

**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
September 1, 2020  
4:30 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  
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  
Denise Roy, Finance Director

Excused: Tina Petersen, City Attorney

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

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**4:30 P.M. WORK SESSION**

**1) COMMUNITY SERVICE AWARD**

Council Member LeMone invited Jason Cowley and his family to come forward to receive the Community Service Award. She expressed his sadness that Mr. Cowley is leaving Pleasant Grove. She thanked Mr. Cowley on behalf of the Mayor, the Council, and staff for his contributions to the community. A brief background was given on how Valley Vista Trails began and its contributions to the community.

Parks Director, Deon Giles reported that Valley Vista Trails was a rewarding project and he thanked Mr. Cowley for all he has done for the community. He noted that maintenance will be required to keep the trail system in check. Mr. Cowley suggested a bench or a bike station be placed on the Bench Road at the top of Cowley's Curse. A plaque and certificate were presented to Mr. Cowley and his family.

Jason Cowley expressed his gratitude to the Council. He was sad to be leaving the City and stated that he would be relocating to St. George. He intends to earn a degree and ultimately work with the

U.S. Forest Service, the Bureau of Land Management, or The National Park Service in Trail Building and Design. He asked that the Council maintain the trails and thanked the City for supporting the project.

## 2) **CHIEF THOMAS AWARD PRESENTATION**

Fire Chief, Dave Thomas reported that the Fire Department offers unique services, works unique shifts, and has a unique management style. He received a letter from the Federal Emergency Management Agency (“FEMA”), the Department of Homeland Security, the U.S. Fire Administration, and the National Fire Academy thanking him for supporting Chase Gustman in completing the Managing Officer Program. The program is offered by the U.S. Fire Administration and National Fire Academy.

Chief Thomas stated that Mr. Gustman acquired skills that will be useful in data collection. Mr. Gustman chose cancer prevention in the fire service as his capstone. Chief Thomas explained that many features in the fire station have been implemented to help reduce cross-contamination thanks to Mr. Gustman. In response to a question raised by Council Member LeMone, Mr. Gustman stated that the National Fire Academy is located in Emmetsburg, PA. and he was able to complete the program in two years. He noted that the program is funded by the federal government.

## 3) **FINDINGS ON DOWNTOWN TRANSITIONAL ZONE - *Presenter: Director Cardenas.***

Community Development Director, Daniel Cardenas reported that the Downtown Commercial Zone is divided into two sub-districts identified as Commercial and Transitional. The Commercial Sub-District has intense uses while the Transitional District provides a buffer between heavy commercial uses and single-family residential areas. The commercial uses are stores, offices, and restaurants. He noted that single families and duplexes are allowed in the buffer zone. He further explained that triplexes are allowed but more square footage for the lot is needed.

Director Cardenas presented a zoning map and explained that the area shown in red is the Downtown zone. The buffer zone was initially intended to be a high-density residential area. The high-density areas were expected to have densities of less than 10 units per acre. Director Cardenas reported that staff from his department came up with three different ideas on what to do with the zone. The three options were identified as:

1. Eliminate the Transitional Sub-District. This will eliminate professional offices, duplexes, and triplexes in the sub-district.
  2. Keep the zone boundary while eliminating commercial uses and keep residential uses. This will allow duplexes and triplexes in the zone.
  3. A boundary adjustment of the Transitional Sub-District to reduce the size of the zone.
- In response to a question raised by Council Member Williams, Director Cardenas stated that the frontage on 300 East is primarily homes. He explained that having residential uses in the Downtown Zone ensures that the area is less dense. The next area to be developed will be the Downtown area and the CZ Zone.

Council Member Andersen stated that before the Grove and the interchange, the hope was that the Downtown area would become the City's commercial hub. The community wants the Downtown Zone to be maintained along with the historic homes. She did not object to businesses and keeping the commercial uses that face the street.

