



**NOTICE OF PUBLIC MEETING  
OF THE  
PLEASANT GROVE CITY COUNCIL**

Notice is hereby given that the Pleasant Grove City Council will hold a **regular meeting at 6:00 p.m. on Tuesday September 2, 2014** in City Council Chambers, 86 East 100 South, Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend. Work meetings are not designed to hear public comment or take official action.

**AMENDED AGENDA**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING'S AGENDA**
- 5. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
  - a. City Council and Work Session Minutes:  
City Council Work Session Minutes for August 12, 2014.
  - b. \*To consider for approval Change Order No. 1 & No. 2 and Pay Request No. 1 for Cody Ekker Construction Inc. for the FY2013-2014 Culinary Water Improvements Project.
  - c. \*To consider for approval Pay Request No. 1 for Allied Construction for the FY 2013-2104 Sanitary Sewer Improvements Project.,
  - d. To consider approval of paid vouchers for (August 21, 2014)
- 6. OPEN SESSION**
- 7. BUSINESS**
  - A. Public Hearing** to consider for adoption an Ordinance (**2014-33**) amending Section 11-3-8 of the City Code regarding landscape requirements in street parkways. *Presenter: Engineer Lewis*
  - B. Public Hearing** to consider for adoption an Ordinance (**2014-34**) amending the Pleasant Grove General Plan, Chapter 1 "Introduction" and Chapter 2 "Land Use". *Presenter: Director Young*
  - C.** To consider for approval a 2-lot final plat called Winters Cove Plat A located at approx. 525 East 1100 North in R1-15 (Single Family Residential) zone. *Presenter: Director Young*
  - D.** To consider for approval a 2-lot final plat called Tuscany Farms Plat E, adjusting the boundaries of two existing lots, located at approx. 2105 Tuscany Way in the R1-20 (Single Family Residential) zone. *Presenter: Director Young*
- 8. NEIGHBORHOOD AND STAFF BUSINESS**
- 9. MAYOR AND COUNCIL BUSINESS**

## 10. ADJOURN

### **CERTIFICATE OF POSTING:**

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

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Posted by: Kathy T. Kresser, City Recorder

Date: August 29, 2014 Reposted September 1, 2014 at 11:30 a.m.

Time: 4:00 p.m.

Place: City Hall, Library and Community Development Building

Public Hearing Notice published in the Daily Herald on August 22, 2014

*Supporting documents can be found online at:* <http://www.plgrove.org/pleasant-grove-information-25006/staff-reports-78235>

\*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.

**DOCUMENT 009900**

**CONTRACT CHANGE ORDER**

Project: FY 2013-14 Culinary Water Improvements Project  
 Location: Pleasant Grove City  
 Change Order No.: 1

Date: August 21, 2014

To: Cody Ekker Construction, Inc.

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No.	Description of Changes, Quantities, Units, Unit Prices, Change in Completion Schedule, etc.	Decrease In Contract Price	Increase In Contract Price
1	Provide and Install brass service saddles on 16" culinary waterline. The additional cost per service is \$450.00. Estimate number of services is 20. \$450.00 x 20 equals \$9,000.00. This upgrades from the City standard iron service saddles which increases the longevity of the service.		\$9,000.00
2	Provide and Install brass service saddles on 8" culinary waterline. The additional cost per service is \$125.00. Estimated number of services is 44. \$125.00 x 44 equals \$5,500.00. This upgrades from the City standard iron service saddles which increases the longevity of the service.		\$5,500.00
	Change in contract price due to this Change Order:		
	Total Decrease		
	Total Increase		\$14,500.00
	Net increase		\$14,500.00

The sum of \$14,500.00 is hereby added to the total contract price and the total adjusted contract price to date thereby is \$684,480.00.

The time provided for completion in the contract is unchanged. This Document shall become an amendment to the contract & all provisions of the contract will apply hereto.

Accepted by:

[Signature]  
Contractor

8-25-14  
Date

Recommended by:

[Signature]  
Resident Engineer

8-25-14  
Date

Approved by:

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

Cody Ekker Construction, Inc.

412 E. 3200 N.  
Lehi, UT 84043

# Estimate

Date	Estimate #
7/23/2014	880

Name / Address
PLEASANT GROVE CITY 70 S. 100 E. PLEASANT GROVE, UTAH 84062

				Project
Description	Qty	Rate	Unit	Total
PLEASANT GROVE CULINARY WATERLINE 2013-14/ CHANGE ORDER 1 PROPOSAL				
1. 16" BRASS SADDLES- THIS IS ADDITIONAL COST TO WHAT WAS PREVIOUSLY BID	20	450.00	EA	9,000.00
2. 8" BRASS SADDLES- THIS IS ADDITIONAL COST TO WHAT WAS PREVIOUSLY BID	44	125.00	EA	5,500.00
<b>Total</b>				<b>\$14,500.00</b>

Phone #	Fax #	E-mail
801-768-0945	801-768-0928	codyekkerconstruction@yahoo.com

DOCUMENT 009900

CONTRACT CHANGE ORDER

Project: FY 2013-14 Culinary Water Improvements Project  
Location: Pleasant Grove City  
Change Order No.: 2

Date: August 21, 2014

To: Cody Ekker Construction, Inc.

You are hereby requested to comply with the following changes from the contract plans and specifications:

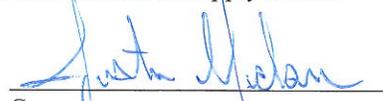
Item No.	Description of Changes, Quantities, Units, Unit Prices, Change in Completion Schedule, etc.	Decrease In Contract Price	Increase In Contract Price
1	Install 10" valve. 1 each @ \$2,800.00. It was discovered that the existing pipe was 10" and not 6". One 6" valve will not be used from the bid schedule.		\$2,800.00
2	Install 10" 45 degree bend. 2 each @ \$950.00 equals \$1,900.00. It was discovered that the existing pipe was 10" and not 6". Two 6" bends will not be used from the bid schedule.		\$1,900.00
3	Install 10" MJ x FLG Adapter. 4 each @ \$600.00 equals \$2,400.00. These adapters are part of the two 6" bends that will not be used from the bid schedule.		\$2,400.00
4	Install 10" cap. 1 each @ \$400.00. It was discovered that the existing pipe was 10" and not 6". One 6" cap will not be used from the bid schedule.		\$400.00
5	Cut in new 10" valve on 500 East. Lump sum cost of \$3,900.00. This additional work was done at the direction of the City to reduce the amount of residents that would have their water turned off on this and future projects.		\$3,900.00
6	Repair 2" unmarked waterline on Locust Ave. by Viking Way. 5 hours of time @ \$200.00 per hour equals \$1,000.00.		\$1,000.00
7	Install 12" 22 1/2 degree bend. 2 each @ \$1,500.00 equals \$3,000.00. These fittings were required to connect to the existing pipe on 200 South and were not identified in the bid schedule.		\$3,000.00
8	Install 10" 22 1/2 degree bend. 2 each @ \$1,200 equals \$2,400.00. These fittings were required to connect to the existing pipe on 200 South and were not identified in the bid schedule.		\$2,400.00

	Change in contract price due to this Change Order:		
	Total Decrease		
	Total Increase		\$17,800.00
	Net increase	\$17,800.00	

The sum of \$17,800.00 is hereby added to the total contract price and the total adjusted contract price to date thereby is \$702,280.00.

The time provided for completion in the contract is unchanged. This Document shall become an amendment to the contract & all provisions of the contract will apply hereto.

Accepted by:

  
Contractor

8-26-14  
Date

Recommended by:

  
Resident Engineer

8-26-14  
Date

Approved by:

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

Cody Ekker Construction, Inc.

412 E. 3200 N.  
Lehi, UT 84043

# Estimate

Date	Estimate #
8/20/2014	885

Name / Address
PLEASANT GROVE CITY 70 S. 100 E. PLEASANT GROVE, UTAH 84062

				Project
Description	Qty	Rate	Unit	Total
PLEASANT GROVE CITY- CULINARY WATERLINE 2014- CHANGE ORDER PROPOSAL 1 **TIE IN ON 200 S.		0.00		0.00
1. 10" VALVE	1	2,800.00	EA	2,800.00
2. 10" 45	2	950.00	EA	1,900.00
3. 10" MJ/FLG	4	600.00	EA	2,400.00
4. 10" CAPS	1	400.00	EA	400.00
**CUT IN VALVE/SLEEVE ON 500 EAST				
1. 10" VALVE AND SLEEVE	1	3,900.00	EA	3,900.00
**2" WATER REPAIR- LOCUST/ VIKING WAY				
1. 2" WATER REPAIR TIME	5	200.00	HR	1,000.00
200 S. 500 E.				
1. 12" 22.5	2	1,500.00	EA	3,000.00
2. 10" 22.5	2	1,200.00	EA	2,400.00
			<b>Total</b>	<b>\$17,800.00</b>

Phone #	Fax #	E-mail
801-768-0945	801-768-0928	codyekkerconstruction@yahoo.com

**PARTIAL PAYMENT ESTIMATE  
NO. 1**

Name of Contractor: <b><i>Cody Ekker Construction</i></b>		
Name of Owner: <b><i>Pleasant Grove City</i></b>		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 31-Oct-14	Original: \$669,980.00	From: 28-Jul-14
Revised: 31-Oct-14	Revised: \$702,280.00	To: 22-Aug-14
Description of Job: <b><i>FY 2013-14 Culinary Water Improvements Project</i></b>		
Amount	This Period	Total To Date
Amount Earned	\$221,529.07	\$221,529.07
Retainage Being Held	\$11,076.45	\$11,076.45
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$0.00
Amount Due	<b>\$210,452.62</b>	<b>\$210,452.62</b>

Contractor's Construction Progress is ON SCHEDULE

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

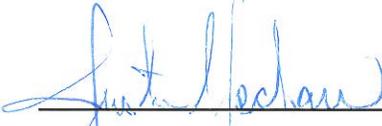
Recommended by Horrocks Engineers

Date: 8/25/2014

  
**John E. Schiess, P.E.**  
Project Manager

Accepted by: **Cody Ekker Construction**

Date: 8-25-14

  
Project Manager

Approved By: **Pleasant Grove City**

Date: \_\_\_\_\_

**Michael W. Daniels**  
Mayor

Budget Code \_\_\_\_\_ Staff Initial \_\_\_\_\_

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS			QUANTITY		EARNINGS		
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
1	Mobilization	1	LS	\$30,000.00		0.40		\$20,000.00	
2	16 Inch PVC C-900 Water Pipe	1930	LF	\$492.00	\$94,970.00	1927.50		\$74,847.50	
3	12 Inch PVC C-900 Water Pipe	20	LF	\$50.00	\$1,000.00	10.00		\$500.00	
4	10 Inch PVC C-900 Water Pipe	20	LF	\$50.00	\$1,000.00	19.00		\$950.00	
5	8 Inch PVC C-900 Water Pipe	1960	LF	\$33.00	\$64,680.00	0.00		\$0.00	
6	6 Inch PVC C-900 Water Pipe	80	LF	\$30.00	\$2,400.00	0.00		\$0.00	
7	4 Inch PVC C-900 Water Pipe	20	LF	\$30.00	\$600.00	0.00		\$0.00	
8	16 Inch Butterfly Valve	7	EA	\$4,000.00	\$28,000.00	6.00		\$24,000.00	
9	12 Inch Gate Valve	1	EA	\$2,900.00	\$2,900.00	1.00		\$2,900.00	
10	8 Inch Gate Valve	10	EA	\$1,700.00	\$17,000.00	0.00		\$0.00	
11	6 Inch Gate Valve	1	EA	\$1,500.00	\$1,500.00	0.00		\$0.00	
12	4 Inch Gate Valve	1	EA	\$1,400.00	\$1,400.00	1.00		\$1,400.00	
13	16 x 16 Inch Tee	3	EA	\$3,000.00	\$9,000.00	2.00		\$6,000.00	
14	16 x 8 Inch Tee	2	EA	\$2,300.00	\$4,600.00	2.00		\$4,600.00	
15	16 x 6 Inch Tee	1	EA	\$1,100.00	\$1,100.00	1.00		\$1,100.00	
16	8 x 8 Inch Tee	3	EA	\$1,100.00	\$3,300.00	0.00		\$0.00	
17	16 Inch 90 Degree Bend	2	EA	\$2,200.00	\$4,400.00	0.00		\$0.00	
18	6 Inch 90 Degree Bend	2	EA	\$700.00	\$1,400.00	1.00		\$700.00	
19	16 Inch 45 Degree Bend	3	EA	\$1,800.00	\$5,400.00	2.00		\$3,600.00	
20	8 Inch 45 Degree Bend	7	EA	\$600.00	\$4,200.00	0.00		\$0.00	
21	6 Inch 45 Degree Bend	3	EA	\$400.00	\$1,200.00	0.00		\$0.00	
22	4 Inch 22.5 Degree Bend	1	EA	\$400.00	\$400.00	0.00		\$0.00	
23	16 x 14 Inch Reducer	1	EA	\$1,800.00	\$1,800.00	0.00		\$0.00	
24	16 x 12 Inch Reducer	1	EA	\$1,800.00	\$1,800.00	1.00		\$1,800.00	
25	16 x 10 Inch Reducer	1	EA	\$1,700.00	\$1,700.00	2.00		\$3,400.00	
26	16 x 8 Inch Reducer	1	EA	\$1,200.00	\$1,200.00	0.00		\$0.00	
27	16 x 6 Inch Reducer	1	EA	\$1,300.00	\$1,300.00	0.00		\$0.00	
28	8 x 6 Inch Reducer	4	EA	\$700.00	\$2,800.00	2.00		\$1,400.00	
29	6 x 4 Inch Reducer	1	EA	\$300.00	\$300.00	1.00		\$300.00	
30	14 Inch Spool	1	EA	\$1,400.00	\$1,400.00	0.00		\$0.00	
31	New Fire Hydrant Assembly	9	EA	\$4,900.00	\$44,100.00	3.00		\$14,700.00	
32	Remove Fire Hydrant Assembly	6	EA	\$750.00	\$4,500.00	1.00		\$750.00	
33	1 Inch Water Lateral Connection	54	EA	\$1,000.00	\$54,000.00	4.00		\$4,000.00	
34	Import Backfill (100%)	260	TON	\$19.00	\$4,940.00	656.28		\$12,468.32	
35	2 Inch Stabilization Rock	260	TON	\$17.00	\$4,420.00	0.00		\$0.00	
36	Class A Road Repair	33430	SF	\$3.50	\$117,005.00	6203.50		\$21,712.25	
<b>Alternate 1:</b>									
1	8 Inch PVC C-900 Water Pipe	740.00	LF	\$33.00	\$24,420.00	0.00		\$0.00	
2	6 Inch PVC C-900 Water Pipe	20.00	LF	\$30.00	\$600.00	0.00		\$0.00	
3	8 Inch Gate Valve	3.00	EA	\$1,700.00	\$5,100.00	0.00		\$0.00	
4	8 x 8 Inch Tee	1.00	EA	\$1,100.00	\$1,100.00	0.00		\$0.00	
5	8 Inch 45 Degree Bend	4.00	EA	\$600.00	\$2,400.00	0.00		\$0.00	
6	8 x 6 Inch Reducer	2.00	EA	\$900.00	\$1,800.00	0.00		\$0.00	
7	New Fire Hydrant Assembly	1.00	EA	\$4,900.00	\$4,900.00	0.00		\$0.00	
8	Remove Fire Hydrant Assembly	1.00	EA	\$750.00	\$750.00	0.00		\$0.00	
9	1 Inch Water Lateral Connection	10.00	EA	\$1,000.00	\$10,000.00	0.00		\$0.00	
10	Import Backfill (100%)	550.00	TON	\$19.00	\$10,450.00	0.00		\$0.00	
11	2 Inch Stabilization Rock	55.00	TON	\$17.00	\$935.00	0.00		\$0.00	
12	Class A Road Repair	6500.00	SF	\$3.50	\$22,750.00	0.00		\$0.00	
<b>Subtotal</b>					<b>\$669,380.00</b>			<b>\$201,929.07</b>	<b>\$201,929.07</b>
Change Order #1: 1" x 16" Brass Saddle		20.00	EA	\$450.00	\$9,000.00	4.00		\$1,800.00	\$1,800.00
Change Order #1: 1" x 8" Brass Saddle		44.00	EA	\$125.00	\$5,500.00	0.00		\$0.00	\$0.00
Change Order #2: Piping Changes		1.00	LS	\$17,800.00	\$17,800.00	1.00		\$17,800.00	\$17,800.00

<b>Total</b>					<b>\$702,280.00</b>			<b>\$221,529.07</b>	<b>\$221,529.07</b>
Subtotal					\$669,380.00			\$201,929.07	\$201,929.07
Change Order #1: 1" x 16" Brass Saddle		20.00	EA	\$450.00	\$9,000.00	4.00		\$1,800.00	\$1,800.00
Change Order #1: 1" x 8" Brass Saddle		44.00	EA	\$125.00	\$5,500.00	0.00		\$0.00	\$0.00
Change Order #2: Piping Changes		1.00	LS	\$17,800.00	\$17,800.00	1.00		\$17,800.00	\$17,800.00
<b>Total</b>					<b>\$702,280.00</b>			<b>\$221,529.07</b>	<b>\$221,529.07</b>
AMOUNT RETAINED								\$11,076.45	\$11,076.45
RETAINAGE RELEASED									
PREVIOUS RETAINAGE									\$0.00
PREVIOUS PAYMENTS									\$0.00
<b>AMOUNT DUE</b>								<b>\$210,452.62</b>	<b>\$210,452.62</b>

**PARTIAL PAYMENT ESTIMATE  
No. 1**

Name of Contractor: <i>Allied Construction</i>		
Name of Owner: <i>Pleasant Grove City</i>		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 10-Oct-14	Original: \$542,863.90	From: 11-Aug-14
Revised: 10-Oct-14	Revised: \$542,863.90	To: 22-Aug-14

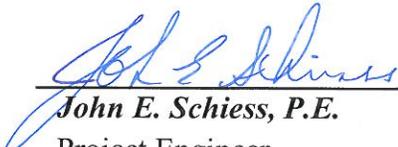
Description of Job: <i>FY 2013-14 Sanitary Sewer Improvements Project</i>		
Amount	This Period	Total To Date
Amount Earned	\$185,409.52	\$185,409.52
Retainage Being Held	\$9,270.48	\$9,270.48
Retainage Being Released	\$0.00	\$0.00
Previous Payments	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$176,139.04</b>	<b>\$176,139.04</b>

Contractor's Construction Progress is ON SCHEDULE

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

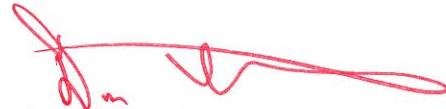
Recommended by Horrocks Engineers

Date: 8/25/2014

  
**John E. Schiess, P.E.**  
Project Engineer

Accepted by: **Allied Construction**

Date: 8-25-2014



Project Manager

Approved By: **Pleasant Grove City**

Date: \_\_\_\_\_

**Michael W. Daniels**  
Mayor

Budget Code \_\_\_\_\_ Staff Initial \_\_\_\_\_

PROJECT: FY 2013-14 Sanitary Sewer Improvements Project

PAY PERIOD: 1 Aug-14

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS			QUANTITY		EARNINGS		
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
1	Mobilization	1.00	LS	\$44,392.00	\$44,392.00	1.00	1.00	\$44,392.00	\$44,392.00
2	12" HDPE (Pipebursting)	970.00	LF	\$84.39	\$81,858.30	970.00	970.00	\$81,858.30	\$81,858.30
3	14" HDPE (Pipebursting)	1380.00	LF	\$92.12	\$127,125.60	0.00	0.00	\$0.00	\$0.00
4	Re-connection of Sewer Laterals	26.00	EA	\$2,096.00	\$54,496.00	13.00	13.00	\$27,248.00	\$27,248.00
5	Class "A" Road Repair	10000.00	SF	\$5.59	\$55,900.00	0.00	0.00	\$0.00	\$0.00
6	Class "B" Road Repair	600.00	SF	\$0.56	\$336.00	0.00	0.00	\$0.00	\$0.00
7	Import Backfill	7200.00	Ton	\$14.73	\$106,056.00	293.09	293.09	\$4,317.22	\$4,317.22
8	By-Pass Pumping	1.00	LS	\$49,200.00	\$49,200.00	0.42	0.42	\$20,664.00	\$20,664.00
9	Traffic Control	1.00	LS	\$16,500.00	\$16,500.00	0.42	0.42	\$6,930.00	\$6,930.00
10	Testing (Compaction and Video)	1.00	LS	\$7,000.00	\$7,000.00	0.00	0.00	\$0.00	\$0.00
<b>Subtotal</b>		1	LS	\$0.00	\$542,863.90	0	1	\$185,409.52	\$185,409.52

1 Change Order No. 1 See Documentation

**Total**

**\$542,863.90**

	TOTAL	\$185,409.52	\$185,409.52
AMOUNT RETAINED		\$9,270.48	\$9,270.48
RETAINAGE RELEASED			
PREVIOUS RETAINAGE			\$0.00
PREVIOUS PAYMENTS			\$0.00
<b>AMOUNT DUE</b>	<b>\$176,139.04</b>	<b>\$176,139.04</b>	<b>\$176,139.04</b>

OWNER PROJECT NUMBER: PROJECT NUMBER: PROJECT DESCRIPTION: FY 2013-14 Sanitary Sewer Improvements Project Pleasant Grove City

CONTRACTOR: Allied Construction & Development, Inc.

APPLICATION FOR PAYMENT NO. 1

TIME PERIOD: 08-01-2014 to 08-25-2014

ITEM NO	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	CONTRACT DOLLAR AMOUNT	QUANTITY THIS ESTIMATE	AMOUNT THIS ESTIMATE	QUANTITY PRIOR ESTIMATES	AMOUNT PRIOR ESTIMATES	QUANTITY TO DATE	AMOUNT TO DATE	PERCENT OF BID TO DATE
1	Mobilization	LSM	1	44,392.00	44,392.00	0.40	17,756.80	0.00	0.00	0.40	17,756.80	40.00%
2	12" HDPE (Pipebursting)	LF	870.00	84.39	81,858.30	970.00	81,858.30	0.00	0.00	970.00	81,858.30	100.00%
3	14" HDPE (Pipebursting)	LF	1,560.00	62.12	127,125.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4	Re-connection of Sewer Laterals	EA	26.00	2,069.00	54,406.00	13.00	27,248.00	0.00	0.00	13.00	27,248.00	50.00%
5	Class "A" Road Repair	SF	10,000.00	5.59	55,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6	Class "B" Road Repair	SF	600.00	0.56	336.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
7	Impoundment	Ton	7,200.00	14.73	106,056.00	293.09	4,317.22	0.00	0.00	293.09	4,317.22	4.07%
8	By-Pass Pumping	LSM	1.00	49,200.00	49,200.00	0.50	24,600.00	0.00	0.00	0.50	24,600.00	50.00%
9	Traffic Control	LSM	1.00	16,500.00	16,500.00	0.25	4,125.00	0.00	0.00	0.25	4,125.00	25.00%
10	Testing (Compaction and Video)	LSM	1.00	7,000.00	7,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
<b>BASE BID AMOUNT</b>					<b>TOTAL</b>	<b>\$542,863.90</b>	<b>\$159,905.32</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$159,905.32</b>	<b>\$159,905.32</b>	<b>29.46%</b>

CHANGE ORDERS

CHANGE ORDERS	TOTAL	\$0.00	\$0.00	#DIV/0!
<b>TOTAL CURRENT CONTRACT</b>	<b>\$542,863.90</b>	<b>\$159,905.32</b>	<b>\$0.00</b>	<b>29.46%</b>

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## CITY COUNCIL STAFF REPORT

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Meeting Date: September 2, 2014

### City Code Text Amendments to Chapter 11-3-8, Landscape requirements in street parkways.

### Public Hearing

**APPLICANT:**  
Pleasant Grove City

**ATTACHMENTS:**

- Proposed ordinance amendments to Section 11-3-8

**REPORT BY:**  
Degen Lewis,  
City Engineer

### **BACKGROUND**

At the beginning of the year two different parties approached city staff about alternative ways to landscape parkway strips (park strips) in the City. Specifically the idea of allowing xeriscape (zair-i-scape) designs using a mixture of rocks and other materials with drought tolerant plants. At the March 19<sup>th</sup> City Council meeting this request was reviewed and discussed. The Council decided to have staff recommend changes to the current ordinance that would support alternatives to the current requirement of turf sod and trees.

