

**Pleasant Grove City
City Council Meeting Minutes
Regular Session
January 8, 2019
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Lynn Walker
Todd Williams

Staff Present: Scott Darrington, City Administrator
Denise Roy, Finance Director
Deon Giles, Parks and Recreation Director
Josh Motsinger, Police Lieutenant
Dave Thomas, Fire Chief
Kathy Kresser, City Recorder
Marty Beaumont, Public Works Director
Tina Petersen, City Attorney
Sheri Britsch, Library and Arts Director
Kyler Ludwig, Assistant City Administrator

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 all Council Members were present.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Assistant City Administrator, Kyler Ludwig.

3) **OPENING REMARKS**

The opening remarks were given by Council Member Todd Williams.

4) **APPROVAL OF MEETING'S AGENDA**

ACTION: Council Member Jensen moved to approve the agenda, with the addition of a Closed Meeting to discuss the character or professional competence or physical or mental health of an individual, and to discuss a pending or reasonably imminent litigation. Council Member Williams seconded the motion. The motion carried with unanimous consent of the Council.

5) **OPEN SESSION**

Casey Larson gave his address as 1003 West 1000 North and recalled an incident roughly 12 years ago where the City annexed property from American Fork into Pleasant Grove. He noted that it ended very poorly. Eventually, a lawsuit was filed against the City. There was an agreement made that Pleasant Grove would not annex any more American Fork land into the City.

Mayor Fugal explained that there was an agreement made with American Fork, but this land was designated in that agreement to come to Pleasant Grove. The property also was not part of American Fork, but it was unincorporated land.

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

6) **CONSENT ITEMS**

- a. **City Council Minutes:
City Council Minutes for the December 4, 2018 Special Meeting,
City Council Minutes for the December 11, 2018 Meeting,
City Council Minutes for the December 14, 2018 Special Meeting;**
- b. **To Consider Approval of Payment Request and Change Order No. 2 for
VanCon Inc. for the Pleasant Grove Vac-Truck Decant Facility;**
- c. **To Consider Approval of Payment Approval Reports for (December 12, 19,
and 20, 2018).**

ACTION: Council Member Williams 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 THE APPOINTMENT OF TAMARA OBORN AS THE
PLEASANT GROVE CHAMBER REPRESENTATIVE.**

Mayor Fugal stated that Tamara Oborn, of the Planning Commission, had accepted an assignment to serve on the Pleasant Grove Chamber as a representative.

ACTION: Council Member Andersen moved that the City Council APPOINT Tamara Oborn as the Pleasant Grove Chamber Representative. Council Member Williams seconded the motion. The motion carried with the unanimous consent of the Council.

Mayor Fugal introduced Kevin Haub, who was appointed to the Design Review Board at the previous meeting but was not in attendance that day.

8) **PRESENTATIONS**

There were none.

9) **PUBLIC HEARING ITEMS**

There were none.

10) **ACTION ITEMS READY FOR VOTE**

- A) **TO CONSIDER THE REQUEST OF LARRY MYLER FOR A TWO-LOT FINAL SUBDIVISION PLAT CALLED HIDDEN SPRINGS SUBDIVISION PLAT 'A' ON PROPERTY LOCATED AT 1473 WEST STATE STREET IN THE GROVE MIXED-USE (GMU) OVERLAY ZONE. (SAM WHITE'S LANE NEIGHBORHOOD) Presenter: Director Beaumont.**

NOTE: Items 10A, 10B and 10C were discussed simultaneously.

Director Beaumont explained that the next three items involved the same property. The first request was for a two-lot subdivision plat, and the second would take one of the lots and create a 117-lot condominium plat. The final request was for site plan approval of that residential subdivision. In the development, there would be a road through the middle that would be dedicated to the City as a public road. Staff had worked with Mr. Myler and UDOT to realign 1300 West as part of the subdivision. Director Beaumont identified the changes on the plat. Mr. Myler agreed to reconstruct half of this section of 1300 West, and Public Works would do the other half as part of their streets project.

