

**Pleasant Grove City
City Council Meeting Minutes
July 7, 2015
6:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

Council Members: Dianna Andersen
Cindy Boyd
Eric Jensen
Cyd LeMone
Ben Stanley

Staff Present: Scott Darrington, City Administrator
David Larson, Assistant to the City Administrator
Degen Lewis, City Engineer
Deon Giles, Parks and Recreation Director
Dave Thomas, Fire Chief
Kathy Kresser, City Recorder
Dean Lundell, Finance Director
Royce Davies, City Planner
John Goodman, Streets Superintendent
Sheri Britsch, Library and Arts Director

The City Council and staff met in the City Council Chambers at 86 East 100 South, Pleasant Grove, Utah.

1) **CALL TO ORDER**

Mayor Daniels called the meeting to order and noted that all Council Members were present.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Judge Darrold McDade.

3) **OPENING REMARKS**

The opening remarks were given by Council Member Jensen.

4) **APPROVAL OF AGENDA**

City Administrator, Scott Darrington, stated that Items 8A and 9D need to be moved to July 21, 2015.

ACTION: Council Member LeMone moved to approve the agenda with the aforementioned changes. Council Member Jensen seconded the motion. The motion passed with the unanimous consent of the Council.

5) **OPEN SESSION**

Mayor Daniels opened the Open Session.

Molly Andrew, 1125 Sage Drive, commended Parks and Recreation Director, Deon Giles, for all of his help with the upcoming service project.

Mayor Daniels closed the Open Session.

6) **CONSENT ITEMS**

- a) **City Council Meeting Minutes:
There were no minutes for approval.**
- b) **To consider for approval Payment Request No. 6 for S&L Inc., for the Shannon Fields Softball Complex - Phase 2.**

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

7) **BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

There were no appointments.

8) **PRESENTATIONS**

- A) UTAH COUNTY ATTORNEY TO PRESENT AN AWARD TO THE POLICE DEPARTMENT.**

Note: This item was continued to July 21, 2015.

- B) BECCA MALLORY, VICTIM ADVOCATE, TO UPDATE THE COUNCIL.**

Victim Advocate, Becca Mallory, discussed a system put in place for victims and presented a short video. She explained that the VINELink system stands for Victim Information and Notification Everyday. VINE is a National notification system that allows victims to obtain timely and reliable information about criminal cases and custody status of offenders 24/7.

The program began in Louisville, Kentucky, in November 1993, after an incident took place in which a woman was killed by a former partner. The perpetrator was booked in jail after a domestic abuse incident. After he made bail the victim was supposed to have been notified, however, the victim was never notified and later murdered by the perpetrator. The victim's

parents began the first automated notification system in Jefferson County.

A year after the victim's death, Jefferson County became the first community to institute an automated phone notification system for victims of abuse. The system is now available in 47 states and can be accessed by anyone for free either online or via an app for smart phones. Ms. Mallory stated that it is a very persistent notification system, noting that when she registered she received calls every two hours until she requested otherwise.

In response to a question from Council Member Stanley, Ms. Mallory explained that offenders can be looked up by way of an SID (State Identification Number). However, most people don't have this information, and look up offenders by their name and/or date of birth. She also noted that the only facilities that the VINE system does not monitor are federal holding facilities. Local jails and prisons are all included and notifications are sent when prisoners are released, transferred or if they escape. She noted that the VINE system can be used to track an inmate for any purpose, not necessarily just for domestic violence offenders.

C) JOHN SCHIESS TO UPDATE THE COUNCIL ON THE GENERAL STORM WATER PLAN.

Note: Item 8C was discussed after Item 8D.

John Schiess, Horrock's Engineers, provided an overview of the General Storm Water Plan, and the connection to the Impact Fee Analysis. He explained that when developing a Storm Water Master Plan, they first decide on the desired level of service. In other words, they need to determine how big of a storm they want their system to be capable of handling. The plan was developed based on a 25-year storm event, which is consistent with all of the other preceding Storm Water Master Plans. Each municipality has a wide range of different levels of service that are provided. Mr. Schiess explained that there are certain sections of Pleasant Grove that have 100 year storm, because I-15 acts as a dam.