The proposed ordinance was reviewed by the public works, parks, planning, and engineering departments. The overall ordinance was restructured to match current practices, incorporated the tree selection guide developed by the City's Beautification Committee, and the requests by residents for additional options for groundcover treatments.

### **ANALYSIS**

The proposed ordinance provides the options requested by the residents and reflects several other updates to match practice or guidance. These include:

1. Establish minimum width (4') and reference standard drawings for new installations.
2. Park strips are required on collector and arterial streets, and all streets in "rural" areas (primarily north of 2600 North).
3. Minimum tree caliper size (1.5") required in all parts of the City rather than just commercial areas.
4. Trees must be selected from the "boulevard-parkway trees" section of the City's Tree Guide. Guide was prepared by the Beautification Commission.
5. Allowance for "rock" groundcover and boulder accents when part of a formal "xeriscape" landscape design. Rocks must be clean (washed) and at least three inches in diameter.

The ordinance was also reordered to clarify: why required, where required, how constructed, how landscaped, and how maintained.

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### **RECOMMENDATION**

Staff and the Planning Commission recommend that the City Council **APPROVE** the proposed text amendments to Section 11-3-8, amending provisions for landscape requirements in street parkways, in the Pleasant Grove City Code.

### **MODEL MOTIONS**

**Approval** – “I move the City Council approve the proposed text amendments to Section 11-3-8, Parkways, of the Pleasant Grove City Code; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

**Continue** – “I move the City Council continue the review of the proposed text amendments to Section 11-3-8, Parkways, until (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

**Denial** – “I move the City Council deny the proposed text amendments to Section 11-3-8, Parkways, based on the following findings:”

1. List findings for denial...

**ORDINANCE NO. 2014-33**

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH AMENDING TITLE 11 “LAND USE AND DEVELOPMENT,” CHAPTER 3 “STREET STANDARDS AND IMPROVEMENTS REQUIRED,” SECTION 8 “PARKWAYS” TO ACCOMODATE LOW WATER USE LANDSCPING AND GENERAL UPDATES TO THE SECTION, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pleasant Grove City (the “City”) is a political subdivision of the state of Utah, authorized and organized under the provisions of Utah law; and

**WHEREAS**, the municipal council has the authority to enact zoning ordinances regulating land uses and development within the City; and

**WHEREAS**, the residents have requested additional options for landscaping in City parkway’s, particularly with respect to low water use treatments; and

**WHEREAS**, the City is located in a “desert” climate with low average rainfall and periodic drought; and

**WHEREAS**, the City’s engineer, park’s director, and community development director have recommended these changes as in the best interests of the general public; and

**WHEREAS**, on August 11, 2014 the Pleasant Grove City Planning Commission held a public hearing to consider the proposed amendments, of the Pleasant Grove City Municipal Code; and

**WHEREAS**, at its public hearing the Planning Commission decided that the requested amendments, to the Pleasant Grove Municipal Code, are in the public’s interest and consistent with the goals and policies of the General Plan; and

**WHEREAS**, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the proposed amendments, to the Pleasant Grove Municipal Code, be approved; and

**WHEREAS**, on September 2, 2014 the Pleasant Grove City Council held a public hearing to consider the request; and

**WHEREAS**, at its meeting the Pleasant Grove City Council was satisfied that the proposed amendments to the Pleasant Grove Municipal Code are in the best interest of the health, safety and welfare of the citizens of Pleasant Grove,

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Pleasant Grove City, Utah County, State of Utah, as follows:

**SECTION 1:** Section 11-3-8, of the Pleasant Grove Municipal Code, is hereby amended to read as follows:

**11-3-8: PARKWAYS:**

~~1. Maintenance:~~ The intent of this section is to maintain the appearance of parkways, protect the users of parkways and improve environmental conditions. ~~Parkways are required on boulevard streets as designated in the general plan.~~ A parkway is the strip of real property next to a road which is between the curb and sidewalk (aka park-strip or planter-strip).

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~~A. Parkway Defined:~~ A "parkway" is the strip of real property next to a road which is between the curb and sidewalk.

~~A. Where Required:~~

1. Parkways are required on all collector and larger class streets, as designated in the general plan.

2. Residential streets in certain areas of the City designated for a "rural" appearance also require parkways.

~~B. Construction Details:~~

1. All parkways shall be at least 4' wide and meet all requirements shown in the typical roadway section details of the City standard drawings.

~~B. New Developments:~~ The following provisions apply to parkways in new developments:

~~1.C. General~~ Landscaping Requirements:

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1. General:

a. ~~New Landscaping Required:~~ All parkways development shall install landscaping consistent with this section:

(1) At the time of construction for all development other than single family residential. Complete prior to issuance of occupancy permit (certificate).

(2) Within the two (2) growing seasons following the date of issuance of the occupancy permit (certificate) for single family residential.

b. Existing development may alter or replace landscaping in a parkway consistent with this section. The work shall be completed in a timely manner with a maximum time

of three months to complete changes. Pruning or removal of trees must be approved by the City.

~~a.c.~~ Parkways over twenty four inches (24") in width shall be landscaped in conformance with the provisions of this section.

~~b.d.~~ Impervious Materials; Asphalt: Due Parkways less than or equal to twenty four inches (24") wide may be finished with impervious materials, including brick pavers, concrete pavers or concrete; due to the maintenance and irrigation difficulties associated with narrow vegetated parkways, ~~impervious materials, including brick pavers, concrete pavers or concrete, are permitted in parkways less than or equal to twenty four inches (24") wide. Asphalt is not permitted.~~

## 2. Parkway Trees:

- a. Quantity: Parkway trees shall be provided in all parkways that are at least four feet (4') in width, and shall be spaced not more than thirty feet (30') apart (depending on the variety of tree) in the right of way adjacent to the parcel.
- b. Spacing: Parkway trees may be clustered or spaced linearly in the right of way.
- c. Size: Parkway trees shall have a minimum trunk size of one and one-half inch (1 1/2") caliper in commercial areas.
- d. Species: A variety of compatible species shall be included in the planting plan. Species must be selected from the "boulevard-parkway trees" section of the City's Tree Guide. Alternatives must be approved by the Parks Director.

## 3. Parkway Ground Surface Treatment:

~~a.~~ Width Of Planting Area And Type Of Material: All parkways over two feet (2') in width shall be landscaped entirely or with combinations of:

1. (1) turf grass;

2. (2) groundcover plants and shrubs,

3. (3) Decorative cobble rock, when part of a low water use (xeriscape) design. A weed barrier is required. Cobble shall be at least 3" diameter and 'washed'. Small boulders, placed to be no higher than 18" above the sidewalk, may be used as

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accents. Decorative cobble rock may not cover more than 65% of the landscaped area. The remaining 35% shall be appropriate groundcover plants and shrubs.

a-b. Prohibited Materials: Materials prohibited in parkways include rocks; (other than as noted above), gravel, bark, asphalt, thorn bearing plant species, ~~ground cover and shrubs and plants or other features over 18” in height at maturity.~~ These materials are prohibited for the reasons stated below:

- (1) ~~Rocks, Gravel, Bark:~~ Rocks, gravel and bark ~~shall not be used as replacement materials for appropriate landscaping. (They are hazardous to pedestrians and bicyclists, are difficult to walk across, particularly when covered with snow, and are kicked out of the parkway causing potential traffic hazards and, clog storm drainage systems, and require additional city street cleaning and maintenance costs.)~~
  
- (2) ~~Asphalt: Asphalt shall not be used in parkways. (Asphalt is inconsistent with the city's visual quality policy.)~~
  
- (2) ~~Thorn Bearing Plant Species: Asphalt rapidly deteriorates and is difficult to maintain.~~
  
- (3) Thorn bearing plant species are hazardous to pedestrians and bicyclists.
  
- (4) ~~Ground Cover And Shrubs: Ground cover and shrubs~~ Plantings and other features which exceed eighteen inches (18") in height at maturity; are hazardous to pedestrians due to sight distance problems, are difficult to walk across, provide a visual barrier to promote crime, and limit access to vehicles parked adjacent to the parkway. Trees are excepted.

~~2.4 Concrete Work; Trees: In all new subdivisions and developments~~ Irrigation Sleeves: All development requiring street improvements (curb, gutter, sidewalk and street trees), and) where ~~planting strips~~ parkways are planned, the subdivider/developer required shall, as a part of the development, install the concrete work around the parkway strip, along with sufficient sleeves underneath or through the sidewalk to accommodate eventual sprinkling systems to the parkway strip.

b. ~~Maintenance~~ Enforcement: Occupancy permits for new buildings shall not be issued by the community development department unless the parkway landscaping abutting the project has been installed or bonded for. Planning and zoning enforcement officers shall be authorized to bring actions against property owners for violations of this ordinance.

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#### D. Abutting Property Owner Responsibility

~~2.1. General:~~ In all areas of the city where ~~parkway strips~~parkways have been installed, it shall be the ~~responsibility of the abutting property owner to landscape the parkway area with turf grass as provided herein. And it shall be the continuing~~ responsibility of the abutting property owner to maintain the parkway landscaping in a healthy, safe, attractive, and nuisance free condition. This shall include taking appropriate measures to water and trim the parkway, and to keep it weed free.

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~~C. City Responsibility Trees:~~ It shall be the responsibility of the ~~superintendent of the parks to purchase and install the appropriate species of trees for planting on "boulevard" designated streets. The developer sustains the cost of trees and plantings in the case of new developments abutting designated boulevard streets or new developments planning optional parkways.~~

~~1. Tree Maintenance:~~ It shall be the responsibility of the ~~city parks division~~City Parks Department to periodically prune and/or spray the trees as needed.

~~2. Tree Removal:~~ If a tree needs to be removed because of disease or death, it shall be the responsibility of the city to do so. Removal of trees by property owners without approval from the city shall be unlawful as otherwise provided in this code.

~~D.E. Unlawful Acts:~~ It shall be unlawful for any person to remove turf, trees or ~~other~~ forms of landscaping from a parkway which were required by the provisions of this section. This provision does not apply to routine maintenance of a parkway. (Ord. 2000-23, 7-18-2000)

**SECTION 2: SEVERABILITY.** The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phases of his Ordinance.

**SECTION 3: EFFECTIVE DATE.** This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

**APPROVED AND ADOPTED AND MADE EFFECTIVE** by the City Council of Pleasant Grove City, Utah County, Utah, this 2<sup>nd</sup> day of September, 2014.

\_\_\_\_\_  
Michael W. Daniels, Mayor

ATTEST:

\_\_\_\_\_  
Kathy T. Kresser, CMC, City Recorder

## **ORDINANCE NO. 2014-34**

**AN ORDINANCE AMENDING THE PLEASANT GROVE CITY GENERAL PLAN, CHAPTER 1, “INTRODUCTION”, INCLUDING UPDATED MISSION AND VISION STATEMENTS, DEMOGRAPHICS, GOALS, ETC., AND CHAPTER 2, “LAND USE”, INCLUDING LAND USE DESIGNATIONS, THE LAND USE MAP, GOALS, ETC. PLEASANT GROVE CITY, APPLICANT.**

**WHEREAS**, Utah State Code, Section 10-9a-401 requires that “each municipality shall prepare and adopt a comprehensive, long range general plan for: (a) present and future needs of the municipality, and b) growth and development of the land within the municipality”; and

**WHEREAS**, the current Pleasant Grove City General Plan was adopted on July 3, 2007; and

**WHEREAS**, an objective of the General Plan is to have a comprehensive review every five years to keep the policies and programs consistent with changing trends and conditions; and

**WHEREAS**, a plan review and update process was begun in 2011; and

**WHEREAS**, the information and objectives of Chapter 1 and Chapter 2 have been updated; and

**WHEREAS**, on April 10, 2014 the Pleasant Grove City Planning Commission held a public hearing to consider the General Plan amendments request; and

**WHEREAS**, at its public hearing the Planning Commission found that the General Plan Amendment request was in the public’s interest and is consistent with the intent of the existing General Plan; and

**WHEREAS**, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the General Plan Amendment request be approved; and

**WHEREAS**, on September 2, 2014 the Pleasant Grove City Council held a public hearing to consider the request; and

**WHEREAS**, at its meeting the Pleasant Grove City Council was satisfied that the General Plan Amendment request was in the best interest of the public and was consistent with the intent of the existing General Plan; and

**WHEREAS**, at its meeting the Pleasant Grove City Council adopted the amendments to the Pleasant Grove City General Plan

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT GROVE THAT THE PLEASANT GROVE CITY GENERAL PLAN SHALL BE AMENDED AS FOLLOWS:**

**SECTION 1:** Chapter 1 and 2 of the Pleasant Grove General Plan is amended to appear as shown on the attached Exhibit “A”.

**SECTION 2:** Chapter 2 of the Pleasant Grove General Plan is amended to appear as shown on the attached Exhibit “B”.

**SECTION 3:** The Amended General Plan showing such changes shall be filed with the Pleasant Grove City Recorder.

**SECTION 4.** The Pleasant Grove City Council finds that the General Plan Amendment request is in the best interest of the public and is consistent with the intent of the City's existing General Plan.

**SECTION 5. SEVERABILITY.** The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

**SECTION 6:** This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

**SECTION 7. APPROVED AND ADOPTED AND MADE EFFECTIVE** by the City Council or Pleasant Grove City, State of Utah, on this 2nd day of September, 2014.

\_\_\_\_\_  
Michael W. Daniels, Mayor

ATTEST:

\_\_\_\_\_  
Kathy T. Kresser, CMC  
City Recorder

(SEAL)

# Pleasant Grove



Utah's City of Trees

# General Plan

## Chapter 1: Introduction

### Key Points:

- Introduction
- R/UDAT Planning
- Implementation
- Amendments
- Identity and Vision Statement
- History of Pleasant Grove
- Physical Description
- Demographics
- General Goals

*The purpose of the General plan is to provide a blueprint to guide the growth and development of the City.*



### 1.1. PLAN INTRODUCTION

The Pleasant Grove City General Plan, referred to herein as the "Plan," is the vision of both short and long-range goals to guide the growth and development of the City. The Plan focuses on improving the physical environment of the City as well as the quality of life of the citizens. It is intended to be an effective working tool employed by the City in making community decisions and achieving planning goals.

Utah State Code, Section 10-9a-401 requires that "each municipality shall prepare and adopt a comprehensive, long range general plan for: (a) present and future needs of the municipality, and b) growth and development of the land within the municipality." Three elements are required by the state to be included in the general plan: 1) Land Use, 2) Transportation, and 3) Moderate Income Housing. Additional elements are also allowed, and "the municipality may determine the comprehensiveness, extent, and format of the general plan."

In addition to the above mentioned three required elements, this plan includes planning for Community Design, Economics, Parks and Recreation, Environment, and Public Services.



## Chapter 1: Introduction

*The value of the General Plan is only as good as the support that it gets from the leadership and the citizens of the City.* While it is largely conceived and created by the Community Development staff using input from the public, the Planning Commission and the City Council, its ultimate long-term support and success must come from the community as a whole.

### Plan Update

The process to update the Pleasant Grove City General Plan began in late 2011 ~~in early 2006~~. This version of the City's General Plan was last updated and originally adopted in 2007 ~~1997~~. The update objective was to refresh the current ~~create a new document so that it will continue to~~ serve as a guide and reference for the community in the future.

A public survey was administered during the fall of 2011, through mailings and online, to determine community concerns and the level of support for various City programs and projects. Many of the results and directions of this survey are reflected in this current update. In the original 2007 plan creation, the Pleasant Grove Planning Commission began the process by creating various committees including members of the community, to review the plan elements and to develop initial goals. Community Development staff assisted by holding neighborhood and community planning workshops, to allow residents an opportunity to provide input to the community planning process.

Planning work sessions were also held with City Staff, Department Directors, the Planning Commission and the City Council.

Key issues garnering interest and support through the various community groups and public participation included the need for:

- Positive economic development
- Revitalized downtown





## Chapter 1: Introduction

- Improved, centralized civic center
- Good transportation planning, traffic flows
- Historic preservation
- Increased parks, trails and recreation opportunities
- Good planning and development in the Grove area

(See Appendix A, Public Participation Results and 2011 General Plan Survey Results)

### R/UDAT Planning Process



Additional public input into the preparation of the Plan was received from the Rural / Urban Design Assistance Team (R/UDAT) Implementation Committee, and the public participation in the R/UDAT planning process that occurred in early 2006.

A program sponsored by the American Institute of Architects, R/UDAT is a results-driven community design program based on the principles of interdisciplinary solutions, objectivity, and public participation. The R/UDAT planning process in Pleasant Grove combined local resources with the expertise of a multidisciplinary team of professionals, usually from the fields of urban design, architecture, landscape architecture, planning, economic development, who volunteer their time to identify ways to encourage desirable change in a community.

Following months of preparation, the team visited the community for four intense, productive days. At the end of the visit, the team presented an illustrated document of strategies and recommendations (*Appendix B, R/UDAT Pleasant Grove: Past, Pleasant and Future*). The implementation of R/UDAT recommendations is overseen by a local steering committee of community leaders and citizens. Reviewing the goals and



## Chapter 1: Introduction

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*The General Plan shall receive a comprehensive review at least once every five years to keep the policies and programs consistent with changing trends and conditions.*

objectives achieved through the R/UDAT planning sessions and report became an essential part of establishing the goals as well as devising much of the text within the Plan.

### **Plan Update Adoption**

Following review and revisions, public hearings before the Planning Commission and City Council were held. The Plan, as presented here, was originally adopted by the Pleasant Grove City Council on July 3, 2007 **and amended on September 2, 2014.**

### **1.2. IMPLEMENTATION**

Implementation of the Plan comes through working documents, such as the zoning and land use codes, capital improvement programs, City budgets, and other ordinances, resolutions and studies deemed appropriate by the City Council.

### **1.3. AMENDMENTS**

To preserve the integrity of the Plan and to ensure that it reflects the changing needs of residents, it is City policy that:

- The Plan shall receive a comprehensive review at least once every five years to keep the policies and programs consistent with changing trends and conditions.
- All re-zones, improvement programs, and ordinance changes concerning development shall be in harmony with the Plan.

The public may request amendments to the Plan. Applicants must show that any amendment of the Plan:

- Is in harmony and consistent with City land use ordinances,
- Is in the best interest of the City,
- Promotes the general welfare of the community, and
- Maintains or improves the quality of life for the citizens of Pleasant Grove.



## Chapter 1: Introduction

### 1.4. IDENTITY, **MISSION AND VISION STATEMENTS**

Listed below are the Identity and Vision Statement of the Pleasant Grove City General Plan as developed and recommended by the General Plan Advisory Committee. The Identity serves as a slogan to paint a picture or send a message in relation to the character of the community. The Vision Statement reflects the shared image of what people want the city to become – at some point in the future. It is the big picture to guide decisions.

**Identity:** *Utah's City of Trees*



#### **Pleasant Grove Mission Statement:**

***Our municipal mission is to provide essential services and life-enriching amenities to every resident of Pleasant Grove.***

#### **Pleasant Grove Vision Statement:**

***A community with pioneer heritage, whose citizens are empowered to take part in decisions affecting their community; who are committed to providing safe, beautiful, orderly surroundings and are working in harmony to protect and maintain their environment as well as providing opportunity and creating economic vitality for this and future generations.***





Chapter 1: Introduction

**Cascading Values**

In Pleasant Grove City, we take pride in being professional. We exhibit that professionalism by being:

Safe

Consistent

Courteous

*Our Municipal Vision*

**To become  
the best-run city in Utah.  
Every Employee runs the city.**

Key Strategies

**Proud, Satisfied Citizens**

Leverage customer service-oriented employees, robust communications, and our solid sense of stewardship to drive citizen pride, satisfaction, and confidence

**Vibrant Business Climate**

Leverage our abundant available land, our appealing geographic location, and the business-friendly stance of our elected body and staff to drive a vibrant and thriving business climate that attracts and retains successful companies

**Professional, Happy Employees**

Leverage fair-market compensation, empowering career training, and the citizens' respect and gratitude to drive the recruiting, development, and retention of a professional, happy workforce

**1.5. PHYSICAL DESCRIPTION AND CONDITIONS**

Pleasant Grove lies 30 minutes south of the Salt Lake City metropolitan area, and about 10 minutes north of Provo. Like most other communities in the Utah Valley, Pleasant Grove is sandwiched between the towering Wasatch Mountains and the shores of nearby Utah Lake. For planning purposes, the city can be considered as consisting of four geographic areas:

**The Grove:** The area serviced by a new freeway off-ramp, containing approximately 800 acres, between Interstate 15 and Highway 89. This community gateway area has historically been an agricultural area consisting of small farmhouses and acres of crops and pasture. It is now the focal area for current and future development in the city.



## Chapter 1: Introduction



*Pleasant Grove is  
the fifth largest city  
in Utah County.*

**Highway 89 / State Street:** This highway is the primary non-interstate road in Utah. It runs north-south the entire length of the state. As it passes through Pleasant Grove, it becomes the primary business/commercial district in the city.

**Historic Downtown:** This area is primarily a sixteen-block section in the area of the Old Fort around Main Street, bordered by 100 North on the north, 300 East on the east, 300 South on the south, and 100 West on the west. This area includes the existing City Hall, Fire Station, Library, Post Office, City Park, Old Recreation Center, two banks and several small businesses and professional offices.

**Northern / Eastern Residential Areas:** A majority of Pleasant Grove's population resides in the neighborhoods that lie north and east of the three areas described above. These areas are almost entirely residential with small areas for neighborhood commercial development. They contain the majority of the City's schools, parks and other community facilities.

### **Current Conditions**

Pleasant Grove, with a population of over 30,000 nearly 35,000, is currently the fourth fifth largest city in rapidly growing Utah County, which includes over 300,000 residents and two universities: Brigham Young University and Utah Valley University. The City is governed by a part-time Mayor and City Council supported by a dedicated staff and an exceptionally large corps of volunteer citizen organizations.

### **1.6. HISTORY OF PLEASANT GROVE**

Pleasant Grove, Utah County, was founded by Mormon settlers on September 13, 1850, and became an incorporated city on January 19, 1855. It is located twelve miles northwest of Provo and thirty-six miles southeast of Salt Lake City. At this site, the Mormons had their first conflict with the Indians on March 5, 1849



## Chapter 1: Introduction

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*Founded on  
September 13, 1850,  
the community was  
first known as  
"Battlecreek".*



at the head of a stream that became known as Battle Creek; the settlement on this creek at first was unofficially called Battle Creek. Indians had their own name for the area - "Mepha" or "Little Waters." The first settlers built impermanent cabins in a "pleasant grove" of trees. This more pleasing name was adopted for the town.

Situated on the northeastern edges of Utah Valley and Utah Lake and along the western slope of the Wasatch Range at the foot of Mount Timpanogos, the area's gravelly alluvial deposits and sediments from Lake Bonneville are ideal for fruit trees, while the mountains afford protection from late spring frosts. Thus, the higher small-acreage farms of Pleasant Grove became prominent fruit and berry producers. However, with urban growth, now only one large orchard remains in production.

Very little industry developed within the community; most that did was farm related. Sugar beets provided a labor intensive crop for the lower, heavier soils, more suited for potatoes and beets. Many of the area's farmers and laborers worked at the Lehi sugar processing plant and the Pleasant Grove cutting station

until these units closed in 1924. In 1915, the Pleasant Grove Cannery was built near the Union Pacific Railroad line; it provided an outlet for row crops, such as peas, green beans, corn, tomatoes, and pumpkins, as well as large fruits. With the development of freezer preservation, the cannery also served a market for fresh-frozen strawberries. From the 1920s through the 1950s, Pleasant Grove was a major strawberry producer, established a mid-June Strawberry Days celebration, and became known as Utah's Strawberry City. The three-day community-sponsored activity features parades, rodeos, carnivals, and sports events, and draws numerous visitors. Although local strawberry fields are now nonexistent, the city proclaims the event as the longest established celebration in Utah.



