

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
Tuesday, September 19, 2023  
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Eric Jensen  
Cyd LeMone  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Tina Petersen, City Attorney  
Drew Engemann, Fire Chief  
Neal Winterton, Public Works Director  
Keldon Brown, Police Chief  
David Packard, Human Resources Manager  
Kara Kresser, Planning Tech  
Megan Zollinger, Recreation Director  
Denise Roy, Finance Director  
Daniel Cardenas, Community Development Director

Excused: Dianna Andersen  
Brent Bullock  
Kyler Brower, Assistant to the City Administrator  
Sheri Britsch, Library Director  
Deon Giles, Park Director

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

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**6:00 P.M. REGULAR CITY COUNCIL MEETING**

**1) CALL TO ORDER**

Mayor Guy Fugal called the Regular City Council Meeting to order at 6:00 p.m.

**MOTION:** Council Member LeMone moved to CONVENE as The Board of Canvass. Council Member Williams seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

**2) CONVENE AS THE BOARD OF CANVASS**

- A. To Consider for Adoption a Resolution (2023-046) Authorizing the Mayor and Municipal Council, Sitting as the Board of Canvassers, to Accept the Election Returns and Declare and Certify the Results of the Primary Election Held on September 5, 2023. Presenter: Recorder Kresser.**

City Recorder, Kathy Kresser, reported that the results of the Canvass held on September 5, 2023, found that there were 19,377 registered voters and 4,323 votes cast. There was a total turnout of 22.31%. Cyd LeMone received 2,551 votes, Eric Jensen received 2,215 votes, Steve Rogers received 1,869 votes, Brent Bullock received 1,654 votes, Greg Sorensen received 1,313 votes, Denise Trickler received 1,088 votes, and David Lukens received 1,043 votes. The County provided information on each candidate in each precinct. The last page of the document information included the number of votes counted as well as other relevant election statistics. Recorder Kresser asked that when a motion is made on the Resolution, the second section be read to declare the candidates who would move forward to the General Election.

**MOTION:** Council Member Jensen moved to ADOPT Resolution 2023-046 Authorizing the Mayor and Municipal Council, sitting as the Board of Canvassers, to Accept the Election Returns and Declare and Certify the Results of the Municipal Primary Election Held on September 5, 2023. The Board hereby certifies that candidates Cyd LeMone, Eric Jensen, Steve Rogers, Brent Bullock, Greg Sorenson, and Denise Trickler, had the highest number of votes and declared them nominated to proceed to the General Election. Council Member LeMone seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

**3) RECONVENE AS PLEASANT GROVE CITY COUNCIL**

**MOTION:** Council Member Jensen moved to RECONVENE as the Pleasant Grove City Council. Council Member LeMone seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

The City Council took a five-minute recess to sign some paperwork.

**MOTION:** Council Member Williams moved to RECESS the Pleasant Grove City Council Meeting for a few minutes. Council Member Jensen seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

The City Council Meeting reconvened at 6:09 p.m.  
Recorder Kresser was excused.

**4) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Human Resources Manager, David Packard.

5) **OPENING REMARKS**

The opening remarks were offered by Council Member LeMone.

6) **APPROVAL OF MEETING AGENDA**

City Administrator, Scott Darrington, asked that Agenda Item 12(B) be moved ahead of the public hearings.

**MOTION:** Council Member Williams moved to APPROVE the Meeting Agenda, moving Item 12(B) to be heard after Item 10. Council Member LeMone seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

7) **OPEN SESSION**

Mayor Fugal opened the Open Session.

*Steve Black* reported that Treats in the Park will take place on October 31, 2023, from 3:00 p.m. to 5:00 p.m. It has been done for over 20 years but due to the COVID-19 pandemic, the event has not been held for the last couple of years.

*Denise Trickler* thanked the City Council, Mayor, and City Staff for assisting with the Heritage Festival. It was a successful event and she was thankful for the support. The turnout appeared to be higher than last year. It seems that the Heritage Festival grows each year.

There were no further comments. The Open Session was closed.