With regard to the condominium plat, Director Beaumont explained that this would create 117 buildable lots, but the owner would only own the footprint of the house and the back patio. The proposal met all requirements of the GMU Overlay Zone. "E" lots were unique in that the buildable footprint was large enough to accommodate any of the proposed house styles, which would allow the owner to choose what style of home they wanted. The interior roads of the subdivision would be privately owned and maintained. Each unit would have a two-car garage, a driveway to accommodate two additional vehicles, and there would be a designated visitor parking spot between each adjacent garage. Parking would not be allowed on the street.

Council Member Jensen asked about the raised crosswalk. Director Beaumont explained that this element was discussed extensively by the Planning Commission. City Planner, Julie Henry, was adamant that the crosswalk be raised, made of different material than the road, and striped in order to meet the open space requirement of the zone. Director Beaumont did not recommend that the crosswalk be raised because of its location but was in favor of requiring a change in material and/or color to differentiate the crosswalk.

The applicant, Larry Myler, noted that they had included so much visitor parking at the request of Director Beaumont. There would be 38 visitor parking stalls between the garages throughout the project, and there would be some extra visitor parking stalls near the parks. Mr. Myler briefly addressed the "E" lots and stated that any space unused by the home would still be maintained by the HOA.

ACTION: Council Member Jensen moved that the City Council APPROVE the request of Larry Myler for a two-lot final subdivision plat called Hidden Springs Subdivision Plat “A” on property located at 1473 West State Street in the Grove Mixed-Use (GMU) Overlay Zone. Council Member Walker seconded the motion. The motion passed with the unanimous consent of the Council.

- B) TO CONSIDER THE REQUEST OF LARRY MYLER FOR A RESIDENTIAL CONDOMINIUM PLAT CALLED HIDDEN SPRINGS SUBDIVISION CONDOMINIUM PLAT ‘A’, WITH 117 LOTS, ON PROPERTY LOCATED AT 1473 WEST STATE STREET IN THE GROVE MIXED-USE (GMU) OVERLAY ZONE. (SAM WHITE’S LANE NEIGHBORHOOD) Presenter: Director Beaumont.**

NOTE: Items 10A, 10B and 10C were discussed simultaneously.

ACTION: Council Member Andersen moved that the City Council APPROVE the request of Larry Myler for a residential condominium plat called Hidden Springs Subdivision Condominium Plat “A”, with 117 lots, on property located at 1473 West State Street in the Grove Mixed-Use (GMU) Overlay Zone. Council Member Williams seconded the motion. The motion passed with the unanimous consent of the Council.

- C) TO CONSIDER THE REQUEST OF LARRY MYLER FOR APPROVAL OF A PROPOSED SITE PLAN FOR A NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, WITH 117 DWELLINGS, ON PROPERTY LOCATED AT 1473 WEST STATE STREET IN THE GROVE MIXED-USE (GMU) OVERLAY ZONE. (SAM WHITE’S LANE NEIGHBORHOOD) Presenter: Director Beaumont.**

NOTE: Items 10A, 10B and 10C were discussed simultaneously.

ACTION: Council Member Williams moved that the City Council APPROVE the request of Larry Myler for a proposed site plan for a new single-family residential development, with 117 dwellings, on property located at 1473 West State Street in the Grove Mixed-Use (GMU) Overlay Zone. Council Member LeMone seconded the motion. The motion passed with unanimous consent of the Council.

- D) TO CONSIDER FOR ADOPTION A RESOLUTION (2019-01) AUTHORIZING THE MAYOR TO ENTER INTO A TASK ORDER ENGINEERING AGREEMENT WITH HORROCKS ENGINEERS AND PROVIDE FOR AN EFFECTIVE DATE. Presenter: Attorney Petersen.**

Attorney Petersen explained that the resolution was a result of the City’s affiliation with the Division of Drinking Water for the Battle Creek project. As discussed in prior meetings, the City would be receiving funding from the Division of Drinking water, and they require a copy of the current working contract with Horrocks Engineers.

ACTION: Council Member Andersen moved that the City Council ADOPT Resolution 2019-01 authorizing the Mayor to enter into a Task Order Engineering Agreement with Horrocks Engineers and provide for an effective date. Council Member Jensen seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Walker, and Williams voting “Aye”. The motion carried unanimously.