## Chapter 1: Introduction

*From the 1920's through the 1950's, Pleasant Grove was a major strawberry producer.*



Sheep and range cattle were invested in by a small number of farmers at the end of the nineteenth century. Dairies also developed, and several continue in the area today.

Early non-farm related industries included two planing mills that shaped and finished wood for building. Fugal Construction has employed numerous men for more than eighty-six years. Fugal Brothers Plumbing was started in 1906 by Chris, Jens, and Niels Fugal. Their first major job was installing Lindon City's waterworks in 1924; by 1948 they had installed about forty city waterworks in Utah and Idaho. The company now continues into the fourth generation. The Karl B. Warren Concrete Pipe Plant began operation in the late 1930s, providing pipe for the Salt Lake aqueduct. This project stopped during World War II, causing the plant to close. After the war, it operated sporadically under different ownerships ~~United Concrete Pipe, and now California Pressure Pipe Company. Westroc (formerly Warburton Readymix, and then Ashroc) has operated since 1948, until 2013, when the property was purchased by the City.~~ Bayley's Clothing manufacturers employed numerous women from the late 1960s into the 1980s. An industrial park, located on the west side of the city since the 1960s, contains service-oriented businesses.

The close-set houses and the small business area of the town grew from a fort the first settlers were forced into because of the 1853 Walker Indian War. The fort became the nucleus of the town and its development. Before 1900, many houses were built of soft rock found in the eastern foothills. This type of rock distinctly marks the town's early buildings.

An influx of Scandinavian LDS converts between 1870 and 1890 changed the population from all Anglo-American to one-third Scandinavian. Religious preference remains predominantly LDS. A First Baptist Church chapel, built in 1960, is the only non-Mormon denominational structure. ~~A Fellowship Bible Church~~



## Chapter 1: Introduction



*Pleasant Grove today has an expanding commercial base and quality of life.*

**meets in an existing public building.** Earlier, Presbyterians built a school in 1879 and a rectory in 1890, and the Reorganized LDS Church purchased those buildings in 1900. A change in the city's southern border took place in 1924; Lindon, known as the Southfields, a farming stretch two and one-half miles wide, and extending from Utah Lake to the east mountains in length, became an incorporated city. Pleasant Grove's farming area and population thereupon decreased considerably.

From the beginning, men and women often sought part-time work outside the community to supplement their farm income. With the building in 1942 of Geneva Steel, three miles to the southwest, farmers and their families saw an opportunity for higher wages with fewer work hours invested, and many were enticed into giving up small-acreage farming. Farming as an area occupation began to diminish.

Since World War II, Pleasant Grove has experienced ever-increasing major subdividing of farms for house building. Today few farms remain. Steady and healthy increases in population, increased work opportunities, and fast and convenient transportation have all contributed to transform the town from a bedroom community to an increasingly important economic center. Pleasant Grove today has an expanding commercial base and quality of life, with several schools, parks, a public library, and numerous recreational facilities.

**As the community progresses forward, it is done with an eye to the vision and heritage established long ago by those pioneers and community builders that have gone before.**

*Source: Utah History Encyclopedia, University of Utah, Beth Radmall Olsen*



## Chapter 1: Introduction

### 1.7. DEMOGRAPHIC OVERVIEW

The most recent data available in most demographic categories is found in the results of the Census 2000-2010 by the U.S. Census Bureau (see Exhibit 3, below). Although some increases and changes have occurred since the year 2000-2010, the demographic profile from that census still offers a good representation of the Pleasant Grove community in many categories. Modifications of census data from available local information is also included in the exhibit.

#### Population

The estimated current population of Pleasant Grove in January of 2013 was approximately 34,002, according to building permit data compiled by Pleasant Grove City Community Development, placing Pleasant Grove 20th largest among Utah cities.

Growth between the years 2000 and 2010 showed an average increase of 5% per year. After a period of slower growth, recent years have shown a healthy upswing. Based on current development and planning, the community is expected to continue to grow to a projected population of 47,053 by the year 2040, with the projected build-out population of 47,320 being reached some time thereafter

#### PLEASANT GROVE POPULATION TRENDS

YEAR	PLEASANT GROVE POPULATION	PERCENT INCREASE	AVE. ANNUAL INCREASE
1930	1,754	-	-
1940	1,941	10.6%	1.1%
1950	3,195	64.6%	5.1%
1960	4,772	49.3%	4.1%
1970	5,327	11.6%	1.2%
1980	10,833	103.3%	7.4%
1990	13,476	24.4%	2.2%
2000	23,468	74.15%	5.7%
<u>2010</u>	<u>33,509</u>	<u>10.8%</u>	<u>5.0%</u>
<u>January 1, 2014</u>	<u>34,360</u>	<u>1.5%</u>	<u>.50%</u>
<u>2020</u>	<u>40,034</u>	<u>17.7%</u>	<u>1.2%</u>
<u>2030</u>	<u>42,062</u>	<u>5.0%</u>	<u>.5%</u>
<u>2040</u>	<u>47,053</u>	<u>10.7%</u>	<u>1.8%</u>

*\* Green shaded areas reflect population projections from Mountainlands AOG*



## Chapter 1: Introduction

**Sources:**

1. U.S. Census Bureau, Census 2010
2. Pleasant Grove City Estimates (\*)

### EXHIBIT 3: PLEASANT GROVE DEMOGRAPHICS

Population and Density		Class of Worker	
Total Population	34,360 *	Private wage and salary workers	81.3%
Total land area in square miles	9.17 *	Government workers	12.2%
Density per square mile	3,655*	Self-employed (not incorporated)	6.5%
Sex and Age		Employment by Industry	
Male	49.4%	Agriculture, forestry, fishing and hunting, and mining	0.5%
Female	50.6%	Construction	8.6%
Median Age	26.1 *	Manufacturing	12.9%
Race		Wholesale trade	3.8%
White	94.9%	Retail trade	12.5%
Hispanic or Latino	5.3%	Transportation, warehousing, utilities	2.6%
Asian	1.4%	Information	3.2%
Other	2.1%	Finance, insurance, real estate, etc.	7.0%
Households		Professional, scientific, management, administrative, waste mgmt	13.4%
Total households	9,913 *	Educational, health, social services	21.4%
Average household size	3.43 *	Arts, entertainment, recreation, accommodation, food services	6.9%
Average family size	3.88	Public administration	2.7%
School Enrollment		Other services	4.4%
Kindergarten through High School	7,772	Commuting to Work	
College or graduate school	2,274	Mean time to work in minutes	21.5
Educational Attainment		Income in 2009	
High school graduate or higher	60.3%	Median household income	\$63,421 *
Bachelors degree or higher	34.6%	Median family income	\$68,448
Marital Status (15 yrs +)		Per capita income	\$23,015 *
Now married, except separated	65.9%	Poverty Status in 2009	
Never married	19.7%	Individuals below poverty level	8.3%
Nativity and Place of Birth		Families below poverty level	6.4%
Native U.S.	94.7%	Housing Characteristics	
Born in Utah	65.4%	Total housing units	9,641 *
Foreign born	4.2%	Occupied housing units	9,913 *
Top 5 Ancestries Reported		Single-family units	79.4% *
English	31.4%	Built prior to 1980	32.5% *
German	11.0%	Moved into unit since 2000	23.3% *
American	5.2%	2 or more vehicles	74.3%
Danish	8.1%	Median housing value	\$161,300
Scottish	7.8%	Median monthly mortgage	\$1,158
Employment Status (16 yrs+)		Median monthly rent	\$720
Labor Force	14,441		
Unemployed	4.0%		
Females employed	53.7%		



## Chapter 1: Introduction

*The median age of Pleasant Grove residents is 23.6 years. The average household size is 3.43 persons.*

### Age Distribution

The median age in Pleasant Grove is 23.6, which is on par with Utah County, although it is a full ten years much younger than the national median age of 37.2 years. The City is very young as a whole with 38.4% of residents under 18 years old. The proportion of residents aged between 25 and 34 is 15.3%, which is about five percent less than the national average. The proportion of residents over age 65 (6.6%) is actually half of the national average, though it is slightly less than Utah County.



### Income

Although Pleasant Grove's per capita income (\$23,015) is below Utah County, state and national averages, the city's per capita income has grown 129.3% since 2000, indicating a positive trend towards gaining ground relative to these comparative geographies. Additionally, Pleasant Grove's average household income (\$63,421) is \$11,507 above the national average. Currently, just over a quarter of Pleasant Grove's households earn between \$50,000 and \$75,000. Just over a third of the City's households earn over \$75,000 annually. The proportion of households earning below \$25,000 annually is 13.5% under the national average, which means that a greater proportion of Pleasant Grove residents earn higher incomes compared to the rest of the country.

### Household Characteristics

The average household size in Pleasant Grove of 3.43 is notably larger than the national average (2.59), but only slightly smaller than Utah County and slightly larger than state averages. Pleasant Grove's single-person households (13.5%) represent less than half of the ratio in the nation (27.4%). Pleasant Grove's housing supply is predominately occupied by owners (74.6%), with renters making up a smaller proportion.



## Chapter 1: Introduction

### GENERAL GOALS

Goals	Strategies	Actions	Timing	Agency
<b>1. Establish programs and land uses that promote <u>quality living, employment and recreation opportunities</u> for the residents of Pleasant Grove.</b>	<b>A.</b> Provide for a customer friendly atmosphere and responsive services to meet the residential needs of all Pleasant Grove Citizens.	i. Maintain consistent decisions that follow the General Plan.	Ongoing	City Council City Admin. Planning Commission
		ii. Provide customer-friendly programs, goals and attitudes in all departments.	Ongoing	All City Departments
	<b>B.</b> Promote diversity in community planning that is responsive to the economic market and sensitive to the residential needs of all citizens.	i. Perform ongoing, in depth studies of current and future economic needs	Ongoing	City Council City Admin.
		ii. Keep informed of the needs of residents through ongoing community meetings and surveys.	Ongoing	City Admin. Community Development
	<b>C.</b> Encourage the attraction, retention and development of business that gives Pleasant Grove economic vitality.	i. Work closely with local and regional business and economic development agencies and programs.	Ongoing	City Council Planning Commission Economic Development Director
<b>D.</b> Support development that is sensitive to the needs of both residential and commercial uses.	i. Ensure the General Plan is reviewed and followed during land use decisions.	Ongoing	City Council Planning Commission	
<b>2. Provide for the preservation and enhancement of the <u>heritage, character and atmosphere of Pleasant Grove</u> as a progressive and friendly community.</b>	<b>A.</b> Review, update and follow goals and objectives for preserving and developing quality developments in the city.	i. Perform a comprehensive review and update of the General Plan involving public participation at least every five years.	0-5 years	Planning Commission Community Development



## Chapter 1:

Goals	Strategies	Actions	Timing	Agency	
<b>2. (cont.) Provide for the preservation and enhancement of the <u>heritage, character and atmosphere of Pleasant Grove as a progressive and friendly community.</u></b>		ii. Use, review and update the R/UDAT study and goals regularly.	Ongoing	Planning Commission Community Development	
	<b>B. Support development that is sensitive to the individual needs of both residential and commercial uses and diverse land uses.</b>		i. Review and update the City Land Use Code on a regular basis to provide accuracy and fairness in the management of development projects.	Ongoing	City Council Planning Commission Community Development
			ii. Require strict adherence to development guidelines in the City Land Use Code.	Ongoing	City Council Planning Commission Community Development
			iii. Require as much as possible new development to minimize negative impacts to existing community, utilities and infrastructure.	Ongoing	City Council Planning Commission Community Development
	<b>C. Encourage programs and projects that will enhance the vision and theme of Pleasant Grove as Utah's City of Trees.</b> <i>(Covered in Chapter 3)</i>		i. Establish a City of Trees committee to recommend goals and oversee city programs to promote the vision.	0-2 years	City Council
			ii. Adopt a list of overall community goals to meet the vision of Utah's City of Trees.	0-2 years	City Council Planning Commission Community Development

*The Timing and Agency columns are removed since these are ongoing objectives involving staff, Planning Commission and City Council.*

## Chapter 2: Land Use

### Key Points:

- Introduction
- Land Use Designations
- Land Use Map
- Commercial Planning Districts
- Planning Principles
- Annexation
- Implementation
- Land Use Goals

*Planning for the quality of life and economic vitality of the community.*



### 2.1. INTRODUCTION

The purpose of the Land Use Chapter is to provide planning for the quality of life and economic vitality of the community by 1) showing general land use designations, and 2) establishing land use goals that promote quality and balance in community growth.

### 2.2. LAND USE DESIGNATIONS

Pleasant Grove City land uses are divided into residential, commercial, and manufacturing categories, as below (see also Exhibit 4, Land Use and Zoning Chart, and Exhibit 5, Pleasant Grove City Land Use Map).

#### Residential Land Uses

The City's objective is that all residential areas will be developed or improved with an emphasis on creating safe, attractive neighborhoods. They will include adequate open spaces and will be linked to schools, shopping areas, parks and other neighborhoods by landscaped pedestrian ways, bicycle paths, and residential scale streets.



## Chapter 2: Land Use

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*Residential areas with an emphasis on creating safe, attractive neighborhoods.*

✦ **Very Low Density Residential** – (Zones included: A-1 R-R, R1-20) The Very Low Density Residential (VLDR) designation is for large-lot, low density estate neighborhoods with single-family homes on individual building lots. Limited agriculture activities are permitted in the R-R zone. The housing density should not exceed 2.2 units per acre.

✦ **Low Density Residential** – (Zones included: R1-10, R1-12, R1-15) The Low Density Residential (LDR) designation is for typical low density neighborhoods with single-family homes on individual building lots. Typical density will be between 2 to 3 2 to 4 units per acre.

✦ **Medium Density Residential** – (Zones included: R1-8, R1-9, R1-10) The Medium Density Residential (MDR) designation is for typical low density suburban neighborhoods with single-family homes on individual building lots. Typical density will be between 3 to 4 5 units per acre.

✦ **High Density Residential** – (Zones included: R1-7, RM-7, R-M) The High Density Residential (HDR) designation is for smaller individual home lots. The housing density should not exceed 6 to 10 units per acre.

✦ **Very High Density Residential** – (Zones included: RM-7, CS-2, Grove-MHMU) The Very High Density Residential (VHDR) classification is for mixed-used and multi-family development, with an overall housing density which should not exceed 12-14 units per acre.





## Chapter 2: Land Use

**Residential Zoning Overlays** – (Included: Downtown Village - Mixed Use Overlay, Residential Agriculture Overlay, Senior Housing Overlay) Zoning overlays are prepared and may be applied on certain properties with specific development types, uses and densities that fall outside of the requirements of the underlying zoning of the property.

**Mixed Use Village Overlay** – (Zones included: CBD, The Grove Interchange) The Mixed Use Village Overlay (MUV) may be applied for compact, high intensity mixed-use village developments which blend commercial and residential uses, with a minimum of 30 units per acre.

**Planned Residential Development** – (Zones include: PRD) Provision is made for the establishment of special planned residential development districts, allowing for mixed and special development uses which may vary from zoning regulations, but which will be a desirable asset to the community.



### **Commercial Land Uses**

A broad mix of commercial opportunities is provided for in Pleasant Grove through the various designations and zoning districts. These include provision of general shopping facilities, smaller neighborhood centers, regional community commercial centers and freeway interchange related commercial activities. The intensity of the commercial zone applied will depend on such factors as the nature and location of surrounding uses, and the availability of necessary infrastructure.

**Neighborhood Commercial Uses Overlays** (Zones Included: C-N, Neighborhood Commercial Overlay and Rural Commercial Overlay) are planned to be located in various areas in the community to provide low impact convenience shopping and easy access to basic services



## Chapter 2: Land Use

and personal needs for the immediate neighborhood. Building scale and architecture should be complimentary to residential uses and should relate to the lifestyle and character of the surrounding neighborhood.

+ **General Commercial and Retail Uses** (Zones included: C-N, C-G, C-S, CS-2, Grove-CS, **Grove Business Park Overlay, Downtown Village**) are planned through many areas in the southern part of the community, in proximity to arterial roadways and highways, providing for the shopping and service needs of the community.

~~+ **Transit-Oriented Commercial Sales Uses** (Zones included: CS(T)) are provided for in the central downtown area near the railroad tracks. Development in this area should focus on planning for future light rail use of the tracks and related commercial opportunities.~~

~~+ **Downtown District Commercial Uses** (Zones included: CBD) are planned to support the economic vitality and revitalization of the historic downtown area.~~

+ **Professional Office Uses** (Zones included: PO) are planned to provide areas for professional services in areas adjacent to residential. Building scale and architecture should be complimentary to residential uses and character of the surrounding neighborhood.



+ **Freeway Interchange Commercial Uses** (Zones included: Grove-INT) are provided to meet community objectives for economic development and regional commercial needs in areas near the Pleasant Grove I-15 Interchange.



## Chapter 2: Land Use

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- ✚ **Manufacturing Land Uses** (Zones included: M-D, BMP)  
The Industrial (I) designation is intended to provide for a range of light industrial and manufacturing uses, including clean and less intensive industrial, manufacturing and technological uses, and warehousing. These areas are envisioned to be quality planned industrial areas and business parks designed to protect the aesthetic and environmental quality of adjacent areas.



## Chapter 2: Land Use

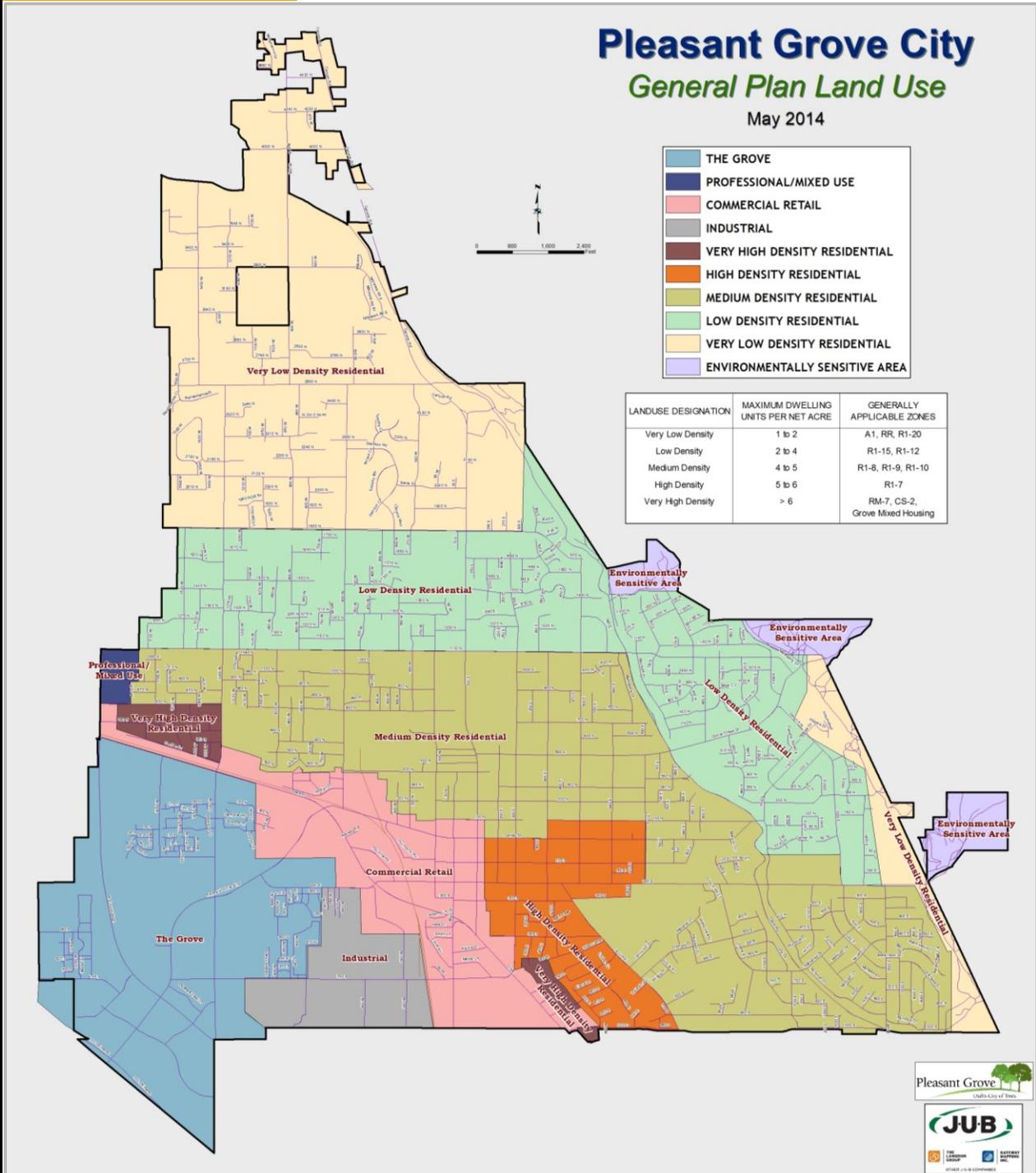
### EXHIBIT 4. LAND USE AND ZONING CHART

Land Use Designation	Zones	Typical Density	Policy Intent
<b>Residential</b>			
Rural Density Residential Uses	A-1 R-R	< 2 units per acre	Rural areas with large lot single-family development having agricultural uses
Very Low Density Residential Uses	R-R R1-20	< 2.2 units per acre	Very low density, large lot single-family development, with limited agricultural uses
Low Density Residential Uses	R1-12 R1-15	2-3 units per acre	Single-family, low density development
Medium Density Residential Uses	R1-8 R1-9 R1-10	3-4 units per acre	Single-family, medium density development
High Density Residential Uses	R1-7 RM-7 R-M	6-10 units per acre	Single-family, high density residential development on small lots
Very High Density Residential Uses	CS-2 Grove-MH	10-24 units per acre	Multi-family residential uses
Residential Overlays	Downtown Village - Mixed Use, Residential Agriculture, Senior Housing		
<b>Commercial</b>			
Commercial Uses	C-N C-G CS, CS-2 Grove-CS	--	Mixed commercial sales uses and shopping centers
	DV	--	Downtown district commercial uses
	PO	--	Professional office commercial uses
	Grove-IN	--	I -15 interchange related commercial uses
Commercial Overlays	Neighborhood Commercial, Rural Commercial, Grove Business Park		
<b>Manufacturing</b>			
Manufacturing Uses	M-D	--	Light manufacturing and commercial uses
	BMP	--	Planned manufacturing business parks