8) **CONSENT ITEMS**

- A. **City Council Minutes:  
City Council Minutes for the August 15, 2023 Meeting.**
- B. **To Consider Approval of Change Order No. 3, Change Order No. 4, and Payment Request No. 4 - Final for Cody Ekker Construction for the 2022 PRV Project.**
- C. **To Consider Approval of Change Order No. 2 and Payment Request No. 3 for Staker Parson Materials and Construction, A CRH Company for the PG 2600 North Roadway Improvements Project.**
- D. **To Consider Approval of Payment Request No. 2 for RB Construction & Concrete Inc. for the 300 East Waterline and Roadway Reconstruction Project.**
- E. **To Consider Approval of Change Order No. 3 and Payment Request No. 6 for BD Bush Excavation, Inc. for the 1300 East Street and Utility Improvement Project.**

- F. To Consider for Approval of Payment Request No. 2 - Final for Intermountain Slurry Seal Inc., for the Micro Surfacing 2023 Project.
- G. To Consider for Approval Change Order No. 1 and Payment Request No. 1 for Big D Construction to Build a New Office Upstairs in City Hall.
- H. To Consider for Approval Change Order No. 2 for Big D Construction for the Pleasant Grove Old Town Hall Restoration Project.
- I. To Consider Approval of Payment Reports for September 7, 2023.

**MOTION:** Council Member Jensen moved to APPROVE the Consent Items. Council Member Williams seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

9) **BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

There were no appointments.

10) **PRESENTATIONS**

There were no presentations.

11) **PUBLIC HEARING ITEMS**

- A. **Public Hearing to Consider for Adoption of an Ordinance (2023-19) to Create City Code Section 10-15-49, Water Efficiency Standards and to Amend the Landscape Requirements Included in Title 10 Chapters 8-14. The City is proposing to Include New Landscaping Requirements with the Intent to Conserve the Public's Water Resources by Establishing Water Conservation Standards for the Installation of Grass and Turf as Outdoor Landscaping in all Residential, Commercial, and Industrial Zones within the City for New Construction. (CITYWIDE) (Pleasant Grove City Application) *Presenter: Director Cardenas.***

Administrator Darrington reported that at a previous City Council Meeting, someone from the Central Utah Water Conservancy District ("CUWCD") was present to answer questions. He reminded the Council that the CUWCD is working with the State on potential grant monies available to the City or residents. To access the grant money, certain standards must be adopted for water conservation for new construction in the City. At the last meeting, questions were posed to the representative. One of the questions posed was why standards are being implemented in cities when most of the water is used for agriculture. According to the representative, 68% to 82% of diversions in the State are for agricultural use. Specifically in Utah County, there is less agricultural use because it is more built out. The standards will save water and any water that is saved is of benefit.

Another question raised was "How much water will the standards save?" According to the representative, water-efficient landscapes save an estimated 33,252 gallons of water annually for

the front and side yards on specific developments with Ivory Homes. As for the costs associated with water-efficient landscapes, it was acknowledged that they are between \$1,500 and \$2,400 more than a traditional landscape. However, if residents have traditional landscaping and want to convert it, it could cost \$5,000 for smaller jobs or more depending on the area.

Mayor Fugal opened the public hearing. There were no comments. The public hearing was closed.

Council Member Williams expressed concerns about what is proposed. He wanted citizens to conserve water but did not like telling people what they could and could not put in their front yards. He did not feel this was the best approach. Administrator Darrington informed the Council that some nearby cities have adopted the standards and others chose not to.

**MOTION:** Council Member Williams moved to DENY Ordinance 2023-19 – Create City Code Section 10-15-49, Water Efficiency Standards and to Amend the Landscape Requirements Included in Title 10 Chapters 8-14. Council Member Jensen seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

**B. Public Hearing to Consider for Adoption an Ordinance (2023-20) for a Zone Change from RR (Rural Residential) to R1-20 (Single-Family Residential), on Lot 1 of Young Estates Plat A, Approximately 0.96 Acres, Located at Approximately 1820 North 100 East. (Big Spring Neighborhood) (Steve Ruf Applicant) Presenter: Director Cardenas.**

Community Development Director, Daniel Cardenas, reported that the applicant is proposing to rezone approximately 0.96 acres of land from the RR (Rural Residential) Zone to the R1-20 (Single-Family Residential) Zone. The subject property is located north of 1800 North and east of 100 East. It was developed with a single-family home. The applicant requested the zone change to meet the zoning requirements if they chose to subdivide the property. Director Cardenas reported that the Rural Residential (“RR”) Zone requires one-half acre lots, which is 21,780 square feet. The zone change would require 20,000 square feet per lot. The requested change was minimal. The size of the lot is 0.96 acres, so the applicant is 0.04 acres short of being able to subdivide the property under the current zoning regulations. If the rezone was approved, there would be space for two lots. The applicant hoped to subdivide in the future. The item went to the Planning Commission and received a unanimous recommendation of approval.

Mayor Fugal opened the public hearing. There were no comments. The public hearing was closed.