Council Member LeMone asked if there is a water map that identifies the areas that have a 100-year storm plan, as opposed to a 25-year plan. Mr. Schiess answered in the affirmative and explained that a 25-year storm plan is more water in any given period of time, than that of a ten year plan. There was discussion as to the severity of recent storms that have occurred within the past month. Mr. Schiess noted that the largest storm was about a two year storm. Council Member Stanley asked if there are any federal mandates with regard to a City's General Storm Water Plan, and Mr. Schiess stated that plans are developed based on the amount of risk that a City is willing to accept. The larger the system, the more people are protected.

Mr. Schiess presented a list of requirements needed to bring the existing system up to the desired level of service, which will also accommodate future build-out. He explained that the Impact Fee Facility Plan (IFFP) is basically a bridge between the master plan and the impact fee analysis. The IFFP exists according to statute by the State Government, and is mandated to meet certain requirements. He noted that the 10-year capital plan is developed from the IFFP and described the process by which it is created.

Mr. Schiess presented a chart detailing operating expenses for future and existing users. He explained that there are five factors listed, which include:

1. Master Plan Updates.
2. Existing irrigation system and back yard relocation.
3. System replacement. Some parts of the system are between 50 to 60 years old, and will eventually wear out.
4. Existing deficiencies.
5. Build-out improvements for future users.

Mr. Schiess stated that the rates will cover operation and maintenance of the system, equipment and staff, and bond payments depending on financing. Implementation and maintenance of the EPA Municipal Storm Water program is an item in the budget that will grow. Every city of a certain size has to have a Storm Water Management Plan mandated by the EPA and Mr. Schiess will present updates on Pleasant Grove's plans every year.

Council Member Boyd asked how long the City has had storm drainage. While Mr. Schiess did not know the answer, he noted that irrigation ditches often double in purpose as storm drainage. However, it eventually got to the point where irrigation ditches were insufficient, at which point pipes were installed. There was further review of previously made points. Mr. Schiess explained that a portion of capital improvement projects will also be covered by user rates. In other words, if capital projects benefit existing users, then existing users need to pay for the project.

Mr. Schiess stated that when the master plan was completed and the impact fees and IFFP were considered, the user fees were substantially impacted. Staff determined a user rate they felt was reasonable, which included increases over the next five years that would fund a certain amount of capital projects. The rate established is around \$20 per month. Mr. Schiess explained that the increase will cover 60% of the system's deficiencies over the next 10 years, 60% of the build-out improvements, 0% of the backyard relocation, and 0% of system replacement.

Mr. Schiess mentioned that part of the problem with impact fees and build-out improvements, is when impact fees are collected for part of a project, there also needs to be funding available from user rates to finish the rest of the project. Last week, Mr. Millis spoke about an impact fee rebate, which means that some projects are put off until after a 10-year period and ensures that new users are treated equally to existing users. An addendum detailing the increased rates will be included with the IFFP and was presented to the Council for review.

Administrator Darrington requested that Mr. Schiess run the same model on a 10-year storm plan. Mayor Daniels commented that the City has an existing storm drain system that was designed and built partially to the 25-year plan. He asked what percentage of the City is currently built out to that plan. Mr. Schiess noted that some areas are planned to be built out

higher than originally anticipated.

Mayor Daniels asked if the pipes in the existing system will be resized for a ten year plan. Mr. Schiess explained that currently the City has a minimum, 15-inch standard, which provides varying levels of service depending on the area. However, lines can be replaced with any size of as deemed necessary, such as an 18-inch line. Installing a different size of line may or may not have cost savings. In response to a question from Council Member Boyd, Mr. Schiess explained that downsizing a pipe can have adverse effects, depending on the storm water plan in place. Council Member Boyd was of the opinion that consistency will better protect the citizens.

Council Member Jensen inquired as to what neighboring cities have done. Mr. Schiess answered that Lindon has a 10-year storm plan and American Fork has a 100-year storm. Spanish Fork has a 10-year storm for their pipes, but all new detentions in their City are required to have a 25-year storm. Orem has a 10-year storm, but all new developments are required to implement a 100-year storm. Highland is a 10-year storm, Provo is 10-year local storm, with a 25-year storm for the region. Council Member Boyd inquired about Cedar Hills. Mr. Schiess explained that Cedar Hills has a 10-year storm; however, if they experience a 25-year storm, the excess storm water will end up flowing through Pleasant Grove's pipes.