## Chapter 2: Land Use

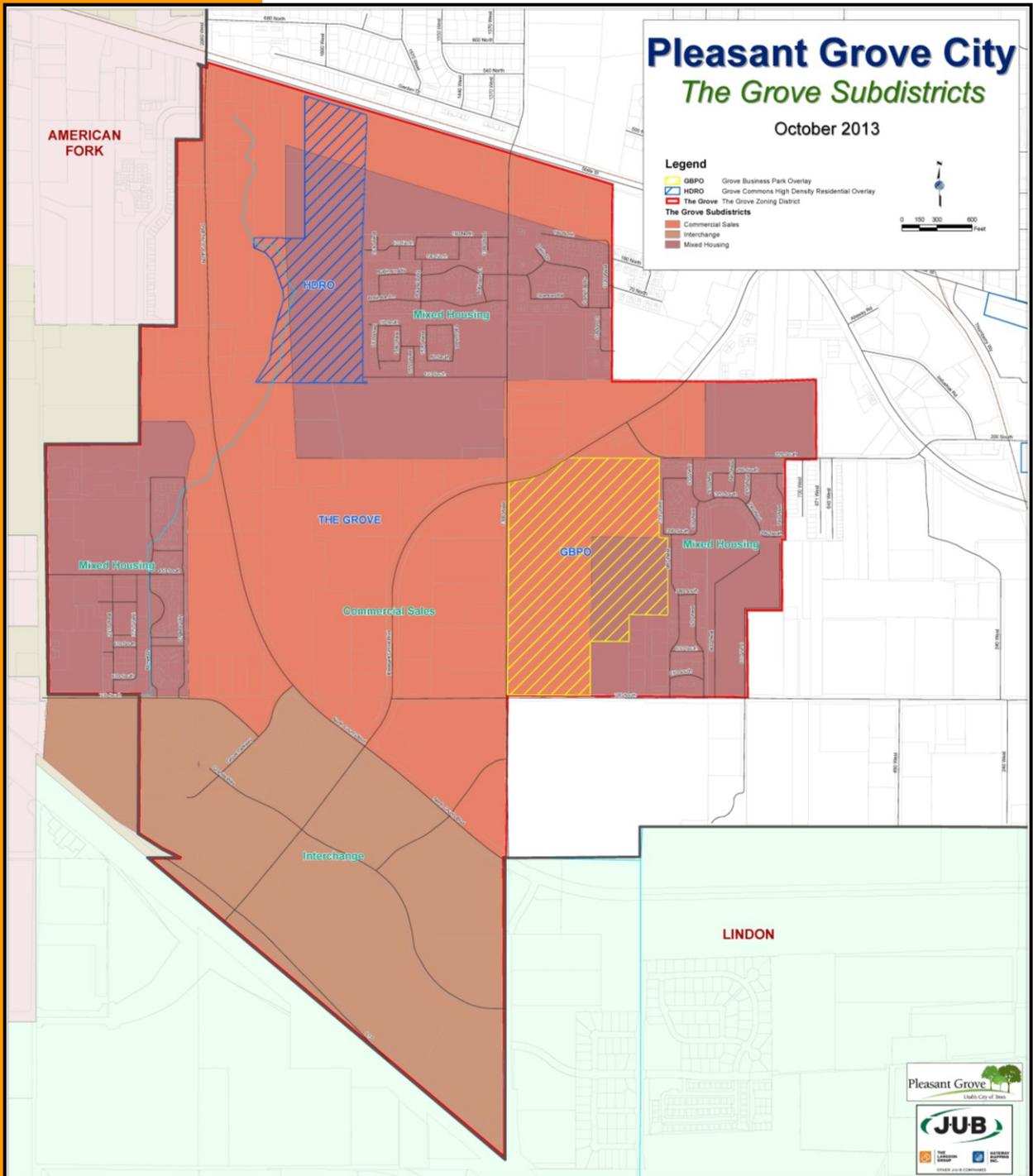
### EXHIBIT 5. LAND USE MAP





## Chapter 2: Land Use

### EXHIBIT 7. THE GROVE ZONING SUBDISTRICTS MAP

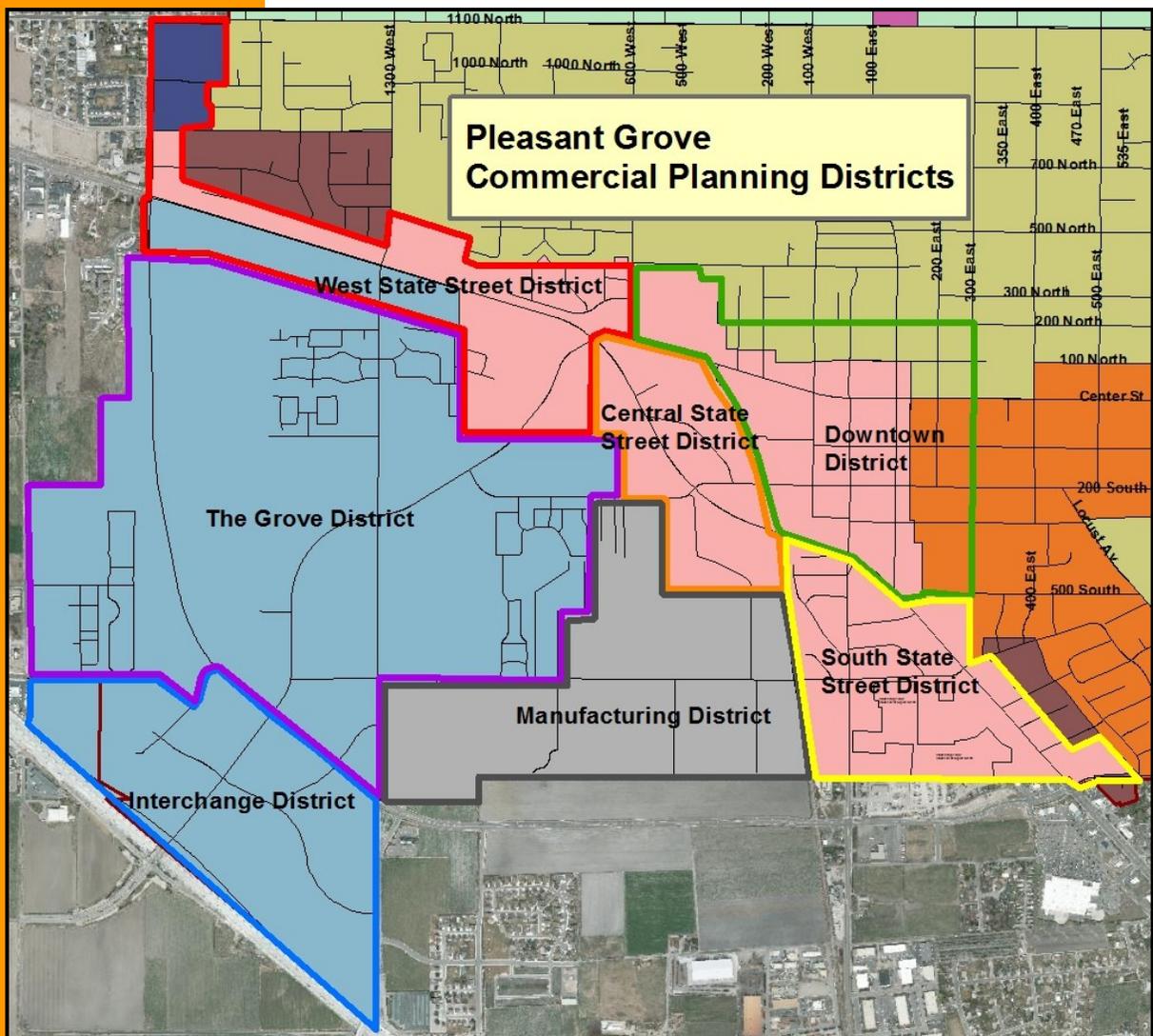




## Chapter 2: Land Use

Eight **Seven** commercial planning districts in Pleasant Grove are established to promote the purposes of specific planning and economic development objectives, which are unique to each area. It is the objective of this Plan that specific, strategic plans be developed and attached as appendices to the Land Use Chapter. The following is an overview of the districts and the objectives to be pursued in developing strategic plans.

### EXHIBIT 8. COMMERCIAL PLANNING DISTRICTS





## Chapter 2: Land Use

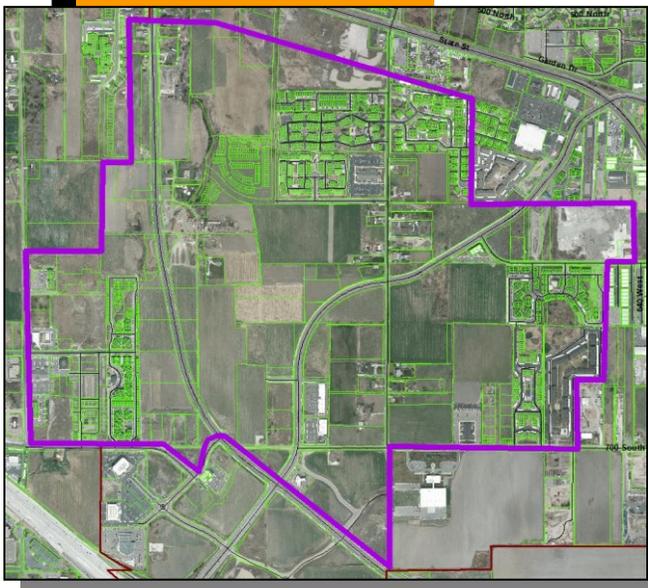


### 1. The Grove Interchange District

Area / features: The area adjacent to the Pleasant Grove I-15 Interchange zoned for high intensity, regional commercial development.

Objectives:

- Provide for the development of large hotel and convention facilities.
- Promote the development of a regional retail commercial center.
- Provide for professional office uses.
- Require high quality architecture and site design.
- Create an attractive gateway from I-15, with a unique signature image for the city.



### 2. The Grove North District

Area / features: Commercial and residential mixed-use zoned areas in the northern portion of The Grove zoning district.

Objectives:

- Create attractive commercial areas utilizing high quality architecture and site design.
- Provide for a mix of land uses including office, retail, **civic**, and mixed density residential.
- Encourage compact, pedestrian- friendly mixed land development.
- Require sensitive treatment of the blues wetlands and waterways.



## Chapter 2: Land Use



### **3. West State Street District**

**Area / features:** The western end of the State Street (**Highway 89**) commercial corridor from Pleasant Grove Boulevard to **2000 West Street North County Boulevard**.

**Objectives:**

- Provide for a mix of commercial uses including various office, retail, and services developments.
- Provide an area for the commercial and service needs of the community.
- Require high quality architecture and site design.
- Preserve the street's function as a major traffic carrier with uses suited to a high volume roadway.



### **4. Central State Street District**

**Area / features:** The central or bend area of the State Street (**Highway 89**) commercial corridor from the railroad tracks to Pleasant Grove Boulevard.

**Objectives:**

- Provide for the commercial retail and service needs of the community.
- Redevelop the district with a focus on higher end community commercial and professional uses.
- Develop district criteria for quality architecture and site design.
- Provide for uses suited to a high volume roadway.



## Chapter 2: Land Use



### **5. Center Street District**

**Area / features:** The Center Street corridor of commercial / mixed uses and adjoining areas between historic downtown (100 West) to 600 West.

**Objectives:**

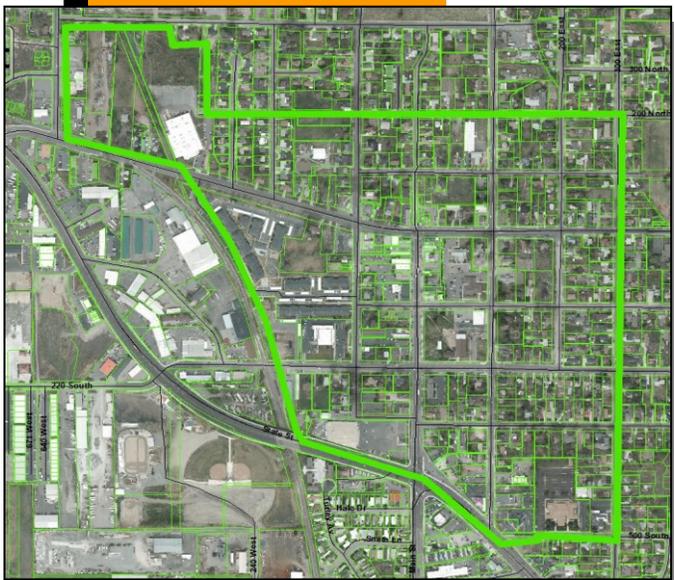
- Revitalize district to become a more economically significant connector between downtown and Macey's.
- Redevelop, beautify and improve the corridor and adjoining properties.
- Improve railroad crossings and the intersection at 600 West.
- Provide zoning options for increased commercial and mixed-use activity.

### **5. Historic Downtown Village District**

**Area / features:** The area of the original, historic settlement and Old Fort of Pleasant Grove generally including areas between State Street (Highway 89) and 200 North, and the railroad tracks.

**Objectives:**

- Provide for a mix of community, commercial and residential uses in a traditional downtown environment.
- Develop an architectural theme consistent with the historic nature of the downtown area.
- Revitalize the district to become economically successful.
- Promote development and civic uses that will enhance the area as the heart of the community.
- Redevelop, beautify and improve the main corridors and adjoining properties.





## Chapter 2: Land Use

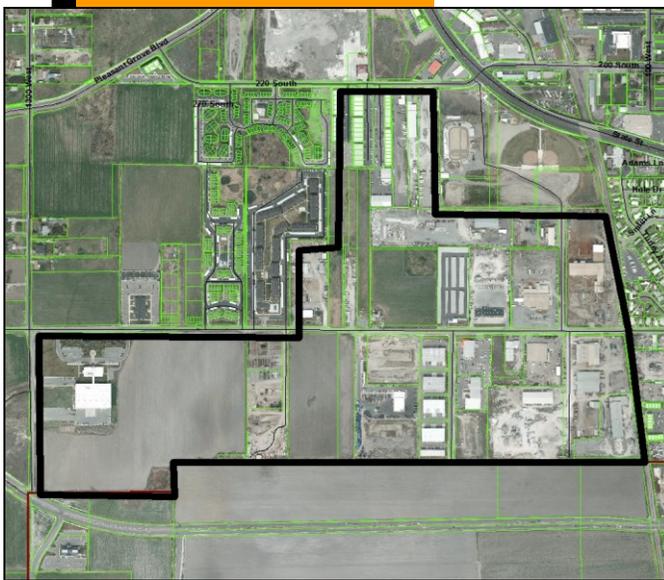


### **6. South State Street District**

Area / features: The southern end of the State Street (Highway 89) commercial corridor from the railroad tracks to 1000 South Street.

Objectives:

- Promote the development of mixed use community shopping centers.
- Provide an area for the commercial and service needs of the community.
- Require high quality architecture and site design.
- Preserve the street's function as a major traffic carrier with uses suited to a high volume roadway.



### **7. Manufacturing District**

Area / features: The area zoned for light manufacturing development west of the railroad tracks and south of 220 South, with 700 South as the main corridor.

Objectives:

- Provide an area for the quality development of light manufacturing.
- Promote economic development to broaden uses and tax base.
- Encourage development of business parks built to high standards of architecture and landscaping.
- Protect and compliment the character of surrounding developments.



## Chapter 2: Land Use

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### 2.4. PLANNING PRINCIPLES

The following planning principles have been identified by Pleasant Grove residents through the R/UDAT planning process and the update of this plan as being important to the future growth and development of the community:

#### **Maintaining Balance and Mix**

It is the objective of Pleasant Grove City to encourage and provide for proper transitioning between zones and intensity of uses, which should be regulated by the City Land Use Code, the Future Land Use Map and the Pleasant Grove City Annexation Policy Plan. The City also seeks to maintain a healthy balance and mix of land uses within the community, representing the atmosphere of existing development.



Different uses can be mixed to reduce driving and increase the capacity to park once and work, shop, relax and dine. Light commercial, office, retail and hospitality uses can easily be mixed and parking can be shared with careful analysis and planning. Housing can be added above or beside business uses with careful attention to security and parking allocation for added convenience for residents.

Areas for growth have been planned with a balance for all uses, including residential, commercial and manufacturing uses, as demonstrated in Exhibit 5, Pleasant Grove City Future Land Use Map. Future decisions regarding land use and zoning in Pleasant Grove should be guided by this map.

#### **Making Connections**

Successful development of growth areas in the community will be based on making connections. The Grove and other growth areas should be connected to the rest of Pleasant Grove by streets and sidewalks, trails, and drainage. These connections are intended to be obvious and orderly.

## Chapter 2: Land Use

*Walking  
should be safe,  
comfortable  
and pleasing.*

Buildings are intended to connect to the framework of streets, and thereby, to other neighborhoods and communities.

The grid system should be applied to growth areas intended for residential mixed use, which can accommodate a variety of residential block prototypes, depending upon the block size, configuration and location. Opportunities should be provided to mix a variety of housing types within the same block, including single-family detached, single-family attached, townhouses, and condominiums. Key variables, which should be considered include:

- Housing types
- Street and alley configurations
- Access approach to for each lot / unit
- Location and design of parking
- Existence, location and design of open space

### Pedestrian Experience

Everyone is a pedestrian at some time in their journey from home to store or office. Walking should be safe, comfortable and pleasing. To support and encourage walking, sidewalks should be at least six feet wide (8 to 12 feet at buildings), set back from the travel lanes of the street by at least four feet and regularly sheltered by trees or awnings. Cars should not hang over the sidewalk without a commensurate widening of the paved space.

Building elements at the sidewalk should be both pedestrian oriented and pedestrian scaled. Ground floor facades should have





## Chapter 2: Land Use

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more texture and relief for visual interest for the passer-by, with a significant ratio of transparent windows or display windows. Entrances should not be more than 75 feet apart and closer spacing is preferred. Very large single-occupancy buildings can be wrapped with smaller tenant spaces to provide this character.

### Signage

Signs should be appropriate to the scale of the audience. Signs at the sidewalk should be intimate and at a pedestrian scale, and should be oriented to the visual perspective of passing pedestrians. Signs along streets should be at the eye level of the drivers and at a scale visible at 25 mph; signs along I-15 should be large enough to be seen at 75 mph and a great distance. Only civic, entrance and directional signs should be permitted as off-premises signs.



## 2.4. ANNEXATION

Annexation is a process by which the boundaries are extended to incorporate additional lands into the City. Residents of a newly annexed area become residents of the City and share in the benefits and responsibilities of the community.

Only a few identified potential annexation areas remain on the north and southwest ends of the community. In most instances, Pleasant Grove City has been successful in making future boundary determinations with neighboring cities so that there is agreement and understanding regarding which city can best serve the unincorporated property, and to which it should be annexed. Some future boundary adjustments may occur between the cities of Cedar Hills and Pleasant Grove.



## Chapter 2: Land Use

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*The city is bounded on the east by environmentally sensitive areas.*

To the east, the city is bounded by the slopes of the Wasatch Mountain Range, where unincorporated properties have been designated environmentally sensitive areas. Annexation of properties to the east of current city boundaries is not encouraged due to steep grades, slope stability, as well as concerns for natural resources and wildlife areas, and the City's ability to provide services.

The identification of potential annexation lands and annexation policies are outlined in the adopted Annexation Policy Plan (see Appendix C) and the map in Exhibit 8. This plan should be reviewed and updated to include the potential land use designations for annexation areas. The application of the recommended land uses for those properties which seek annexation will allow for well-planned and cohesive growth.

### 2.5. IMPLEMENTATION

Titles 10 and 11 of the Pleasant Grove City Code contain the zoning and subdivision ordinances which shall implement this chapter. Various other sections of the City Code may also carry out parts of the land use element.







## Chapter 2: Land Use

### GOALS

Goals	Strategies	Actions	Timing	Agency
<b>1. Maintain a healthy <u>balance and mix of quality development</u> through future land use decisions.</b>	<b>A.</b> Sustain development standards that ensure attractive and stable residential and non-residential uses.	<b>i.</b> Review and update the City Zoning Code including zoning classifications, land use codes and conditional uses to consolidate and streamline language.	0-5 years	Planning Commission Community Development
	<b>B.</b> Create plans to address needs for quality community growth in various areas.	<b>i.</b> Develop specific, strategic plans for the <del>eight</del> <b>seven</b> commercial districts.	0-2 years	Economic Development Community Development
		<b>ii.</b> Develop area improvement plans for the twelve residential neighborhoods.	0-5 years	Community Development Neighborhood Committee
	<b>C.</b> Continue the current and planned balance and mix of land uses.	<b>i.</b> Follow the spirit and intent of the General Plan when reviewing applications for changes in land use and zoning.	Ongoing	City Council Planning Commission Community Development
<b>2. Encourage the preservation and development of <u>quality residential neighborhoods.</u></b>	<b>A.</b> Encourage compatible mixtures of residential densities throughout the city.	<b>i.</b> Maintain the current nature of established single-family residential areas, while providing for a mix of multi-family uses in various locations in the city.	Ongoing	City Council Planning Commission
		<b>ii.</b> Review and plan for desired quality development in the Very Low Density Residential and Agricultural land use areas.	0-2 years	Planning Commission Community Development



## Chapter 2:

Goals	Strategies	Actions	Timing	Agency
<b>3. Promote an attractive, stable and sustainable environment throughout the city.</b>	<b>A.</b> Establish appropriate goals and zoning requirements that will benefit the environment of the community.	<del>i. Create and promote urban forestry plan to support the theme of Utah's City of Trees throughout the city.</del>	<del>Ongoing</del>	<del>City Council Planning Commission Community Development Leisure Services</del>
		i. Review and update zoning requirements for providing quality development and good community connections.	0-5 years	Planning Commission Community Development
		<del>iii. Review and update zoning requirements for signage.</del>	<del>0-2 years</del>	<del>Planning Commission Community Development</del>

# Pleasant Grove



Utah's City of Trees

# General Plan

## Chapter 1: Introduction

### Key Points:

- Introduction
- R/UDAT Planning
- Implementation
- Amendments
- Identity and Vision Statement
- History of Pleasant Grove
- Physical Description
- Demographics
- General Goals

*The purpose of the General plan is to provide a blueprint to guide the growth and development of the City.*



### 1.1. PLAN INTRODUCTION

The Pleasant Grove City General Plan, referred to herein as the "Plan," is the vision of both short and long-range goals to guide the growth and development of the City. The Plan focuses on improving the physical environment of the City as well as the quality of life of the citizens. It is intended to be an effective working tool employed by the City in making community decisions and achieving planning goals.

Utah State Code, Section 10-9a-401 requires that "each municipality shall prepare and adopt a comprehensive, long range general plan for: (a) present and future needs of the municipality, and b) growth and development of the land within the municipality." Three elements are required by the state to be included in the general plan: 1) Land Use, 2) Transportation, and 3) Moderate Income Housing. Additional elements are also allowed, and "the municipality may determine the comprehensiveness, extent, and format of the general plan."

In addition to the above mentioned three required elements, this plan includes planning for Community Design, Economics, Parks and Recreation, Environment, and Public Services.



## Chapter 1: Introduction

*The value of the General Plan is only as good as the support that it gets from the leadership and the citizens of the City.* While it is largely conceived and created by the Community Development staff using input from the public, the Planning Commission and the City Council, its ultimate long-term support and success must come from the community as a whole.

### Plan Update

The process to update the Pleasant Grove City General Plan began in late 2011 ~~in early 2006~~. This version of the City's General Plan was last updated and originally adopted in 2007 ~~1997~~. The update objective was to refresh the current ~~create a new document so that it will continue to~~ serve as a guide and reference for the community in the future.

A public survey was administered during the fall of 2011, through mailings and online, to determine community concerns and the level of support for various City programs and projects. Many of the results and directions of this survey are reflected in this current update. In the original 2007 plan creation, the Pleasant Grove Planning Commission began the process by creating various committees including members of the community, to review the plan elements and to develop initial goals. Community Development staff assisted by holding neighborhood and community planning workshops, to allow residents an opportunity to provide input to the community planning process.

Planning work sessions were also held with City Staff, Department Directors, the Planning Commission and the City Council.

Key issues garnering interest and support through the various community groups and public participation included the need for:

- Positive economic development
- Revitalized downtown





## Chapter 1: Introduction

- Improved, centralized civic center
- Good transportation planning, traffic flows
- Historic preservation
- Increased parks, trails and recreation opportunities
- Good planning and development in the Grove area

(See Appendix A, Public Participation Results and 2011 General Plan Survey Results)

### R/UDAT Planning Process



Additional public input into the preparation of the Plan was received from the Rural / Urban Design Assistance Team (R/UDAT) Implementation Committee, and the public participation in the R/UDAT planning process that occurred in early 2006.

A program sponsored by the American Institute of Architects, R/UDAT is a results-driven community design program based on the principles of interdisciplinary solutions, objectivity, and public participation. The R/UDAT planning process in Pleasant Grove combined local resources with the expertise of a multidisciplinary team of professionals, usually from the fields of urban design, architecture, landscape architecture, planning, economic development, who volunteer their time to identify ways to encourage desirable change in a community.

Following months of preparation, the team visited the community for four intense, productive days. At the end of the visit, the team presented an illustrated document of strategies and recommendations (*Appendix B, R/UDAT Pleasant Grove: Past, Pleasant and Future*). The implementation of R/UDAT recommendations is overseen by a local steering committee of community leaders and citizens. Reviewing the goals and



## Chapter 1: Introduction

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*The General Plan shall receive a comprehensive review at least once every five years to keep the policies and programs consistent with changing trends and conditions.*

objectives achieved through the R/UDAT planning sessions and report became an essential part of establishing the goals as well as devising much of the text within the Plan.