**MOTION:** Council Member Jensen moved to ADOPT Ordinance 2023-20 – A Zone Change from RR (Rural Residential) to R1-20 (Single-Family Residential) on Lot 1 of Young Estates Plat A, Approximately 0.96 acres, Located at Approximately 1820 North 100 East. Council Member Williams seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

**C. Public Hearing to Consider for Adoption of an Ordinance (2023-21) for a Zone Change from R1-8 (Single-Family Residential) to the Downtown Village Transitional Zone, on Approximately 0.79 Acres of Unplatted Land, Located at Approximately 184 West 200 North. (Little Denmark Neighborhood) (Mustang Design Applicant) Presenter: Director Cardenas.**

Director Cardenas reported that the applicant is proposing to rezone approximately 0.79 acres of land from the R1-8 (Single-Family Residential) Zone to the Downtown Village – Transitional (DV-T) Zone. The subject property is located north of 200 North and east of 100 East and a single-family home was constructed on the property. The applicant was requesting the zone change to meet the zoning requirements if they chose to subdivide the property in the future. Director Cardenas shared a map of the area for reference. The item went to the Planning Commission who forwarded a unanimous recommendation of approval for the rezone. There were questions at the Planning Commission level about the compatibility with the surrounding areas. The applicant brought maps to illustrate what surrounds the property. The compatibility was there according to both the applicant and the Planning Commission.

Mayor Fugal opened the public hearing.

*James Hancock* identified himself as the owner and developer. He shared excerpts from the New General Plan that was recently adopted. There was fairly significant public engagement in terms of input on the New General Plan. He read from the language, which stated that the General Plan serves as a blueprint for the decision-makers as they evaluate future needs and opportunities on land use, regulation, and development. Mr. Hancock referred to the Land Use section of the General Plan. It outlined recommendations for future land use and other general considerations for future land development and improvements. There was also a detailed look at Downtown Pleasant Grove. He reviewed maps, the General Plan language, and the Midtown Residential information. The latter stated that the area was envisioned to remain predominantly single-family but also offered a unique opportunity to provide missing middle housing, such as duplexes, twin homes, and similar forms of housing. Mr. Hancock noted that there were questions at the Planning Commission level about the road layout. The proposal was to bring in a cul-de-sac with twin homes surrounding it as there were limitations in the area.

*Parker Johnson* stated that he is the Project Designer with Mustang Design. He distributed a map from the General Plan that illustrated Midtown Residential. It extended through the property and further north. He also shared a map that highlighted the surrounding uses. Mr. Johnson stated that the project would revitalize the parcel and clean up the area.

*Chris Berg* asked about the road and noted that there was a desire to have a cul-de-sac. Mayor Fugal pointed out that the current application is for a zone change. The actual details of the project had not been submitted and were not being considered. Mr. Berg stated that the zone change could be significant for the neighborhood and wanted to make sure all were aware of it. Director Cardenas reported that the item was noticed twice. At the Planning Commission Meeting, no residents had questions about the property. He had received one email since then answered it. The second notice was sent out ahead of the City Council Meeting.

There were no further comments. The public hearing was closed.

**MOTION:** Council Member Williams moved to ADOPT Ordinance 2023-21 – A Zone Change from R1-8 (Single-Family Residential) to the Downtown Village Transitional (DV-T) Zone, on Approximately 0.79 acres of Unplatted Land, Located at Approximately 184 West 200 North. Council Member LeMone seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

**D. Public Hearing to Consider for Adoption of an Ordinance (2023-22) for a Vicinity Plan Amendment, Approximately Located at 85 East 2430 North in the RR (Rural Residential) Zone. (North Field Neighborhood) (Carol's Countryside LLC Applicant) Presenter: Director Cardenas.**

Director Cardenas reported that the applicant was requesting approval of a Vicinity Plan Amendment and a Preliminary Subdivision with one lot and two lot parcels, referred to as Carol's Countryside Plat 'B.' The property is currently zoned Rural Residential ("RR") had access from 2430 North and was developed with a single-family residence and a few accessory buildings. The surrounding properties also had residential uses except the property to the southwest that was used for a church. The applicant wanted to create two additional parcels on the property that would remain unbuildable until further subdivision. Director Cardenas explained there would not be a decision made tonight at the current time about where the lots would be located or the size of the lots. The intention was to consider where the possible roads might be located in the future. A map of the area was shared. Director Cardenas pointed out the applicant's property for reference.

Information was shared about the Vicinity Plan. It specified that there could be a cul-de-sac but the applicant was proposing that the cul-de-sac be eliminated from the plan. There was a desire to have a one-lot subdivision to encompass the already existing buildings. Council Member Willilams wondered if the very east property is owned by the current landowner. This was denied. It was noted that there would likely be future questions about the property but at the current time, only the Vicinity Plan was being considered by the City Council.