Council Member Andersen did not support duplexes and triplexes in the zone. She felt that the 7,500 square feet needed for a triplex would create a high-density area. She preferred that the homes facing Center Street and Main Street remain intact. She was not opposed to the Transitional Sub-District being eliminated and wanted the old historic homes on the 100 East to 200 East block to remain as single-family homes.

Council Member Jensen was in favor of Option 1 and stated that 100 East is a good dividing line when moving into the Residential Zone. He was open to having duplexes in that area. Director Cardenas commented that a duplex can fit on a 5,000 square-foot lot and a triplex on a 7,500 square-foot lot. Director Cardenas explained that the density of a triplex and a duplex is 2,500 square feet per unit. The Transitional Zone is adjacent to R1-8.

Council Member LeMone expressed her support for eliminating triplexes and commercial businesses. Council Member Jensen pointed out that this was a hybrid of Option 2.

Council Member Williams was in favor of Option 3 stating that it will have less impact on residents who have triplexes and duplexes in the Transitional Zone. He stated that nothing would have to be grandfathered in as the zone will be reduced in size. Administrator Darrington stated that if a use is allowed in the zone when construction takes place, and later the zoning is changed it becomes a legal non-conforming use. Redevelopment in the area will not be possible once the zoning is changed and the new rules will apply. Director Cardenas explained that if the property owners want to make modifications they will need to obtain a Conditional Use Permit.

Council Member Bullock agreed with Council Member Williams and stated that there are concerns with multi-family housing in the City. He was concerned about additional triplexes or duplexes in the Transitional Sub-District and reported that 36% of the City is comprised of multi-family housing.

Director Cardenas reported that only triplexes are included in the 36% coverage. Duplexes were not included in the calculation. Council Member Bullock was in favor of reducing the size of the zone. Director Cardenas reviewed the responses and concluded that the buffer will be reduced and only duplexes allowed. Commercial uses will be eliminated. Administrator Darrington reported that Director Cardenas would provide a recommendation to the Planning Commission and share the Council's thoughts.

#### **4) STAFF BUSINESS**

Public Works Director, Marty Beaumont reported on the various projects and noted that half of the 1300 West Project between Pleasant Grove Boulevard and 100 South has been repaved. Curb, gutter, and sidewalk have been completed on the east side. Curbing on the west side will be done within the next few weeks and repaving will be completed by the end of September.

Director Beaumont reported that there are some failing areas in front of Cambria and Pemberley. The main travel way is failing because of the asphalt placed at Pemberley. He confirmed that the secondary water filter project will be completed within the next few months and noted that the City has single-phase power for the filters. A single-phase to three-phase converter must be used for the filters to function. The Public Works Department was searching for an alternative converter for the filters.

Director Beaumont pointed out that the seal coat project is underway and the project delivery was impacted by COVID-19. The seal coat company lost four crews due to COVID-19 and some of the employees were quarantined. The project was to be completed within the next few days. He reported that flushing using high flow velocity was being done on the pressure irrigation system to scour the old material in the pipes that plugs the filters.

Director Beaumont reported that the department is working on the Brimley Well to replace it within the next five years. The well is very old and has continual issues. The well is not deep enough and traps air from the surface, which is not good for the pumps.

Director Beaumont reported that they have been power issues with the Monson Tanks. The levels in the tanks are dropping and need to be filled.

Director Beaumont reported that he met with the County to discuss the scoping project on 100 East. The engineer will design the project to accommodate the road widening. The project will be up for bid in early winter with construction expected to begin in the spring.

## 5) ADJOURNMENT

**ACTION:** Council Member Jensen moved to adjourn the Work Session at 5:30 pm. Council Member Andersen seconded the motion. The motion carried with the unanimous consent of the Council.

The City Council Work Session Minutes of September 1, 2020, were approved by the City Council on October 6, 2020.

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Kathy T. Kresser, MMC  
City Recorder

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