

**Pleasant Grove City
City Council Meeting Minutes
Regular Session
February 18, 2020
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Brent Bullock
Eric Jensen
Cyd LeMone
Todd Williams

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

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

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 Council Member Williams.

3) **OPENING REMARKS**

The opening remarks were given by Council Member Jensen.

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

ACTION: Council Member Williams moved to approve the agenda, as written. Council Member LeMone seconded the motion. The motion carried with the unanimous consent of the Council.

5) **OPEN SESSION**

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

6) **CONSENT ITEMS**

- a. **City Council Minutes:
City Council Minutes for the January 21, 2020 Meeting.**
- b. **To Consider Approval of Payment Approval Reports for (February 6 and 13, 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**

There were none.

8) **PRESENTATIONS**

- A) **PG VIKETTES DRILL TEAM, PG CHEER, AND PG WRESTLING TEAM.**

NOTE: The presentation was given prior to the Open Session)

Council Member Williams presented a certificate to the Pleasant Grove High School Vikettes and commended them for their accomplishments. The Vikettes took a picture with the City Council.

Council Member LeMone invited the Pleasant Grove High School Cheer Team to come forward and be recognized for their accomplishments over the past year. Coach Shelby Hooley and teammate Ashley Davis commented on the season. Council Member LeMone presented a certificate from the City.

9) **PUBLIC HEARING ITEMS**

There were none.

10) ACTION ITEMS READY FOR VOTE

- A) TO CONSIDER FOR APPROVAL A TWO-LOT FINAL SUBDIVISION PLAT CALLED DANA POINT PLAT ‘C’ ON PROPERTY LOCATED AT APPROXIMATELY 671 SOUTH PLEASANT GROVE BOULEVARD IN THE GROVE ZONE – COMMERCIAL SALES SUBDISTRICT. (SAM WHITE’S LANE NEIGHBORHOOD) (AARON WAGNER, APPLICANT)**

Presenter: Director Cardenas.

Note: Items 10A and 10B were discussed simultaneously.

Director Cardenas reported that the first item to consider was the creation of a new plat. The second item was a commercial site plan for that plat. He presented an aerial map and identified the location of the subject property. The property is 2.71 acres in size and located in The Grove Zone – Commercial Sales Subdistrict. The purpose of the proposed subdivision plat was to vacate a roadway and clean up the lot lines and easements. The proposed site plan includes Lot 5 of Dana Point Plat ‘C’ and Lot 2 of Dana Point Plat ‘B’. The applicant was proposing two commercial buildings, and each building would include a drive-thru. Each building will be located on a separate lot and the buildings will be 9,000 square feet and 10,000 square feet in size. Using the site plan, Director Cardenas described access to the site. They would be removing the median on Pleasant Grove Boulevard to allow for a left-hand turn into the site; however, there would be no left-hand turn out of the site. There will also be access through the existing Holiday Oil. He presented the building elevations. The Design Review Board and Planning Commission recommended approval of both items.

Council Member Andersen asked for clarification on the access to Pleasant Grove Boulevard. Director Beaumont explained that the median would be removed, but there would be a curb installed at the access point to prevent a left-hand turn out of the site. This would be similar to the curbing near Purple Turtle on Main Street. The vacated roadway would still provide access to this development and future development to the east. This would be a private roadway.

The applicant, Aaron Wagner, identified himself as a restaurateur as well as a developer. He has eight to 10 food and beverage brands that he could bring to the site. He would be conscious of what goes into the development because he would not want the site to be overparked. One of the tenants he was considering was a dental office that would be about 2,600 to 2,800 square feet in size. This would leave enough room in the remainder of the building for his restaurants. Mr. Wagner could fill the entire project with his restaurants, but he would open it up to others to see who was interested in coming in. He commented that it would be a five-month build.

ACTION: Council Member Williams moved that the City Council APPROVE a two-lot final subdivision plat called Dana Point Plat ‘C’ on property located at approximately 671 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict. Council Member Bullock seconded the motion. The motion carried with the unanimous consent of the Council.

- B) TO CONSIDER FOR APPROVAL A SITE PLAN FOR TWO MULTI-TENANT RETAIL BUILDINGS ON PROPERTY LOCATED AT 633 AND 671 SOUTH PLEASANT GROVE BOULEVARD IN THE GROVE ZONE – COMMERCIAL SALES SUBDISTRICT. (SAM WHITE’S LANE NEIGHBORHOOD) (AARON WAGNER, APPLICANT) *Presenter: Director Cardenas***

Note: Items 10A and 10B were discussed simultaneously.

ACTION: Council Member Andersen moved that the City Council APPROVE a site plan for two multi-tenant retail buildings on property located at 633 and 671 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict. Council Member LeMone seconded the motion. The passed carried with the unanimous consent of the Council.

- C) TO CONSIDER FOR APPROVAL A TWO-LOT FINAL SUBDIVISION PLAT CALLED THE VOID PLAT ‘D’ ON PROPERTY LOCATED AT APPROXIMATELY 452 SOUTH PLEASANT GROVE BOULEVARD IN THE GROVE ZONE – COMMERCIAL SALES SUBDISTRICT. (SAM WHITE’S LANE NEIGHBORHOOD) (MAQSOOD MERCHANT, APPLICANT) *Presenter: Director Cardenas***

NOTE: Items 10C and 10D were discussed simultaneously.