### **Plan Update Adoption**

Following review and revisions, public hearings before the Planning Commission and City Council were held. The Plan, as presented here, was originally adopted by the Pleasant Grove City Council on July 3, 2007 **and amended on September 2, 2014.**

### **1.2. IMPLEMENTATION**

Implementation of the Plan comes through working documents, such as the zoning and land use codes, capital improvement programs, City budgets, and other ordinances, resolutions and studies deemed appropriate by the City Council.

### **1.3. AMENDMENTS**

To preserve the integrity of the Plan and to ensure that it reflects the changing needs of residents, it is City policy that:

- The Plan shall receive a comprehensive review at least once every five years to keep the policies and programs consistent with changing trends and conditions.
- All re-zones, improvement programs, and ordinance changes concerning development shall be in harmony with the Plan.

The public may request amendments to the Plan. Applicants must show that any amendment of the Plan:

- Is in harmony and consistent with City land use ordinances,
- Is in the best interest of the City,
- Promotes the general welfare of the community, and
- Maintains or improves the quality of life for the citizens of Pleasant Grove.



## Chapter 1: Introduction

### 1.4. IDENTITY, **MISSION AND VISION STATEMENTS**

Listed below are the Identity and Vision Statement of the Pleasant Grove City General Plan as developed and recommended by the General Plan Advisory Committee. The Identity serves as a slogan to paint a picture or send a message in relation to the character of the community. The Vision Statement reflects the shared image of what people want the city to become – at some point in the future. It is the big picture to guide decisions.

**Identity:** *Utah's City of Trees*



#### **Pleasant Grove Mission Statement:**

***Our municipal mission is to provide essential services and life-enriching amenities to every resident of Pleasant Grove.***

#### **Pleasant Grove Vision Statement:**

***A community with pioneer heritage, whose citizens are empowered to take part in decisions affecting their community; who are committed to providing safe, beautiful, orderly surroundings and are working in harmony to protect and maintain their environment as well as providing opportunity and creating economic vitality for this and future generations.***





Chapter 1: Introduction

**Cascading Values**

In Pleasant Grove City, we take pride in being professional. We exhibit that professionalism by being:

Safe

Consistent

Courteous

*Our Municipal Vision*

**To become  
the best-run city in Utah.  
Every Employee runs the city.**

Key Strategies

**Proud, Satisfied Citizens**

Leverage customer service-oriented employees, robust communications, and our solid sense of stewardship to drive citizen pride, satisfaction, and confidence

**Vibrant Business Climate**

Leverage our abundant available land, our appealing geographic location, and the business-friendly stance of our elected body and staff to drive a vibrant and thriving business climate that attracts and retains successful companies

**Professional, Happy Employees**

Leverage fair-market compensation, empowering career training, and the citizens' respect and gratitude to drive the recruiting, development, and retention of a professional, happy workforce

**1.5. PHYSICAL DESCRIPTION AND CONDITIONS**

Pleasant Grove lies 30 minutes south of the Salt Lake City metropolitan area, and about 10 minutes north of Provo. Like most other communities in the Utah Valley, Pleasant Grove is sandwiched between the towering Wasatch Mountains and the shores of nearby Utah Lake. For planning purposes, the city can be considered as consisting of four geographic areas:

**The Grove:** The area serviced by a new freeway off-ramp, containing approximately 800 acres, between Interstate 15 and Highway 89. This community gateway area has historically been an agricultural area consisting of small farmhouses and acres of crops and pasture. It is now the focal area for current and future development in the city.



## Chapter 1: Introduction



*Pleasant Grove is  
the fifth largest city  
in Utah County.*

**Highway 89 / State Street:** This highway is the primary non-interstate road in Utah. It runs north-south the entire length of the state. As it passes through Pleasant Grove, it becomes the primary business/commercial district in the city.

**Historic Downtown:** This area is primarily a sixteen-block section in the area of the Old Fort around Main Street, bordered by 100 North on the north, 300 East on the east, 300 South on the south, and 100 West on the west. This area includes the existing City Hall, Fire Station, Library, Post Office, City Park, Old Recreation Center, two banks and several small businesses and professional offices.

**Northern / Eastern Residential Areas:** A majority of Pleasant Grove's population resides in the neighborhoods that lie north and east of the three areas described above. These areas are almost entirely residential with small areas for neighborhood commercial development. They contain the majority of the City's schools, parks and other community facilities.

### **Current Conditions**

Pleasant Grove, with a population of over 30,000 nearly 35,000, is currently the fourth fifth largest city in rapidly growing Utah County, which includes over 300,000 residents and two universities: Brigham Young University and Utah Valley University. The City is governed by a part-time Mayor and City Council supported by a dedicated staff and an exceptionally large corps of volunteer citizen organizations.

### **1.6. HISTORY OF PLEASANT GROVE**

Pleasant Grove, Utah County, was founded by Mormon settlers on September 13, 1850, and became an incorporated city on January 19, 1855. It is located twelve miles northwest of Provo and thirty-six miles southeast of Salt Lake City. At this site, the Mormons had their first conflict with the Indians on March 5, 1849



## Chapter 1: Introduction

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*Founded on  
September 13, 1850,  
the community was  
first known as  
"Battlecreek".*



at the head of a stream that became known as Battle Creek; the settlement on this creek at first was unofficially called Battle Creek. Indians had their own name for the area - "Mepha" or "Little Waters." The first settlers built impermanent cabins in a "pleasant grove" of trees. This more pleasing name was adopted for the town.

Situated on the northeastern edges of Utah Valley and Utah Lake and along the western slope of the Wasatch Range at the foot of Mount Timpanogos, the area's gravelly alluvial deposits and sediments from Lake Bonneville are ideal for fruit trees, while the mountains afford protection from late spring frosts. Thus, the higher small-acreage farms of Pleasant Grove became prominent fruit and berry producers. However, with urban growth, now only one large orchard remains in production.

Very little industry developed within the community; most that did was farm related. Sugar beets provided a labor intensive crop for the lower, heavier soils, more suited for potatoes and beets. Many of the area's farmers and laborers worked at the Lehi sugar processing plant and the Pleasant Grove cutting station

until these units closed in 1924. In 1915, the Pleasant Grove Cannery was built near the Union Pacific Railroad line; it provided an outlet for row crops, such as peas, green beans, corn, tomatoes, and pumpkins, as well as large fruits. With the development of freezer preservation, the cannery also served a market for fresh-frozen strawberries. From the 1920s through the 1950s, Pleasant Grove was a major strawberry producer, established a mid-June Strawberry Days celebration, and became known as Utah's Strawberry City. The three-day community-sponsored activity features

parades, rodeos, carnivals, and sports events, and draws numerous visitors. Although local strawberry fields are now nonexistent, the city proclaims the event as the longest established celebration in Utah.



## Chapter 1: Introduction

*From the 1920's through the 1950's, Pleasant Grove was a major strawberry producer.*



Sheep and range cattle were invested in by a small number of farmers at the end of the nineteenth century. Dairies also developed, and several continue in the area today.

Early non-farm related industries included two planing mills that shaped and finished wood for building. Fugal Construction has employed numerous men for more than eighty-six years. Fugal Brothers Plumbing was started in 1906 by Chris, Jens, and Niels Fugal. Their first major job was installing Lindon City's waterworks in 1924; by 1948 they had installed about forty city waterworks in Utah and Idaho. The company now continues into the fourth generation. The Karl B. Warren Concrete Pipe Plant began operation in the late 1930s, providing pipe for the Salt Lake aqueduct. This project stopped during World War II, causing the plant to close. After the war, it operated sporadically under different ownerships ~~United Concrete Pipe, and now California Pressure Pipe Company. Westroc (formerly Warburton Readymix, and then Ashroc) has operated since 1948, until 2013, when the property was purchased by the City.~~ Bayley's Clothing manufacturers employed numerous women from the late 1960s into the 1980s. An industrial park, located on the west side of the city since the 1960s, contains service-oriented businesses.

The close-set houses and the small business area of the town grew from a fort the first settlers were forced into because of the 1853 Walker Indian War. The fort became the nucleus of the town and its development. Before 1900, many houses were built of soft rock found in the eastern foothills. This type of rock distinctly marks the town's early buildings.

An influx of Scandinavian LDS converts between 1870 and 1890 changed the population from all Anglo-American to one-third Scandinavian. Religious preference remains predominantly LDS. A First Baptist Church chapel, built in 1960, is the only non-Mormon denominational structure. ~~A Fellowship Bible Church~~



## Chapter 1: Introduction



*Pleasant Grove today has an expanding commercial base and quality of life.*

meets in an existing public building. Earlier, Presbyterians built a school in 1879 and a rectory in 1890, and the Reorganized LDS Church purchased those buildings in 1900. A change in the city's southern border took place in 1924; Lindon, known as the Southfields, a farming stretch two and one-half miles wide, and extending from Utah Lake to the east mountains in length, became an incorporated city. Pleasant Grove's farming area and population thereupon decreased considerably.

From the beginning, men and women often sought part-time work outside the community to supplement their farm income. With the building in 1942 of Geneva Steel, three miles to the southwest, farmers and their families saw an opportunity for higher wages with fewer work hours invested, and many were enticed into giving up small-acreage farming. Farming as an area occupation began to diminish.

Since World War II, Pleasant Grove has experienced ever-increasing major subdividing of farms for house building. Today few farms remain. Steady and healthy increases in population, increased work opportunities, and fast and convenient transportation have all contributed to transform the town from a bedroom community to an increasingly important economic center. Pleasant Grove today has an expanding commercial base and quality of life, with several schools, parks, a public library, and numerous recreational facilities.

As the community progresses forward, it is done with an eye to the vision and heritage established long ago by those pioneers and community builders that have gone before.

*Source: Utah History Encyclopedia, University of Utah, Beth Radmall Olsen*



## Chapter 1: Introduction

### 1.7. DEMOGRAPHIC OVERVIEW

The most recent data available in most demographic categories is found in the results of the Census 2000-2010 by the U.S. Census Bureau (see Exhibit 3, below). Although some increases and changes have occurred since the year 2000-2010, the demographic profile from that census still offers a good representation of the Pleasant Grove community in many categories. Modifications of census data from available local information is also included in the exhibit.

#### Population

The estimated current population of Pleasant Grove in January of 2013 was approximately 34,002, according to building permit data compiled by Pleasant Grove City Community Development, placing Pleasant Grove 20th largest among Utah cities.

Growth between the years 2000 and 2010 showed an average increase of 5% per year. After a period of slower growth, recent years have shown a healthy upswing. Based on current development and planning, the community is expected to continue to grow to a projected population of 47,053 by the year 2040, with the projected build-out population of 47,320 being reached some time thereafter

#### PLEASANT GROVE POPULATION TRENDS

YEAR	PLEASANT GROVE POPULATION	PERCENT INCREASE	AVE. ANNUAL INCREASE
1930	1,754	-	-
1940	1,941	10.6%	1.1%
1950	3,195	64.6%	5.1%
1960	4,772	49.3%	4.1%
1970	5,327	11.6%	1.2%
1980	10,833	103.3%	7.4%
1990	13,476	24.4%	2.2%
2000	23,468	74.15%	5.7%
<u>2010</u>	<u>33,509</u>	<u>10.8%</u>	<u>5.0%</u>
<u>January 1, 2014</u>	<u>34,360</u>	<u>1.5%</u>	<u>.50%</u>
<u>2020</u>	<u>40,034</u>	<u>17.7%</u>	<u>1.2%</u>
<u>2030</u>	<u>42,062</u>	<u>5.0%</u>	<u>.5%</u>
<u>2040</u>	<u>47,053</u>	<u>10.7%</u>	<u>1.8%</u>

\* Green shaded areas reflect population projections from Mountainlands AOG



## Chapter 1: Introduction

**Sources:**

1. U.S. Census Bureau, Census 2010
2. Pleasant Grove City Estimates (\*)

### EXHIBIT 3: PLEASANT GROVE DEMOGRAPHICS

Population and Density		Class of Worker	
Total Population	34,360 *	Private wage and salary workers	81.3%
Total land area in square miles	9.17 *	Government workers	12.2%
Density per square mile	3,655*	Self-employed (not incorporated)	6.5%
Sex and Age		Employment by Industry	
Male	49.4%	Agriculture, forestry, fishing and hunting, and mining	0.5%
Female	50.6%	Construction	8.6%
Median Age	26.1 *	Manufacturing	12.9%
Race		Wholesale trade	3.8%
White	94.9%	Retail trade	12.5%
Hispanic or Latino	5.3%	Transportation, warehousing, utilities	2.6%
Asian	1.4%	Information	3.2%
Other	2.1%	Finance, insurance, real estate, etc.	7.0%
Households		Professional, scientific, management, administrative, waste mgmt	13.4%
Total households	9,913 *	Educational, health, social services	21.4%
Average household size	3.43 *	Arts, entertainment, recreation, accommodation, food services	6.9%
Average family size	3.88	Public administration	2.7%
School Enrollment		Other services	4.4%
Kindergarten through High School	7,772	Commuting to Work	
College or graduate school	2,274	Mean time to work in minutes	21.5
Educational Attainment		Income in 2009	
High school graduate or higher	60.3%	Median household income	\$63,421 *
Bachelors degree or higher	34.6%	Median family income	\$68,448
Marital Status (15 yrs +)		Per capita income	\$23,015 *
Now married, except separated	65.9%	Poverty Status in 2009	
Never married	19.7%	Individuals below poverty level	8.3%
Nativity and Place of Birth		Families below poverty level	6.4%
Native U.S.	94.7%	Housing Characteristics	
Born in Utah	65.4%	Total housing units	9,641 *
Foreign born	4.2%	Occupied housing units	9,913 *
Top 5 Ancestries Reported		Single-family units	79.4% *
English	31.4%	Built prior to 1980	32.5% *
German	11.0%	Moved into unit since 2000	23.3% *
American	5.2%	2 or more vehicles	74.3%
Danish	8.1%	Median housing value	\$161,300
Scottish	7.8%	Median monthly mortgage	\$1,158
Employment Status (16 yrs+)		Median monthly rent	\$720
Labor Force	14,441		
Unemployed	4.0%		
Females employed	53.7%		



## Chapter 1: Introduction

*The median age of Pleasant Grove residents is 23.6 years. The average household size is 3.43 persons.*

### Age Distribution

The median age in Pleasant Grove is 23.6, which is on par with Utah County, although it is a full ten years much younger than the national median age of 37.2 years. The City is very young as a whole with 38.4% of residents under 18 years old. The proportion of residents aged between 25 and 34 is 15.3%, which is about five percent less than the national average. The proportion of residents over age 65 (6.6%) is actually half of the national average, though it is slightly less than Utah County.



### Income

Although Pleasant Grove's per capita income (\$23,015) is below Utah County, state and national averages, the city's per capita income has grown 129.3% since 2000, indicating a positive trend towards gaining ground relative to these comparative geographies. Additionally, Pleasant Grove's average household income (\$63,421) is \$11,507 above the national average. Currently, just over a quarter of Pleasant Grove's households earn between \$50,000 and \$75,000. Just over a third of the City's households earn over \$75,000 annually. The proportion of households earning below \$25,000 annually is 13.5% under the national average, which means that a greater proportion of Pleasant Grove residents earn higher incomes compared to the rest of the country.

### Household Characteristics

The average household size in Pleasant Grove of 3.43 is notably larger than the national average (2.59), but only slightly smaller than Utah County and slightly larger than state averages. Pleasant Grove's single-person households (13.5%) represent less than half of the ratio in the nation (27.4%). Pleasant Grove's housing supply is predominately occupied by owners (74.6%), with renters making up a smaller proportion.



## Chapter 1: Introduction

### GENERAL GOALS

Goals	Strategies	Actions	Timing	Agency
<b>1. Establish programs and land uses that promote <u>quality living, employment and recreation opportunities</u> for the residents of Pleasant Grove.</b>	<b>A.</b> Provide for a customer friendly atmosphere and responsive services to meet the residential needs of all Pleasant Grove Citizens.	i. Maintain consistent decisions that follow the General Plan.	Ongoing	City Council City Admin. Planning Commission
		ii. Provide customer-friendly programs, goals and attitudes in all departments.	Ongoing	All City Departments
	<b>B.</b> Promote diversity in community planning that is responsive to the economic market and sensitive to the residential needs of all citizens.	i. Perform ongoing, in depth studies of current and future economic needs	Ongoing	City Council City Admin.
		ii. Keep informed of the needs of residents through ongoing community meetings and surveys.	Ongoing	City Admin. Community Development
	<b>C.</b> Encourage the attraction, retention and development of business that gives Pleasant Grove economic vitality.	i. Work closely with local and regional business and economic development agencies and programs.	Ongoing	City Council Planning Commission Economic Development Director
<b>D.</b> Support development that is sensitive to the needs of both residential and commercial uses.	i. Ensure the General Plan is reviewed and followed during land use decisions.	Ongoing	City Council Planning Commission	
<b>2. Provide for the preservation and enhancement of the <u>heritage, character and atmosphere of Pleasant Grove</u> as a progressive and friendly community.</b>	<b>A.</b> Review, update and follow goals and objectives for preserving and developing quality developments in the city.	i. Perform a comprehensive review and update of the General Plan involving public participation at least every five years.	0-5 years	Planning Commission Community Development



## Chapter 1:

Goals	Strategies	Actions	Timing	Agency	
<b>2. (cont.) Provide for the preservation and enhancement of the <u>heritage, character and atmosphere of Pleasant Grove as a progressive and friendly community.</u></b>		ii. Use, review and update the R/UDAT study and goals regularly.	Ongoing	Planning Commission Community Development	
	<b>B. Support development that is sensitive to the individual needs of both residential and commercial uses and diverse land uses.</b>		i. Review and update the City Land Use Code on a regular basis to provide accuracy and fairness in the management of development projects.	Ongoing	City Council Planning Commission Community Development
			ii. Require strict adherence to development guidelines in the City Land Use Code.	Ongoing	City Council Planning Commission Community Development
			iii. Require as much as possible new development to minimize negative impacts to existing community, utilities and infrastructure.	Ongoing	City Council Planning Commission Community Development
	<b>C. Encourage programs and projects that will enhance the vision and theme of Pleasant Grove as Utah's City of Trees.</b> <i>(Covered in Chapter 3)</i>		i. Establish a City of Trees committee to recommend goals and oversee city programs to promote the vision.	0-2 years	City Council
			ii. Adopt a list of overall community goals to meet the vision of Utah's City of Trees.	0-2 years	City Council Planning Commission Community Development

*The Timing and Agency columns are removed since these are ongoing objectives involving staff, Planning Commission and City Council.*

# Pleasant Grove



Utah's City of Trees

# General Plan

## Chapter 2: Land Use

### Key Points:

- Introduction
- Land Use Designations
- Land Use Map
- Commercial Planning Districts
- Planning Principles
- Annexation
- Implementation
- Land Use Goals

*Planning for the quality of life and economic vitality of the community.*



### 2.1. INTRODUCTION

The purpose of the Land Use Chapter is to provide planning for the quality of life and economic vitality of the community by 1) showing general land use designations, and 2) establishing land use goals that promote quality and balance in community growth.

### 2.2. LAND USE DESIGNATIONS

Pleasant Grove City land uses are divided into residential, commercial, and manufacturing categories, as below (see also Exhibit 4, Land Use and Zoning Chart, and Exhibit 5, Pleasant Grove City Land Use Map).

#### Residential Land Uses

The City's objective is that all residential areas will be developed or improved with an emphasis on creating safe, attractive neighborhoods. They will include adequate open spaces and will be linked to schools, shopping areas, parks and other neighborhoods by landscaped pedestrian ways, bicycle paths, and residential scale streets.



## Chapter 2: Land Use

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*Residential areas with an emphasis on creating safe, attractive neighborhoods.*

+ **Very Low Density Residential** – (Zones included: A-1 R-R, R1-20) The Very Low Density Residential (VLDR) designation is for large-lot, low density estate neighborhoods with single-family homes on individual building lots. Limited agriculture activities are permitted in the R-R zone. The housing density should not exceed 2.2 units per acre.

+ **Low Density Residential** – (Zones included: R1-10, R1-12, R1-15) The Low Density Residential (LDR) designation is for typical low density neighborhoods with single-family homes on individual building lots. Typical density will be between 2 to 3 2 to 4 units per acre.

+ **Medium Density Residential** – (Zones included: R1-8, R1-9, R1-10) The Medium Density Residential (MDR) designation is for typical low density suburban neighborhoods with single-family homes on individual building lots. Typical density will be between 3 to 4 5 units per acre.

+ **High Density Residential** – (Zones included: R1-7, RM-7, R-M) The High Density Residential (HDR) designation is for smaller individual home lots. The housing density should not exceed 6 to 10 units per acre.



+ **Very High Density Residential** – (Zones included: RM-7, CS-2, Grove-MHMU) The Very High Density Residential (VHDR) classification is for mixed-used and multi-family development, with an overall housing density which should not exceed 12-14 units per acre.



## Chapter 2: Land Use

**Residential Zoning Overlays** – (Included: Downtown Village - Mixed Use Overlay, Residential Agriculture Overlay, Senior Housing Overlay) Zoning overlays are prepared and may be applied on certain properties with specific development types, uses and densities that fall outside of the requirements of the underlying zoning of the property.

**Mixed Use Village Overlay** – (Zones included: CBD, The Grove Interchange) The Mixed Use Village Overlay (MUV) may be applied for compact, high intensity mixed-use village developments which blend commercial and residential uses, with a minimum of 30 units per acre.

**Planned Residential Development** – (Zones include: PRD) Provision is made for the establishment of special planned residential development districts, allowing for mixed and special development uses which may vary from zoning regulations, but which will be a desirable asset to the community.



### **Commercial Land Uses**

A broad mix of commercial opportunities is provided for in Pleasant Grove through the various designations and zoning districts. These include provision of general shopping facilities, smaller neighborhood centers, regional community commercial centers and freeway interchange related commercial activities. The intensity of the commercial zone applied will depend on such factors as the nature and location of surrounding uses, and the availability of necessary infrastructure.

**Neighborhood Commercial Uses Overlays** (Zones Included: C-N, Neighborhood Commercial Overlay and Rural Commercial Overlay) are planned to be located in various areas in the community to provide low impact convenience shopping and easy access to basic services



## Chapter 2: Land Use

and personal needs for the immediate neighborhood. Building scale and architecture should be complimentary to residential uses and should relate to the lifestyle and character of the surrounding neighborhood.

- + **General Commercial and Retail Uses** (Zones included: C-N, C-G, C-S, CS-2, Grove-CS, **Grove Business Park Overlay, Downtown Village**) are planned through many areas in the southern part of the community, in proximity to arterial roadways and highways, providing for the shopping and service needs of the community.

- ~~+ **Transit-Oriented Commercial Sales Uses** (Zones included: CS(T)) are provided for in the central downtown area near the railroad tracks. Development in this area should focus on planning for future light rail use of the tracks and related commercial opportunities.~~

- ~~+ **Downtown District Commercial Uses** (Zones included: CBD) are planned to support the economic vitality and revitalization of the historic downtown area.~~

- + **Professional Office Uses** (Zones included: PO) are planned to provide areas for professional services in areas adjacent to residential. Building scale and architecture should be complimentary to residential uses and character of the surrounding neighborhood.



- + **Freeway Interchange Commercial Uses** (Zones included: Grove-INT) are provided to meet community objectives for economic development and regional commercial needs in areas near the Pleasant Grove I-15 Interchange.



## Chapter 2: Land Use

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- ✚ **Manufacturing Land Uses** (Zones included: M-D, BMP)  
The Industrial (I) designation is intended to provide for a range of light industrial and manufacturing uses, including clean and less intensive industrial, manufacturing and technological uses, and warehousing. These areas are envisioned to be quality planned industrial areas and business parks designed to protect the aesthetic and environmental quality of adjacent areas.