Mayor Fugal opened the public hearing.

*Jim Davis* had concerns about the traffic coming into 180 West and stated that 180 West is a small road with no sidewalk on either side. That road has a lot of children on bicycles and scooters. Some people walk up and down the road. It is narrow and he was concerned about overtaking that road. It is designed for a rural area, which needs to be considered. If it is designed now, the road would be 10 to 15 feet wider.

*Spencer Reeve* was concerned about the size of the road. He understood there would be development nearby but he stressed the importance of safety in the community. Mr. Reeve did not want to see anything closed off because there needs to be appropriate access for everyone.

*Susan Lee* asked about the numbers displayed on the screen. It was clarified that they were coordinates included on the map. Ms. Lee noted that one access is close to Lot 1. She wondered why that could not be developed first. It was noted that it is a separate parcel.

*Chris Berg* asked if it would be possible to obtain a variance for the road. It was clarified that a variance had not been applied for. It would have to come from the applicant. Mr. Berg expressed concerns about 180 West as it was originally established as a rural road. It was a cul-de-sac for many years before it was opened up into the new development below. The road is very narrow, which would make it difficult for emergency services to access many of the homes if vehicles are parked on both sides of the road. It was not designed for the level of traffic proposed.

*Rochelle Tanner*, a 180 West resident, asked about the access road coming in. She was concerned that it would impact existing neighbors and asked if there would be widening there. This was denied. As for the safety concerns expressed by other residents, she had already experienced three incidents where vehicles left the road, drove across her yard, and caused property damage. There had also been accidents. The road is narrow and there are already existing safety concerns. Additional traffic could make the existing issues worse.

*Steve Rogers* had concerns about what was proposed. He acknowledged that the full proposal was not before the City Council, which means the full impact of what will eventually happen to the road was not known. That was part of the problem for residents. This was a first step in the process but he felt it made sense for the City to require a Master Plan for the full lot so it would be possible to evaluate the total impact the development will have. Mr. Rogers was concerned about snow removal as it would be difficult to turn around. The land will be developed one way or another but he asked that the City Council table the matter until a full plan is presented. This would ensure that the total impact is considered.

*Bill Woahn* echoed the comments shared by Mr. Rogers and questioned why the owners are pursuing the Vicinity Plan Amendment. Mayor Fugal stated that it would be possible to speak to the Community Development Director about the process and the Vicinity Plan.

*Brian Balls* was from Summit Engineering Group and was present to represent Carol's Countryside Subdivision. He explained that the original plat created a single 14-acre lot. As was explained earlier, there was a Vicinity Plan that cut through and divided it up in ways that did not make sense based on the way that the parcel is currently being used. That was the reason a Vicinity Plan Amendment had been requested. A Master Plan essentially serves that function and identifies the location of connections to existing roads. For the existing property owner to continue to use the property, the intention was to make an amendment, however, all of the other connections would remain. Mr. Balls explained that there would not be a zone change requested in the future. It was laid out in a way that works in the Rural Residential ("RR") Zone. The intention was to leave the zoning as it is currently. Mr. Balls shared information about what was anticipated in the area as it relates to access.

*Ms. Lee* asked why the amendment was necessary as there was already a road into the existing property.



*Heidi Woahn* resides on 180 West and asked if any changes were proposed to 2430 North. Mr. Balls explained that the hatched areas are easements on Parcel 2. Ms. Woahn pointed out that most of the residents are concerned about encouraging more traffic. She asked if the Public Hearing was more of a formality. Director Cardenas shared a sample image and stated that as soon as something is developed into a lot, there needs to be public access. There cannot be a flag lot, especially knowing that the area will develop further in the future. A public right-of-way needs to be contemplated.

It was noted that there seemed to be some confusion. There was a desire to understand whether the roads were part of Parcel 1 or 2. City Attorney, Tina Petersen, clarified that the action before the City Council is to accept or deny a proposal to change the Vicinity Plan, which specifies where the roads will be located. That was all that the Council was currently considering. The Council should determine whether there is support to change what has already been adopted. Attorney Petersen stated that the Council would not determine whether the road would be developed right now, but if there was support for that road to serve as the access into the subdivision when it is platted. The road will not be constructed with the approval of a Vicinity Plan. However, during the next step of the process, the developer will ask to have Lot 1 become a formal subdivision. Attorney Petersen clarified that the second step will require the road to be constructed as shown on the Vicinity Plan.

