOUTH COR. SECTION 7,  
 T5S, R2E, SLB&M NAD 27



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FILE:	
JUB PROJ. #:	
DRAWN BY:	
DESIGN BY:	
CHECKED BY:	



MUIRFIELD ESTATES  
 ROW VACATION EXHIBIT  
 PLEASANT GROVE CITY

SHEET  
 1

NO	REVISION DESCRIPTION	BY	DATE	LAST UPDATED: 8/28/2014

PROCTOR LN

700 S (SAM WHITE LN)

EXHIBIT A

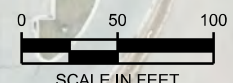
NE COR, SECTION 30,  
T5S, R2E, SLB&M NAD 27

S89° 44' 08" W  
2662.70'

S00° 15' 52" E  
2674.32'

N88° 48' 47" E 364.23'  
N89° 55' 11" W 364.15'

S00° 01' 40" E  
8.06'



SCALE IN FEET



SHEET  
1

doTERRA PLAT 'A'  
ROW VACATION EXHIBIT  
PLEASANT GROVE CITY



FILE: MYCADWORK	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE
JUB PROJ. #:									
DRAWN BY:									
DESIGN BY:									
CHECKED BY:									
LAST UPDATED:	6/28/2014								
NO.	REVISION	DESCRIPTION							

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# 200 S (BATTLE CREEK DR)

NE COR, SECTION 28,  
T5S, R2E, SLB&M NAD 83

LOADER LN

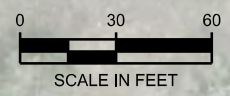
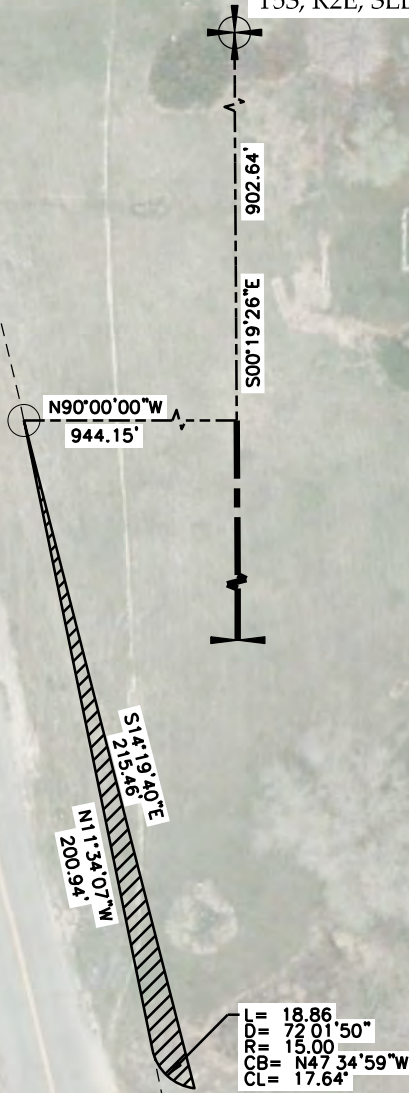


EXHIBIT A

Plot Date: 8/29/2014 Plotted By: Jeremy Burns  
Date Created: 8/29/2014 XREF FILES: PUBLIC\PROJECTS\JUB\PLEASANT\SBDS\NS501326550132655-38 (PLEASANT HEIGHT PLAT A)\_NAD27.DGN

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FILE: 5013055-38 (PLEASANT HEIGHT PLAT A)_NAD27
JUB PROJ. #:
DRAWN BY:
DESIGN BY:
CHECKED BY:
J-U-B ENGINEERS, INC.



PLEASANT VIEW PLAT B  
ROW VACATION EXHIBIT  
PLEASANT GROVE CITY

SHEET  
1

NO	REVISION DESCRIPTION	BY	APR	DATE

LAST UPDATED: 8/29/2014



## **ORDINANCE NO. 2014-35**

**A ORDINANCE OF THE PLEASANT GROVE CITY COUNCIL, UTAH COUNTY, UTAH, TO PERMANENTLY ABANDON A RIGHT-OF-WAY STRIP ALONG THE NORTH SIDE OF 700 SOUTH (SAM WHITE’S LANE) FROM APPROXIMATELY 1160 WEST TO 1240 WEST WHICH VARIES FROM ZERO TO 6 FEET; AT THE REQUEST OF doTERRA, LLC; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pleasant Grove City requires a road right-of-way dedication during the approval process for a subdivision; and