Council Member Stanley inquired as to situations in which the City pays out claims, and wanted to know if they have liability if a storm floods out a home. City Attorney, Tina Petersen, was not aware of any claims that the City has recently paid out for storm flooding. If there was negligence on the City's part, such as not properly cleaning out ditches, they would have some liability in the event of a basement flooding. There was further discussion on the matter. It was noted that there needs to be a public hearing held with regard to the Impact Fee Study. Staff requested it take place on July 28. Mayor Daniels and staff discussed rate calculations and how they are being determined.

D) QUESTAR GAS TO PRESENT INFORMATION ON A NEW GAS LINE PROJECT BEGINNING AT 1800 NORTH 100 WEST AND EXTENDING TO STATE STREET MAINLY DOWN 300 EAST.

Note: Item 8D was discussed before Item 8C.

Gaylon Sorenson was present representing Questar Gas and has lived in Pleasant Grove for 58 years. Mr. Sorenson presented an aerial map showing where the new gas line project will be located. Mayor Daniels asked what size pipe will be used, and Mr. Sorenson noted that it will be a 12 inch pipe, loaded steel high pressure pipe. He explained that the current pipe was installed in 1947, which shows its reliability. The new gas line will start in Salt Lake at 3300 South and run through the north end of Provo.

Mr. Sorenson explained that the 100 East crossing is complete, and will come down through Smith's horse pasture at 300 East. Traffic will be diverted through 1640 North in order to maintain traffic flow. There is a lot of work to be done on 200 South and 100 East because that is where the existing line is located. Beyond this construction season, they will pick up on State Street and move south.

Mayor Daniels asked about a projected timeline. Mr. Sorenson replied that they need to have gas in the line by October 15, 2015. He noted that there will be large crews starting to come into 150 East and 200 South by the middle of this month. Around July 21, they will begin working at 200 East and 500 North, as well as on Center Street. He explained that the process will entail drilling a hole in the road to pull the pipe into place. Crews will begin working on 1800 North at the end of this month and drill down 300 East, which is anticipated to be complete by September. They are hoping to complete the areas near Grove Crest Elementary and Manila Elementary with as little disruption as possible.

Council Member Boyd asked when the staging area on 2600 North and 900 West will be back to normal. Mr. Sorenson replied that it will remain until the end of the year. Council Member Boyd also wanted to know if Questar ever shares resources with municipalities. She noted that the City does not have any secondary water north of the canal, mainly because it is expensive to bore under the canal. Mr. Sorenson explained that another bore is required in these circumstances, and it takes about one year to obtain a permit for this process.

Council Member LeMone asked how the various construction projects will be communicated to the citizens. Mr. Sorenson suggested that a link be posted on the website with this information. Furthermore, he explained that prior to starting construction Questar representatives knock on every door in the affected neighborhoods. Email updates are also sent on a weekly basis, typically on Wednesdays. Mayor Daniels asked if there would be open trenches. Mr. Sorenson answered in the affirmative. The trenches are about 30 feet wide, and temporary fence panels are also installed as a safety measure. Council Member Jensen asked where the crews dig the trenches. It was noted that they dig wherever is needed, which is about seven feet of open space. Roads that incur damage will be repaired.

9) **ACTION ITEMS WITH PUBLIC DISCUSSION**

A) CONTINUED PUBLIC HEARING TO CONSIDER FOR APPROVAL A FINAL PLAT FOR A FOUR LOT SUBDIVISION CALLED JACK HILL PLAT B, BEING APPROXIMATELY 1.02 ACRES ON PROPERTY LOCATED AT APPROXIMATELY 766 EAST 100 SOUTH IN THE R1-10 (SINGLE FAMILY RESIDENTIAL) ZONE. (SCRATCH GRAVEL NEIGHBORHOOD) *Presenter: Director Young *Continued from the June 30, 2015 meeting.*

City Planner, Royce Davies, presented the staff report and displayed an aerial map of the subject property. The applicant submitted a final plat showing four lots. The plat cleans up an illegal subdivision and provides for new development. All lots meet the minimum lot size in the R1-10 Zone. Originally Lots 3 and 4 were the only lots to be included in the subdivision; however, as result of the illegal subdivision, Lots 2 and 5 have been added as well. All existing structures are to remain and meet setback requirements according to the plat submitted by the applicant. There is a wall on Lot 2 that is to be removed. Staff recommended approval of the proposed final plat.

