

**Pleasant Grove City
City Council Meeting Minutes
Work Session
December 6, 2022
4:30 p.m.**

Mayor: Guy L. Fugal

Council Members: Eric Jensen
Cyd LeMone
Todd Williams

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

Excused: Brent Bullock, City Council Member
Dianna Andersen (participated via telephone)

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 at 4:30 p.m. and welcomed those present.

Newly hired Water Division Manager Superintendent, Drew Hoffman, was introduced. He was pleased to be in Pleasant Grove and looked forward to working for the City. He previously worked as a Process Control Engineer for a private chemical manufacturing plant for 20 years. When the plant closed, he went to work for RB&G Engineering for about one year and then worked in Santaquin and Orem.

a. Pipe Plant Discussion.

Administrator Darrington reported that architect, John Schiess was present in place of Landscape Architect, Zach Scott, who was ill. Council Member Bullock was excused and Council Member Andersen was participating via telephone. Any questions she has would be presented through Assistant to the City Administrator, Kyler Brower. Mr. Schiess noted that Mr. Scott was available online.

Administrator Darrington reported that although the entire proposed area covers 40 acres, the primary focus will be on design concepts, proposed features, and general plans for the park. As two Council Members were absent, there would be no decisions made during this work session. The concept design should be completed by January 2023 and if funded, the project can begin cleanup in the Spring. The project finish date was expected to be in 2024.

As the site drawings were originally reviewed, Administrator Darrington stated that clarification was needed regarding the design with respect to futsal courts, basketball courts, and the size of the skate park. The playground and splash pad were thought to be fairly set. The shade and built-in canopy features, both hard structure and canvas, were potentially available and their potential locations were reviewed. It was noted that recently there was discussion regarding whether the Council would like additional park space that could be taken from the cemetery property to increase parking or add facilities. The various locations being addressed were identified on the site plan.

Assistant Recreation Director, Shawn Whitaker addressed futsal, which he described as a mini-pitched soccer system, with a cement pad and fixed wall system with built-in goals on each end. The game is fast-paced and involves four to five team members on each side. To fully function, there need to be two futsal courts to allow organized or tournament play. Futsal would be a unique feature as no one in the area has this court system available. Orem has a modified system, which consists of goalposts sitting on an old, resurfaced tennis court. The American Youth Soccer Organization (“AYSO”) helped with that project.

Real Salt Lake (“RSL”), an American Professional Soccer franchise; Real Monarchs, a professional soccer club; the U.S. Soccer Foundation; and Musco Sports Lighting will partner on this project. The City’s responsibility will be preparation of the pad and the light conduits. Musco will then lay the rest of the structure. They were considering two futsal courts. If only one futsal court is approved, it could not be used for tournaments or organized play. When asked about the demand for this type of sport, he noted that soccer is the most popular sport in the valley. The courts could be designed to serve more than one purpose such as adding striping for a basketball court. There was discussion regarding the viability of that suggestion and it was thought that the combination would not work well since the court size is smaller than a regulation basketball court. One indoor futsal court is currently in operation at the Recreation Center, which is well-used.

Council Member Williams stated that his son has played futsal and enjoys it. Council Member LeMone wanted to maximize the use of the courts and did not know if dedicating them to one sport would accomplish that. It was noted that if there is only one futsal court, the only play that would

occur would be drop-in games. It was mentioned that there is space to put in both futsal and basketball courts. Council Member Williams suggested conducting a study to determine the demand. He supported the use if the demand is present.

Council Member Williams then asked about the partnership considerations that were raised. Assistant Director Whitaker stated that the cost to build the two courts will be \$264,000. They were not yet ready to discuss monetary contributions but he reported that U.S. Soccer Foundations offers grants for these types of projects. In addition, the Real Monarchs and Musco have expressed a willingness to participate. He noted that the courts will likely need to display company logos. Council Member Williams liked the versatility of including additional sport choices if it is cost-effective. Mayor Fugal stated that they need to pursue additional information but he recognized the need for two courts.

The Council next discussed the possibility of a Skate Park. Popularity for Skate Parks was thought to have waned, which might warrant additional research. Administrator Darrington stated that they have seen Skate Parks in Sandy and Lehi 1 ½ years ago and saw them being used extensively. He expected it to be used if built. The size of the Skate Park contemplated would be larger than the one in American Fork. It was mentioned that the Skate Park was thought to be a good option due to the topography. Mr. Schiess identified the location of the proposed Skate Park and described the sloping and flat features, which make that location desirable.

There was general discussion regarding the possibility of other features such as pump bike parks, topography issues, the size and placement of various features, the best use of the land, and parking. Administrator Darrington invited the Council to list other desired features. Staff could then provide information and comparisons for futsal and skate parks as well as additional concepts for consideration by the Council. There was discussion regarding different sports options, the placement of various features, variations of features offered due to the age of participants, and parking. Council Member Andersen was in favor of futsal, basketball, nine square, and taking land from the Cemetery for the Park. It also noted that mothers need to be involved in the design of the splash pad.

Mayor Fugal commented that because the design takes the full park into account, a determination should be made regarding options if the park is expanded to the southwest corner. Public Works Director, Neal Winterton, stated that they are in discussions regarding a concept plan that would place a booster station in the area to accommodate stormwater runoff. He noted that the area could be expanded to provide additional parking. The topography, however, may limit options. Mayor Fugal asked about the possibility of providing public parking at the Public Works facility at night. Director Winterton stated the space is available but he did not know how parking would encroach on the use of the building. Administrator Darrington stated that the consultants now have enough information to work with to provide additional concepts.

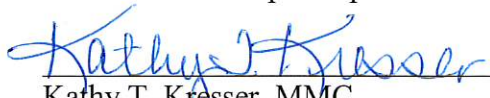
Director Cardenas stated that one of the public hearing items on the agenda involves a request to add more than 50 permitted uses to one zone. The applicant, St. John Properties (“SJP”), seeks the expansion to offer potential tenants a wider variety of uses. Normally, no more than five uses have been submitted at any one time. Director Cardenas provided background information and

described the system of numerical identification and categorization. He reported that the Planning Commission reviewed each of the proposed uses in detail and revised the list. In the process, they excluded some of the requested uses. Director Cardenas wanted to address the uses as revised by the Planning Commission. He reported that the Council was provided with the applicant's original list and the list of uses that were revised by the Planning Commission. The uses to be added would only impact the overlay area.

Administrator Darrington informed the Council that this is a public hearing and the information presented will not be overly detailed. If the Council needs more time to consider the item, it can be continued. There was discussion regarding some of the changes and rationale behind the Planning Commission's decision including the exclusion of bars and taverns and some service categories. Council Member Williams stated that the Planning Commission did an excellent job but he wanted additional time to review the matter. Director Cardenas stated that he would concentrate on the excluded uses during the public hearing. City Attorney, Tina Petersen, informed the Council that if a use is added to the overlay, any property included in the overlay would have access to those uses.

ADJOURNMENT

MOTION: At 5:37 p.m. Council Member Jensen moved to ADJOURN the Work Session. Council Member Williams seconded the motion. Council Members vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. The motion passed unanimously. Council Member Andersen did not participate in the vote.



Kathy T. Kresser, MMC
City Recorder

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

