

**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
January 18, 2022  
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  
Tina Petersen, City Attorney  
Kathy Kresser, City Recorder  
Marty Beaumont, Public Works Director  
Kyler Ludwig, HR Director  
Mike Roberts, Police Chief  
Denise Roy, Finance Director  
Sheri Britsch, Library and Arts Director

Excused: Drew Engemann, Fire Chief

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**

Mayor Guy Fugal called the meeting to order and welcomed those present.

**a. Discussion Regarding Downtown.**

City Administrator, Scott Darrington, reported that Council Member Williams asked that there be discussion of the City Council's vision for the future of the City's Downtown Area. Currently, zoning in the Downtown Area (particularly Main Street) is for commercial retail or office use. The rule, currently in effect, is if housing is approved on Main Street, the first or main level floor of the building must be retail. If office buildings are approved on Main Street, no retail component is required to be on the main floor. Administrator Darrington requested input from the City Council regarding their vision for the Downtown Area and for the mechanism in moving forward

with a focused approach on downtown development. One suggested approach was to create a committee to discuss and bring back recommendations to the City Council and the Planning Commission, particularly if a zoning amendment is recommended. The Committee members could be from the City Council, Planning Commission, and Main Street business owners. The matter could also be placed on the agenda for the annual meeting if the City Council determines that a more extensive vision session is needed.

Council Member Andersen asked if the work coincides with the General Plan review. Administrator Darrington stated that it could. He noted that the General Plan review will address the Downtown Area. Periodic public input will be invited once the vision for any plans has been developed. The Council could either step back and allow the General Plan review process to go forward or conduct a separate review. If there is a need for a more immediate amendment to the General Plan, it could be put into action sooner. If they wait for the General Plan review to take action, it would be a few months before getting to the point of adopting a plan.

Council Member LeMone wanted to move forward with making a permanent change in the downtown area to allow only commercial retail. She noted that they took similar action in The Grove Zone six or seven years ago, making it 50-50 (retail and office). That change alleviates a lot of problems. Had they not taken that action, she believed The Grove would have had only office uses. Main Street needs to be commercial retail, as the public walks there and shops on both sides of the street. It would be a defining point for small retail businesses to establish their trades.

Administration Darrington clarified that the term "commercial" is not limited to only retail but includes office space in the definition. It would be clearer if the more specific terms were used such as office or retail. Community Development Director, Daniel Cardenas commented that a list contains the types of businesses that are considered retail. Council Member LeMone asked to see the exact list of what businesses would be allowed. Council Member Williams suggested using the phrase "services and/or goods." Administrator Darrington commented that haircutting is a good example of a business that may not be identified as retail. The majority of the business involves cutting hair, but salons also sell hair products. He noted that this is a definitional issue that can be modified as needed.

Council Member Williams wanted to preserve both Main Street and Center Street since they allow for only goods and/or services on the main floor. He was opposed to allowing office space on the main or ground floors on Main or Center Streets. The upper floors could be either residential or office.

Council Member Bullock stated that there are small shops on the east side that are struggling because of a lack of foot traffic. To him, regardless of what is done, until the use changes, they will be stuck with this problem on Main Street. Susan from GingerElla's stated that business is only good during Strawberry Days as it brings in foot traffic. Administrator Darrington commented that considering how to resolve such issues is part of the thoughtful approach in determining how to best meet the Council's vision. Increased foot traffic could come from those who occupy the office space or residences on the upper floors of new development. Such considerations would help establish the desired vision. Council Member Bullock felt that the

Council was getting close to doing that. Next would be to identify the steps necessary to create the vision.

Council Member Williams was not in favor of dragging out the process through committee work and bureaucracy. Administrator Darrington asked if the City Council would like staff to come back with proposals to consider with the understanding that whatever is proposed is ultimately the Council's decision. Council Member Williams thought that the Council and staff were of similar opinions in desiring to preserve the Downtown Area (Main Street) and limit it to services and goods allowed on the main floor.

Council Member LeMone commented that they needed to start with the list of businesses that fall within the retail definition. She was not aware of what businesses would fall within that list. She wanted all to be on the same page with regard to what the businesses should include. She agreed that retail-only on the main floor was appropriate on Main Street.

Council Member Andersen reported that she would consider expanding the downtown area to include across State Street, on Geneva, as well. General discussion of the scope of the area to be considered then occurred among the Council Members, with references to Center Street, expanding the length of Main Street to the City border, and expanding the area to include State Street into the manufacturing area. Council Member Andersen stated that it appeared that they agreed with what the vision was, but the "where" needs to be determined. Additional different area parameters were raised. Administrator Darrington indicated that the broader area, including State Street, will be the primary focus for redevelopment. The prior focus had been on development of The Grove. The Council could expedite the process if so desired. He noted that many avenues are available to help re-purpose State Street through negotiations with developers. Ultimately, all will need to be addressed as the various parts of the City interlock.