**WHEREAS**, previously a right-of-way dedication was required for a street standard that is wider than the current standard; and

**WHEREAS**, doTerra is in the process of developing the subject property and has submitted a subdivision plat for approval that should reflect the actual right-of-way dedication that is required for the current street standard width; and

**WHEREAS**, the “extra” area is a narrow sliver of property on the north side of 700 South; and

**WHEREAS**, the City Engineer is recommending that the City Council permanently vacate the right-of-way strip on the north side of 700 South (Sam White’s Lane) from approximately 1160 West to 1240 West which varies in width from zero to 6 feet; and

**WHEREAS**, on September 16, 2014 the Pleasant Grove City Council held a public hearing on the intent to vacate any interest in the road right-of-way; and

**WHEREAS**, the said portion of the right-of-way will be deeded to the adjacent property owner, as per State Code, U.C.A. §10-9a-609.5, 1953 as amended, to be utilized in the proposed doTerra Subdivision; and

**WHEREAS**, the City Council has determined that there is good cause for the action and that the action will not be detrimental to the public interest, nor materially injure any person or the public interest.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Pleasant Grove City, Utah County, State of Utah, as follows:

**SECTION 1:** The right-of-way strip on the north side of 700 South (Sam White’s Lane) from approximately 1160 West to 1240 West which varies in width from zero to 6 feet is permanently abandoned as the Council deems it to be in the best interests of the health, safety and welfare of the citizens of Pleasant Grove. Said roadway is more particularly shown on Exhibit “A” which is attached hereto.

**SECTION 2: SEVERABILITY.** The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phases of this Ordinance.

**SECTION 3: EFFECTIVE DATE.** This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

**SECTION 4: APPROVED AND ADOPTED AND MADE EFFECTIVE** by the City Council of Pleasant Grove City, Utah County, Utah, this 16<sup>th</sup> day of September, 2014.

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Michael W. Daniels, Mayor

ATTEST:

---

Kathy T. Kresser, CMC  
City Recorder

(SEAL)

PROCTOR LN

700 S (SAM WHITE LN)

EXHIBIT A

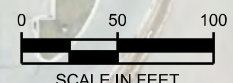
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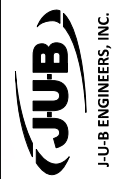
N88° 48'47"E  
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S00° 01'40"E  
8.06'



SHEET  
1

doTERRA PLAT 'A'  
ROW VACATION EXHIBIT  
PLEASANT GROVE CITY



FILE: MYCADWORK	DATE
JUB PROJ. #:	BY
DRAWN BY:	DATE
DESIGN BY:	DATE
CHECKED BY:	DATE
LAST UPDATED: 6/26/2014	
NO.	REVISION DESCRIPTION

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## doTERRA - 700 South ROW Vacation Description

A part of the Southeast Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in Pleasant Grove City, Utah County, Utah:

Beginning at a point on the North line of the city property on the West line of the LDS Church property, located 997.93 feet South  $89^{\circ}44'08''$  West along the Section Line and 2674.32 feet South  $0^{\circ}15'52''$  East from the Northeast Corner of said Section 30; and running thence South  $0^{\circ}01'40''$  East 8.06 feet to a point on the North line of the new alignment of 700 South Street; thence North  $89^{\circ}55'11''$  West 364.15 feet along said North line to the North line of the City Property; thence North  $88^{\circ}48'47''$  East 364.23 feet along said North line to the point of beginning.

Area contains 1,467 sq. ft., more or less.

Basis of Bearings is South  $89^{\circ}44'08''$  West along the section line from the Northeast Corner of Section 30, T5S, R2E, SLB&M, N.A.D. 27 Coordinate System, Utah Central Zone.

