



## NOTICE OF A SPECIAL PUBLIC MEETING

### OF THE

### PLEASANT GROVE CITY COUNCIL

Notice is hereby given that the Pleasant Grove City Council will hold a **Work Session meeting at 4:30 p.m. on Tuesday September 27, 2022** in the Community Room 108 S 100 E, prior to the regular **City Council meeting at 6:00 p.m.** This is a public meeting and anyone interested is invited to attend, however, Work Sessions are not designed to hear public comment or take official action.

***PLEASE NOTE: A LOCAL BUILDING AUTHORITY (LBA) MEETING WILL BE HELD FOLLOWING THE CITY COUNCIL MEETING.***

### AGENDA

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

- a. To discuss the proposed modifications to a previously approved Development Agreement with Drew Armstrong.
- b. Staff Business.

#### 6:00 P.M. REGULAR CITY COUNCIL

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. OPENING REMARKS
4. APPROVAL OF MEETING AGENDA
5. OPEN SESSION
6. **CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
  - a. City Council Minutes:  
City Council Minutes from the September 13, 2022 meeting.
  - b. To consider for approval Payment Request No. 1 for All Star Paving LLC for the 3-year Stripping and Pavement Messages Contract.
  - c. To consider for approval Payment Request No. 7 for Geneva Rock Products for the Micro Surfacing 2021 Project.
  - d. To consider approval of Payment Request No. 5 for Cody Ekker Construction for the 1100 North Project.
  - e. To consider approval of Payment Request No.3 for AWolf Construction, LLC. for the Veterans Memorial Park Sidewalk Project.
  - f. To consider approval Of Payment Request No. 2 for AWolf Construction, LLC. for the 400 East Central Elementary School SRTS Project.
  - g. To consider approval of Payment Reports for September 22 and 23, 2022.

***PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE.***

**7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS: *No items at this time.***

**8. PRESENTATIONS:**

- A. Presentation of Graduation Certificate to the Citizen Academy participants.

**9. PUBLIC HEARING ITEMS:**

- A. Public Hearing to consider for adoption an Ordinance (2022-17) to amend City Code Section 10-10-2-D, by modifying the provisions and requirements for permitted principal uses within the Professional Office (P-O) Zone, to permit Use # 5620 (Women’s Ready to Wear). (City Wide) (Taylor Wilcox Applicant) *Presenter: Director Cardenas*
- B. Public Hearing to consider for adoption an Ordinance (2022-18) to amend City Code Section 10-14-19G: Multiple-Family Residential Development Requirements, by modifying the provisions and requirements for multi-family developments within The Grove Zone. (CITY WIDE) (Pleasant Grove City Applicant) *Presenter: Director Cardenas*
- C. Public Hearing to consider for adoption an Ordinance (2022-19) to rezone the Downtown Village – Commercial (DV-C) Zone to Commercial Sales (CS) Zone, located at approx. 155 East 500 South. (String Town Neighborhood) (Kirk Rogers, Utah Community Federal Credit Union Applicant) *Presenter: Director Cardenas*

**10. ACTION ITEMS READY FOR VOTE:**

- A. **Continued Item:** To consider for adoption a Resolution (2022-052) of the City Council of Pleasant Grove City, Utah authorizing and approving the execution and delivery of one or more Master Lease Agreement(s) by and between the City, the Local Building Authority of Pleasant Grove City, Utah (The “Authority”) or other parties, one or more Ground Lease Agreement(s) and a Sublease Agreement; Authorizing the Issuance and Sale by the Authority of its Lease Revenue Bonds Series 2022, in an Agreement Principal amount of not more than \$35,000,000 and related matters; and providing for an effective date. *Presenter: Administrator Darrington* Continued from the September 13, 2022 meeting.
- B. To consider for approval a commercial site plan for a restaurant, located at approx. 1575 West State Street in The Grove – Commercial Sales (GRV-CS) Zone. (Sam White’s Lane Neighborhood) (John McGhee Applicant) *Presenter: Director Cardenas*
- C. To consider for adoption a Resolution (2022-054) authorizing the Mayor to declare a 2010 Ford Expedition and a Treadmill as surplus and directs that they be disposed of according to the City’s policy for disposing of surplus property and providing for an effective date. *Presenter: Chief Engemann and Director Akwenye*
- D. To consider for adoption a Resolution (2022-055) authorizing the Mayor to sign a Non-Exclusive Access Easement, Maintenance and Improvement Agreement with Pleasant Grove Title Holders I, LLC, accepting an easement at approximately 1300 West and North County Blvd., Pleasant Grove, Utah and other related matters and providing an effective date. *Presenter: Director Winterton*
- E. To consider for adoption a Resolution (2022-056) authorizing the Mayor to sign the First Amendment to the Development Agreement with Pleasant Grove Title Holder I, LLC for a Multiuse Project known as East 15 Commerce Park located at approximately 1027 West 700 South and related matters; and providing an effective date. *Presenter: Director Winterton*

**11. ITEMS FOR DISCUSSION:**

- A. Continued Items from the Work Session if needed.

**12. REVIEW AND DISCUSSION ON THE OCTOBER 4, 2022 CITY COUNCIL MEETING AGENDA.**

**13. MAYOR AND COUNCIL BUSINESS.**

**14. SIGNING OF PLATS.**

**15. REVIEW CALENDAR.**

**16. ADJOURN.**

**CERTIFICATE OF POSTING:**

I certify that the above notice and agenda were posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City ([www.plgrove.org](http://www.plgrove.org)) websites.

Posted by: /s/ Kathy T. Kresser, City Recorder

Date: September 26, 2022

Time: 3:00 p.m.

Place: City Hall, Library and Community Room 108 S 100 E.

\*Note: If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, forty-eight hours in advance of the meeting and we will try to provide whatever assistance may be required.