## Chapter 2: Land Use

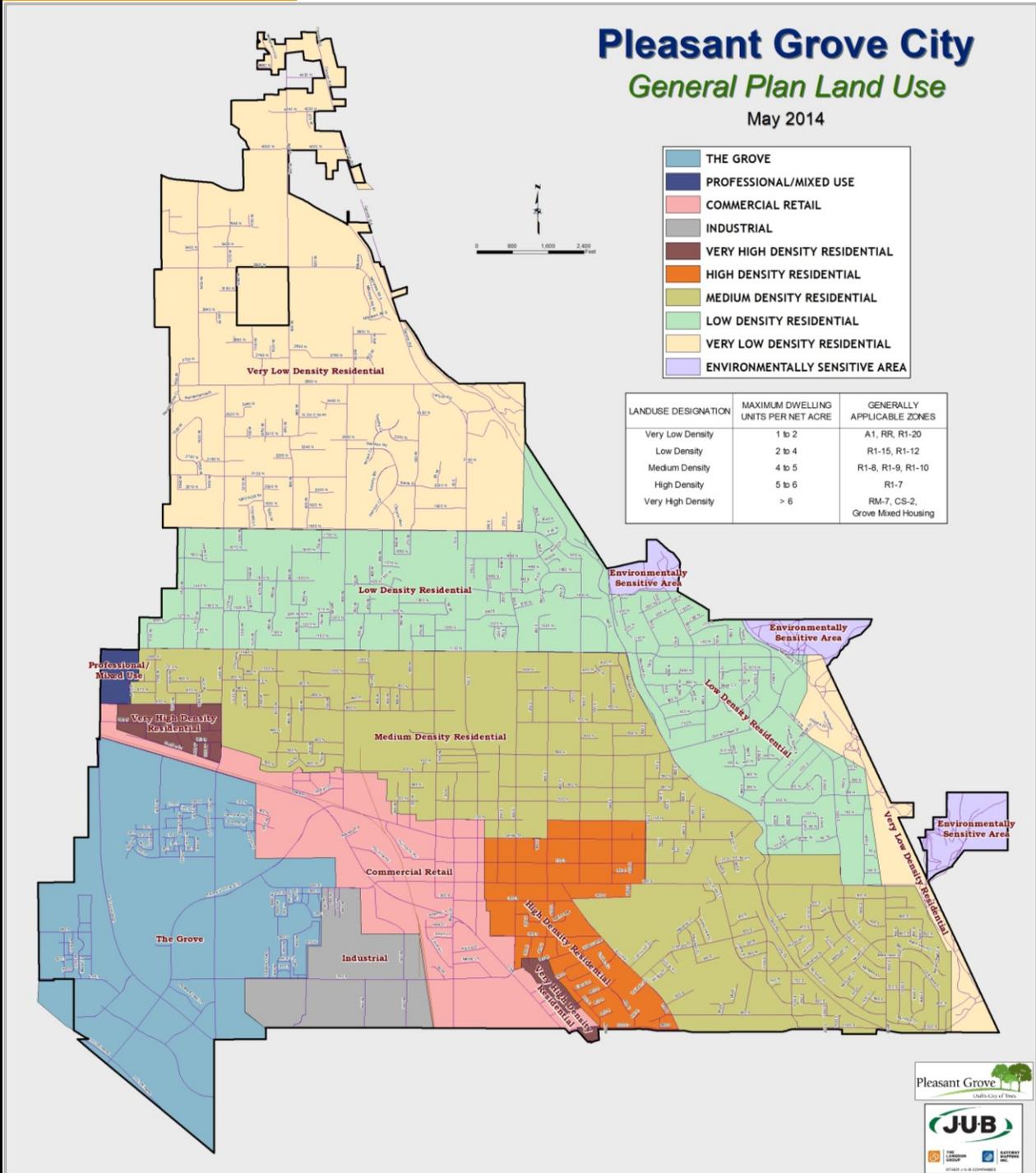
### EXHIBIT 4. LAND USE AND ZONING CHART

<u>Land Use Designation</u>	<u>Zones</u>	<u>Typical Density</u>	<u>Policy Intent</u>
<b><u>Residential</u></b>			
<u>Rural Density Residential Uses</u>	<u>A-1</u> <u>R-R</u>	<u>&lt; 2 units per acre</u>	<u>Rural areas with large lot single-family development having agricultural uses</u>
<u>Very Low Density Residential Uses</u>	<u>R-R</u> <u>R1-20</u>	<u>&lt; 2.2 units per acre</u>	<u>Very low density, large lot single-family development, with limited agricultural uses</u>
<u>Low Density Residential Uses</u>	<u>R1-12</u> <u>R1-15</u>	<u>2-3 units per acre</u>	<u>Single-family, low density development</u>
<u>Medium Density Residential Uses</u>	<u>R1-8</u> <u>R1-9</u> <u>R1-10</u>	<u>3-4 units per acre</u>	<u>Single-family, medium density development</u>
<u>High Density Residential Uses</u>	<u>R1-7</u> <u>RM-7</u> <u>R-M</u>	<u>6-10 units per acre</u>	<u>Single-family, high density residential development on small lots</u>
<u>Very High Density Residential Uses</u>	<u>CS-2</u> <u>Grove-MH</u>	<u>10-24 units per acre</u>	<u>Multi-family residential uses</u>
<u>Residential Overlays</u>	<u>Downtown Village - Mixed Use, Residential Agriculture, Senior Housing</u>		
<b><u>Commercial</u></b>			
<u>Commercial Uses</u>	<u>C-N</u> <u>C-G</u> <u>CS, CS-2</u> <u>Grove-CS</u>	<u>--</u>	<u>Mixed commercial sales uses and shopping centers</u>
	<u>DV</u>	<u>--</u>	<u>Downtown district commercial uses</u>
	<u>PO</u>	<u>--</u>	<u>Professional office commercial uses</u>
	<u>Grove-IN</u>	<u>--</u>	<u>I -15 interchange related commercial uses</u>
<u>Commercial Overlays</u>	<u>Neighborhood Commercial, Rural Commercial, Grove Business Park</u>		
<b><u>Manufacturing</u></b>			
<u>Manufacturing Uses</u>	<u>M-D</u>	<u>--</u>	<u>Light manufacturing and commercial uses</u>
	<u>BMP</u>	<u>--</u>	<u>Planned manufacturing business parks</u>



## Chapter 2: Land Use

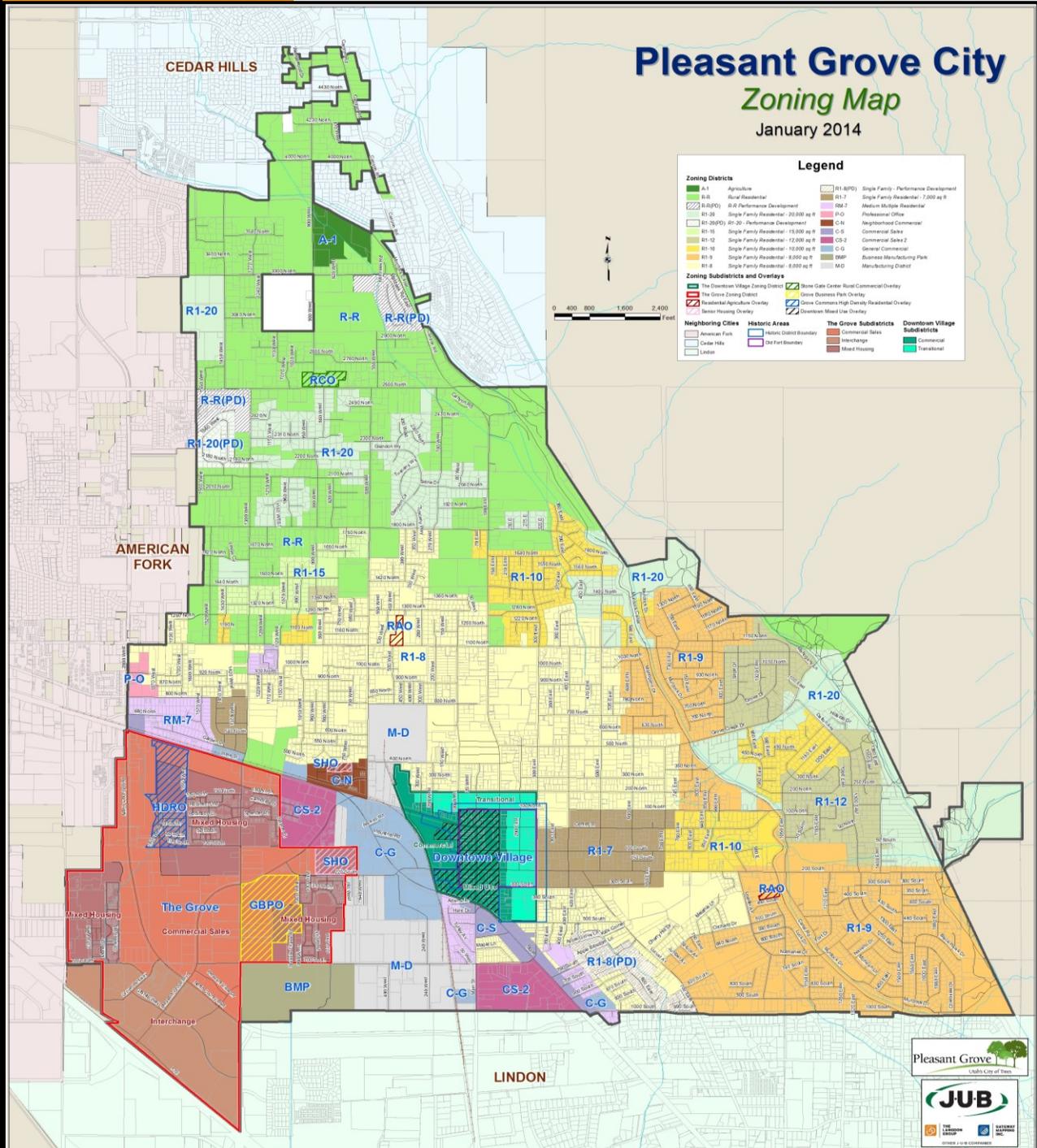
### EXHIBIT 5. LAND USE MAP





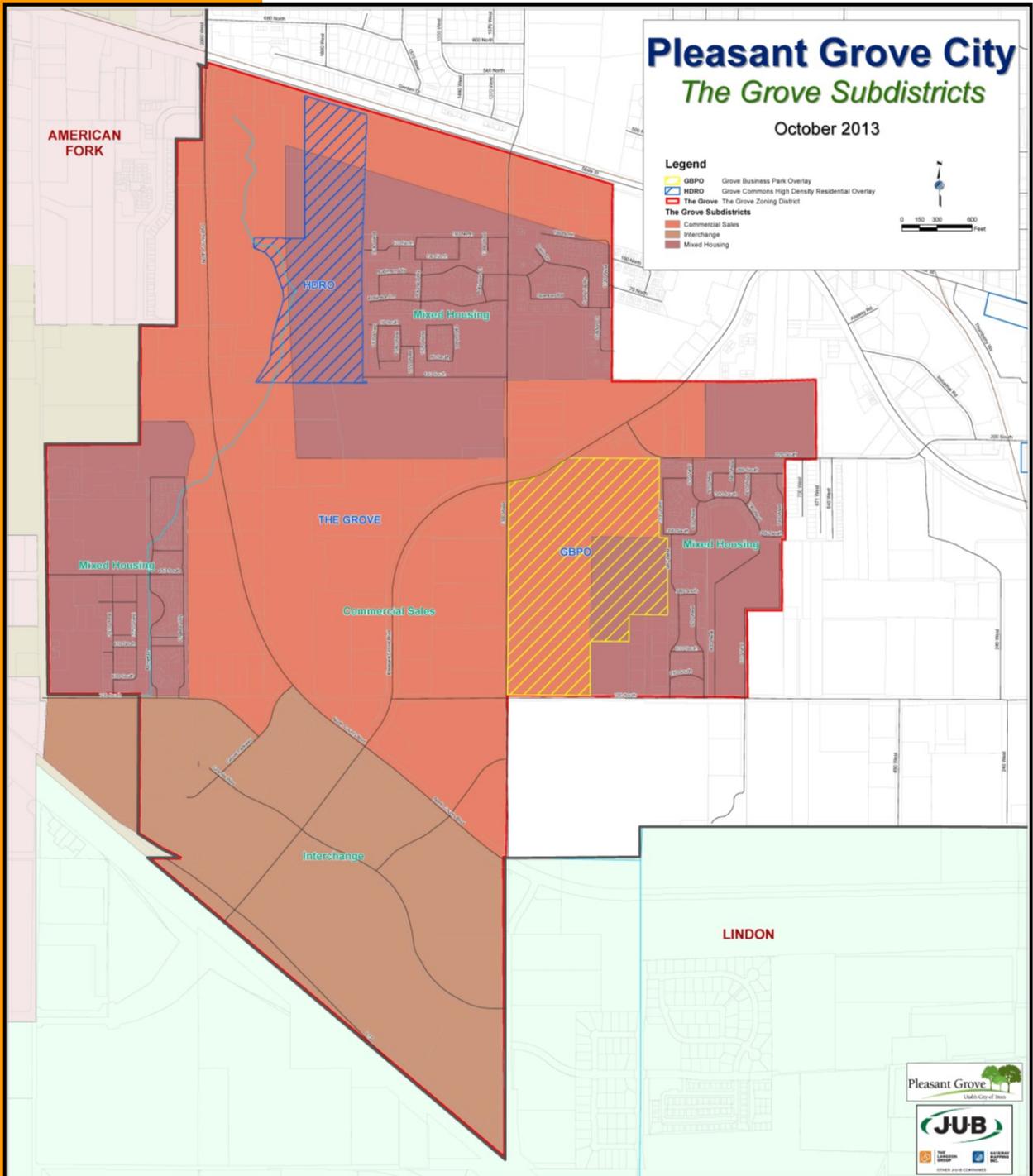
## Chapter 2: Land Use

### EXHIBIT 6. CURRENT PLEASANT GROVE ZONING MAP



## Chapter 2: Land Use

### EXHIBIT 7. THE GROVE ZONING SUBDISTRICTS MAP

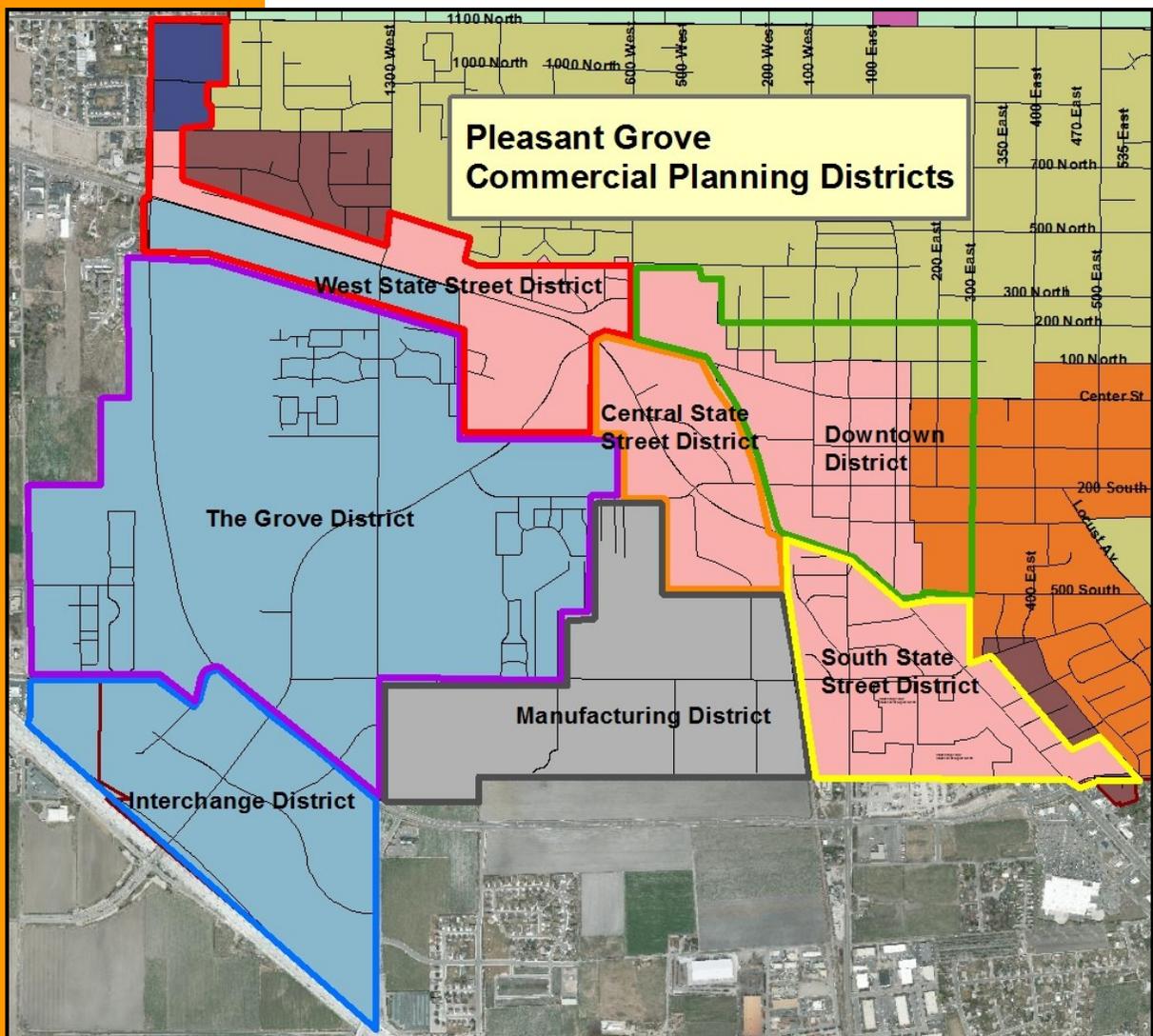




## Chapter 2: Land Use

Eight **Seven** commercial planning districts in Pleasant Grove are established to promote the purposes of specific planning and economic development objectives, which are unique to each area. It is the objective of this Plan that specific, strategic plans be developed and attached as appendices to the Land Use Chapter. The following is an overview of the districts and the objectives to be pursued in developing strategic plans.

### EXHIBIT 8. COMMERCIAL PLANNING DISTRICTS





## Chapter 2: Land Use

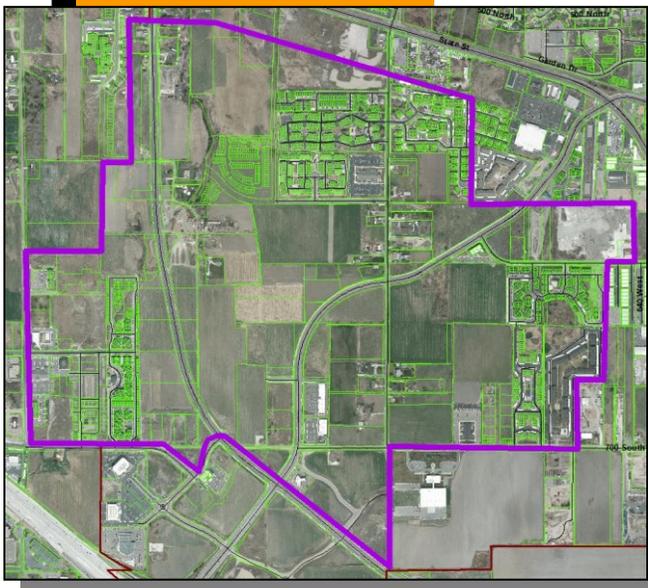


### 1. The Grove Interchange District

Area / features: The area adjacent to the Pleasant Grove I-15 Interchange zoned for high intensity, regional commercial development.

Objectives:

- Provide for the development of large hotel and convention facilities.
- Promote the development of a regional retail commercial center.
- Provide for professional office uses.
- Require high quality architecture and site design.
- Create an attractive gateway from I-15, with a unique signature image for the city.



### 2. The Grove North District

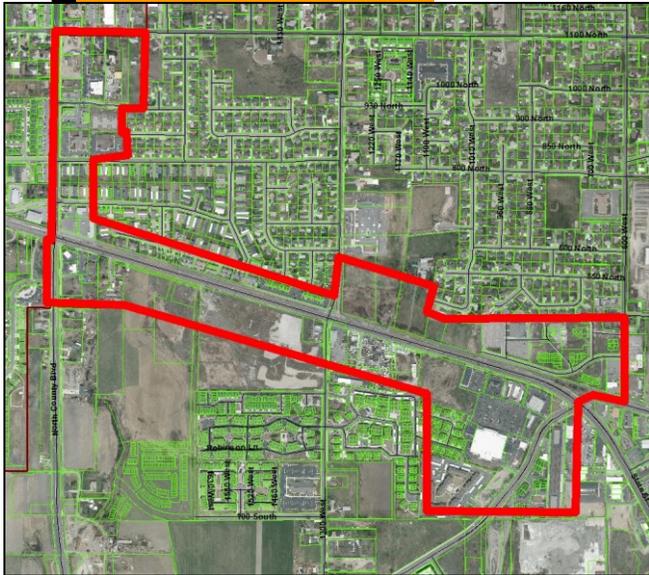
Area / features: Commercial and residential mixed-use zoned areas in the northern portion of The Grove zoning district.

Objectives:

- Create attractive commercial areas utilizing high quality architecture and site design.
- Provide for a mix of land uses including office, retail, **civic**, and mixed density residential.
- Encourage compact, pedestrian- friendly mixed land development.
- Require sensitive treatment of the blues wetlands and waterways.



## Chapter 2: Land Use



### **3. West State Street District**

**Area / features:** The western end of the State Street (Highway 89) commercial corridor from Pleasant Grove Boulevard to ~~2000 West Street~~ North County Boulevard.

**Objectives:**

- Provide for a mix of commercial uses including various office, retail, and services developments.
- Provide an area for the commercial and service needs of the community.
- Require high quality architecture and site design.
- Preserve the street's function as a major traffic carrier with uses suited to a high volume roadway.



### **4. Central State Street District**

**Area / features:** The central or bend area of the State Street (Highway 89) commercial corridor from the railroad tracks to Pleasant Grove Boulevard.

**Objectives:**

- Provide for the commercial retail and service needs of the community.
- Redevelop the district with a focus on higher end community commercial and professional uses.
- Develop district criteria for quality architecture and site design.
- Provide for uses suited to a high volume roadway.



## Chapter 2: Land Use



### **5. Center Street District**

**Area / features:** The Center Street corridor of commercial / mixed uses and adjoining areas between historic downtown (100 West) to 600 West.

**Objectives:**

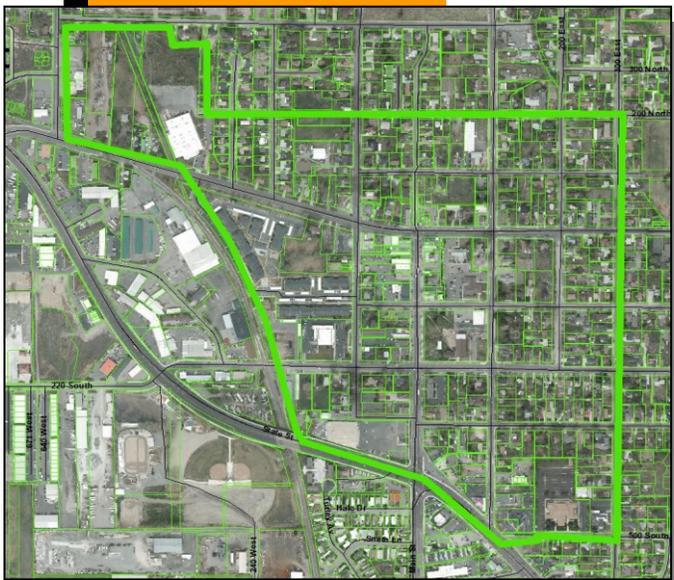
- Revitalize district to become a more economically significant connector between downtown and Macey's.
- Redevelop, beautify and improve the corridor and adjoining properties.
- Improve railroad crossings and the intersection at 600 West.
- Provide zoning options for increased commercial and mixed-use activity.

### **5. Historic Downtown Village District**

**Area / features:** The area of the original, historic settlement and Old Fort of Pleasant Grove generally including areas between State Street (Highway 89) and 200 North, and the railroad tracks.