*Melissa Wilson* identified her home on the map displayed and explained that the road is extremely narrow. She did not understand why the existing access to the parcel could not remain. Director Cardenas stated that development was contemplated, so it is necessary to plan for the future. If everything remains as it is currently, it will not be adequate for future use. Administrator Darrington reiterated that when the subdivision is developed, the public street will be required. For that reason, the existing public drive cannot remain. What was being decided now was the location of the potential road network. When and if the road goes in it will be a separate action when the applicant decides to officially subdivide. Whether the road actually goes in was not being decided now. Administrator Darrington shared additional clarifying information.

The Council reviewed the current Vicinity Plan and compared it to the amendment. Director Cardenas explained that the changes are minimal. Many of the concerns of residents will be addressed as part of the subdivision process. When that process occurs, outstanding questions will be answered. He understood the concerns but stated that this is the first step in the process. There was discussion about the next step in the process and the Vicinity Plan. Director Cardenas reported that when something is being considered on the property in the future, residents in the nearby area will receive notice. He was available to answer questions from residents before those meetings or at other times if further clarification is needed.

There were no further comments. The public hearing was closed.

Council Member Williams stated that the item before the Council is a Vicinity Plan Amendment. Minor amendments were proposed that would allow for Lot 1. This process would ensure that there would be public access in the future. Council Member LeMone acknowledged the safety

concerns mentioned by residents but did not necessarily believe they needed to be addressed tonight.

**MOTION:** Council Member Williams moved to ADOPT Ordinance 2023-22 – A Vicinity Plan Amendment, Approximately Located at 85 East 2430 North in the RR (Rural Residential) Zone. Council Member Jensen seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

**12) ACTION ITEMS READY FOR VOTE**

- A. To Consider for Adoption Resolution (2023-047) Repealing Resolution (2023-041) of the Pleasant Grove Council Consenting to Reorganization of the Timpanogos Special Service District as a Special District and Providing an Effective Date. *Presenter: Attorney Petersen.***

Attorney Petersen reported that Resolution 2023-047 is a housekeeping item. At a recent meeting, Resolution 2023-041 was adopted to indicate City Council approval of the Timpanogos Special Service District (“TSSD”) being reorganized into a different form under the statute. However, the attorney who prepared the Resolution discovered clerical errors. A cleaned-up version with the corrections was presented.

**MOTION:** Council Member Jensen moved to ADOPT Resolution 2023-047 – Repealing Resolution 2023-41 of the Pleasant Grove Council Consenting to Reorganization of the Timpanogos Special Service District as a Special District and Providing an Effective Date. Council Member LeMone seconded the motion City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

- B. To Consider Awarding J. Lyne Robert & Sons, Inc. the Chlorination System Installation Atwood Well and Gibson Well, Anderson Well, and Adams Well Bid in the Total Amount of \$472,670.00 and Authorize the Mayor to Sign the Notice of Award, Notice to Proceed, and the Agreement. *Presenter: Director Winterton.***

Public Works Director, Neal Winterton, reported that there are four different wells with four different chlorination installations that need to take place. It included an additional building to keep the chlorine separate from the equipment. In the event of challenges with a leak, the building will keep personnel safe as well. With that addition, there will be some roofing, doors, concrete, and piping. At the Adams Well, there is a new retaining wall required as well as fencing and a driveway. Two of the wells went out to bid and the prices came back too high. Staff believed that bidding the four out together would create economies of scale. The City was pleased to receive slightly better pricing and felt this was a good way to proceed.

**MOTION:** Council Member Jensen moved to AWARD J. Lyne Robert & Sons, Inc. the Chlorination System Installation Atwood Well and Gibson Well, Anderson Well, and Adams Well Bid in the Total Amount of \$472,670 and Authorize the Mayor to Sign the Notice of Award, Notice

to Proceed, and the Agreement. Council Member LeMone seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

**C. To Consider for Approval a Commercial Site Plan for a Hotel, Located at Approximately 1135 South Valley Grove Way in The Grove Interchange Subdistrict. (Sam White's Lane Neighborhood) (Sequoia Development Applicant) Presenter: Director Cardenas.**

Director Cardenas reported that the subject property is located on Lot 25 of the existing Valley Grove Business Park Plat 'F' Commercial Subdivision in The Grove Zone – Interchange Subdistrict. The property is currently vacant. The properties to the north and south are also vacant, while the properties to the northwest were developed with existing retail commercial buildings. The properties to the east are office buildings. All of the surrounding properties are zoned The Grove – Interchange Subdistrict. Director Cardenas shared a map of the area for reference. He explained that what is before the Council is a Site Plan for a hotel in the community.