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

ACTION: Council Member Stanley moved that the Council approve a final plat for a four-lot subdivision called Jack Hill Plat B, being approximately 1.02 acres on property located at approximately 766 East 100 South in the R1-10 (Single Family Residential) Zone, and adopt the exhibits, conditions, and findings set forth in the staff report. Council Member Jensen seconded the motion. The motion carried with the unanimous consent of the Council. A public hearing was held.

B) CONTINUED PUBLIC HEARING TO CONSIDER FOR APPROVAL A PRELIMINARY AND FINAL PLAT FOR A FIVE LOT SUBDIVISION CALLED GROVE CREEK CENTER COMMERCIAL SUBDIVISION, BEING APPROXIMATELY 2.2 ACRES LOCATED AT APPROXIMATELY 2168 WEST GROVE PARKWAY IN THE GROVE ZONE, INTERCHANGE SUBDISTRICT. (SAM WHITE'S LANE NEIGHBORHOOD) *Presenter: Director Young *Continued from the June 23, 2015 Meeting.*

Mr. Davies presented the staff report, as well as the subdivision plat. The proposed subdivision is to be located on approximately 2.22 acres and is intended to accommodate five commercial office buildings. One of the five buildings has been built and another is proposed for preliminary approval in connection with a site plan that was reviewed during the June 25, 2015 Planning Commission Meeting. The plat was previously approved by the Planning Commission on September 13, 2012; however, the approval has since lapsed as more than one year has passed since it was approved. All lots exceed the minimum lot dimension requirements for the zone and are intended to support a use that is allowed in the zone and supports the intent of the General Plan. Based on review of the proposed preliminary plat, staff was satisfied that it meets both the regulations and intent of the City Code. Therefore, staff recommended approval of the proposed subdivision.

In response to a question from Council Member Boyd, Mr. Davies noted that the buildings in the proposed subdivision will be similar to what has already been built in the area. Furthermore, he noted that the Planning Commission has approved the preliminary plat for the subdivision.

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

ACTION: Council Member Jensen moved that the Council approve a preliminary and final plat for a five-lot subdivision called Grove Creek Center Commercial Subdivision, being approximately 2.2 acres located at approximately 2168 West Grove Parkway in The Grove Zone, Interchange Sub district, and adopt the exhibits, conditions, and findings set forth in the staff report. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council. A public hearing was held.

C) CONTINUED PUBLIC HEARING TO CONSIDER AN ORDINANCE (2015-22) AMENDING THE COMPENSATION SCHEDULE FOR THE ELECTED OFFICERS, STATUTORY OFFICERS, AND APPOINTED OFFICERS OF PLEASANT GROVE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(CITY WIDE IMPACT) Presenter: Administrator Darrington *Continued from the June 23, 2015 meeting.

Administrator Darrington explained that anytime compensation is changed for Elected, Statutory or Appointed Officers of Pleasant Grove City, the modifications need to be approved by the governing body, and in association with a public hearing.

The last time the salary ranges were changed was in 2009. Ideally, this should be included as part of the annual budget and be done yearly. Administrator Darrington explained the methodology behind how the salary ranges were determined. There are 11 comparison cities that comprise a data base of salary ranges, of which Pleasant Grove takes part. This information is analyzed against the actual amount that City officials are paid and salary ranges are determined based on the lowest and highest salary findings. Typically, there is a 45% difference between the lowest and highest end of the salary scale. The numbers presented reflect base salary only, and do not include benefits or retirement.

In response to a question from Council Member Jensen, Administrator Darrington stated that in Utah County, Pleasant Grove compares salaries with American Fork, Spanish Fork, Springville, and Lehi. These cities are comparable in terms of population and proximity to Pleasant Grove. Outside of Utah County, Pleasant Grove compares to Cottonwood Heights, Riverton, Roy, Clearfield and Kaysville.

Council Member Stanley asked if any other metrics are considered when setting salary ranges. Administrator Darrington explained that typically the primary comparison factor is city population. However, he acknowledged that there are other factors that could be used. Council Member Boyd commented that work load is based on population. Administrator Darrington added that a number of departments and employees also need to be considered. He noted that the biggest concern with most cities is whether they are within market range, in order to maintain quality employees. Pleasant Grove City tries to pay employees mid-range.

