

**Pleasant Grove City
City Council Meeting Minutes
Work Session
July 16, 2019
4:30 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 Director
Tyler Wilkins, Recreation Director
Tina Petersen, City Attorney
Kathy Kresser, City Recorder
Marty Beaumont, Public Works Director
Kyler Ludwig, Assistant City Administrator
Sheri Britsch, Library Director
Mike Roberts, Police Chief
Dave Thomas, Fire Chief
Daniel Cardenas, Community Development Director
Nate Reed, Intern

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

4:30 P.M. WORK SESSION

City Administrator Scott Darrington requested that staff introduce new City employees before addressing the work session items.

Police Chief, Mike Roberts introduced new employees Kashea Young Estrada and Mike Stowe. Officer Estrada previously served in Orem City and Officer Stow previously worked in Heber.

Chief Roberts reported that the Police Department is now fully staffed.

Administrator Darrington introduced Nate Reed as an Intern. He is currently a student at UVU and is interested in pursuing a degree in Public Administration.

1) **CARE Tax Logo Discussion.**

Council Member Jensen presented various ideas for the CARE Tax Logo, based on feedback from the previous meeting.

There was a question about the signs that American Fork uses for the CARE Tax. Administrator Darrington stated that they have two different signs. He encouraged the Council to choose a logo and staff can customize the individual signs to specify whether a project is fully or partially funded by the CARE Tax.

The Council liked the logo on the top left of the slide.

2) **Discussion on High Density Housing Requests.**

Administrator Darrington reported that staff has received a lot of requests for high-density housing from developers, and he wanted to have the discussion to ensure that staff and the City Council are on the same page. Currently, the highest density allowed is in the Mixed Housing Zone at 12 units per acre. There is one large property and two smaller properties with this zoning designation that are undeveloped. Nearly every developer that has approached the City with a high density proposal has stated that 12 units per acre is not dense enough. When this happens, staff tells the developer that they can create a new zone with a higher density and see if the City Council will approve it. Most developers are not open to this suggestion because it is a lengthy process.

Administrator Darrington stated that it is also difficult to tell a developer how the Council will react to a new zone application because there are a lot of factors that the Council considers. Most of the projects being presented to staff do not have a retail component. Administrator Darrington asked if the Council would like staff to continue to direct developers to create a zone or if the City should take the initiative and create a higher density zone. If staff creates a new zone, the City Council would still have the ability to determine where that zone could be applied.

Council Member Jensen asked if he was suggesting an overlay zone or a base zone. Administrator Darrington indicated they were open to either option. If they create an overlay zone, the underlying zoning would come into play with any development.

Council Member LeMone liked the idea of having optional zones, which would save the developers time and they would be zoning options that the City already approves of. There are certain properties that will not be able to develop until the zoning is changed and certain areas that should not be allowed increased density.

Council Member Andersen reported that about five years ago they cleaned up a lot of the zones and specifically addressed density limits. She wanted to know how the State's requirements for affordable housing would affect density in the City. She thought they should continue what they have been doing.

The Council discussed different properties that could be developed with and without a retail component. Council Member LeMone thought that taking each case on an individual basis may be the best approach.

City Attorney, Tina Petersen stated that with other higher density projects in the City, they took the project that a developer wanted to develop and created an overlay zone to meet those needs. It would be difficult for the City to create a zone that would not have to be adjusted for each project. She asked that staff be given more time to discuss other options and bring them back to the Council for discussion. They could also identify areas to consider allowing higher density.

Council Member Andersen liked zoning because it consists of a firm set of standards and the City considers surrounding uses when applying zoning to a property. When a developer comes in, they won't be looking at anything but their own property. While they were discussing zoning, she wanted them to consider allowing residential into the industrial portion of the City. She was also concerned about the railroad track on State Street, which interferes with the development there.

Administrator Darrington summarized the conversation, stating that staff would discuss the best mechanism to accommodate potential projects. They would have another discussion with the Council at a future meeting.

3) City Council and Staff will Review and Discuss Items on the Agenda

Administrator Darrington briefly addressed the items on the agenda.

4) Staff Business

ACTION: Council Member LeMone moved to adjourn the work session at 5:29 p.m. Council Member Williams seconded the motion. The motion carried with unanimous consent of the Council.

The City Council Work Session Minutes of July 16, 2019 were approved by the City Council on August 20, 2019

Kathy T. Kresser, MMC
City Recorder

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