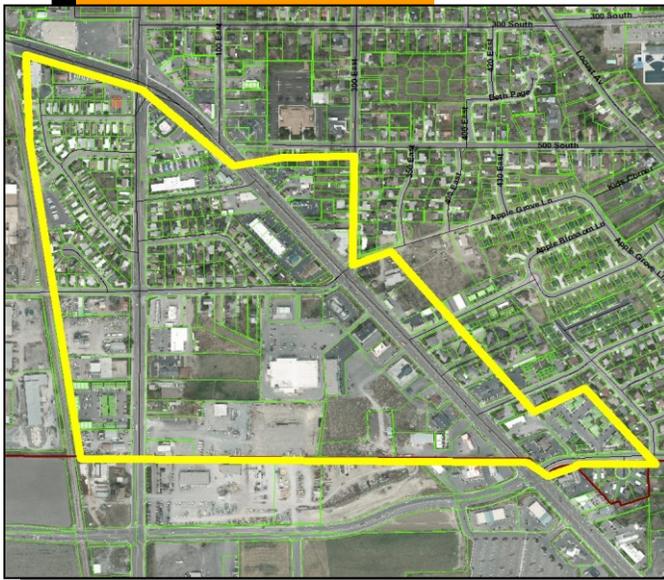
**Objectives:**

- Provide for a mix of community, commercial and residential uses in a traditional downtown environment.
- Develop an architectural theme consistent with the historic nature of the downtown area.
- Revitalize the district to become economically successful.
- Promote development and civic uses that will enhance the area as the heart of the community.
- Redevelop, beautify and improve the main corridors and adjoining properties.





## Chapter 2: Land Use

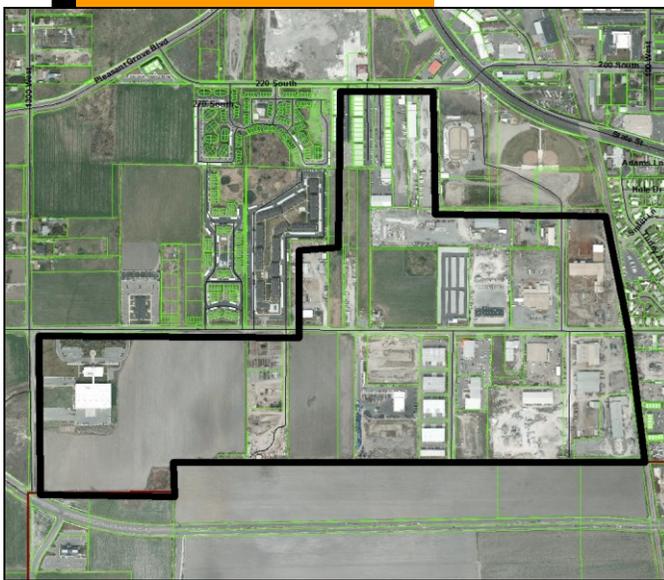


### **6. South State Street District**

Area / features: The southern end of the State Street (Highway 89) commercial corridor from the railroad tracks to 1000 South Street.

Objectives:

- Promote the development of mixed use community shopping centers.
- Provide an area for the commercial and service needs of the community.
- Require high quality architecture and site design.
- Preserve the street's function as a major traffic carrier with uses suited to a high volume roadway.



### **7. Manufacturing District**

Area / features: The area zoned for light manufacturing development west of the railroad tracks and south of 220 South, with 700 South as the main corridor.

Objectives:

- Provide an area for the quality development of light manufacturing.
- Promote economic development to broaden uses and tax base.
- Encourage development of business parks built to high standards of architecture and landscaping.
- Protect and compliment the character of surrounding developments.



## Chapter 2: Land Use

### 2.4. PLANNING PRINCIPLES

The following planning principles have been identified by Pleasant Grove residents through the R/UDAT planning process and the update of this plan as being important to the future growth and development of the community:

#### **Maintaining Balance and Mix**

It is the objective of Pleasant Grove City to encourage and provide for proper transitioning between zones and intensity of uses, which should be regulated by the City Land Use Code, the Future Land Use Map and the Pleasant Grove City Annexation Policy Plan. The City also seeks to maintain a healthy balance and mix of land uses within the community, representing the atmosphere of existing development.



Different uses can be mixed to reduce driving and increase the capacity to park once and work, shop, relax and dine. Light commercial, office, retail and hospitality uses can easily be mixed and parking can be shared with careful analysis and planning. Housing can be added above or beside business uses with careful attention to security and parking allocation for added convenience for residents.

Areas for growth have been planned with a balance for all uses, including residential, commercial and manufacturing uses, as demonstrated in Exhibit 5, Pleasant Grove City Future Land Use Map. Future decisions regarding land use and zoning in Pleasant Grove should be guided by this map.

#### **Making Connections**

Successful development of growth areas in the community will be based on making connections. The Grove and other growth areas should be connected to the rest of Pleasant Grove by streets and sidewalks, trails, and drainage. These connections are intended to be obvious and orderly.

## Chapter 2: Land Use

*Walking  
should be safe,  
comfortable  
and pleasing.*

Buildings are intended to connect to the framework of streets, and thereby, to other neighborhoods and communities.

The grid system should be applied to growth areas intended for residential mixed use, which can accommodate a variety of residential block prototypes, depending upon the block size, configuration and location. Opportunities should be provided to mix a variety of housing types within the same block, including single-family detached, single-family attached, townhouses, and condominiums. Key variables, which should be considered include:

- Housing types
- Street and alley configurations
- Access approach to for each lot / unit
- Location and design of parking
- Existence, location and design of open space

### Pedestrian Experience

Everyone is a pedestrian at some time in their journey from home to store or office. Walking should be safe, comfortable and pleasing. To support and encourage walking, sidewalks should be at least six feet wide (8 to 12 feet at buildings), set back from the travel lanes of the street by at least four feet and regularly sheltered by trees or awnings. Cars should not hang over the sidewalk without a commensurate widening of the paved space.

Building elements at the sidewalk should be both pedestrian oriented and pedestrian scaled. Ground floor facades should have





## Chapter 2: Land Use

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more texture and relief for visual interest for the passer-by, with a significant ratio of transparent windows or display windows. Entrances should not be more than 75 feet apart and closer spacing is preferred. Very large single-occupancy buildings can be wrapped with smaller tenant spaces to provide this character.

### Signage

Signs should be appropriate to the scale of the audience. Signs at the sidewalk should be intimate and at a pedestrian scale, and should be oriented to the visual perspective of passing pedestrians. Signs along streets should be at the eye level of the drivers and at a scale visible at 25 mph; signs along I-15 should be large enough to be seen at 75 mph and a great distance. Only civic, entrance and directional signs should be permitted as off-premises signs.



## 2.4. ANNEXATION

Annexation is a process by which the boundaries are extended to incorporate additional lands into the City. Residents of a newly annexed area become residents of the City and share in the benefits and responsibilities of the community.

Only a few identified potential annexation areas remain on the north and southwest ends of the community. In most instances, Pleasant Grove City has been successful in making future boundary determinations with neighboring cities so that there is agreement and understanding regarding which city can best serve the unincorporated property, and to which it should be annexed. Some future boundary adjustments may occur between the cities of Cedar Hills and Pleasant Grove.



## Chapter 2: Land Use

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*The city is bounded on the east by environmentally sensitive areas.*

To the east, the city is bounded by the slopes of the Wasatch Mountain Range, where unincorporated properties have been designated environmentally sensitive areas. Annexation of properties to the east of current city boundaries is not encouraged due to steep grades, slope stability, as well as concerns for natural resources and wildlife areas, and the City's ability to provide services.

The identification of potential annexation lands and annexation policies are outlined in the adopted Annexation Policy Plan (see Appendix C) and the map in Exhibit 8. This plan should be reviewed and updated to include the potential land use designations for annexation areas. The application of the recommended land uses for those properties which seek annexation will allow for well-planned and cohesive growth.

### 2.5. IMPLEMENTATION

Titles 10 and 11 of the Pleasant Grove City Code contain the zoning and subdivision ordinances which shall implement this chapter. Various other sections of the City Code may also carry out parts of the land use element.







## Chapter 2: Land Use

### GOALS

Goals	Strategies	Actions	Timing	Agency
<b>1. Maintain a healthy <u>balance and mix of quality development</u> through future land use decisions.</b>	<b>A.</b> Sustain development standards that ensure attractive and stable residential and non-residential uses.	<b>i.</b> Review and update the City Zoning Code including zoning classifications, land use codes and conditional uses to consolidate and streamline language.	0-5 years	Planning Commission Community Development
	<b>B.</b> Create plans to address needs for quality community growth in various areas.	<b>i.</b> Develop specific, strategic plans for the <del>eight</del> seven commercial districts.	0-2 years	Economic Development Community Development
		<b>ii.</b> Develop area improvement plans for the twelve residential neighborhoods.	0-5 years	Community Development Neighborhood Committee
	<b>C.</b> Continue the current and planned balance and mix of land uses.	<b>i.</b> Follow the spirit and intent of the General Plan when reviewing applications for changes in land use and zoning.	Ongoing	City Council Planning Commission Community Development
<b>2. Encourage the preservation and development of <u>quality residential neighborhoods.</u></b>	<b>A.</b> Encourage compatible mixtures of residential densities throughout the city.	<b>i.</b> Maintain the current nature of established single-family residential areas, while providing for a mix of multi-family uses in various locations in the city.	Ongoing	City Council Planning Commission
		<b>ii.</b> Review and plan for desired quality development in the Very Low Density Residential and Agricultural land use areas.	0-2 years	Planning Commission Community Development



## Chapter 2:

Goals	Strategies	Actions	Timing	Agency
<b>3. Promote an attractive, stable and sustainable environment throughout the city.</b>	<b>A.</b> Establish appropriate goals and zoning requirements that will benefit the environment of the community.	<del>i. Create and promote urban forestry plan to support the theme of Utah's City of Trees throughout the city.</del>	<del>Ongoing</del>	<del>City Council Planning Commission Community Development Leisure Services</del>
		i. Review and update zoning requirements for providing quality development and good community connections.	0-5 years	Planning Commission Community Development
		<del>iii. Review and update zoning requirements for signage.</del>	<del>0-2 years</del>	<del>Planning Commission Community Development</del>

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## CITY COUNCIL STAFF REPORT

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Meeting Date: September 2, 2014

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### Winters Cove Final Plat

### Public Hearing

**APPLICANT:**  
Jeff & Christi Winters

**ADDRESS:**  
525 East 1100 North

**ZONE:**  
R1-15, Single Family  
Residential

**GENERAL PLAN:**  
Low Density Residential

**ATTACHMENTS:**

- Zoning Map
- Aerial Map
- Final Plat

**REPORT BY:**  
Ken Young, Community  
Development Director

Royce Davies, City Planner

**BACKGROUND**

The applicant is requesting approval of a 2-lot final plat called Winters Cove located at 525 East 1100 North in the R1-15 Single Family Residential Zone, with a General Plan designation of Low Density Residential.

The City Council recently approved a rezone on this property, from R1-20 to R1-15 on April 15, 2014.

**ANALYSIS**

The proposed plat is to divide the property into 2 separate lots. Both lots exceed the 15,000 sq. ft. needed in this zone.

Both lots will be accessed from 1100 North Street. There is currently a single family dwelling on lot 1 and an accessory garage on lot 2, where there are plans to build a new home. A 10 foot Public Utility Easement encompasses lot 1 while a similar 10 foot easement runs along all but the eastern property line of lot 2.

**RECOMMENDATION**

Staff recommends that the City Council **approve** the final plat, known as Winters Cove with the following conditions.

1. All Final Planning, Engineering, and Fire Department requirements are met.

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**MODEL MOTIONS**

**Approval** – “I move the City Council approve the final plat, known as Winters Cove, and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

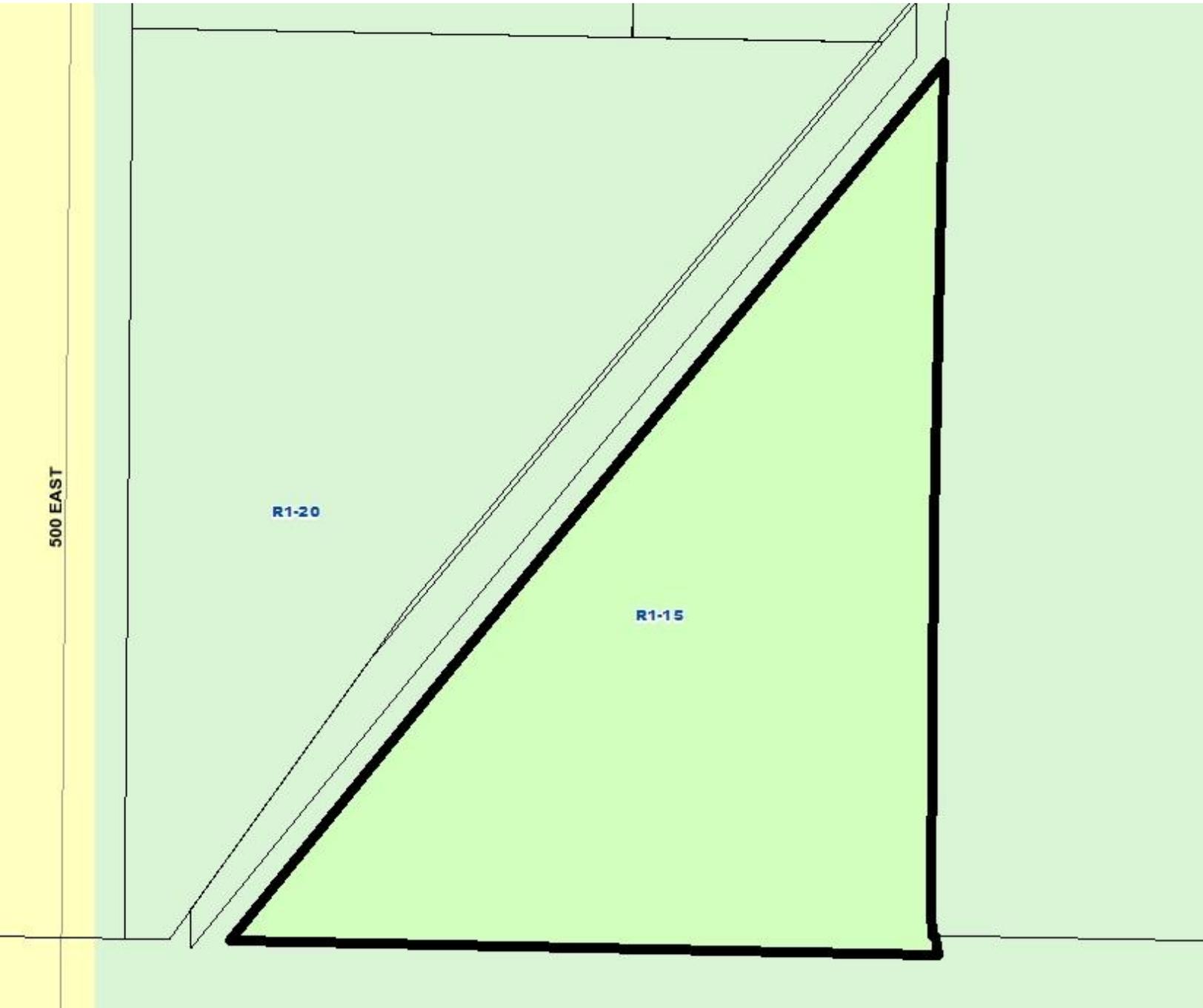
**Continue** – “I move the City Council continue the review of the final plat, known as Winters Cove (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

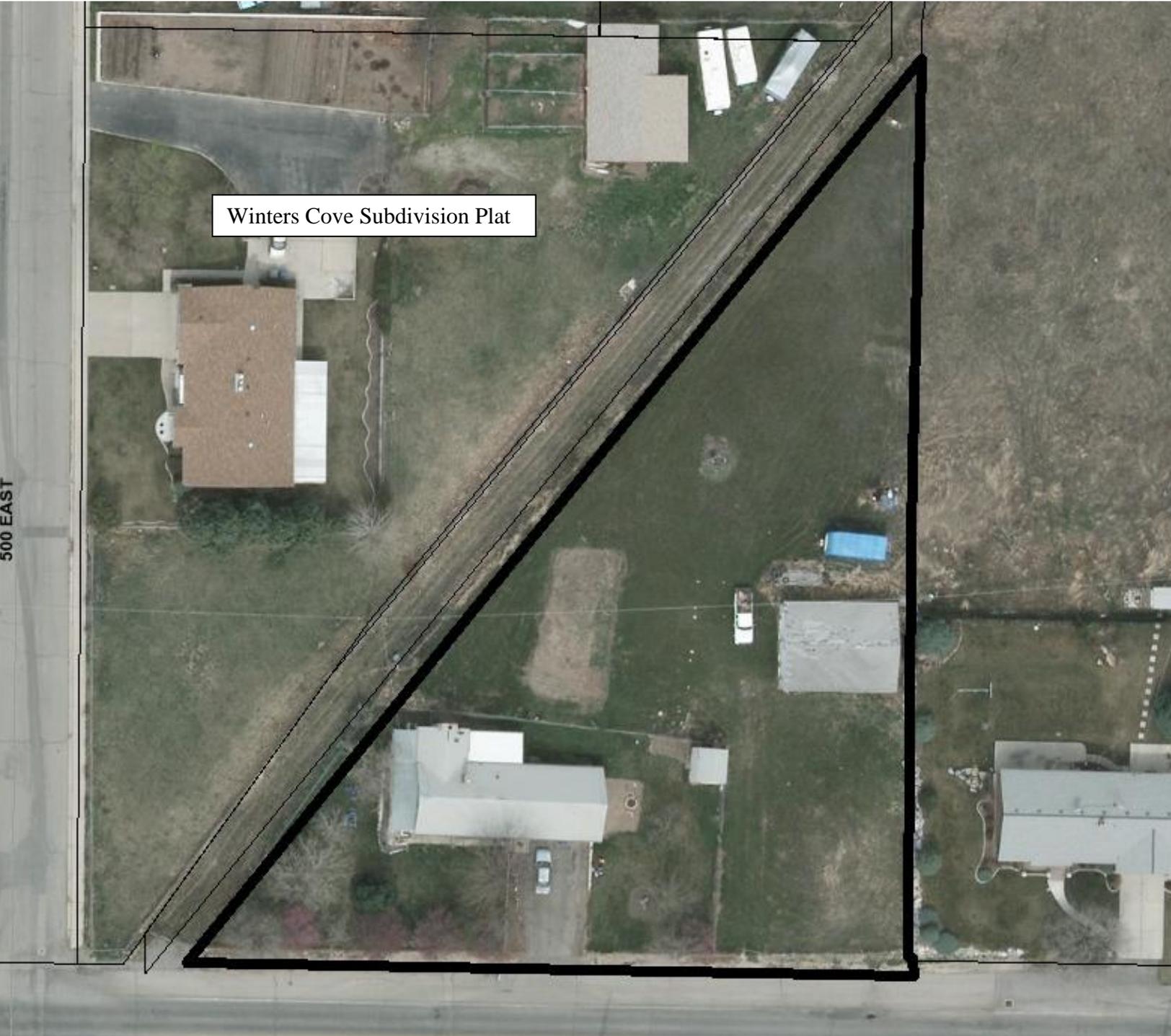
**Denial** – “I move the City Council deny the final plat, known as Winters Cove based on the following findings:”

1. List findings for denial...

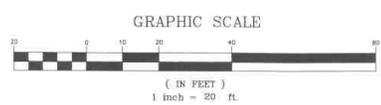
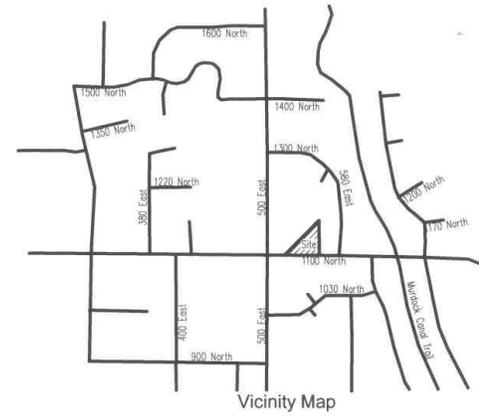
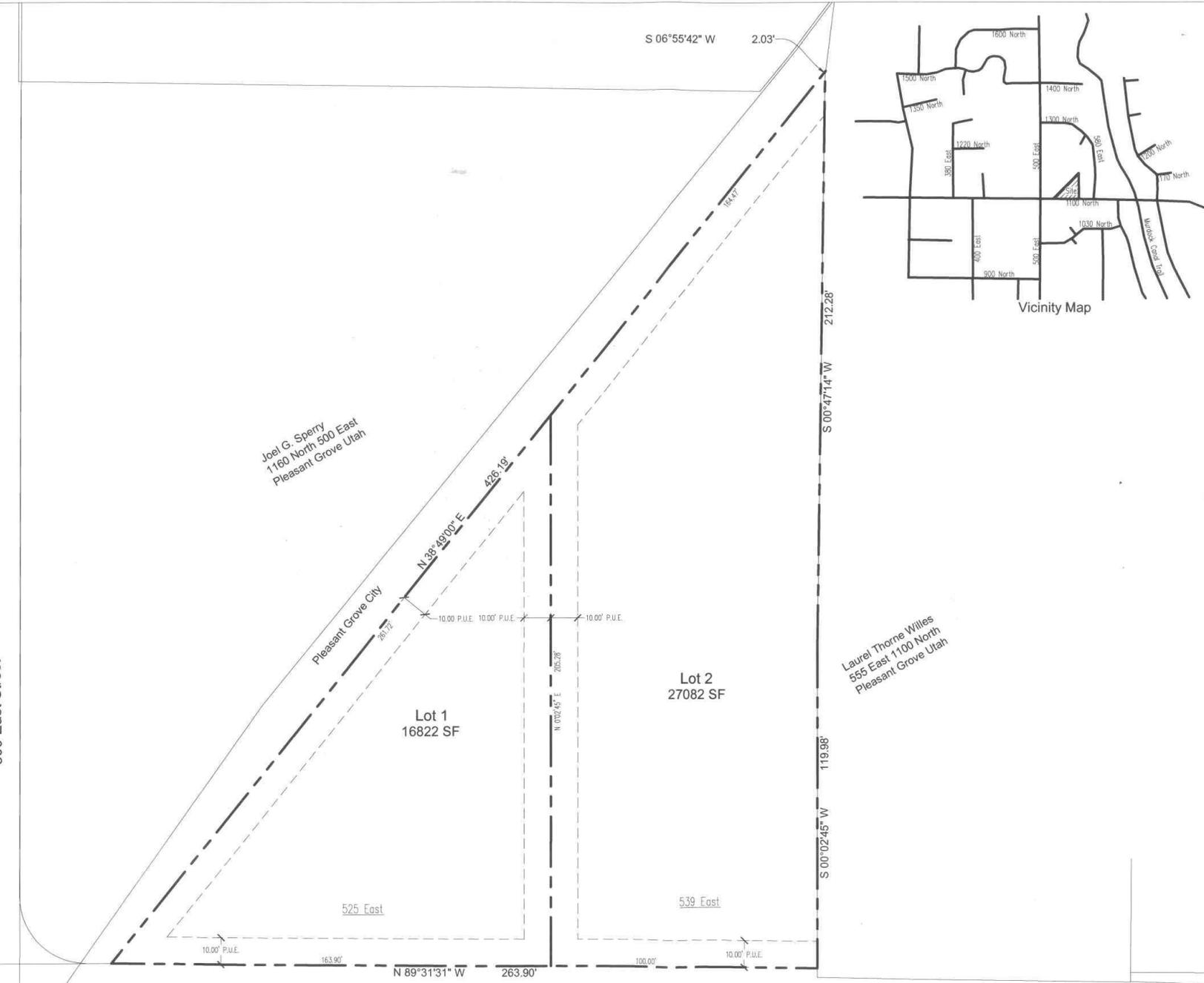
ZONING MAP



AERIAL MAP



**FINAL PLAT**



Conditions of Approval


, Inc.	<p><b>Occupancy Restriction Notice</b></p> <p>The City of Pleasant Grove has an Ordinance which restricts the occupancy of buildings within this subdivision. According, it is unlawful to occupy any building located within this subdivision without first having obtained a certificate of occupancy issued by the City.</p>	<p><b>City Utilities Approval</b></p> <p>Culinary Water / Pressurized Irrigation / Sanitary Sewer / Storm Drain</p> <p>Public Works Director _____ Date _____</p>	<p><b>Public Utilities Approval</b></p> <p>Rocky Mountain Power _____ Date _____</p> <p>Century Link _____ Date _____</p>	<p>SURVEYOR'S SEAL</p>	<p>NOTARY PUBLIC SEAL</p>
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## CITY COUNCIL STAFF REPORT

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Meeting Date: September 2, 2014

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### Tuscany Farms Final Plat

### Public Hearing

**APPLICANT:**

Patrick & Allyse Sedivy

**ADDRESS:**

2105 Tuscany Way

**ZONE:**

R1-20

**GENERAL PLAN:**

Very Low Density  
Residential

**ATTACHMENTS:**

- Zoning Map
- Aerial Map
- Final Plat

**REPORT BY:**

Ken Young, Community  
Development Director

Royce Davies, City Planner

**BACKGROUND**

The applicant is requesting approval of a 2-lot final plat called Tuscany Farms Plat "E" located at 2105 Tuscany Way in the R1-20 Zone, with a General Plan designation of Very Low Density Residential.

