

**Pleasant Grove City
City Council Meeting Minutes
Regular Session
January 7, 2020
6:00 p.m.**

Council Members: Todd Williams – Mayor Pro-Tempore
Dianna Andersen
Brent Bullock
Eric Jensen
Cyd LeMone

Staff Present: Scott Darrington, City Administrator
Deon Giles, Parks Director
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
Tina Petersen, City Attorney
Denise Roy, Finance Director
Tyler Wilkins, Recreation Director

Excused: Mayor Guy Fugal

The City Council and staff met in the Community Room, 106 South 100 East, Pleasant Grove, Utah.

6:00 P.M. REGULAR CITY COUNCIL MEETING

1) CALL TO ORDER

In the absence of Mayor Fugal, Mayor Pro-Tem, Todd Williams called the meeting to order. All Council Members were present.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member LeMone.

3) OPENING REMARKS

The opening remarks were given by Parks Director, Deon Giles.

- A) **Administer the Oath of Office to the Newly Elected Council Members: Cyd LeMone, Eric Jensen, and Brent Bullock** – *Presenter: Recorder Kresser.*

Mayor Pro-Tem Williams thanked Lynn Walker for his service.

City Recorder, Kathy Kresser administered the Oath of Office to Cyd LeMone, Eric Jensen, and Brent Bullock.

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

ACTION: Council Member Jensen moved to approve the agenda, with Item 10B being continued to the January 21, 2020, City Council Meeting. Council Member LeMone seconded the motion. The motion carried with the unanimous consent of the Council.

5) **OPEN SESSION**

Denise Trickler stated that notices were left on a few of their cars parked in the cul-de-sac over winter break. The notices stated that they cannot park perpendicular to the sidewalk. This was difficult for her family since they have seven cars. Other families in the cul-de-sac also have more cars than they can park in the garages and driveway. There was no way for them all to park parallel. She asked if anything could be done to allow them to park as they have been.

Staff noted that there was no way for snowplows to remove snow from the cul-de-sac with so many cars because they cannot turn around and remove the snow. Administrator Darrington offered to sit down and discuss the matter with Ms. Trickler.

Ms. Trickler asked if the City would be putting in more parking when the pickleball courts are constructed. Staff answered in the affirmative.

6) **CONSENT ITEMS**

- a. **City Council Minutes:
City Council Minutes for the November 19, 2019 Meeting.
City Council Minutes for the December 3, 2019 Meeting.**
- b. **To Consider for Approval Payment Request No. 5 to Staker Parson Companies dba Staker Parson Materials & Construction for the 1100 North Road and Storm Drain Project.**
- c. **To Consider Approval of Payment Approval Reports for (December 5, 12, 19, 2019 and January 2, 2020).**

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) **APPOINTMENT OF MAYOR PRO-TEMPORE FOR 2020.**

Mayor Pro-Tem Williams opened the floor for nominations.

ACTION: Council Member Jensen nominated Dianna Andersen as Mayor Pro-Tempore for 2020. Council Member LeMone seconded the motion. The motion carried with the unanimous consent of the Council.

8) **PRESENTATIONS**

There were no presentations.

9) **PUBLIC HEARING ITEMS**

- A) **PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2020-1) AMENDING CITY CODE SECTION 10-11-D-2: CS-2 (COMMERCIAL SALES – 2) ZONE: PERMITTED, CONDITIONAL, AND ACCESSORY USES, BY AMENDING THE CONDITIONAL USE #1151 TOWNHOMES, TWO (2) AND THREE (3) STORIES WITH A GARAGE, MAXIMUM OF SIX (6) DWELLING UNITS PER BUILDING, TO ALLOW A MAXIMUM OF EIGHT (8) DWELLING UNITS ATTACHED PER BUILDING WITH A CONDITIONAL USE PERMIT; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Cardenas.***

Community Development Director, Daniel Cardenas presented the staff report regarding a proposed Code amendment. Currently, the CS-2 Zone allows two or three-story townhomes with a garage for a maximum of six attached dwelling units per building. The applicant was proposing to change the Code to allow eight attached dwelling units per building. The above item was reviewed by the Planning Commission who voted in favor of the amendment with four in favor and three against. The three members that voted against the amendment were fine with eight units being attached so long as they are staggered or an increased setback was required. The current setback is 25 feet. Director Cardenas showed examples of products that would be allowed as part of the Code amendment.