Director Cardenas reported that Item 10C involves a subdivision while Item 10D includes a site plan for the property. He identified the subject property on an aerial map displayed. The property is 1.78 acres in size and located in The Grove Zone – Commercial Sale Subdistrict. The subdivision application would create The Void Plat ‘D’, which includes two lots. Lot 7 would remain vacant, while Lot 8 was proposed to be a restaurant. The proposed site plan was for a seafood restaurant called Captain D’s. Director Cardenas presented the site plan and identified the access points. The Design Review Board and Planning Commission recommended approval of both applications.

The applicant, Maqsood Merchant, reported that this would be the first Captain D’s location in Utah. They secured property near Adobe in Lehi for another location but because of site concerns, the restaurant in Pleasant Grove will likely be completed first. He described the food options at the restaurant as well as the average costs. They hoped to open the restaurant by September 1.

ACTION: Council Member Jensen moved that the City Council APPROVE a two-lot final subdivision plat called The Void Plat ‘D’ on property located at approximately 452 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict. Council Member Williams seconded the motion. The motion carried with the unanimous consent of the Council.

- D) TO CONSIDER A REQUEST OF MAQSOOD MERCHANT FOR A SITE PLAN FOR A SINGLE-STORY, SINGLE-TENANT RESTAURANT BUILDING ON PROPERTY LOCATED AT APPROXIMATELY 452 SOUTH PLEASANT GROVE BOULEVARD IN THE GROVE ZONE – COMMERCIAL SALES SUBDISTRICT. (SAM WHITE’S LANE NEIGHBORHOOD) (MAQSOOD MERCHANT, APPLICANT) *Presenter: Director Cardenas***

NOTE: Items 10C and 10D were discussed simultaneously.

ACTION: Council Member LeMone moved that the City Council APPROVE a site plan for a single-story, single-tenant restaurant building on property located at approximately 452 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict. Council Member Andersen seconded the motion. The motion carried with the unanimous consent of the Council.

- E) TO CONSIDER FOR ADOPTION A RESOLUTION (2020-010) DECLARING AS SURPLUS TWO PARCELS OF REAL PROPERTY (PARCEL #1 CONSISTING OF 0.18 ACRES AND PARCEL #2 CONSISTING OF 0.4 ACRES) LOCATED AT APPROXIMATELY 800 WEST 2600 NORTH, PLEASANT GROVE, UTAH COUNTY, UTAH; AND AUTHORIZING THE MAYOR TO EXECUTE A SALES AGREEMENT WITH THE ADJACENT PROPERTY OWNERS FOR SAID PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Beaumont***

Director Beaumont reported that staff was approached by two property owners who are adjacent to a piece of property that the City purchased for a storm drain detention facility. The property was approximately 2.11 acres in size. Staff researched the area and calculated how much property they would need to create an appropriate detention facility. They discovered that there was a bit of excess property they could surplus, as long as some easements were reserved for access to the storm drain lines.

ACTION: Council Member Jensen moved that the City Council ADOPT Resolution 2020-010 declaring a surplus two parcels of real property (Parcel #1 consisting of 0.18 acres and Parcel #2 consisting of 0.4 acres) located at approximately 800 West 2600 North, Pleasant Grove, Utah County, Utah; and authorizing the Mayor to execute a sales agreement with the adjacent property owners for said property; and providing for an effective date. Council Member Bullock seconded the motion. A roll call vote was taken with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”. The motion carried unanimously.

- F) TO CONSIDER FOR ADOPTION A RESOLUTION (2020-011) AUTHORIZING THE MAYOR TO DECLARE A 1996 BGTX 20' TRAILER, A 2017 PAMR TRAILER, AND A 2006 FREIGHTLINER CORP TYMCO HC80 STREET SWEEPER AS SURPLUS AND DIRECTS THAT THEY BE DISPOSED OF ACCORDING TO THE CITY'S POLICY FOR DISPOSING OF SURPLUS PROPERTY. Presenters: Chief Roberts and Director Beaumont**

Chief Roberts described the trailers they wished to surplus. Director Beaumont addressed the street sweeper that would be also be surplus. He noted that they had previously purchased a new street sweeper that would be delivered sometime in May.

Council Member LeMone asked if street sweeping is a service that cities contract out. Director Beaumont stated that it could be contracted out but the cost is typically high.

ACTION: Council Member Jensen moved that the City Council ADOPT Resolution (2020-011) authorizing the Mayor to declare a 1996 BGTX 20' trailer, a 2017 PAMR trailer, and a 2006 Freightliner Corp Tymco HC80 Street Sweeper as surplus, and directs that they be disposed of according to the City's policy for disposing of surplus property. Council Member Bullock seconded the motion. A roll call vote was taken with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting "Aye". The motion carried unanimously.

11) ITEMS FOR DISCUSSION

- A. Continued Items from the Work Session, if needed.**
- B. Staff Business.**

12) REVIEW AND DISCUSSION ON THE MARCH 17, 2020 CITY COUNCIL MEETING AGENDA

The aforementioned meeting was briefly discussed. It was noted that there will be no City Council Meeting on March 3, 2020, due to the Presidential Primary Election.

13) MAYOR AND COUNCIL BUSINESS

Council Member Andersen spoke of an incident three years ago where Lieutenant Merrill Haas responded to an emergency involving her mother. She appreciated his service.

Mayor Fugal commented on the Employee Appreciation Luncheon and stated that he was looking forward to doing it again next year.

14) SIGNING OF PLATS

15) REVIEW CALENDAR

16) ADJOURN

Council Member Williams moved to adjourn the meeting at 6:56 p.m. Council Member LeMone seconded the motion. The motion carried with the unanimous consent of the Council.

The City Council minutes of February 18, 2020, were approved by the City Council on March 17, 2020.

Kathy T. Kresser, MMC

City Recorder

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