

**Pleasant Grove City
City Council Special Meeting Minutes
February 27, 2018
6:00 p.m.**

PRESENT:

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone Mayor Pro-Tem
Lynn Walker

Staff Present: Tina Petersen, City Attorney
Kathy Kresser, City Recorder

Excused: Guy L. Fugal, Mayor
Todd Williams, Council Member

The City Council and Staff met in the Library at 30 East Center Street, Pleasant Grove, Utah.

1. CALL TO ORDER

Mayor Pro-Tem LeMone welcomed everyone to the meeting and noted that Mayor Fugal and Council Member Williams are excused. She then read the item on the agenda and turned the time over to Attorney Petersen.

2. PUBLIC HEARING TO CONSIDER FOR ADOPTION A RESOLUTION (2018-011) AUTHORIZING MAYOR PRO-TEM TO SIGN A PARKING AND ACCESS EASEMENT OVER PUBLIC PROPERTY LOCATED AT APPROXIMATELY 67 S MAIN. EASEMENT FOR PARKING CONTAINS 942 SQ. FT. EASEMENT FOR ACCESS CONTAINS 369 SQ. FT. (Applicant Armstrong/Flinders Realty on behalf of Radmall Family Trust LLC.) *Presenter: Attorney Petersen*

Attorney Petersen commented that the question before the Council tonight is whether they would like to grant an access and parking easement to the applicant on behalf of the Radmall Family Properties. The Radmall Family Properties are still the owners of the property and the easement will be granted in their favor not the potential developers, however, Armstrong/Flinders Realty is the developer partnership and they have an affidavit signed by Maxine Radmall giving them permission to request this on her behalf.

The easement has been reviewed by engineering and is appropriate for the Council consideration. Attorney Petersen then noted that several years ago when Pro Digital was developed they were granted an easement where the current driveway is going into the back of the property. With the new development there is a proposal to move the driveway north 12 – 14 feet so the access into

Pro Digital will be changed so there will be a shared drive access and will help with the flow of traffic between both of the buildings.

Attorney Petersen stated that the parking easement will encroach onto the city property behind City Hall where the landscape buffer is now, however, the plan for the easement does not provide for the landscape buffer to remain. The plan is to have the city parking stalls facing west and the applicants stalls will face east with them being nose to nose. There is a small landscaped area that will be maintained by the applicant. It is unclear whether the big pine tree will remain or not, if not then the applicant will be responsible to provide another tree in that area.

Council Member Jensen asked if there will be more parking available. Attorney Petersen replied that there will be. The current easement that is granted in favor of the Pro Digital property will be brought back before the Council in a couple of weeks to vacate that easement and grant another cross access partially over the property that is being proposed now so they can share the driveway access.

Drew Armstrong noted that when they turned the proposal to staff, staff looked at it and questioned why there were two drive accesses, then suggested that they work with Pro Digital to have only one driveway with a shared access. After working with Pro Digital they came up with a proposal to flip the parking spaces behind the building to face south instead of west. He commented that he thinks that they should be able to keep the tree with the new design, the City Engineer and Parks and Recreation Directors would like to keep the tree if possible.

Next Mr. Armstrong explained that they are trying to make this look like there is only one parking lot, the land will be lifted to the same level as the city parking lot so there isn't a slope in the land. Pro Digital is excited with this because it will take care of their problem with draining the water from their parking lot. He also stated that with the development of the new building they might run a sewer line to Pro Digital that will help with their sewer problem too.

Council Member Andersen asked how many parking stalls the City will be gaining? Attorney Petersen replied that the City isn't getting any parking stalls, the stalls will be for Pro Digital and the new building. Mr. Armstrong responded that there will be 16 in the garages and then seven more that will be nose to nose with the City parking lot. Attorney Petersen said that the City will not be losing any stalls. Mr. Armstrong noted that they meet the current code for parking.

ACTION: Council Member Jensen moved to adopt Resolution 2018-011 authoring Mayor Pro-Tem to sign a parking and access easement over public property located at approximately 67 S Main. Easement for parking contains 942 sq. ft. Easement for access contains 369 sq. ft. Council Member Andersen seconded. A voice vote was taken with Council Members Andersen, Jensen, LeMone and Walker voting "Aye." The motion passed unanimously.

3. ADJOURN

ACTION: Council Member Andersen moved to adjourn at 6:20 p.m. Council Member Walker seconded the motion. The motion passed with the unanimous consent of the Council.

The meeting adjourned at 6:20 p.m.

The Minutes of February 27, 2018 Special City Council Meeting were approved by the City Council on March 27, 2018

Kathy T. Kresser, City Recorder, MMC

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