The applicant, Joe Salisbury, reported that his goal was to build as many three and four-bedroom units as possible. Under the current concept plan, 23% of the units were two-bedroom units. If he were allowed to have eight units per building, he could reduce the footprint of the buildings and associated setbacks, which would allow him to have more large units. Two-bedroom units typically attract singles and roommates, while three and four-bedroom units tend to bring in families. The target demographic for all of his projects was families. Mr. Salisbury presented images of the product he wanted to build on the property. He also showed the concept site plan and reminded the Council that they were not considering the site plan today.

Mayor Pro-Tem Williams opened the public hearing. There were no public comments. The public hearing was closed.

Council Member LeMone did not like the look of the product Mr. Salisbury intended to construct. She agreed with the Planning Commission on the need for staggered or increased setbacks. She did not want the buildings to look like army barracks.

The Council and applicant discussed the photos of the sample products.

City Attorney, Tina Petersen reported that the proposed amendment language does not require staggering. The amendment only addresses the number of attached units allowed. Council Member Andersen asked if the item would have to go back to the Planning Commission if the Council requested the language be altered to include a staggering requirement. Attorney Petersen stated that the Council could continue the item without it being sent back to the Planning Commission. The allowance of eight attached units was proposed as a conditional use but that did not guarantee staggering.

Council Member Andersen commented that the applicant came to the Council with several Code amendment proposals to accommodate his products and the Council agreed to them. In this case, the Council did not like the flat building and would prefer more staggering than was proposed.

Council Member Bullock reported that staff recently conducted a study about high-density housing in Pleasant Grove. The study showed that 36% of the housing stock is high density. He understood that the subject property has some constraints and that the applicant wants to maximize what he has. If the applicant was allowed to have eight attached units, the Council needed to make sure that either the increased setback or staggering occurs. To do that, they need to tighten up the language.

Mr. Salisbury reported that he could develop the property with six-plexes, however, doing so would mean that about 50% of the units will be two-bedroom units. He could make more money that way, but that was not his target demographic. Rather than maximize his profit, he wanted to maximize three and four-bedroom units in the development.

Mayor Pro-Tem Williams explained that the Council was fine having eight units attached, but they did not want the product to have no variation. They want the language in the Code to reflect the product they will accept.

Attorney Petersen stated that the Council could continue the item to January 21 and allow the applicant and staff to come up with language that implements the Council's desires.

ACTION: Council Member Bullock moved that the City Council CONTINUE Ordinance 2010-1 amending City Code Section 10-11-D-2: CS-2 (Commercial Sales – 2) Zone: Permitted, Conditional, and Accessory Uses, by amending the Conditional Use #1151 Townhomes, Two and Three Stories with a Garage, Maximum of Six (6) Dwelling Units Per Building, to allow a

maximum of eight (8) units per building with a conditional use permit. Council Member Andersen seconded the motion. The motion carried with the unanimous consent of the Council.

- B) PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2020-2) AMENDING CITY CODE SECTION 10-11-D-16-C: CS-2 (COMMERCIAL SALES – 2) ZONE: MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT REQUIREMENTS, REQUIRED BUILDING DESIGN, BY CHANGING THE REQUIREMENT FOR ROOF PITCH; AND PROVIDING FOR AN EFFECTIVE DATE. Presenter: Director Cardenas.**

NOTE: Mayor Pro-Tem Williams was excused from the meeting, and Council Member Andersen assumed the Chair.

Director Cardenas presented the staff report regarding a proposed Code amendment to the design standards regarding roof pitches. The Code currently requires all dwelling units in the CS-2 Zone to have a pitch of 6/12. However, there were no pitch requirements for residential dwellings in any other zones in the City. The applicant was proposing to remove this design requirement from the CS-2 Zone to facilitate the building of residences with flat roofs. The Planning Commission reviewed the application and unanimously recommended approval.