In response to Council Member LeMone, Administrator Darrington explained that this item is approval of the salary ranges, not of individual salaries. Individual salaries are determined based on job performance reviews and incremental raises over a certain period of time. However, he noted that currently there are two employees who are below the minimum range, whose salaries need to be addressed. Administrator Darrington noted that the complete comparison study between the 11 cities is available for public review, and is more than willing to address any questions or concerns.

Mayor Daniels opened the public hearing.

Kristy Belt, who resides on 1640 North, was of the opinion that not enough information is available to make a decision. Ms. Belt also felt it would be valuable to know more about yearly raises. She asked if Fire, Police, and Dispatch are paid comparably to what other cities pay their public safety personnel. Administrator Darrington answered affirmatively. Last year they made adjustments so that all staff were paid at least at the minimum in their salary ranges. There was additional clarification on points made previously.

Karl Kuni gave his address as 2115 North 180 West and recommended that revenues be looked at when comparing salary ranges between the 11 cities. He noted that Lindon's revenues are much higher than Pleasant Grove's, which allows them to provide their employees with higher compensation. He suggested that the City adopt a compensation plan based on increasing revenues without increasing the residents' taxes.

Attorney Petersen briefly noted that she sent the 2009 salary ranges to the Council Members electronically for review.

Jason Hunter, who resides at 680 East 300 North, stated that he is a CPA who works with businesses every day. Speaking from experience, he was highly interested in Mr. Kuni's idea. He is concerned with the fact that the majority of the City's revenue comes from taxes and agreed that compensation should be based on increased revenues, rather than taxes.

Administrator Darrington responded that even if the City attracted a few extra businesses and increased revenue by \$2 million, the employees would not get an increase in salary. He explained that even if revenues increase the City is still only going to be pay employees to the market. He noted that there are some cities that offer performance bonuses, which is something the Council may or may not want to consider. Mr. Kuni made additional remarks to reiterate his previous points.

Jacob Sutch gave his address as 291 South 300 East and commented that in crunching the numbers between Pleasant Grove and other cities, it appears that Pleasant Grove is weighted more toward larger cities. He explained how he arrived at this conclusion, and urged the Council to make sure they are accurately assessing their information.

Amy Lindstrom, who resides at 160 East 100 North, stated that Pleasant Grove employees make a lower income and have a higher population than American Fork. She commented that sales tax does not make a significant difference. In comparing percentages, Pleasant Grove is a City with many expenses that are needed in order to operate. In any reasonable household budget, if there is less income, certain expenses are removed. One such example in Pleasant Grove is the fact that many citizens have requested a splash park, and the City has still not built one. Ms. Lindstrom explained that while it may appear that no progress is being made with regard to the City's debt payoff, much progress is being made, albeit it a longer process based on available revenue. She remarked at how skilled Finance Director, Dean Lundell, is as a finance expert.

Molly Andrew gave her address as 1107 Nathaniel Drive and thanked staff for their expertise and efforts on behalf of the City.

Darrold McDade, who resides at 671 South 1300 East, remarked that Pleasant Grove is unlike any other city. Despite being underpaid, employees continue to work hard because Pleasant Grove is "their" City, and they feel a deep sense of loyalty to the community. However, much has changed over the years, and people are starting to leave for reasons of compensation. He commented that it doesn't make sense to replace old employees with new employees at a higher rate.

There were no further public comments. Mayor Daniels closed the public hearing.

Council Member LeMone requested a copy of the study conducted that compared salary ranges between 11 cities. Furthermore, she asked to review information on current salaries. Council Member Andersen was interested in comparing revenues from other cities. Council Member Stanley commented that there is a lot of merit to the research that has already been done; however, he felt that other metrics should also be considered. He also mentioned that there were several applicants for the recently vacant Public Works Director position, and commented that people want to work for the City of Pleasant Grove because of the culture found here. He was of the opinion that there are other factors that drive loyalty other than money. Council Member Andersen made additional comments.

