

**Pleasant Grove City
City Council Meeting Minutes
Regular Session
October 2, 2018
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Eric Jensen
Lynn Walker
Todd Williams
Dianna Andersen

Excused: Cyd LeMone

Staff Present: Scott Darrington, City Administrator
Deon Giles, Parks and Recreation Director
Kathy Kresser, City Recorder
Daniel Cardenas, Community Development Director
Dave Thomas, Fire Chief
Tina Petersen, City Attorney
Sheri Britsch, Library Director
Marty Beaumont, Public Works Director
Denise Roy, Finance Director
Mike Roberts, Police Chief

The City Council and staff met in the Library, Main Level, at 30 East Center Street.

6:00 P.M. REGULAR CITY COUNCIL MEETING

1) CALL TO ORDER

Mayor Fugal called the meeting to order and noted that City Council Member LeMone was excused.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Library Director, Sheri Britsch.

3) OPENING REMARKS

The opening remarks were given by Public Works Director, Marty Beaumont.

4) APPROVAL OF MEETING'S AGENDA

ACTION: Council Member Jensen moved to approve the agenda, with Item 9B being continued to the October 16, 2018 meeting. Council Member Andersen seconded the motion. The motion carried with the unanimous consent of the Council.

5) **OPEN SESSION**

Steve Black was present on behalf of the Independent Order of Odd Fellows and reported that they would be hosting their annual Treats in the Park on Halloween from 3:00 p.m. to 5:00 p.m. They had already given flyers to local businesses along Main Street inviting them to attend. He would be sending a digital flyer to the City Recorder so that it could be included in the newsletter.

Ben Stanley reported that the Utah County Commission nominated him to serve on the UTA Board of Trustees. Recently he had been meeting with mayors and city councils throughout Utah and Tooele Counties to answer questions about transit issues and encouraging people to get involved. Anyone with questions or concerns were invited to reach out to him at 801-854-7268 or ben.stanley.esq@gmail.com.

Julie Carr identified herself as the newly elected President of the Board of Directors for the PG Players. After speaking with the Library Director and the Arts Council she had come to speak with the City Council about getting signage on the side of the building where the new pergola was installed because they no longer have visibility on that side. She enlisted the help of Black Diamond Signs who prepared some samples. Ms. Carr asked what she needed to do to move forward.

City Administrator, Scott Darrington, offered to meet with Ms. Carr to get her contact information and explain the process.

Ms. Carr noted that their upcoming production of *Lucky Stiff* opens on October 19. She invited all to attend.

There were no further public comments. Mayor Fugal closed the Open Session.

6) **CONSENT ITEMS**

- a. **To Consider for Approval Payment of Approval Reports for (September 19 and 26, 2018).**

ACTION: Council Member Jensen moved to APPROVE the Consent Items. Council Member Andersen seconded the motion. The motion carried with the unanimous consent of the Council.

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

- A) **TO CONSIDER FOR APPROVAL THE APPOINTMENT OF KAREN LUNDQUIST AS AN ARTS COMMISSION MEMBER.**

ACTION: Council Member Jensen moved that the City Council APPOINT Karen Lundquist as an Arts Commission Member. Council Member Walker seconded the motion. The motion passed with the unanimous consent of the Council.

8) **PRESENTATIONS**

There were no presentations.

9) **PUBLIC HEARING ITEMS**

- A) **CONTINUED PUBLIC HEARING TO CONSIDER AN ORDINANCE (2018-22) AMENDING CHAPTER 14 “THE GROVE ZONING DISTRICT” TO CREATE AN OVERLAY THAT PROVIDES FOR FLEXIBILITY IN CREATING MASTER-PLANNED COMMUNITIES THAT INCORPORATE COMMERCIAL, OFFICE, AND MIXED-USE BUILDINGS AS WELL AS A VARIETY OF HOUSING TYPES. (SAM WHITE’S LANE NEIGHBORHOOD) (MCKAY CHRISTENSEN, APPLICANT) Continued from the September 19, 2018 City Council Meeting.**
Presenter: Director Cardenas.