Director Cardenas shared a more recent aerial image and the Site Plan. The building was proposed to be in the middle with parking around the building. 143 new rooms would be added to Pleasant Grove. The Code requirement was that there be one parking stall per room, which would be provided. The building will be five stories with a height of approximately 65 feet. The landscaping requirements were exceeded to ensure that the area is aesthetically pleasing. Director Cardenas reported that the Site Plan meets the requirements for landscaping, materials, and colors. He shared images to illustrate the building elevations and the proposed materials.

The item went through the Design Review Board ("DRB") who looked at the materials, colors, and architecture and forwarded a recommendation of approval. The Planning Commission also forwarded a unanimous recommendation of approval for the new hotel with 143 proposed rooms. Director Cardenas reported that two accesses are proposed on the Site Plan.

**MOTION:** Council Member Williams moved to APPROVE a Commercial Site Plan for a Hotel, located at approximately 1135 South Valley Grove Way in The Grove - Interchange Subdistrict. Council Member Jensen seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

It was noted that the applicant was present at the City Council Meeting. The applicant stated that the COVID-19 pandemic had delayed the project but the hotel industry is starting to come back.

**D. To Consider for Approval a Commercial Site Plan for a Restaurant, Located at Approximately 1595 West State Street in The Grove Commercial Sales Subdistrict. (Sam White's Lane Neighborhood) (David Runnells, Applicant) Presenter: Director Cardenas.**

Director Cardenas reported that the applicant is requesting approval of a restaurant at 1595 West State Street, Lot 302, in The North Grove Retail Subdivision Plat 'B.' The subject property is

located in The Grove – Commercial Sales Subdistrict and The Grove Mixed Use Overlay. The property is currently vacant but is part of a Master Planned Development that includes several other restaurants. The Master Plan for the development was reviewed by Staff and provided information about access and flow through the entire site. There were also zoning elements proposed such as setbacks and landscape buffers. Some changes were made between the Master Plan and the provided Site Plan, such as the building footprints and the number of parking spaces. The Master Plan still helped to resolve most issues with the adjacent sites to create a cohesive proposal for the larger development area. The surrounding properties are mostly vacant but are expected to be developed in the near future. He noted that all of the surrounding properties are zoned The Grove – Commercial Sales Subdistrict.

Director Cardenas shared a map of the area and identified the location of the proposed restaurant. The item went to the DRB and Planning Commission and received a recommendation of approval. After speaking to the applicant recently, it was noted that there may be changes made to the materials. Depending on how intense the changes are, the item could come back to the Council. Based on the conversation, it sounded like the changes would be minimal.

The applicant, David Runnells, introduced himself and stated that the restaurant will be Kneaders. The site was selected from five or six other potential locations. The intention was to move forward fairly quickly. Preliminary plans were submitted to the City. He hoped it would be possible to break ground in the near future. The Master Plan was further reviewed. After speaking to the developer's representative for the Popeyes franchise as well as the contractor, it sounded like their construction would begin in the first quarter. On 1650 West, the asphalt, curb, gutter, and sidewalk were approved. That will result in access to the site off of 1650 West and 300 North. Other tenants were interested and the development group had other interested brands. If that happened, there would likely be a two or three-tenant building that would be addressed in a future application. One potential issue related to the Utah Department of Transportation ("UDOT") who previously stated that the road will be widened. However, on the north side, there was a delay because of the railroad. Both sides had been halted as a result. He noted that there may need to be discussions with the City about how to potentially address that issue.

**MOTION:** Council Member Jensen moved to APPROVE a Commercial Site Plan for a Restaurant, located at approximately 1595 West State Street in The Grove - Commercial Sales Subdistrict. Council Member LeMone seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

- E. To Consider for Approval a Three-Lot Final Subdivision Plat, Called Pleasant Grove Retail Subdivision Plat 'A' on 2.66 Acres, Approximately Located at 450 South North County Boulevard in The Grove Zone – Commercial Sales Subdistrict. (Sam White's Lane Neighborhood) (Jared Osmond Applicant) Presenter: Director Cardenas.**

Director Cardenas reported that the applicant is requesting approval of a three-lot Commercial Plat called the Pleasant Grove Retail Subdivision Plat 'A' and a Site Plan for three retail and restaurant commercial buildings, located at approximately 450 South North County Boulevard in The Grove

– Commercial Sales Subdistrict. The property is currently vacant. He shared an aerial map of the area. The lots will have access through an easement. There will also be access to 450 South and two accesses to the property. Each of the buildings has a drive-thru. A lot of work had been done to accommodate the stacking. The applicant redesigned the project to meet all of the requirements for setbacks, open space, drive-thru stacking, and accessibility. The applicant was working with UDOT on the road dedication. He received an email from UDOT indicating that it had been approved and was being finalized. The road dedication would come to the City Council for consideration at the next City Council Meeting. A Condition of Approval could state, “pending approval of the future road dedication of 450 South.”

