

**Pleasant Grove City
City Council Meeting Minutes
Work Session
July 19, 2022
4:30 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen (participating electronically)
Eric Jensen
Cyd LeMone
Todd Williams

Planning Commission Members: Jeff Butler, Chair
Todd Fugal
Jim Martineau
Karla Patten
Peter Steele

Staff Present: Scott Darrington, City Administrator
Daniel Cardenas, Community Development Director
Deon Giles, Parks Director
Tina Petersen, City Attorney
Kathy Kresser, City Recorder
Neal Winterton, Public Works Director
DaSheek Akwenye, Recreation Director
Mike Roberts, Police Chief
Denise Roy, Finance Director
Drew Engemann, Fire Chief
Sheri Britsch, Library and Arts Director

Excused: Council Member Brent Bullock

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 opened the meeting at 4:30 p.m., welcomed all present, and indicated that they would go into the Joint City Council and Planning Commission General Plan update.

- a. **Joint City Council and Planning Commission Meeting to Discuss General Plan Update.**

proposed Transit Station provided a good opportunity to explore potential types of zoning that should be in that area.

Mr. Taylor displayed a Transportation Map and identified how the roadways could connect people across various neighborhoods. He stated that neighborhood centers, although they have fallen out of favor, could be used to provide amenities for residents in the recently annexed farm areas and parks. He also supported the idea of having small businesses that families could go to in transition areas.

Mr. Taylor invited questions and comments from the City Council and Planning Commission. Council Member Williams stated that he had been consistent regarding commercial space in the Grove. He felt that from a planning standpoint, the way to increase the tax base is to pursue commercial use. Mr. Taylor stated that much of the area is already zoned commercial leaving a surplus of commercial zoning. There was discussion regarding the current status of zoning (residential versus commercial), how it could be altered, and what goals the City should adopt. There was also discussion regarding the concept of attracting and keeping the types of commercial businesses in Pleasant Grove that will capture tax revenue for the City from residents and non-residents. There was mention of what balance was being sought in the commercial areas and whether that balance includes residential units. The discussion then shifted to transportation needs (i.e., corridors, transit hubs, trending patterns, etc.), whether small commercial stopping points would be viable, and what future factors will impact property around traffic. It was noted that the proposed Transit Station is currently an extension and not entirely permanent. It was acknowledged that it is difficult to plan when the actual station is not definite.

Council Member Andersen agreed with Council Member Williams regarding the need for commercial space in The Grove. She doubted that the community would support high-density residential units. She stated that it might be reasonable for there to be small commercial areas within the outlying housing areas. It was noted that such commercial hubs have been successful in other areas. The discussion turned to current projects and their relative success.

Mayor Fugal commented that the City has no say on ingress or egress on North County Boulevard as it is a State roadway. City Attorney, Tina Petersen pointed out that the County and the City are at odds regarding the function of that roadway. The County wants the road to be a corridor, with limited access points. They want it to move more traffic, while the City wants it to be a commercial area with access to businesses. The question was whether the City can meet its goals there or need a larger commercial area. There was discussion regarding the goals, which are diverse and varied, including the fact that the State wants cities to have more multi-family housing.

There was discussion of the concept of walkability and its importance for various developments. Mr. Taylor stated that people are looking for experiences, such as places to meet, dine, or visit small shops. There was discussion regarding the type of commercial uses that would attract people into an area, residential buffer zones, and options for transitional zones. Administrator Darrington stated that each Council Member and Commissioner would be provided a copy of the materials to review and comment on. He noted that no decision was to be made tonight.

Director Cardenas asked the group how they felt about the concept of a “hybrid south” as a main corridor for the Downtown. The response was positive and it was felt that they are already moving

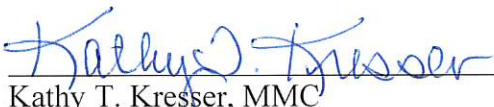
in that direction. Center Street was also raised as an option. There was discussion about identifying concepts or details that are currently not allowed but gaining favor, which could be included in the updated plan. It was noted that discussion would continue once everyone has an opportunity to review the materials.

b. Staff Business.

ADJOURNMENT

MOTION: Council Member Jensen moved to ADJOURN the Work Session at 5:32 p.m. Council Member Williams seconded the motion. Council Members vote: Dianna Andersen, Yes; Eric Jensen, Yes; Cyd LeMone, Yes and Todd Williams, Yes. The motion passed unanimously.

The City Council Work Session minutes of July 19, 2022, were approved by the City Council on August 16, 2022.



Kathy T. Kresser, MMC
City Recorder

