

**Pleasant Grove City
City Council Meeting Minutes
Work Session
Tuesday, May 16, 2023
4:30 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Brent Bullock
Eric Jensen
Cyd LeMone

Staff Present: Scott Darrington, City Administrator
Tina Petersen, City Attorney
Deon Giles, Parks Director
Kathy Kresser, City Recorder
Denise Roy, Finance Director
Drew Engemann, Fire Chief
Sheri Britsch, Library and Arts Director
Neal Winterton, Public Works Director
Keldon Brown, Police Chief
Daniel Cardenas, Community Development Director
David Packard, Human Resources Manager
Kyler Brower, Assistant to the City Administrator

Excused: Todd Williams, City Council Member

The City Council and staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

4:30 P.M. WORK SESSION

Mayor Guy Fugal called the meeting to order at 4:30 p.m. and welcomed those present.

a. Introduction of New Employees.

Parks Director, Deon Giles, introduced new employees Carter Bigger (assigned to Discovery Park) and Stetson Cook (assigned to Manila Creek). Public Works Director, Neal Winterton, introduced Sean Cho, Staff Engineer, Trevor Andersen, Derick Rowberry, and Jared Barnett. Each of the new employees provided general background information.

b. Leadership Academy Graduates.

City Administrator, Scott Darrington, reported that Leadership Training is offered twice a year and focuses on leadership principles using the book *Endurance* by Alfred Lansing. The past session included 12 participants who, as part of the class, were required to present a specific leadership principle to the class. The class also provides an opportunity for each to become familiar with other department members. Certificates of Achievement were provided to each class member present and a photo was taken.

Graduates from this session included:

- Shawn Whitaker, Recreation Department;
- Misty Walker, Library Department;
- Rachel Burner, Police Department;
- David Packard, Human Resource Department;
- Kara Kresser, Community Development Department;
- Drew Hoffman, Public Works Department;
- Dallin Fredrickson, Payroll Clerk;
- Karen Felt, Legal Department;
- Paul Douglass, Community Development Department;
- Keldon Brown, Police Department; and
- Rachael Bringhurst, Justice Court.

c. St. John Properties Development Update.

Administrator Darrington reported that City Attorney, Tina Petersen, and Community Development Director, Daniel Cardenas, met the previous day with representatives from St. John Properties (“SJP”) on the Development Agreement. Progress was made and they would like to get the issues resolved within the next few weeks. To continue that progress, SJP Representative, Marty Beaumont, has requested to speak with City Council regarding SJP’s latest work. Mr. Beaumont met with City staff to discuss the Development Agreement and Design Guidelines to ensure that their design will meet City requirements. The comments and guidance received from City staff were helpful in that regard. He planned to address the following three topics:

- Information about parking and security for large residential buildings;
- Transportation issues;
- Directions on the construction phasing of the project.

Josh Givens, from Hales Engineering, was present to address transportation, including the impact of the new interchange system, environmental impacts, and transportation needs in the area. A short video from SJP’s recent groundbreaking celebration was shown. Mr. Beaumont felt that it portrays their vision for the project and what the City is seeking. The buildings shown were described as being to scale. Mr. Beaumont commented on the beautiful view toward G Mountain and stated that the location is unmatched. The entire development meets the City’s goal of providing an atmosphere that builds community and enhances the commercial nature of the area.

Mr. Beaumont reported that the parking structure is a major part of the overall parking. Commercial parking, in terms of the overall surface parking needs for the development, is significant. Council Member Andersen asked about the height variances for the surface parking elevations as they pertain to I-15. Mr. Beaumont noted that at the intersection, the level is 25 feet higher than I-15, which is the existing grade level at the bottom. This makes it about one level above grade. He commented that the view of that area will be blocked by a raised parking off-ramp and landscaping.

Residential parking was addressed. The City's residential parking requirements are two stalls per residential unit. Mr. Beaumont reported that information gathered on parking requirements for apartment buildings in various cities and counties show smaller ratios of stalls per unit than Pleasant Grove with an average of 1.4 stalls per unit. He commented that this information specifies what should be considered a reasonable market value. SJP wants to reduce the required parking requirement to 1.2 or 1.3 stalls per unit for this project, which was of concern to the City. Allowing 1.2 stalls per unit would result in 984 stalls for both buildings in Phase 6. Requiring 1.5 stalls per unit will result in a total of 1,230 stalls, which is a 25% increase above what the market would be for the 1.2 stall level. It also adds an increased cost of \$6 million. The residential parking is all structured parking with a few parking spaces on the exterior. In discussions with staff the previous day, concern was expressed about the differences between Phases 4 and 6. He stated that the units in Phase 6 will not have access to on-street parking because of the road configuration. To address those differences, SJP is proposing a 25% increase in parking for Phase 6. Phase 4 will be increased to 33% above market. SJP considers this to be a fair resolution. Mr. Beaumont clarified that they are not asking for an opinion at this point but are offering an option. Administrator Darrington stated that staff is addressing the issue and doing a separate evaluation of the parking issues.