Council Member Williams proposed that for now, the location being discussed should include Center and Main Streets to the City border. Staff will meet and report only to the City Council at this time. Council Member LeMone asked that the list of businesses identified by Director Cardenas be part of the report.

Administrator Darrington confirmed that all were in favor of requiring the main level to be retail only, as the driving force. The specific uses and what happens on the upper floors will also be discussed. A report will be prepared for continued discussion by the Council. He thought the report could be prepared within two weeks and presented at the next meeting. Should that not occur, it would be ready for presentation at the Annual Meeting

**b. Discussion on Storm Drain Basin on 600 North.**

Administrator Darrington described a City detention basin on 600 North and 810 West. It is surrounded by a chain-link fence, is not landscaped, and is unsightly. Further, the basin itself needs repair work to better accommodate storm drainage. Member of the City Council had expressed concern about its condition.

Staff reviewed the matter and was seeking a direction that all will be comfortable with and resolve any issues. Public Works Director, Marty Beaumont, reported that the basin is approximately

.4-acre in size. The City came into possession of it when two separate lots were dedicated to the City 20 to 25 years ago. It was noted that the basin has operated in its current limited condition for the past 20 years.

The following points were raised during a general discussion among the Council:

- The basin does not operate properly and needs repair.
- An irrigation system, including sprinklers, needs to be installed and the property needs to be landscaped with periodic weed abatement.
- The neighbors would like to use the property and have green space in their neighborhood.

There was additional discussion regarding the timing of such work. Administrator Darrington commented that a budget item could be prepared for discussion at the Budget Meeting scheduled for February. Council Member Williams asked if the City has been maintaining the area and was advised that the City does periodic weeding. Potential uses for the area were discussed. The Council was in favor of improving the property.

Director Beaumont reported that the basin needs to be repaired to operate properly. They have not determined why the area was fenced or the prior functionality of the basin. There have, however, been issues with water backing up into other properties. If they were to do repairs, they would want to do it differently so that it would function properly. He also noted that the soil content would need to be evaluated for adequacy in maintaining sod if an irrigation system was put in place. It was noted that larger detention systems have sprinkler systems.

Administrator Darrington stated that the City Engineer will provide construction cost estimates within the next few weeks. Council Member Williams wanted to make sure that the estimates provided are in alignment with actual construction costs. Director Beaumont explained that there are two types of estimates consisting of a planning concept level estimate and an actual design estimate. There is frequently a gap in the numbers. The planning concept level estimate assists in providing basic information to allow the City Council to determine if a project is desirable based on the cost. Such estimates consider the fact that specific information, such as what would be obtained by a survey, is not available. Average costs are used with a 15 to 20 percent contingency to cover unknown issues. The actual design estimate is more detailed with good engineering estimates and is close to what the actual costs would be. Director Beaumont noted that rising construction costs make accurate bidding more difficult.

Council Member LeMone asked to see the bid for fencing and landscaping; and another addressing the rehabilitation of the infrastructure. She noted that the basin has been without major problems for the past 20 to 25 years and what is required may only be minimal landscaping. Mayor Fugal noted that overall, the project does not appear to be major. He felt that the City would be able to do what is required to remedy both the operation and appearance.

**c. Discussion on Dirt Pile on North County Boulevard.**

Administrator Darrington addressed the status of the dirt pile on North County Boulevard, east of the Belle Monet Condominium Complex and west of Evermore and The Grid. Initially, the property owner informed people that they could place dirt on the lot for free as the owner wanted to raise the level of the lot. That offer was accepted by local contractors, but ultimately the dirt level exceeded what was wanted. When that occurred, the owner decided that the extra dirt could be sold, in essence creating a business venture. Three years ago, Administrator Darrington met with the owner and indicated that no more dirt could be hauled onto the property and the excess soil was to be removed. The owner was told that the City would work with them as long as they are making progress. No specific time limit was set.

Since then, the dirt pile has been reduced to one-third. It also was noted that some of the dirt had been shaped into mounds to allow access to the top of the pile. Dirt was then moved to create a sound barrier for the neighboring housing complex.

Approximately six weeks earlier, another meeting was held with the owner regarding the progress. The City was informed that they were hoping that the dirt pile would be gone by next year. Staff's position at that time was that the owner continued to show progress. Administrator Darrington invite the City Council to indicate if they would like an alternative action to be taken.

