

**Pleasant Grove City
City Council Meeting Minutes
Work Session
March 1, 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
Aaron Wilson, City Engineer
Kyler Ludwig, HR Director
Mike Roberts, Police Chief
Drew Engemann, Fire Chief
Denise Roy, Finance Director
Kara Kresser, Planning Assistant

Excused: Kathy Kresser, City Recorder
Sheri Britsch, Library Director

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

4:30 P.M. WORK SESSION

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

a. PG Players Presentation.

City Administrator, Scott Darrington, introduced Nick Porter, Chairman of the Board of Pleasant Grove Players (PG Players), who has served on the Board for three years. Mr. Porter stated that when he first joined the Board, their primary goal was to provide full seasons of plays to be enjoyed by the Community. In 2020, they were prepared for the first time to offer a full season of three plays, however, the theater had to shut down because of COVID. In 2021, the PG Players were able to offer a full season, consisting of three shows including *She Loves Me*, *And Then There*

Were None, and *The Best Christmas Pageant Ever*. That presentation included a shorter one-act version using the largest cast ever and every performance was sold out. This year they were pleased to again present a full season including *See How They Run* in the Spring; *Little Shop of Horrors* in the Fall; and *The Nuncracker* in the Winter. Season tickets were being offered at \$40 and has received a good response. Audition opportunities were to be held in the Fall for the *Nuncracker*. They were excited about the new season, new opportunities with the Hale Center Theater, and were grateful for the City's support.

Tina Fontana, Chair of the Pleasant Grove Arts Commission, advised the City Council of two capital projects pertaining to the theater. They were looking to improve and update the theater stage lighting system using Care Tax funds, which will revitalize the theater. Additionally, they will fix the sound system including the electrical rewiring. They may begin with the sound system revisions as there have been challenges getting parts for the lighting system update.

Mr. Porter inquired about the City Council's vision for the PG Players. Council Member LeMone was optimistic about three shows being offered and stated that the community needs as many art options as possible. It was noted that the PG Players have been a long-standing tradition over the last 35 to 40 years. She commented that people want small intimate experiences as evidenced by the sold-out shows. The three shows provide value and variety for the community. She suggested they consider offering gift cards for performances. Mr. Porter stated that switching vendors, for ticket sales with sales, has been beneficial.

Council Member Williams was an advocate of the PG Players. He noted that the Hale Center Theater is a different model and he attends functions at both locations. His thought was that the PG Players continue to build and deliver good performances as they are a great community theater. There was general discussion regarding approaches in marketing for the PG Players, funding allocations, and budgeting for the arts.

b. Discussion on Design Standards in the Interchange Zone.

Administrator Darrington reported that there are approximately 50 acres available for development in the Interchange area, specifically the property bordering I-15. He invited feedback from the Council. The inquiry was to center on what the City Council wants in terms of design standards. He reported that the Interchange and Commercial Zones used to have very specific but different design themes. That specificity lessened when development started to come back after the recession since developers requested the requirements be broadened. The City Council made the concessions to help development and encourage developers to invest in Pleasant Grove. Currently, there is plenty of development, which creates an opportunity to make the design standards more robust and more like what the City Council envisions on those 50 acres. Staff suggested creating a specific zone for the 50 acres with specific design standards.

Community Development Director, Daniel Cardenas, provided additional information regarding current standards and what might be considered. He considered The Grove District to be the jewel of the City because it has the most requirements for development in the form of architectural standards and landscape requirements. In zones where the requirements are more general, they rely on the Design Review Board and the good faith of developers to provide the City with

attractive buildings. Most of the City's requirements are not overly detailed. He stated that previously there were three design districts in The Grove, each with its own detailed requirements regarding landscaping, colors, etc. The Mountain District has specific regulations regarding rooftops and exterior materials. The Garden District includes similar details such as type of pavers, colors, etc. The Interchange District contained detailed architectural terms to describe required designs. The Code specifying those requirements was eliminated and very broad requirements were instituted.

With the development of this new land area, the Council has an opportunity to require development standards to ensure that the City's image is what they want it to be. Director Cardenas presented photos of Farmington Station to show what can be achieved if design standards are specific. It included high-end architectural and design standards. The example included a gathering area, entertainment, a fountain, a playground, and sitting areas. Administrator Darrington stated that such development could be interspersed with more standard designs, as the Council sees fit. Director Cardenas presented additional high-end settings as examples of details that could potentially be required features such as fountains, landscaping, building types, and designs. These details could be written into the Code to achieve the desired design features.

Council Member Williams asked if staff was looking for Code restrictions to determine the types of buildings or to identify what architectural and design features were to be required in the zone. Director Cardenas stated that they were showing examples of site plans for different types of buildings. Council Member Williams was more concerned with commercial design features such as type of brick, stone, look, feeling, or atmosphere and not necessarily the layout. Director Cardenas reported that they were addressing both issues, including designs for the site and actual structures for the buildings. Both design issues need to be compatible.

Council Member Williams asked if Pleasant Grove has a document containing architectural or commercial design features. Director Cardenas confirmed that they do. He showed a street view of a building and identified three different storefronts housed in one building. Each had different color variations, materials, styles, and window treatments. What was presented could be added to the City Code. Administrator Darrington explained that the Code would outline what they want the design to be, the materials to be used, and the building's appearance.

Director Cardenas had seen various city codes that vary in detail. All of the details require compliance. Council Member Williams stated that he looks for detail on the type of stone but wants the design look to be by designers who produce high-end zoning and features. He had not seen a publication documenting commercial design features for the City and would like to see that. Director Cardenas again noted that the requirements used to be more specific. Administrator Darrington explained that the past practice meant that the developers were often asking for waivers. Ultimately the design standards were changes because the waivers were defeating the original purpose.