With regard to site security, Mr. Beaumont described secured entries at both the building and the parking structure. He commented that crime in the area has been minimal with an average of one Emergency Management System ("EMS") call per month. He thought that this lower crime level was likely due to the apartments being higher-end units. Full-time security is not typically required and there is not much demand on public resources.

Mr. Givens next addressed transportation issues. He stated that a study was conducted last year with regard to the amount of traffic generated in the area and compared office space to residential units. With the transition from office to residential, a 10% traffic decrease in peak hours was anticipated. He commented that a mix of uses is healthy and more balanced. The Environmental Assessment had already been completed and showed the preferred road system as including a frontage road system. Using a schematic of the proposed roads, Mr. Givens identified the access points for the project and freeway access. With future conditions in place, the roads will work better. Mr. Givens was asked if the 10% reduction was from an overall mixed-use or just residential. He confirmed that it is from a mixed-use. He also noted that the area appears more walkable so the percentage reduction may even be higher. He further stated that the Utah Department of Transportation ("UDOT") has included this development in its Access Plan. Although not yet funded, they are aware of this project and have planned to consider that.

Mr. Beaumont addressed their phasing proposal to assure the City that commercial property is built in a timely fashion. SJP is proposing that 60,000 square feet of commercial space be built to the foundation before any residential units are built. Further, before a second residential unit can be constructed, the commercial square footage will be increased to 130,000 with the same Building Permit requirement. He estimated that residential units take two to three years to build.

d. Kindness Park.

Administrator Darrington reported that the City is developing a Public Relations publication that will provide information on what is being built at Kindness Park. The contract will be awarded on May 23, 2023, with a ground-breaking scheduled for June. The construction schedule will be forthcoming.

Zach Scott from Horrocks Engineering provided an update on their work on Kindness Park. Based on questions and comments raised previously, work has been concentrated on two elements consisting of a Pump Track feature and the Speed Park now called "All Wheels Park". The Splash Pad is well underway and they are working with the Architect on a restroom building. Information on those features would be addressed in the future.

With regard to the All Wheels Park, the name was changed to encompass more than just skateboards. The park will be designed to allow anything with wheels. In evaluating possible park features, they gathered input from multiple designers and visited several speed parks. From those visits, they determined that Sandy has the best Skate Park features. It provides different difficulty levels and various alternate paths. The proposal was modeled after the Sandy Skate Park. He described the layout for the proposed park, which will still be located in the same corner of the park. Various circuit routes and water features were described. Mr. Scott also described raised areas for observational seating and resting areas. The 20,000-square-foot area will be fenced with the exception of ingress and egress.

Council Member Andersen asked about maintenance. Mr. Scott noted that the biggest maintenance issue will be drainage, which impacts landscaping choices. The main concern identified with the Pump Track was the track surface. If the track is composed of dirt, maintenance will be high. In discussions with builders, the best option was to do a combination of concrete for the track itself and artificial turf and landscaping for the infill areas. He provided a schematic of the current layout. Originally, the track had a drop in grade change of seven to eight feet. In reviewing the pros and cons they decided on two loops. The upper loop is likely to be used more by beginners as the return will be easier. The lower loop will be more challenging. There are rock areas for drainage and they still are addressing landscaping, fall areas, and the use of trees. There was discussion regarding asphalt versus concrete for the surface with regard to safety and longevity. It was noted that they may need to value-engineer the surface.

Council Member Andersen raised issues with parking versus pedestrian issues and signage. They were continuing to evaluate and plan features to provide a safe walking environment.

e. **Staff Business**

There was no Staff Business.

ADJOURNMENT

MOTION: At 5:30 p.m. Council Member Jensen moved to ADJOURN the Work Session. Council Member Andersen seconded the motion. City Council Member vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; and Cyd LeMone, Yes. Motion carried unanimously.

The City Council Work Session minutes of May 16, 2023, were approved by the City Council on June 6, 2023.


Kathy T. Kresser, MMC
City Recorder



(Exhibits are in the Recorder's office.)