Community Development Director, Daniel Cardenas, displayed an aerial map of The Grove Zone and identified the three subdistricts and other overlay zones that were created and utilized in the area. When applicants come forward wanting to create an overlay, their intention is usually to allow residential uses where they are not currently allowed or increase the density of residential uses where they are allowed. In these discussions, staff emphasizes the need to include retail in such developments. The current application was submitted by Mckay Christensen. The proposed overlay would allow residential uses in a very specific geographic location in the Commercial Sales Subdistrict. In exchange for allowing residential uses, the applicant has agreed to provide a certain amount of retail uses. When the proposal was brought to the Council a few months earlier, they raised concerns about density, parking, setbacks, and uses. Staff worked with the applicant to address these concerns and they felt that they had come to a good compromise.

Director Cardenas explained that the language of the ordinance limits the application of the overlay to a geographical area. Permitted uses will include all uses currently allowed in the Commercial Sales Subdistrict, with the addition of high-density housing. The language also includes a minimum requirement for retail uses that the applicant will provide in the development. Setback requirements will be similar to The Grove Zone, with some alterations to the interior setbacks. The open space will be 20% overall. With regard to parking, Director Cardenas stated that the applicant has agreed to provide 1.75 stalls for all one-bedroom units, and two stalls for all other residential units. The requirements for the commercial uses would not be altered from what currently exists. The maximum height allowed would be reduced from 100 to 75 feet and the density would be decreased from the original proposal of 25 units per acre to 23 units per acre. Director Cardenas reminded the Council that the decision before them tonight is the adoption of the proposed overlay ordinance. The site plan presented was a concept plan.

The applicant, McKay Christensen, stated that he had worked long and hard with staff to create an overlay ordinance that would be in the best interest of the City and himself and he hoped that this was a good compromise for all parties. He reported that he received four letters of intent from restaurants that would be coming into the development.

Mayor Fugal opened the public hearing.

Bruce Goodman asked about the road going between the homes. He was concerned that they would not be able to fit three homes there due to lack of frontage.

Administrator Darrington stated that they would just be approving the ordinance amendment rather than a site plan. The applicant will have to submit a plan that meets all requirements of the overlay zone. If they cannot fit three homes on the road, the applicant would have to develop fewer homes there.

Craig Yuzon reported that he owns property across the street from the proposed development and was concerned about the complaints people will make because of his animal rights.

City Attorney, Tina Petersen, stated that the City cannot guarantee that no one will complain, but they would put a note on the plat stating that Mr. Yuzon's property has animal rights so the residents moving in are aware. The suggestion was made to include language regarding the animal rights property in residential leases.

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

Council Member Williams commented that the property and area is valuable in providing revenue for the City, and 25,000 square feet of commercial is wonderful. He commended staff and the applicant for working so hard on this application. He looked forward to seeing an official site plan.

Council Member Andersen commented that she attended a Chamber Summit Event at Sundance and it was stated that Utah County has the lowest unemployment rate in the nation. They also discovered that a large portion of those coming into fill the jobs are from out of state. For every 10 jobs in Utah County, there are only two places to live. It is important to provide adequate housing for those working in the County. She did not feel that this was high density, because she only saw one or two people living in each unit.

ACTION: Council Member Williams moved that the City Council APOPT Ordinance 2018-22 amending Chapter 14 "The Grove Zoning District" to create an overlay that provides for flexibility in creating master-planned communities that incorporate commercial, office, and mixed-use buildings as well as a variety of housing types. Council Member Jensen seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, Walker, and Williams voting "aye". The motion carried unanimously.

A) PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2018-23) AMENDING CITY CODE SECTION 10-14: "THE GROVE

ZONING DISTRICT” BY ALTERING SECTION 10-14-24-1: “THE GROVE COMMERCIAL SALE SUBDISTRICT”. THE AMENDMENT WOULD ALLOW CLIMATE-CONTROLLED, INDOOR STORAGE UNITS AS A PERMITTED USE IN THE COMMERCIAL SALES SUBDISTRICT OF THE GROVE ZONE. (SAM WHITE’S LANE NEIGHBORHOOD) *Presenter: Director Cardenas Continued to the October 16, 2018 City Council Meeting.*

- B) PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE AMENDING CITY CODE SECTION 10-12B-7:B YARD REQUIREMENTS. THE PROPOSED AMENDMENT WOULD ALLOW AN APPLICANT TO REDUCED SIDE YARD SETBACKS, BAASED ON THE PROVISION OF ENHANCED LANDSCAPING TO ANOTHER LOCATION ON THE SAME PROPERTY, IN THE MANUFACTURING DISTRIBUTION (MD) ZONE. (PAUL WASHBURN, APPLICANT) *Presenter: Director Cardenas Continued to the October 16, 2018 City Council Meeting.***

10) ACTION ITEMS READY FOR VOTE

- A) TO CONSIDER FOR ADOPTION A RESOLUTION (2018-050) AUTHORIZING THE PLEASANT GROVE CITY PARKS AND RECREATION DEPARTMENT DIRECTOR TO SUBMIT APPLICATION FOR THE 2018 UTAH COUNTY COMMISSION MUNICIPAL RECREATION GRANT FOR IMPROVEMENTS TO BE MADE TO THE PARKS AND TRAILS SYSTEM; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Giles.***

Parks and Recreation Director, Deon Giles, briefly explained the grant and stated that their extension would expire this week. After some communication with the County Commission, the City would be allowed to propose another application to apply for the 2018 Grant. Staff was proposing to use the grant funds for monument signs at Veterans Park, Downtown Park, Mahogany Park, and a replacement of the Manila sign on 2600 North. They would also use the funding for two bike stations at Murdock Trailhead and Battlecreek Trailhead.

ACTION: Council Member Williams moved that the City Council ADOPT Resolution 2018-050 authorizing the Pleasant Grove City Parks and Recreation Department Director to submit application for the 2018 Utah County Commission Municipal Recreation Grant for improvements to be made to the parks and trails system; and providing for an effective date. Council Member Andersen seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, Walker, and Williams voting “aye”. The motion carried unanimously.

11) ITEMS FOR DISCUSSION

- A) Continued items from the Work Session if needed.**

12) REVIEW AND DISCUSSION ON THE OCTOBER 16, 2018 CITY COUNCIL MEETING AGENDA

The aforementioned meeting was briefly reviewed and discussed during the work session.

13) MAYOR AND COUNCIL BUSINESS

Public Works Director, Marty Beaumont, reported on the traffic issues at the charter school. He had spoken with the principal of the school to discuss the possibility of another pickup/drop-off area. There was a development across the street that was supposed to be developed in eight phases, but they stopped with the fourth phase. Currently, other developers were looking into purchasing the property and developing the land. Director Beaumont had spoken with potential developers about them providing a little more property to the right-of-way for a pickup/drop-off lane on the south side and to widen the road. It wasn't a perfect solution, but it would help the current problems that exist.

Council Member Williams read notes he received from residents concerning the stop signs at 1300 West and 1100 North, and at 1100 North and 600 West. There was discussion about restriping the road and increasing enforcement. Police Chief, Mike Roberts, stated that they had collected data on the two intersections and it was clear there were fewer accidents since the signs had been installed.

Staff reported that a New Staff Engineer would be starting work the following Tuesday, a New Building Official would start work on Friday, and a New Treasurer started the previous day.

Library Director, Sheri Britsch, reported that the Harry Potter event was successful with 850 to 900 people in attendance over the three-hour period. She reminded the Council of the Veteran's Day event and asked for recommendations for speakers.

The City Council thanked Fire Chief, Dave Thomas, for the tour of the fire station.

Planning Commission Chair, Lisa Coombs, briefly addressed the Planning Commission opening. The Council expressed their appreciation for the Planning Commission being so thorough in their examination of each application they heard.

14) SIGNING OF PLATS

There were no plats signed.

15) REVIEW CALENDAR

There were no additional calendar items.

16) ADJOURN

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

The meeting adjourned at 7:45 p.m.

The City Council Minutes of October 2, 2018 were approved by the City Council on October 16, 2018.

Kathy T. Kresser, City Recorder

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