## **ORDINANCE NO. 2014-36**

**A ORDINANCE OF THE PLEASANT GROVE CITY COUNCIL, UTAH COUNTY, UTAH, TO PERMANENTLY ABANDON A RIGHT-OF-WAY ALONG THE WEST SIDE OF 1450 WEST FROM 3300 NORTH TO 2750 NORTH WHICH IS AN AREA OF LAND OF APPROXIMATELY 9,497 SQ. FT. OR 0.22 ACRES, AT THE REQUEST OF KYLE SPENCER, NORTHERN ENGINEERING; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pleasant Grove City requires a road right-of-way dedication during the approval process for a subdivision; and

**WHEREAS**, previously a right-of-way dedication was required for a street standard that is wider than the current standard; and

**WHEREAS**, Muirfield Estates Subdivision is in the process of developing the subject property and has submitted a subdivision plat for approval that should reflect the actual right-of-way dedication that is required for the current street standard width; and

**WHEREAS**, the “extra” area is a narrow sliver of property on the west side of 1450 West from 3300 North to 2750 North; and

**WHEREAS**, the City Engineer is recommending that the City Council permanently vacate the right-of-way strip along the west side of 1450 West from 3300 North to approx. 2750 North which is an area of land of approximately 9,497 sq ft or 0.22 acres; and

**WHEREAS**, on September 16, 2014 the Pleasant Grove City Council held a public hearing on the intent to vacate any interest in the road right-of-way; and

**WHEREAS**, the said portion of the right-of-way will be deeded to the adjacent property owner, as per State Code, U.C.A. §10-9a-609.5, 1953 as amended, to be utilized in the proposed Muirfield Estates Subdivision; and

**WHEREAS**, the City Council has determined that there is good cause for the action and that the action will not be detrimental to the public interest, nor materially injure any person or the public interest.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Pleasant Grove City, Utah County, State of Utah, as follows:

**SECTION 1:** The right-of-way strip along the west side of 1450 West from 3300 North to approximately 2750 North which is an area of land of approximately 9,497 sq ft or 0.22 acres is permanently abandoned as the Council deems it to be in the best interests of the health, safety

and welfare of the citizens of Pleasant Grove. Said roadway is more particularly shown on Exhibit "A" which is attached hereto.

**SECTION 2: SEVERABILITY.** The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

**SECTION 3: EFFECTIVE DATE.** This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

**SECTION 4: APPROVED AND ADOPTED AND MADE EFFECTIVE** by the City Council of Pleasant Grove City, Utah County, Utah, this 16<sup>th</sup> day of September, 2014.

---

Michael W. Daniels, Mayor

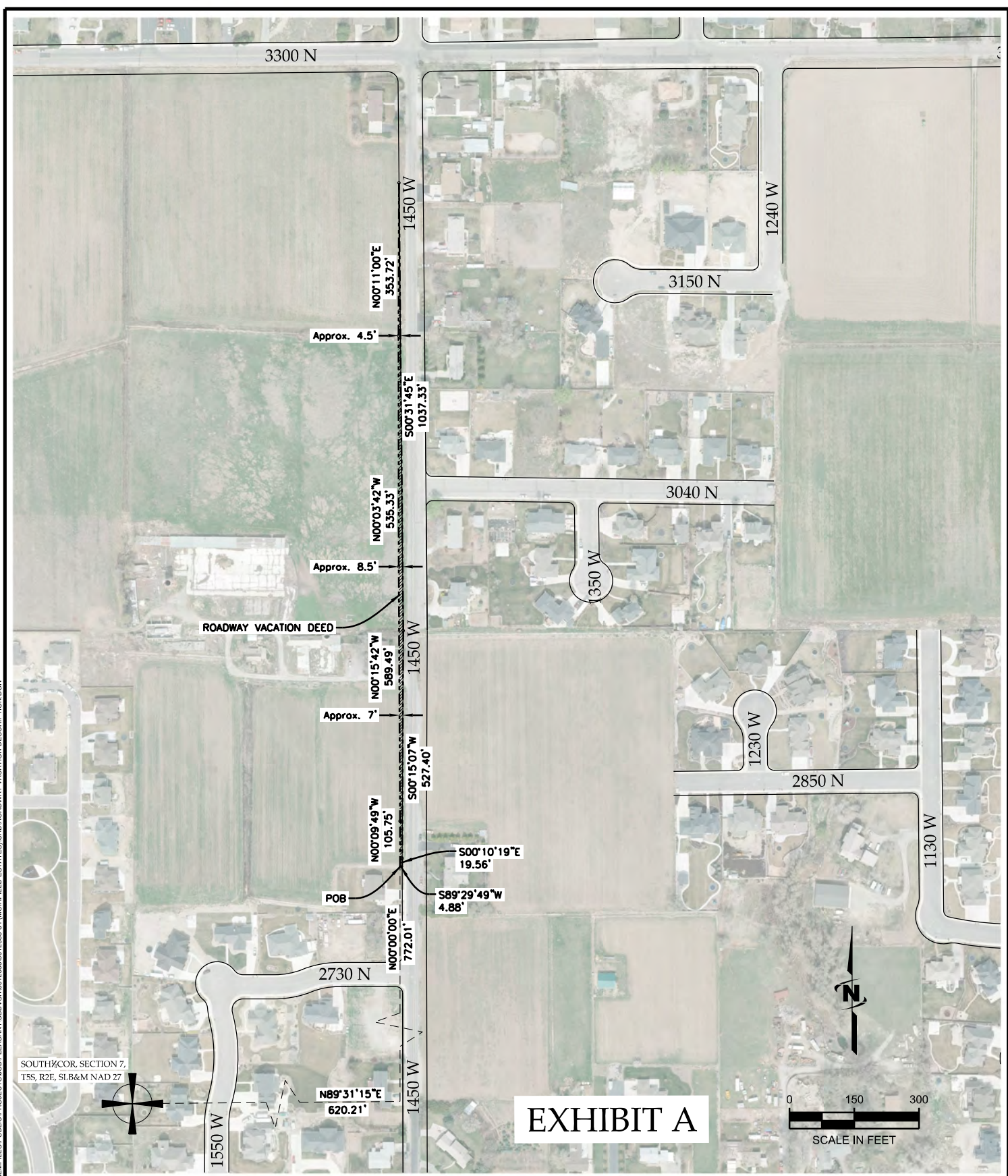
ATTEST:

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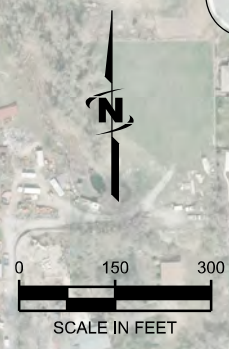
Kathy T. Kresser, CMC  
City Recorder

(SEAL)

Plot Date: 8/28/2014  
 Plotted By: Jeremy Burns  
 Date Created: 8/13/2014  
 File Path: \\JUB\FILES\PUBLIC\PROJECTS\JUB\PLEASANT GROVE\ESTATES\CAD\ROADWAY VACATION DESCRIPTION.DGN



# EXHIBIT A



SOUTH 1/2 COR. SECTION 7,  
 T5S, R2E, SLB&M NAD 27

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DESIGN BY:	
CHECKED BY:	



MUIRFIELD ESTATES  
 ROW VACATION EXHIBIT  
 PLEASANT GROVE CITY

SHEET  
 1

NO	REVISION DESCRIPTION	BY	APR	DATE	LAST UPDATED: 8/28/2014

### Muirfield Estates - 1450 West ROW Vacation Description

A parcel of land being in the SE 14 ¼ of Section 7, Township 5 South, Range 2 East, S.L.B.&M., Utah County, Utah, more particularly described as follows:

Commencing at the south quarter corner of said Section 7; Thence N 89° 31'15"E along the section line a distance of 620.21 feet; Thence North a distance of 772.01 feet to the real point of beginning;

Thence N00° 09'49"W a distance of 105.75 feet; Thence N00° 15'42"W a distance of 589.49 feet; Thence N00° 03'42"W a distance of 535.33 feet; Thence N00° 11'00"E a distance of 353.72 feet; Thence S00° 31'45"E a distance of 1037.33 feet; Thence S00° 15'07"W a distance of 527.40 feet; Thence S00° 10'19"E a distance of 19.56 feet; Thence S89° 29'49"W a distance of 4.88 feet; to the real point of beginning.

Area contains 9,497 sq. ft., more or less.

Basis of Bearings is North 89° 31'15" East along the section line from the South ¼ Corner of Section 7, t5s, r2e, slb&m, N.A.D. 27 Coordinate System, Utah Central Zone.



Kathy,

The request for Muirfield is attached. Looks like my measurement was off a little on the width.