The applicant, Joe Salisbury, presented images of different styles of homes with flat roofs.

Mayor Pro-Tem Andersen opened the public hearing. There were no public comments. The public hearing was closed.

Council Member LeMone expressed her distaste for flat roofs.

ACTION: Council Member Jensen moved that the City Council ADOPT Ordinance 2020-2 amending City Code Section 10-11-D-16-C: CS-2 (Commercial Sales – 2) Zone: Multiple-Family Residential Development Requirements, Required Building Design, by changing the requirement for roof pitch; and providing for an effective date. Council Member Andersen seconded the motion. Vote on motion: Council Members Jensen and Andersen voted “Aye” and Council Members Bullock and LeMone voted “Nay”. Mayor Pro-Tem Andersen was asked to vote to break the tie vote and voted “Aye”. The motion carried, 3-to-2.

10) ACTION ITEMS READY FOR VOTE

- A) TO CONSIDER FOR APPROVAL A SEVEN-LOT (APPROXIMATELY 11.7 ACRES), MIXED-USE FINAL SUBDIVISION PLAT CALLED THE BOULEVARD SUBDIVISION PLAT ‘A’, ON PROPERTY LOCATED AT APPROXIMATELY 1300 WEST AND PLEASANT GROVE BOULEVARD IN THE GROVE ZONE DISTRICT – THE BOULEVARD MIXED-USE OVERLAY. (SAM WHITE’S LANE NEIGHBORHOOD) (MACDEVELOPMENT, LLC, APPLICANT) Presenter: Director Cardenas.**

Director Cardenas reported that the applicant, McKay Christensen, was proposing a seven-lot, mixed-use subdivision for property at the address listed above. He reminded the Council that they would not be approving a site plan tonight but were considering the proposed plat. The proposed plat met the requirements of the zone. Director Cardenas noted that Lots 1, 4, and 5 will be residential while Lots 2, 3, 6, and 7 will be office or retail. Staff was working with the applicant on the dedication and construction of 100 South. The Planning Commission reviewed the proposal and unanimously recommended approval.

The applicant, McKay Christensen, provided an update on the project and noted that they were planning more retail and office than they previously envisioned. Three of the out parcels would be restaurant pads and Lot 6 will be an office building with shared parking.

ACTION: Council Member Jensen moved that the City Council APPROVE a seven-lot (approximately 11.7 acres), mixed-use final subdivision plat called The Boulevard Subdivision Plat ‘A’, on property located at approximately 1300 West and Pleasant Grove Boulevard in The Grove Zone District – The Boulevard Mixed-Use Overlay. Council Member Bullock seconded the motion. A public hearing was held. Vote on motion: Council Members Jensen, Bullock, and Andersen voted “Aye”; Council Member LeMone voted “Nay”. The motion carried 3-to-1.

- B) TO CONSIDER FOR ADOPTION A RESOLUTION (2020-01) AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL COOPERATIVE AGREEMENT BETWEEN UTAH COUNTY AND PLEASANT GROVE CITY FOR SNOW REMOVAL SERVICES ON CANYON ROAD OUTSIDE OF THE PLEASANT GROVE CITY BOUNDARIES; AND PROVIDING FOR AN EFFECTIVE DATE.**
*Presenter: Director Beaumont *Continued to the January 21, 2020 Meeting.*

11) **ITEMS FOR DISCUSSION**

- A) Continued Items from the Work Session, if needed

12) **REVIEW AND DISCUSSION ON THE JANUARY 21, 2020 CITY COUNCIL MEETING AGENDA**

The aforementioned meeting was briefly discussed.

13) **MAYOR AND COUNCIL BUSINESS**

14) **SIGNING OF PLATS**

15) **REVIEW CALENDAR**

16) **ADJOURN**

Council Member Jensen moved to adjourn the meeting at 6:57 p.m. Council Member LeMone seconded the motion. The motion carried with the unanimous consent of the Council.

The City Council minutes of January 7, 2020, were approved by the City Council on January 21, 2020.

Kathy T. Kresser, MMC
City Recorder

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