Council Member LeMone stated that two years was long enough. The area is an eyesore for the townhome residents to the west of the dirt pile and those who drive on North County Boulevard, which is now very busy and the entrance into the City. She received a video of the dirt pile from a resident asking if it was to be developed since the dirt pile has been there so long. Council Member LeMone noted that grass is growing at the base of the pile. She asked that it be cleaned up and that a specific deadline be set.

Administrator Darrington stated that if the City Council wants a change in direction, he would have Code Enforcement Officer, Gail Connelly make contact. Various alternatives were discussed. The owner was to be advised of the City's position in writing, with a specific compliance date of October 1, 2022.

**d. Staff Business.**

Library and Arts Director, Sheri Britsch, reported that they are currently having a Dungeons and Dragons Math Adventure for young people. Author Natalie Brienne will be the speaker for this month's Hayley Howe Series. Director Britsch also placed a notice on the digital sign that they are looking for individuals to serve as members of the Art Commission and the Library Foundation. Those interested in serving on the Art Commission can contact the City. Those interested in serving on the Library Foundation were asked to contact Ms. Britsch.

Police Chief, Mike Roberts announced that Steve Britton's last day is January 22, 2022. They also hired Gerom Hendricks, who recently graduated from the Police Academy. His first day will be February 1, 2022, when he will begin field training. The Department had a couple of recent life-saving events, which were described. One involved a male who overdosed on methamphetamine

and heroin. Officer Brianna Wilding was the first on the scene. She initiated CPR for three to four minutes before the paramedics arrived. The victim was transported to the hospital and resuscitated. Chief Roberts, upon questioning, stated that officers do carry Narcan but did not know why it was not used in this situation. He indicated that they may not have initially known that the event involved the use of narcotics.

Another event involved a domestic fight, where a wife locked herself in a second-story bedroom threatening suicide. The husband called the police, who responded. Officers broke down the door to get to the wife who used a noose to hang herself out of a second-story bedroom window. She was ultimately resuscitated.

Community Development Director, Daniel Cardenas, did not have a report but was open to questions. Council Member Bullock reported that a few meetings ago, there was discussion regarding the status of Code Enforcement's responses to specific homes. Director Cardenas reported that they were looking into a more efficient way to communicate the status of Code violations. Since then, Council Member Bullock noted that calls have been made about one particular location for months and the situation has only gotten worse. Director Cardenas agreed to check the status of the violation and report back.

Director Cardenas reported that with regard to the General Plan review, there will be a field trip on January 24, 2022, to both The Grove and the downtown areas. The Mayor and City Administrator were invited to attend. Council Members were also welcome.

Council Member Williams inquired about the Beekeeper Association issue. Director Cardenas reported that the City Attorney is drafting something in that regard. They wanted to take a field trip, but the weather has been too cold. Council Member Williams stated that the Beekeeper's Association sent him the Code adopted in eight cities about six months ago. Director Cardenas reported that it includes language about the provision regarding neighbor notification. Council Member Williams stated that the Code needs to be executed.

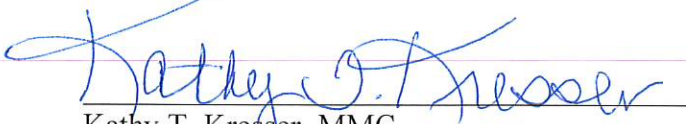
Director Beaumont, in response to a question by Mayor Fugal, indicated that there is nothing specific in the ordinance pertaining to height that would apply to the previously discussed dirt pile. It is based on whether the matter is a nuisance. Although there currently is a permit requirement for grading, it was not in effect at the time the pile was developed. There is now a requirement that any undocumented land fill be removed from property that is to be developed. It, however, does not apply unless the property is being formally developed. Council Member Andersen asked if there is a Stormwater Pollution Prevention Plan ("SWPPP") issue. Director Beaumont stated that specific directions for compliance need to be documented in the letter sent to the owner. They may need to determine if the dirt pile qualifies as a nuisance or if it is being improperly maintained. It was noted that SWPPP issues can be evaluated.

Director Beaumont reported that the snowpack is at 120% of normal, which is good. This status could change with a dry spell. He added that the well project will be of great benefit to the City. There are 10 months remaining until the well is equipped and operational.

**Adjournment.**

**MOTION:** Council Member Andersen moved to ADJOURN the Work Session at 5:32 p.m. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”.

The City Council Work Session minutes of January 18, 2022 were approved by the City Council on February 1, 2022.



Kathy T. Kresser, MMC  
City Recorder

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