Degen

Begin forwarded message:

**From:** Kyle Spencer <[kspencer@neiutah.com](mailto:kspencer@neiutah.com)>

**Date:** August 7, 2014 at 12:24:58 PM MDT

**To:** Degen Lewis <[DLewis@pgcity.org](mailto:DLewis@pgcity.org)>

**Subject:** Muirfield Estates 1450 West Street

Degen

Thanks for the call today regarding the formal request for the vacation of City property along the westerly side of 1450 West Street. The land to be vacated can be established from several recorded documents recorded and platted at Utah County recorders office including Quit Claim Deeds from Utah County and the Warnick Family. The sliver of land to be vacated is 4.88 ft in width on the south end of the Muirfield project at approximately 2807 North and extending northward to a single point at approximately 3207 North including an area containing 9497 square feet or 0.22 acres of land. I have attached an exhibit identifying the proposed vacation area labeled as "A".

It is my opinion that the intent of both the Utah County and Warnick QCD documents were to comply to Pleasant Grove City and/or Utah County local roadway typical section needs for 1450 West Street and not to have surplus property.

Please let me know if you need any additional information to accelerate the required vacation process as we are nearing the request for recording Muirfield Estates Plats A & B.

Thanks again for working with us on this project. Let me know if you have any other questions or concerns.

Kyle

--

**Kyle Spencer**

**ORDINANCE NO. 2014-37**

**A ORDINANCE OF THE PLEASANT GROVE CITY COUNCIL, UTAH COUNTY, UTAH, TO PERMANENTLY ABANDON A RIGHT-OF-WAY STRIP ALONG THE EAST SIDE OF LOADER LANE FROM 200 SOUTH TO 400 SOUTH, WHICH VARIES FROM ZERO TO APPROXIMATELY 12 FEET; IN THE PLEASANT HEIGHTS SUBDIVISION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pleasant Grove City requires a road right-of-way dedication during the approval process for a subdivision; and

**WHEREAS**, previously a right-of-way dedication was required for a street standard that is wider than the current standard; and

**WHEREAS**, Pleasant Heights Subdivision is in the process of developing the subject property and has submitted a subdivision plat for approval that should reflect the actual right-of-way dedication that is required for the current street standard width; and

**WHEREAS**, the “extra” area is a narrow sliver of property on the east side of Loader Lane from 200 South to 400 South; and

**WHEREAS**, the City Engineer is recommending that the City Council permanently vacate the right-of-way strip on the east side of Loader Lane from 200 South to 400 South which varies from zero to approximately 12 feet; and

**WHEREAS**, on September 16, 2014 the Pleasant Grove City Council held a public hearing on the intent to vacate any interest in the road right-of-way; and

**WHEREAS**, the said portion of the right-of-way will be deeded to the adjacent property owner, as per State Code, U.C.A. §10-9a-609.5, 1953 as amended, to be utilized in the proposed Pleasant Heights Subdivision; and

**WHEREAS**, the City Council has determined that there is good cause for the action and that the action will not be detrimental to the public interest, nor materially injure any person or the public interest.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Pleasant Grove City, Utah County, State of Utah, as follows:

**SECTION 1:** The right-of-way strip on the east side of Loader Lane from 200 South to 400 South which varies from zero to approximately 12 feet is permanently abandoned as the Council deems it to be in the best interests of the health, safety and welfare of the citizens of Pleasant

Grove. Said roadway is more particularly shown on Exhibit "A" which is attached hereto.

**SECTION 2: SEVERABILITY.** The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phases of this Ordinance.

**SECTION 3: EFFECTIVE DATE.** This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

**SECTION 4: APPROVED AND ADOPTED AND MADE EFFECTIVE** by the City Council of Pleasant Grove City, Utah County, Utah, this 16<sup>th</sup> day of September, 2014.

---

Michael W. Daniels, Mayor

ATTEST:

---

Kathy T. Kresser, CMC  
City Recorder

(SEAL)