ACTION: Council Member Stanley moved that the Council continue Ordinance (2015-22) amending the compensation schedule for the Elected Officers, Statutory Officers, and Appointed Officers of Pleasant Grove City and set the date for the public hearing of July 28, 2015, in order to allow staff time to better define research methodology. Council Member Jensen seconded the motion. The motion passed with the unanimous consent of the Council.

The Mayor and Council briefly reviewed the previous discussion. Mayor Daniels remarked that the private sector is different than the public sector. Money made in the private sector is based entirely on what a business can generate and save. Employee compensation in the private sector is based on what is believed to be a reasonable amount of money for the job being performed. Mayor Daniels explained that he could compare employee salaries to other movie theaters in the area, but he would end up with a very small sample size based on what the Water Gardens specifically provides.

The Council and citizens have indicated that they want whatever work that is done to be fair. Therefore, clear direction needs to be given to staff on what methodology needs to take place. Mayor Daniels suggested that staff present the study conducted and why it was conducted as such. Furthermore, he requested that staff present the last set of salary ranges that were adopted. He noted that this same methodology has been used in the past, for which there must be a reason.

Council Member Jensen stated that he works for the City of Orem, and they determine salary ranges based on a haze system. Their staff also attempted to determine salary ranges based on an economic comparison to other similarly sized cities, and it was too difficult. He also mentioned that he recently applied for a different job in his same department. During the interview he was asked why he has chosen to do the same job in the public sector that he could do in the private sector, where he could make a substantially higher salary. Council Member Jensen stated that he likes working for the City of Orem, which is why he has opted to continue in the public sector. However, over the years they have lost quality employees to the private sector or other cities who have offered more. He reiterated Mayor Daniels' previous statement that the private sector is much different than the public sector. There was continued discussion on the matter.

A) PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2015-27) AMENDING THE PLEASANT GROVE CITY CODE, SECTION 10-15-36-D, COMMERCIAL COMMUNICATIONS APPLICABLE CITY WIDE, REDUCING

THE REQUIRED 1000 FOOT DISTANCE BETWEEN CELL TOWERS.
Presenter: Director Young Note: **Continued to the July 21, 2015 meeting.*

10) ACTION ITEMS READY FOR VOTE

- A) CONTINUED ITEM: TO CONSIDER FOR ADOPTION AN ORDINANCE (2015-21) AMENDING TITLE 7 SECTION 3 "CEMETERY REGULATIONS" SUBSECTION 17-A "HEADSTONES AND VAULTS" OF THE PLEASANT GROVE MUNICIPAL CODE BY REMOVING THE HEIGHT LIMITATIONS ON HEADSTONES; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Giles *Continued from the June 9, 2015 meeting.***

Parks and Recreation Director, Deon Giles, explained that he has investigated issues that cemetery staff has had with various headstones, and determined that the height limitations can be removed. The width and length requirements need to still be maintained due to properties. Council Member Boyd thanked Director Giles for working with the citizen who made this request and noted that it was a very personal request.

ACTION: Council Member Stanley moved that the Council adopt an Ordinance (2015-21) amending Title 7 Section 3 "Cemetery Regulations" Subsection 17-A "Headstones and Vaults" of the Pleasant Grove Municipal Code by removing the height limitations on headstones; and provide for an effective date. Council Member Andersen seconded the motion. A voice vote was taken, with Council Members Andersen, Boyd, Jensen, LeMone and Stanley voting "Aye". The motion carried unanimously.

- B) CONTINUED ITEM: TO CONSIDER FOR APPROVAL THE GROVE CREEK II COMMERCIAL SITE PLAN FOR A PROFESSIONAL OFFICE BUILDING 2.22 ACRES LOCATED AT APPROXIMATELY 2168 WEST GROVE PARKWAY IN THE GROVE ZONE, INTERCHANGE SUBDISTRICT. (SAM WHITE'S LANE NEIGHBORHOOD) *Presenter: Director Young *Continued from the June 30, 2015 meeting.***

Mr. Davies presented the site plan and displayed an aerial map of the subject property. The applicant is requesting approval of a site plan for a three-story, 59,709 square foot professional office building, known as Grove Creek II which will be the third of five buildings planned for the site. The first two, which have been occupied by Horrocks Engineering and the University of Phoenix, are situated on either side of the new building site. The site plans for the first two buildings, approved in 2007, included the location but not the specific site detail for the building. However, the parking lot, including the assigned parking for this building and shared parking for the complex, was planned with the original two site plans. The site plan and plat for this new building was originally approved on September 13, 2012; however, no action was taken on either the site plan or plat and the approvals expired. Before construction begins, the plat and plan must be re-approved. The Design Review Board has recommended approval of this site plan in connection with the original approval.