Director Cardenas stated that they are proposing one district for the Interchange area with specific rules, regulations, and standards. Administrator Darrington stated that with Council approval staff would return with details regarding colors, stone, etc. Council Member Williams expressed his support. He conducted research regarding commercial design standards and suggested that they

look at design standards throughout the Intermountain West and in Utah to determine what is appropriate for 2022. Administrator Darrington acknowledged that design standards vary from city to city. He noted that they are looking for high-end development. Council Member Williams suggested looking at work done by several high-end developers or high-end architectural design standards. Director Cardenas offered to provide samples of architectural plans and designs for the Council to discuss further.

Council Member Williams stated that Lindon has a 48-page document entitled “Commercial Design Standards” that covers requirements for roofing, landscaping, lighting, walkways, stone, stucco, and paint. The intent was to identify and clarify what they want in the zone. Council Member Bullock stated that there are similar requirements in the Downtown zone but they were eliminated because they were thought to be overly restrictive. Council Member Andersen asked that photos be included with the verbiage. Council Member LeMone cited doTERRA as a good example of what she would like to see. That example could be a starting point.

Mayor Fugal asked if Farmington Station arose from a design standard. Director Cardenas stated that it had not and was designed by an architect. Mayor Fugal stated that they want a higher design standard. Staff would continue to work and provide updated drafts for Council review.

c. Staff Business.

Administrator Darrington reminded the Council that tonight’s meeting has a firm cutoff time of 7:30 p.m. due to Public Works Director interviews. As a result, some of the agenda action items would be discussed during the Work Session to expedite the meeting.

1. Action Item 10 I. (Morgan Paving Maintenance Crack and Seal Services).

Administrator Darrington stated that the above matter involves a three-year contract for Morgan Paving Maintenance, Inc., to do work as directed by the City, for a locked-in unit price. City Engineer, Aaron Wilson, stated that the company was specifically selected based on a competitive lower cost submitted. They are working on a three-year plan that was put out last year that addresses much of the road work to be done.

2. Action Item 10 H (Permit to Exceed Noise Restrictions).

Administrator Darrington reported that drilling work will exceed the City’s noise restriction. Such action requires Council approval. It was noted that a sound wall was being constructed to address the noise issue.

3. Action Items 10 F (Proposed Ordinance regarding the definition of residents and prohibiting double deep disinterment) and Item 10 G (Amending the Pleasant Grove Cemetery Statement of Policy).

Parks Director, Deon Giles, reported that the proposed ordinance changes the following:

- City residents who are moved to be with family members for care or are placed in facilities, such as assisted living facilities, in areas other than Pleasant Grove and then pass away within one year, are to be still considered residents for purposes of interment; and
- Double deep disinterment practices will no longer be allowed as it is too dangerous to dig down 12 to 14 feet in areas where vaults are composed of wood or adobe brick. This condition is found in older sections of the cemeteries.

Council Member Williams stated that double deep interment is permitted in areas such as Salt Lake City. Because of monetary costs, the better practice may be to simply place restrictions on the types of vaults. Director Giles reported that currently vaults are concrete but that was not the practice in the past. City Attorney, Tina Petersen, clarified that the ordinance pertains to disinterment and not burials. Disinterment is when both caskets are dug up, which may occur when a family member is moved to another location or the result of a court order.

Director Giles listed the policy changes as follows:

- a. A Headstone Inspection Fee was added to ensure that the stone is placed in the correct location. This action includes inspection and recordation.
- b. The term “resident” is redefined in the policy to match the Ordinance.
- c. Two working day notice is required for all pending funeral services. The previous timeframe was 24 hours.
- d. A new form was being added for the transfer of burial rights and related matters.
- e. Double deep disinterment is not allowed to match the Ordinance language.
- f. Spring clean-up was to begin in March.
- g. The page numbers were updated and the index corrected.

In response to a question raised regarding the Headstone Fee, Director Giles stated that on a few occasions headstones have been put in the wrong place by mortuaries. He stated that it is wise to ensure that no damage is done to the headstone at the time of installation should there be an attempt to recover such damage from the City.

4. Item 10B (Approval of Proclamation proclaiming that Pleasant Grove City supports the “Restore the G” Project).

Administrator Darrington stated that the above item requires approval of a City Proclamation of Support for the Restore the G Fundraising Event. The intent was to increase awareness regarding the effort to restore and preserve the letter “G” on Little Mountain. The letter was placed by the 1920 Senior Class of Pleasant Grove High School as a Senior Class Project. A kick-off funding event was scheduled for March 9, 2022, at 6:30 p.m. Pleasant Grove High School was taking the lead on fundraising. The high school principal will speak and a video will be shown of high school students interviewing those involved in the project 35 years ago. The City was taking the lead on

construction. The Mayor, Director Giles, and Administrator Darrington met with the Architects regarding cost estimates, engineering plans, and construction issues. Construction was expected to begin in the next few months. The intent was to remove the net and install a harder surface.

Council Member LeMone asked if information regarding the project will be sent to the Council as her constituents are asking about the project. Council Member Williams stated that the information could include what they can do to help. Administrator Darrington stated that the project is in the early stages but he would provide the Council with all of the information at his disposal.

Mayor Fugal reminded the Council that during open session public hearings it is best not to debate the issues with the public. It is appropriate, however, for the Council to report back on an issue. The Council will be able to make comments during the discussion portion of the meeting.

ADJOURNMENT

MOTION: Council Member Jensen moved to ADJOURN the Work Session at 5:27 p.m. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”.

The City Council Minutes of March 1, 2022, were approved by the City Council on March 29, 2022.



Kathy T. Kresser, MMC
City Recorder

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