# 200 S (BATTLE CREEK DR)

NE COR, SECTION 28,  
T5S, R2E, SLB&M NAD 83

LOADER LN

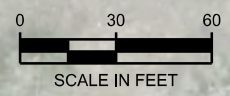
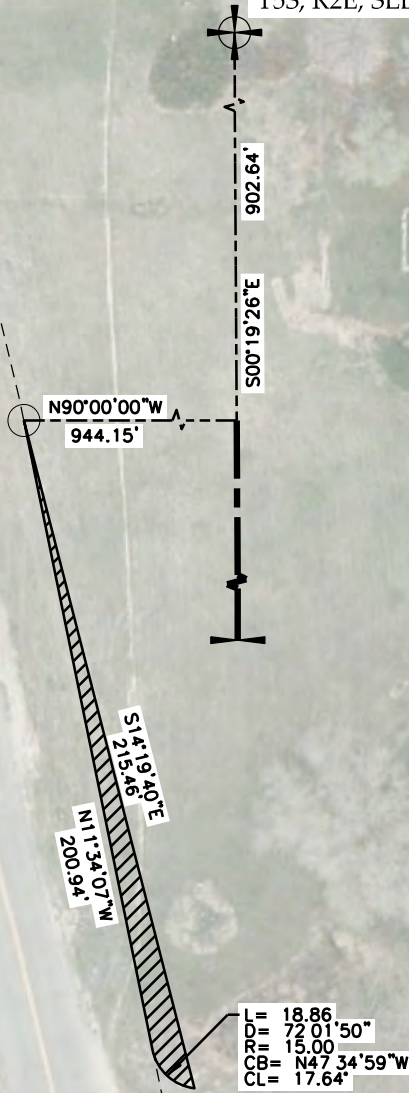


EXHIBIT A

Plot Date: 8/29/2014 Plotted By: Jeremy Burns  
Date Created: 8/29/2014 XREF FILES: PUBLIC\PROJECTS\JUB\PLEASANT\SBDS\NS0132655013265538 (PLEASANT HEIGHT PLAT A)\_NAD27.DGN

**REUSE OF DRAWINGS**  
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FILE: 5013055-38 (PLEASANT HEIGHT PLAT A)_NAD27
JUB PROJ. #:
DRAWN BY:
DESIGN BY:
CHECKED BY:
J-U-B ENGINEERS, INC.



PLEASANT VIEW PLAT B  
ROW VACATION EXHIBIT  
PLEASANT GROVE CITY

SHEET  
1

NO	REVISION DESCRIPTION	BY	APR	DATE

LAST UPDATED: 8/29/2014

PLEASANT HEIGHTS PLAT B - LOADER AVE ROW VACATION DESCRIPTION

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF THE PROVO RESERVOIR CANAL AS SHOWN ON THE PLAT PREPARED BY CORNERSTONE PROFESSIONAL LAND SURVEYOR INC., SAID POINT ALSO BEING S.0° 19'26"E. 902.64' ALONG THE SECTION LINE AND WEST 944.15' FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 14° 19' 40" E FOR A DISTANCE OF 215.46 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 72° 01' 44", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 47° 34' 59" W FOR A DISTANCE OF 17.64 FEET. THENCE N 11° 34' 07" W A DISTANCE OF 200.94 FEET TO THE POINT OF BEGINNING

AREA CONTAINS 1,077 SQ. FT., MORE OR LESS.

BASIS OF BEARINGS IS SOUTH 00° 19'26" EAST ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 28, T5S, R2E, SLB&M, N.A.D. 83 COORDINATE SYSTEM, UTAH CENTRAL ZONE.

**From:** Gregory Hunt [<mailto:gregh.cres@gmail.com>]  
**Sent:** Thursday, August 07, 2014 4:34 PM  
**To:** Degen Lewis  
**Subject:** Pleasant Heights Plat B Lot 20

Degen,

We are requesting that Pleasant Grove City vacate and donate the excess property they own in the right of way on Loader Avenue. We are requesting that the excess property be included in Pleasant Heights Plat B lot 20.

Thank you,

Gregory S Hunt  
C 801-360-0736  
O 801-995-4796  
F 801-995-4797



**NOTICE OF MEETING  
OF THE  
PLEASANT GROVE CITY COUNCIL  
AND  
PLANNING COMMISSION**

Notice is hereby given that the Pleasant Grove City Council and Planning Commission will hold a **Joint meeting at 6:00 p.m. on Tuesday September 23, 2014** in City Council Chambers, 86 East 100 South, Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend and comment.