ACTION: Council Member Jensen moved that the Council approve the Grove Creek II

Commercial Site Plan for a professional office building 2.22 acres located at approximately 2168 West Grove Parkway in the Grove Zone, Interchange Sub District, and adopt the exhibits, conditions, and findings set forth in the staff report. Council Member Andersen seconded the motion. The motion carried with the unanimous consent of the Council.

Note: Council Member Boyd was not present for the vote on Item 10B.

C) TO CONSIDER FOR APPROVAL A FINAL PLAT CALLED STRAWBERRY CREEK VILLAS PLAT "A" AMENDED ON PROPERTY LOCATED AT APPROXIMATELY 840 WEST 220 SOUTH IN THE GROVE ZONE, MIXED HOUSING SUBDISTRICT, SENIOR HOUSING OVERLAY. (SAM WHITE'S LANE NEIGHBORHOOD) *Presenter: Director Young.*

Mr. Davies presented the staff report and displayed an aerial map of the subject property. The original Strawberry Creek Villas Plat A was approved on May 6, 2014, and construction has begun on the project. The proposed subdivision is to be located on approximately 12.47 acres and is comprised solely of four-plexes. This plat amendment is intended to add one more lot on the northwest corner of the subdivision, which increases the number of lots from 75 to 76. The new lot is the same size and general dimensions as other lots in the subdivision.

Previously, there were concerns with the proximity to the creek at the northwest corner of the property. These concerns have been resolved, which now allow sufficient building area for the last, originally planned unit in the northwest corner. Based on review of the proposed preliminary plat, staff is satisfied that it meets both the regulations and intent of the City Code.

ACTION: Council Member Stanley moved that the Council approve a final plat called Strawberry Creek Villas Plat "A" amended on property located at approximately 840 West 220 South in the Grove Zone, Mixed Housing Subdistrict, Senior Housing Overlay, and adopt the exhibits, conditions, and findings set forth in the staff report. Council Member Jensen seconded the motion. The motion passed with the unanimous consent of the Council.

Note: Council Member Boyd was not present for the vote on Item 10C.

D) TO CONSIDER GRANTING AN EXTENSION OF TIME TO MUIRFIELD ESTATES SUBDIVISION LOCATED AT APPROXIMATELY 3300 NORTH 1450 WEST AS 12 MONTHS HAVE PASSED WITHOUT COMPLETING WORK ON THE REQUIRED IMPROVEMENTS. (NORTH FIELDS NEIGHBORHOOD) *Presenter: Engineer Lewis*

City Engineer, Degen Lewis, stated that the project has been approved. The developer hired a contractor who began work in July 2014. The project has not been completed due to unforeseen challenges that arose in October 2014. He noted that an extension needs to be granted. The project is different in that a plat has not yet been recorded. Furthermore, there is no bonding on the project. The applicant will present their proposed new schedule and staff did not recommend the Council grant an extension that exceeds five or six months.

Kyle Spencer noted that some of the challenges they faced last fall were due to cold weather and finances. Steve Bills has since been hired to work with the construction management. Mr. Spencer explained that they have plans to remove the weeds, which is scheduled to be completed by the end of this week. Resurveying was to take place early next week followed by operation of the curb and gutter. Completion of the project will be a step-by-step process. All of the infrastructure and underground utilities were prepped for the development back in October 2014. The curb, gutter, and asphalt will be in place by mid-August, after which the road base will be prepped. Optimistically, the project can be completed within the next 30 to 45 days and they were requesting a 60 to 90-day extension.

There was discussion on the appropriate extension to be granted. Engineer Lewis noted that the project was approved in phases and they are currently working on Phases I and II. They will complete the first two phases and then move forward with subsequent phases. In the event the extension is not granted, Attorney Petersen stated that the applicant would have to go back through the entire process again. Engineer Lewis added that there is no risk to the City in granting an extension.