- E) TO CONSIDER FOR ADOPTION A RESOLUTION (2019-02) INDICATING THE INTENT OF PLEASANT GROVE CITY TO ANNEX 10.71 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 4801 WEST 6800 NORTH, AMERICAN FORK, UTAH, AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Attorney Petersen.***

Attorney Petersen explained that the proposed resolution would declare the intent of Pleasant Grove City to annex 10.71 acres of real property located at 4801 West 6800 North in American Fork. She noted that the property is in Utah County, although it had an American Fork address. Attorney Petersen gave a brief history of the property and stated that there was interest in developing the property. The property was included in the City’s Annexation Declaration, and it was part of the agreement between Pleasant Grove and American Fork City. Staff reviewed the petition and found that it met all the legal requirements to be considered for annexation. The resolution would simply make it known that the City intends to annex the parcel. A public hearing was to be held on March 5, 2019.

Director Beaumont recommended that the annexation include other small parcels of unincorporated property, which belong to UDOT. Attorney Petersen stated that this does not need to be included in the resolution and will be addressed when the ordinance is written for the annexation.

ACTION: Council Member Williams moved that the City Council ADOPT 2019-02 indicating the intent of Pleasant Grove City to annex 10.71 acres of real property located at approximately 4801 West 6800 North, American Fork, Utah; and providing for an effective date. Council Member Jensen seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, LeMone, 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 JANUARY 15, 2019 CITY COUNCIL MEETING AGENDA

The aforementioned meeting agenda was briefly discussed.

13) MAYOR AND COUNCIL BUSINESS

Administrator Darrington reported that there would be a meeting with the Interior Designer for the Police and Courts building on Thursday at 2:30 p.m. He invited any interested City Council

Members to attend. February 8, 2019 would be the off-site Budget and Planning Meeting in the Training Room of the Fire Station. He noted that this was a public meeting, and the agenda would be advertised within the next few weeks. He asked the Council to send him an email with topics they would like to discuss at the meeting so that he could include them on the agenda.

Administrator Darrington reported on the ongoing road projects. Staff was looking at the 380 East water line project and wanted to add that to the 300 West road project next year.

Director Britsch reported that they would be hosting a class for home buying basics. January 28, 2019 would be the Lego party, and they would be showing the Lego Batman Movie.

Fire Chief Thomas was very pleased with the New Fire Station and stated that they were completely out of the warehouse. The Open House was scheduled for January 18 from 11:30 a.m. to 6:00 p.m. The dedication would be at 10:00 a.m. They would extend the Open House for another two hours on Saturday for those that cannot attend during the week.

Council Member Andersen thanked the Public Safety employees for their service to the community.

Mayor Fugal thanked the Council for a good year and looked forward to next year. He asked the Council Members to think about their goals for one to five years so that they can discuss them at a later date.

ACTION: Council Member Andersen moved to take a five-minute break at 6:56 p.m. before going into a Closed Meeting to discuss the character, professional competence, or physical or mental health of an individual and to discuss pending or reasonably imminent litigation. Council Member Jensen seconded the motion. The motion passed with the unanimous consent of the Council.

14) **SIGNING OF PLATS**

15) **REVIEW CALENDAR**

16) **CLOSED MEETING TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL (UCA 52-4-205 (1)(a)) and TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION. (UCA 52-4-205 1 (c))**

ACTION: At 7:10 pm Council Member Jensen moved to go into a Closed Meeting to discuss pending or reasonably imminent litigation and to discuss the character, professional competence, or physical or mental health of an individual after a 5 minute break. Council Member Walker seconded the motion. The motion carried with unanimous consent of the Council.

PRESENT:

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Lynn Walker
Todd Williams

Staff Present: Scott Darrington, City Administrator
Deon Giles, Parks and Recreation Director
Tina Petersen, City Attorney
Kathy Kresser, City Recorder

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

Recorder Kresser left the meeting at 7:23 pm at which time the Council and staff discussed the character, professional competence, or physical or mental health of an individual.

ACTION: At 8:40 pm Council Member Williams moved to come out of the closed meeting and go back into regular Council meeting. Council Member Jensen seconded the motion. The motion carried with unanimous consent of the Council.

17) ADJOURN

ACTION: At 8:43 Council Member Williams moved to adjourn. Council Member Andersen seconded the motion. The motion carried with unanimous consent of the Council.

The City Council Minutes of January 8, 2019 meeting were approved by the City Council on February 5, 2019

Kathy T. Kresser, City Recorder, MMC

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