**AGENDA**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING'S AGENDA**
- 5. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
  - a.** City Council and Work Session Minutes:
    - City Council Minutes for the August 19, 2014 meeting.
    - City Council Work Session Minutes for the August 26, 2014 meeting.
  - b.** To consider approval of paid vouchers for ( September 9, 2014)
- 6. OPEN SESSION**
- 7. BUSINESS**
  - A.** To consider for approval a final plat amendment to doTERRA Plat A located at approx. 389 South 1300 West in the Grove Zone. (**SAM WHITE'S LANE NEIGHBORHOOD**) *Presenter: Engineer Lewis*
  - B.** To consider for approval a final plat amending Dana Point Plat A to create 2-lots for Aroma Tools called Dana Point Plat C on property located at approx. 493 South Pleasant Grove Blvd. in the Grove Zone. (**SAM WHITE'S LANE NEIGHBORHOOD**) *Presenter: Engineer Lewis*
  - C.** To consider for approval a final plat called Allstate PG Plus Condominiums Plat A on property located at approx. 140 South Main Street in the Downtown Village Commercial zone. (**OLD FORT NEIGHBORHOOD**) *Presenter: Engineer Lewis*

- D. To consider for approval a 2-lot final plat called Knudsen Corner on property located at approx. 596 South 350 East in the RM-7 zone. **(STRING TOWN NEIGHBORHOOD)** *Presenter: Engineer Lewis*
- E. To consider for approval a final plat amending Maple Grove Subdivision Plat located at approx. 641 South 350 East in the RM-7 zone. **(STRING TOWN NEIGHBORHOOD)** *Presenter: Engineer Lewis*
- F. To consider for approval a 2-lot final plat called Parley's Place Plat B located at approx. 1246 N. 1430 West in the R1-10 zone. **(NORTH FIELD NEIGHBORHOOD)** *Presenter: Engineer Lewis*
- G. To consider for approval a 21-lot final plat called Pleasant Heights Plat B (revised) located at approx. 200 South Loader Avenue in R1-9 (Single Family Residential) zone. **(SCRATCH GRAVEL NEIGHBORHOOD)** *Presenter: Engineer Lewis*
- H. To consider for adoption a Resolution (2014-041) authorizing the Mayor to sign an Interlocal Agreement between the Utah Department of Transportation (UDOT), Lindon City and Pleasant Grove City for a storm water drainage facility, and providing for an effective date. *Presenter: Engineer Lewis*
- I. Discussion on speed bumps in the city.

8. **NEIGHBORHOOD AND STAFF BUSINESS**

9. **MAYOR AND COUNCIL BUSINESS**

10. **SIGNING OF PLATS**

11. **REVIEW CALENDAR**

12. **ADJOURN**

**CERTIFICATE OF POSTING:**

I certify that the above notice and agenda was posted in three public places within the Pleasant Grove City limits. Agenda also posted on State (<http://pnm.utah.gov>) and City websites ([www.plgrove.org](http://www.plgrove.org)).

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Posted by: Kathy T. Kresser, City Recorder

Date: September 19, 2014

Time: 5:00 p.m.

***Supporting documents can be found online at: <http://www.plgrove.org/pleasant-grove-information-25006/staff-reports-78235>***

**\*NOTE:** If you are planning to attend this public meeting and, due to disability need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, forty-eight hours in advance of the meeting and we will try to provide whatever assistance may be required.



SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

	1 Labor Day City offices are closed	2 Neighborhood Chair meeting 5:30 p.m. City Council Meeting 6:00 p.m.	3	4 Curbside Recycle Pickup Day North Route	5	6
7	8	9 16 City Council Work Session 6:00 p.m.	10 Curbside Recycle Pickup Day South Route	11 Planning Commission Meeting 7:00 p.m. Patriots Day!	12	13 Heritage Jubilee Downtown park 3:00 - 7:00 p.m.
14	15	City Council Meeting 6:00 p.m.	17 Curbside Recycle Pickup Day North Route	18	19	20
21	22 Autumn Begins 	23 Joint City Council and Planning Commission Work Session 6:00 p.m.	24 Curbside Recycle Pickup Day South Route	25 Historical Preservation Committee Meeting 7:00 p.m.	26	27
28	29	30 PSB Open House Old rec center	<b>SEPTEMBER</b>			

#### Department Staff Meetings

Administrative Services: 1st and 3rd Wed at 8:30 a.m.

Community Development: Wednesdays at 7:30 a.m.

Department Heads: Tuesday at 2:00 p.m.

Fire/EMS: 1st Wednesday of the month at 7:00 a.m.

Library: 1st Friday of the month

Parks: Tuesday at 7:00 a.m. - Recreation: Monday at 4:00 p.m.

Public Safety: 1st Friday of the month at 7:00 a.m.

Public Works: Wednesdays at 6:30 a.m.