The building elevations were reviewed. Director Cardenas reported that the developer has already produced a similar product in the City. The DRB approved the colors and materials. The applicant, Jared Osmond, expressed gratitude for the work the Staff had done. There had been several months of back and forth as there was a desire to make sure the project fits on the site. Excellent tenants are coming in and he liked what is happening in the community.

**MOTION:** Council Member Jensen moved to APPROVE a Three-Lot Final Subdivision Plat, Pleasant Grove Retail Subdivision Plat ‘A’ on 2.66 Acres, approximately located at 450 South North County Boulevard in The Grove Zone – Commercial Sales Subdistrict, pending approval of the future road dedication of 450 South. Council Member LeMone seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

**F. To Consider for Approval a Commercial Site Plan for Three Retail Buildings, Located at Approximately 450 South North County Boulevard in The Grove Zone - Commercial Sales Subdistrict. (Sam White’s Lane Neighborhood) (Jared Osmond, Applicant) Presenter: Director Cardenas.**

**MOTION:** Council Member Williams moved to APPROVE a Commercial Site Plan for Three Retail Buildings, located at approximately 450 South North County Boulevard in The Grove Zone – Commercial Sales Subdistrict, pending approval of the future road dedication of 450 South. Council Member LeMone seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

**G. To Consider for Adoption a Resolution (2023-048) Authorizing the Mayor to Declare Two 2019 Ford F-150 Pickup Trucks and a 2010 Ford Expedition as Surplus and Direct that they be Disposed of According to the City’s Policy for Disposing of Surplus Property. Presenter: Director Giles and Chief Engemann.**

Fire Chief, Drew Engemann reported that there were some vehicles to be declared surplus. Council Member LeMone asked about the Wildland Fire Crew. Chief Engemann stated that they were released earlier in the day and were on their way back. Everything went very well.

**MOTION:** Council Member Williams moved to ADOPT Resolution 2023-048 – Authorizing the Mayor to Declare Two 2019 Ford F-150 Pickup Trucks and a 2010 Ford Expedition as Surplus

and Direct that they be disposed of according to the City's Policy for Disposing of Surplus Property. Council Member Jensen seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

### **13) ITEMS FOR DISCUSSION**

#### **A. Continued Items from the Work Session if needed.**

Director Winterton shared a report with the Council and explained that the fall season is on the horizon, which means that construction projects are battling to make sure asphalt is poured before the cool weather prevents that from happening. 1300 East was complete with pavement, some small tie-ins, and landscaping. It is a nice project and he encouraged the Council to visit the area. With regard to 900 West, from 2600 North to 4000 North, the travel lanes have been paved. Construction on 2600 North continued with scheduled paving of the first section from 1500 West to 900 West. The next phase will be determined once the project is a little bit further along. The intention was to have that next stretch paved before the end of October. Director Winterton added that chlorination buildings will be an asset to the City.

Project planning for next year was underway. Director Winterton reported that whenever there are roadway projects, there are utility projects that correlate to that work. The contractor has done an excellent job with the detour routes and disruption was minimized. He appreciated the patience of the residents while the paving work is done. It was noted that all of the project information can be found on the City's website. 2600 North has a dedicated website with weekly updates. It was also possible for residents to sign up for a weekly email.

Mayor Fugal asked about 2600 North and noticed that Rocky Mountain Power has not begun any relocations. Director Winterton clarified that the relocations started that week. Rocky Mountain Power will work on the west side for the concrete to be poured and paved the first week of October. There were a few other utilities there as well. Once Rocky Mountain Power has done the work, the other relevant utility companies will be notified.

Council Member Williams referenced the community on 1500 North 600 West and stated that the children from that neighborhood are now walking across the street and up 600 West to school. There is no sidewalk on the west side of 600 West so children need to cross the street to reach the east side of 600 West. He wondered if it would be possible to install a crosswalk. Director Winterton offered to look into that and report back to the Council.

Recreation Director, Megan Zollinger, reported that Junior Jazz will start this weekend. The pool was currently open to the high school and the last day they were there was September 29, 2023. The pool will run as it has been until the swimming pool project moves forward. The security system upgrade work began earlier in the day. Director Zollinger informed the Council that there will be more cameras throughout and outside the building.