ACTION: Council Member Stanley moved that the Council grant a 90-day extension of time to Muirfield Estates subdivision located at approximately 3300 North 1450 West as 12 months have passed without completing work on the required improvements. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

11) ITEMS FOR DISCUSSION - NO ACTION

There were no further items for discussion.

12) DISCUSSION ITEMS FOR THE JULY 14, 2015 CITY COUNCIL MEETING

Note: This meeting has been cancelled.

13) NEIGHBORHOOD AND STAFF BUSINESS

Mayor Daniels commented that the first night of the Promenade was very successful. Assistant to the City Administrator, David Larson, made mention of upcoming Promenade events.

Director Giles provided an update on the 1800 North crosswalk. Staff has discovered a high level of sodium next to the road, and so they will most likely be replacing the turf with concrete. Council Member Jensen requested an update on the 100 West sewer. Streets Superintendent, John Goodman, stated that the project is moving along. They are bursting the existing sewer main and expanding it underground, and will be putting in a new line. A larger size was needed as per the overall Master Plan. Council Member LeMone asked staff if updates to road projects could be included on the City's website. Administrator Darrington agreed that project timelines should be made known to the public via the website. Engineer Lewis added that any utility companies that dig under the road are required to obtain an excavation permit. There was continued discussion on how to categorize this information on the website.

In response to a comment from Mayor Daniels, Mr. Larson mentioned that the company Lantis provided the City's firework show this year. Furthermore, the Fire Department was able to mitigate all fire hazards over the 4th of July weekend, which is their busiest weekend of the year.

Other staff updates were provided. Administrator Darrington stated that the first draft of the structural engineering analysis should be available for review within the next couple of days. Engineer Lewis reported that a sewer main needs to be installed in Loader, east of the Pleasant Heights development. He also made brief mention of a forthcoming water line project.

14) MAYOR AND COUNCIL BUSINESS

Council Member Stanley inquired on the hiring process of previously discussed positions. Administrator Darrington explained that interviews will take place tomorrow. There were three applicants for the part-time Economic Development position.

Council Member Stanley has received feedback from the public on the leash law that was passed last week, and a number of residents have requested that certain parks in the City be specifically designated for dogs. Director Giles replied that he has looked into this possibility before, and noted that there are different requirements for no-leash dog parks. At this point, Pleasant Grove's parks are highly used, and Director Giles does not recommend opening up a section of an existing park for unleashed dogs.

Council Member Stanley referred to a previous discussion in which Frank Mills informed the Council of 40 memorial trees that had been removed from Battle Creek Park. He inquired as to the status of replacing those trees and holding a rededication service. Attorney Petersen replied that the Alpine School District contract requires that the Alpine School District replant 40 trees. City Recorder, Kathy Kresser, will be researching through newspaper archives to see if she can determine who the families were at the time. The City has not received any communication from those families, and they do not have any records in the Parks Departments that contain this information either.

Council Member Boyd suggested that a generic plaque be created. Attorney Petersen mentioned that Mr. Mills had indicated that at one point there was a map which contained all of the family information. However, this map has not been located. The newspaper article found describing the project indicates that the SIDS Organization donated 80 trees on behalf of that number of children in the state who had dies of SIDS. There was 1 plaque and the language was generic. No mention of individuals was found. Council Member Stanley asked when a ceremony could potentially take place, and Administrator Darrington mentioned that the Alpine School District is hoping to have the field house open in the fall before basketball seasons starts. The City would need to inquire as to when they would be able to plant additional trees.

In response to a question from Council Member LeMone, Mr. Davies stated that the Planning Commission is planning on discussing the study on accessory apartments on July 23, 2014. Council Member LeMone also brought up a previous Council request to modify parcels in the Grove Zone to only contain commercial. Administrator Darrington replied that staff is working to resolve other issues with a property owner first. There was brief discussion regarding a

project near the Water Gardens.

15) SIGNING OF PLATS

The following plats were signed: Bella Grace A and Larsen Acres C.

16) REVIEW CALENDAR

Mayor Daniels noted that early voting begins at City Hall on July 28, 2015. Pioneer Day is July 24, 2015. There will be no City Council Meeting next week.

17) ADJOURN

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

The City Council Meeting adjourned at 9:00 p.m.

Minutes of July 7, 2015 were approved by the City Council on July 28, 2015.

Kathy T. Kresser, City Recorder

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