Chief Engemann reported that a few employees have been lost recently but the shifts have been covered. There had been a lot of interviews over the last couple of weeks. Four people were hired

and two will be in recruit camp for the next two months. One Paramedic will start at the end of October. The four people hired are excellent. He noted that positive feedback had been received about those at the camp. The Wildland Fire Crew was on the way back and everything went well. The crew had been placed in fire watch camps and continued to rotate in those positions. There were no injuries.

Police Chief, Keldon Brown, reported that Pleasant Grove is in good shape. Work was done in Colorado to break up an auto theft ring. Detectives were sent to Colorado as a result of search warrant activity. Ultimately, several vehicles were recovered from Utah County and several from Colorado. Chief Brown noted that a stabbing was addressed and there were arrests for fraud and other incidents. Detectives and patrol officers had been busy. Everyone was working hard to keep the citizens of Pleasant Grove as safe as possible. Chief Brown reported that the Citizens Academy will start next week and be done in conjunction with the Fire Department. The Police Department participated in Tom Paul's funeral recently. Mayor Fugal thanked everyone who attended the service. It was an emotional event.

Finance Director, Denise Roy, reported that it is Audit season and a lot of work was being done.

Attorney Petersen reported that the referendum process was moving forward. The final ballot language was submitted earlier in the week. There was some negotiation between the sponsors and the City with regard to the exact wording. The sponsors have until October 23, 2023, to collect the signatures. It had been a time-intensive process so far. There had been a lot of phone calls to the Lieutenant Governor's Office and the County Elections Office to make sure that the expectations are clear. She reiterated that the process was continuing to move forward.

Human Resources Manager, David Packard, reported that there had been a number of recent hires and only a few vacant positions remained. Offers were made for a Building Inspector and a Construction Inspector. Interviews were to be conducted that week. A New Hire Orientation was scheduled for Thursday for new Staff Members. It would be beneficial to share the mission, vision, and values of the City and review the policies and procedures that are in place. Important information would be shared.

Director Cardenas reported that the City has not had a Building Inspector for the last week. Interviews were to take place and he hoped a decision would be made shortly. There were good prospects and he was excited about the future. The Building Official had been doing well and reviewing plans and conducting inspections in the meantime. There was a desire to maintain the same level of service. Director Cardenas reported that Code Enforcement is working on cleaning the area around 200 South. He had already seen a lot of progress there. Director Cardenas shared information about the property on the corner of Center Street and 600 West. There had been work with the applicant to make sure there were street improvements.

Administrator Darrington reported that there would be work done on the park starting on Monday. Contracts were signed to start the demolition and grading. It would also be possible to start putting in some of the infrastructure there. He was anxious to see that work start to move forward. Last

week was the Employee Golf Tournament and a Pickleball Tournament was scheduled to take place on Monday.

**14) REVIEW AND DISCUSSION OF THE OCTOBER 3, 2023, CITY COUNCIL MEETING AGENDA**

The City Council Meeting agenda was not reviewed.

**15) MAYOR AND COUNCIL BUSINESS.**

Council Member Jensen reported that the summer concert took place in the park with four bands. It went well and there were nearly 200 people in attendance.

Council Member Williams reiterated the desire to look into a potential crosswalk at 600 West and 1500 North. Administrator Darrington explained that it would be looked into by Staff to determine whether a crosswalk is warranted. Council Member Williams asked for an update about the property on 200 South. Administrator Darrington stated that he sent an email with updates.

Mayor Fugal shared information about the paint on the G. The hope was that it would be fully painted before the storm expected on Friday and homecoming. Administrator Darrington reported that there would be a ribbon cutting of some sort. The logistics would be determined in the future but there would likely be two ribbon cuttings. One would be held at the park for those who cannot make the hike and the other will be near the actual location.

**16) SIGNING OF PLATS.**  
**Triple Play Baseball Plat A**  
**Herward Acres Plat A**  
**Valley Crest Plat M**  
**T&J Commercial Properties**  
**Gordon Grove Plats A & B**

**17) gREVIEW CALENDAR.**

**18) ADJOURN.**

**ACTION:** At 8:25 p.m. Council Member Jensen moved to ADJOURN. Council Member LeMone seconded the motion. City Council Member vote: Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

The City Council minutes of September 19, 2023, were approved by the City Council on October 3, 2023.



  
Kathy T. Kresser, MMC  
City Recorder

*(Exhibits are in the Recorder's office.)*