**ANALYSIS**

The proposed plat is to vacate lots 145 and 154 from Plat "B", Tuscany Farms Subdivision and create a new subdivision consisting of these two lots with the intent of reestablishing the boundaries of the two lots. The two lots constitute the new subdivision Tuscany Farms Plat "E". Both lots exceed the 20,000 sq. ft. needed in this zone. Each lot contains an existing dwelling and the design of the lots and placement of the dwellings are consistent with the General Plan guidelines for the very low density residential land use.

The lots in this subdivision access Verona Circle and Tuscany Way. The subdivision will occupy approximately 1.13 acres. There is a 15 foot irrigation and public utility easement along the southern property line of lot 196 and along northeast property line of both properties. There is a 10 foot public utility easement that encompasses all the remaining sides of both lots.

**RECOMMENDATION**

Staff recommends that the City Council **approve** the final plat, known as Tuscany Farms Plat "E" with the following conditions.

1. All Final Planning, Engineering, and Fire Department requirements are met.

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**MODEL MOTIONS**

**Approval** – “I move the City Council approve the final plat, known as Tuscany Farms Plat “E”, and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

**Continue** – “I move the City Council continue the review of the final plat, known as Tuscany Farms Plat “E” (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

**Denial** – “I move the City Council deny the final plat, known as Tuscany Farms Plat “E” based on the following findings:”

1. List findings for denial...

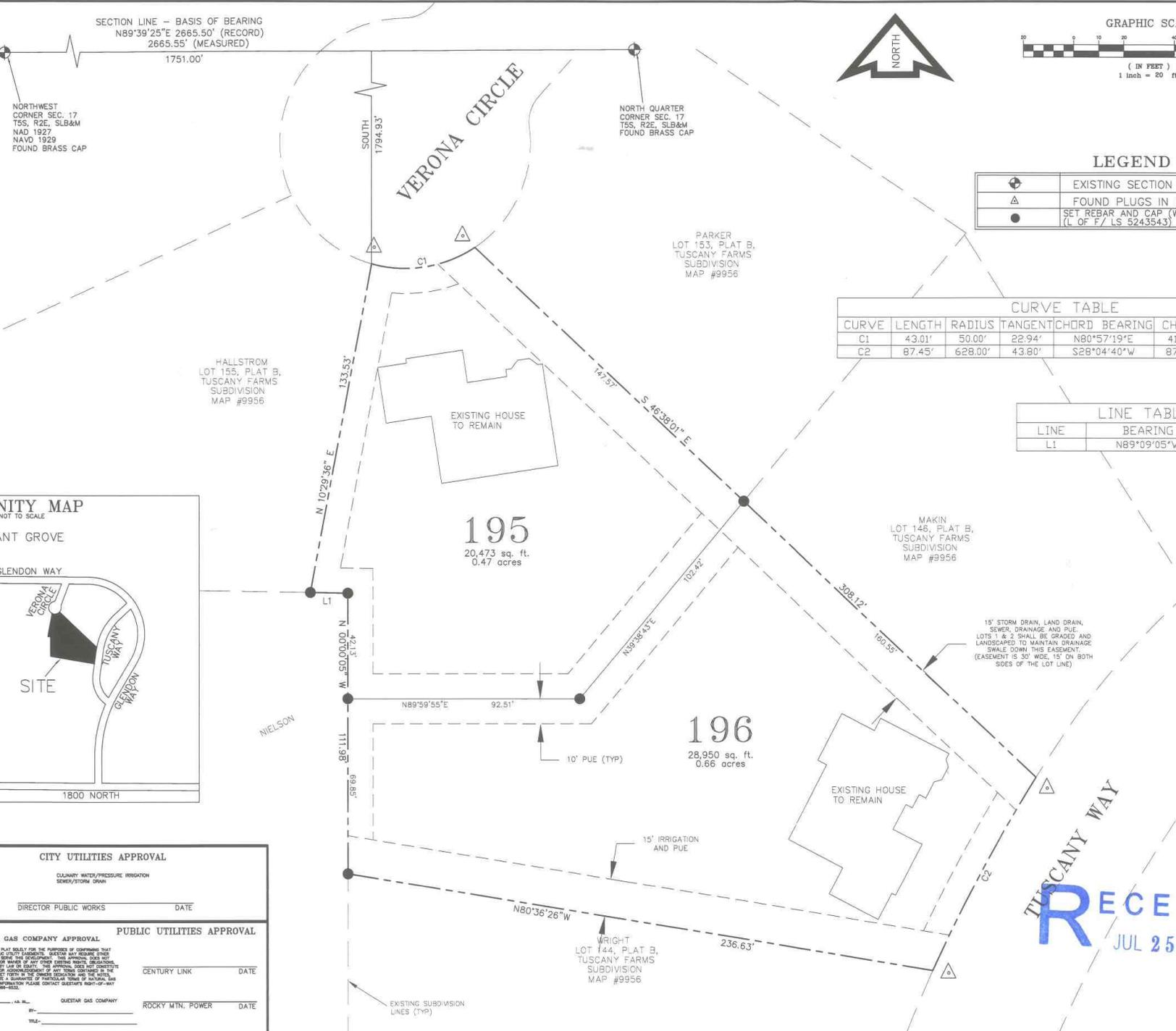
ZONING MAP



AERIAL MAP



## FINAL PLAT



**LEGEND**

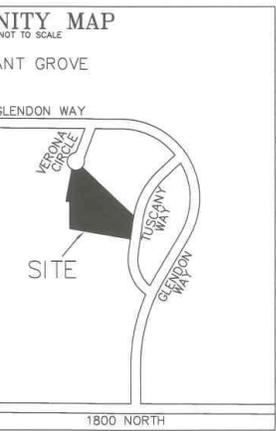
	EXISTING SECTION
	FOUND PLUGS IN
	SET REBAR AND CAP (W/L OF F/LS 5243543)

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	CH
C1	43.01'	50.00'	22.94'	43.01'	N80°57'19"E	43.01'
C2	87.45'	628.00'	43.80'	87.45'	S28°04'40"W	87.45'

**LINE TABLE**

LINE	BEARING
L1	N89°09'05"W



**CITY UTILITIES APPROVAL**

COUNTY WATER/PRESSURE IRRIGATION  
 SEWER/STORM DRAIN

DIRECTOR PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

**GAS COMPANY APPROVAL**

PLAT ONLY FOR THE PURPOSES OF CONVEYING THAT CITY UTILITIES APPROVAL HAS BEEN OBTAINED. THIS APPROVAL DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. THE CITY OF PLEASANT GROVE DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. THE CITY OF PLEASANT GROVE DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. THE CITY OF PLEASANT GROVE DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED HEREON.

CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_

ROCKY MTN. POWER \_\_\_\_\_ DATE \_\_\_\_\_

**EL OF FOCUS, INC.**

F. HUNT, P.L.S.  
 EAST 1150 SOUTH  
 H FORK, UTAH 84660  
 319-5441

**REVISIONS**

1.	DATE
2.	DATE
3.	DATE
4.	DATE

**OCCUPANCY RESTRICTION NOTICE**

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY PLEASANT GROVE CITY

**ACKNOWLEDGEMENT (PERSONAL)**

STATE OF UTAH S.S. COUNTY OF UTAH  
 ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

LOT 195 GARRETT B. SMITH HOLLY M. SMITH  
 LOT 196 PATRICK SEDIVY ALLYSE SEDIVY

NOTARY'S COMMISSION EXPIRATION DATE \_\_\_\_\_ NOTARY PUBLIC FULL NAME & COMMISSION NUMBER \_\_\_\_\_  
 "A NOTARY PUBLIC COMMISSIONED IN UTAH" PRINT NAME \_\_\_\_\_

**ACKNOWLEDGEMENT (CORPORATE)**

STATE OF UTAH S.S. COUNTY OF UTAH  
 ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME AND \_\_\_\_\_ WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF; THAT HE, THE SAID \_\_\_\_\_ IS THE PRESIDENT AND HE THE SAID \_\_\_\_\_ IS THE SECRETARY OF \_\_\_\_\_ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID \_\_\_\_\_ AND \_\_\_\_\_ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

NOTARY'S COMMISSION EXPIRATION DATE \_\_\_\_\_ NOTARY PUBLIC FULL NAME & COMMISSION NUMBER \_\_\_\_\_  
 "A NOTARY PUBLIC COMMISSIONED IN UTAH" PRINT NAME \_\_\_\_\_

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

	1 <b>Labor Day</b> City offices are closed	2 Neighborhood Chair meeting 5:30 p.m. City Council Meeting 6:00 p.m.	3	4 <b>Curbside Recycle Pickup Day North Route</b>	5	6
7	8	9 16 <b>City Council Work Session</b> 6:00 p.m.	10 <b>Curbside Recycle Pickup Day South Route</b>	11 Planning Commission Meeting 7:00 p.m. <b>Patriots Day!</b>	12	13 <b>Heritage Jubilee</b> Downtown park 3:00 - 7:00 p.m.
14	15	<b>City Council Meeting</b> 6:00 p.m.	17 <b>Curbside Recycle Pickup Day North Route</b>	18	19	20 
21	22 <b>Autumn Begins</b> 	23 Joint City Council and Planning Commission Work Session 6:00 p.m.	24 <b>Curbside Recycle Pickup Day South Route</b>	25 Historical Preservation Committee Meeting 7:00 p.m.	26	27
28	29	30 <b>City Council Work Session</b> 6:00 p.m.	<b>SEPTEMBER</b>			

**Department Staff Meetings**

**Administrative Services: 1st and 3rd Wed at 8:30 a.m.**

**Community Development: Wednesdays at 7:30 a.m.**

**Department Heads: Tuesday at 2:00 p.m.**

**Fire/EMS: 1st Wednesday of the month at 7:00 a.m.**

**Library: 1st Friday of the month**

**Parks: Tuesday at 7:00 a.m. - Recreation: Monday at 4:00 p.m.**

**Public Safety: 1st Friday of the month at 7:00 a.m.**

**Public Works: Wednesdays at 6:30 a.m.**



**NOTICE OF WORK SESSION MEETING  
OF THE  
PLEASANT GROVE CITY COUNCIL**

Notice is hereby given that the Pleasant Grove City Council will hold a **Work Session meeting at 6:00 p.m. on Tuesday, September 9, 2014** in City Council Chambers, 86 East 100 South, Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend. Work meetings are not designed to hear public comment or take official action, however action will be taken on Item 6.

1. Call to Order
2. Pledge of Allegiance.
3. Opening Remarks.
4. Approval of Agenda.
5. Pleasant Grove Honorary Colonels presentation.
6. To consider for approval a Resolution **(2014-039)** to authorize the Mayor to sign an Independent Service Agreement with Jeremy Roos, dba RTODDY, to provide data systems sales and service such as assessments, planning, design, installation, projects, training, upkeep, maintenance, support and problem resolutions.
7. Discussion on Shannon Field plans and budget.
8. Discussion on agenda items for the September 16, 2014 City Council Meeting.
9. Neighborhood and Staff business.
10. Mayor and Council business.
11. Signing of plats.
12. Review calendar.
13. Adjourn.

**CERTIFICATE OF POSTING:**

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

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Posted by: Kathy T. Kresser, City Recorder

Date: September 5, 2014

Time: 5:00 p.m.

Place: City Hall, Library and Community Development Building

**Supporting documents can be found online at: <http://www.plgrove.org/pleasant-grove-information-25006/staff-reports-78235>**

**\*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.**

DRAFT



GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
10-43-610	GENERAL FUND - NON-DEPARTMENTAL - MISCELLANEOUS EXPENSE						700.00
	3151	FREEDOM MAILING SERVICE	SAFETY MEETING EXPENSE	25001		08/01/2014	1,973.89
	3151	FREEDOM MAILING SERVICE	UTILITY BILL MAILING	25034		08/09/2014	126.06
							2,099.95
10-43-760	GENERAL FUND - NON-DEPARTMENTAL - TECHNOLOGY						
	343	AMERICAN FORK CITY	DARK FIBER LEASE	3357		07/01/2014	250.00
	343	AMERICAN FORK CITY	DARK FIBER LEASE	3376		08/01/2014	250.00
	7070	ROCK MOUNTAIN TECHNOLOGIES LLC	COMPUTER TECH SUPPORT	190		08/01/2014	3,670.00
							4,170.00
Total NON-DEPARTMENTAL							8,084.77
10-45-091	GENERAL FUND - PHYSICAL FACILITIES - LIBRARY/SENIOR - POWER						
	2676	ELECTRO SYSTEMS CORP.	RETRO FIT PAYMENT FOR LIB POWEF	08122014		08/12/2014	250.00
Total PHYSICAL FACILITIES							250.00
10-46-240	GENERAL FUND - ADMINISTRATIVE SERVICES - OFFICE EXPENSE						
	1371	CANON SOLUTIONS AMERICAN, INC.	ADM/COPIER MAINTENANCE	143916152		08/07/2014	106.00
	1371	CANON SOLUTIONS AMERICAN, INC.	ADM/COPIER MAINTENANCE	4013537644		08/01/2014	57.29
	1757	CINTAS CORPORATION	ADM/SHEDDING	8401359351		07/31/2014	56.95
	5730	OFFICE DEPOT, INC.	ADM/OFFICE SUPPLIES	'23751306001		08/08/2014	411.82
							632.06
10-46-280	GENERAL FUND - ADMINISTRATIVE SERVICES - TELEPHONE EXPENSE						
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	57601059		08/08/2014	49.79
Total ADMINISTRATIVE SERVICES							681.85
10-47-250	GENERAL FUND - FACILITIES - VEHICLE						
	5833	O'REILLY AUTOMOTIVE INC.	BUILDING MAINTENANCE	3623380856		07/24/2014	16.99
10-47-510	GENERAL FUND - FACILITIES - CITY HALL - HEATING EXPENSE						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	32.25
10-47-520	GENERAL FUND - FACILITIES - CITY HALL - POWER EXPENSE						
	7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	2,774.86
10-47-540	GENERAL FUND - FACILITIES - CITY HALL - PD BLDG MAINTENANC						
	5724	NUKLEAN, LLC	BUILDING MAINTENANCE EQUIPMENT	88426		08/08/2014	399.00
10-47-550	GENERAL FUND - FACILITIES - PARKS - LIGHTS						
	7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	872.53
10-47-560	GENERAL FUND - FACILITIES - PARKS - BUILDING MAINTENANCE						
	2675	ELECTRICAL WHOLESAL SUPPLY	BUILDING MAINTENANCE	907759888		07/28/2014	100.08
	2675	ELECTRICAL WHOLESAL SUPPLY	BUILDING MAINTENANCE	907801735		08/04/2014	50.93
							151.01
10-47-570	GENERAL FUND - FACILITIES - COMM DEV - BLDG MAINTENANCE						
	6525	PROFESSIONAL HEATING AND AIR	BUILDING MAINT.	62857		07/22/2014	219.00
10-47-580	GENERAL FUND - FACILITIES - OLD BELL SCHOOL - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	7.16

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
10-47-600	GENERAL FUND - FACILITIES - COMMUNITY CNTR - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	10.61
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	103.77
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	27.73
							142.11
10-47-640	GENERAL FUND - FACILITIES - FIRE/AMBULANCE - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	49.41
10-47-650	GENERAL FUND - FACILITIES - FIRE/AMBULANCE - POWER						
	7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	1,471.21
10-47-660	GENERAL FUND - FACILITIES - FIRE/AMBULANCE - BLDG MAINT						
	5724	NUKLEAN, LLC	BUILDING MAINTENANCE SUPPLIES	88416		08/08/2014	430.00
10-47-680	GENERAL FUND - FACILITIES - CEMETERY BLDG - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	12.83
10-47-690	GENERAL FUND - FACILITIES - CEMETERY BLDG - POWER						
	7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	1,410.11
10-47-710	GENERAL FUND - FACILITIES - LIBRARY/SENIOR - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	33.48
10-47-720	GENERAL FUND - FACILITIES - LIBRARY/SENIOR - POWER						
	7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	1,500.79
10-47-730	GENERAL FUND - FACILITIES - LIBRARY/SENIOR - BLDG MAINT						
	5724	NUKLEAN, LLC	BUILDING MAINTENANCE EQUIPMENT	88426		08/08/2014	399.00
10-47-750	GENERAL FUND - FACILITIES - PUMP HOUSE - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	16.63
10-47-760	GENERAL FUND - FACILITIES - PUBLIC WORKS - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	7.85
10-47-770	GENERAL FUND - FACILITIES - PUBLIC WORKS - POWER						
	7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	1,588.10
10-47-790	GENERAL FUND - FACILITIES - RENTAL PROPERTY EXPENSES						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	7.43
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	7.16
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	33.60
	7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	520.15
							568.34
10-47-810	GENERAL FUND - FACILITIES - SR CENTER - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	21.70
10-47-820	GENERAL FUND - FACILITIES - SR CENTER - POWER						
	7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	444.73
10-47-840	GENERAL FUND - FACILITIES - LIONS/SPORTSMAN - BLDG MAINT						
	970	BJ PLUMBING SUPPLY	BUILDING MAINTENANCE	581592		08/12/2014	175.44
	970	BJ PLUMBING SUPPLY	BUILDING IMPROVEMENTS	581645		08/12/2014	263.37
	970	BJ PLUMBING SUPPLY	BUILDING MAINTENANCE	581749		08/13/2014	27.75
	970	BJ PLUMBING SUPPLY	BUILDING MAINTENANCE	581799		08/13/2014	19.21
	970	BJ PLUMBING SUPPLY	PARK/DEPARTMENTAL SUPPLIES	581886		08/14/2014	12.54
	973	BLACK CANYON SIGNS, INC.	BUILDING MAINTENANCE	2606		08/11/2014	56.00

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
							554.31
Total FACILITIES							13,123.40
10-51-275	GENERAL FUND - ENGINEERING - STREET LIGHT EXPENSE						
7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	17,681.97	
10-51-745	GENERAL FUND - ENGINEERING - SIGNALS & FLASHERS						
7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	49.69	
Total ENGINEERING							17,731.66
10-52-210	GENERAL FUND - COMMUNITY DEVELOPMENT - MEETINGS & MEMBERSHIPS						
404	AMERICAN PLANNING ASSOC.	COM DEV/MEMBERSHIP FEES	2932361454		06/17/2014	200.00	
10-52-240	GENERAL FUND - COMMUNITY DEVELOPMENT - OFFICE EXPENSE						
5139	MCGEE'S STAMP & TROPHY CO.	COM DEV/NAME PLATE	62867		08/15/2014	22.00	
5730	OFFICE DEPOT, INC.	COM DEV/OFFICE SUPPLIES	09483214001		08/11/2014	71.07	
5730	OFFICE DEPOT, INC.	COM DEV/OFFICE SUPPLIES	72431607001		07/23/2014	98.91	
							191.98
10-52-280	GENERAL FUND - COMMUNITY DEVELOPMENT - TELEPHONE EXPENSE						
5950	PAETEC	MULTI DEPT/PHONE EXPENSE	57601059		08/08/2014	35.28	
10-52-332	GENERAL FUND - COMMUNITY DEVELOPMENT - PROFESSIONAL SERVICES						
4546	KIMBALL ENGINEERING	COM DEV/PLAN REVIEWS	1214505007		08/11/2014	1,635.00	
10-52-610	GENERAL FUND - COMMUNITY DEVELOPMENT - MISCELLANEOUS						
5457	MOUNT OLYMPUS	COM DEV/BOTTLED WATER	72380081514		08/15/2014	58.46	
Total COMMUNITY DEVELOPMENT							2,120.72
10-54-210	GENERAL FUND - POLICE DEPARTMENT - MEETINGS & MEMBERSHIPS						
5033	MACEYS	PD/MEETING EXPENSE	08122014		08/12/2014	10.97	
10-54-240	GENERAL FUND - POLICE DEPARTMENT - OFFICE EXPENSE						
990	BLUEFIN OFFICE GROUP	PD/OFFICE SUPPLIES	12724170		08/05/2014	283.80	
990	BLUEFIN OFFICE GROUP	PD/OFFICE SUPPLIES	12726240		08/05/2014	49.11	
990	BLUEFIN OFFICE GROUP	PD/OFFICE SUPPLIES	12728160		08/07/2014	57.26	
990	BLUEFIN OFFICE GROUP	PD/OFFICE SUPPLIES	127281601		08/08/2014	14.37	
990	BLUEFIN OFFICE GROUP	PD/CREDIT	C12640990		06/27/2014	47.97	
2122	CULLIGAN BOTTLED WATER	PD/BOTTLED WATER	65X01368804		07/31/2014	21.50	
4655	LANGUAGE LINE SERVICES	PD/INTERPRETATION	3428618		07/31/2014	7.33	
4970	LOTT'S ORIGINALS	PD/OFFICE SUPPLIES	1930		08/07/2014	28.50	
8315	THE UPS STORE	PD/SHIPPING EXPENSE	2875		07/29/2014	11.58	
							425.48
10-54-250	GENERAL FUND - POLICE DEPARTMENT - VEHICLE EXPENSE						
981	BLACKBALL PERFORMANCE CYCLE LC	PD/VEHICLE REPAIR LABOR	20102214		08/15/2014	318.00	
981	BLACKBALL PERFORMANCE CYCLE LC	PD/VEHICLE REPAIR PARTS	20102214		08/15/2014	474.33	
981	BLACKBALL PERFORMANCE CYCLE LC	PD/VEHICLE REPAIR PARTS	20102215		08/15/2014	474.33	
981	BLACKBALL PERFORMANCE CYCLE LC	PD/VEHICLE LABOR	20102215		08/15/2014	318.00	
2681	ELITE REPAIRS AND SPECIALIZED	PD/VEHICLE REPAIR	4001		08/12/2014	103.95	
3468	GREASE MONKEY #790	PD/VEHICLE MAINTENANCE	143796		08/07/2014	70.19	
5833	O'REILLY AUTOMOTIVE INC.	PD/VEHICLE EXPENSE	3623384407		08/11/2014	37.87	

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
	5833	O'REILLY AUTOMOTIVE INC.	PD/VEHICLE EXPENSE	3623385581		08/16/2014	103.76
10-54-280	GENERAL FUND - POLICE DEPARTMENT - TELEPHONE EXPENSE						1,900.43
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	57601059		08/08/2014	157.06
10-54-440	GENERAL FUND - POLICE DEPARTMENT - K9 SUPPLIES						
	1368	C-A-L RANCH STORES	PD/DEPARTMENTAL SUPPLIES	5005/8		08/18/2014	11.92
	8394	TIMPANOGOS ANIMAL HOSPITAL	PD/CANINE EXAM	97992		08/08/2014	95.62
							107.54
10-54-450	GENERAL FUND - POLICE DEPARTMENT - RADIO SERVICE						
	8822	UTAH COMMUNICATIONS AGENCY	PD/MONTHLY RADIO SERVICE	50735		07/28/2014	930.00
10-54-650	GENERAL FUND - POLICE DEPARTMENT - NOVA EXPENSES (DARE)						
	990	BLUEFIN OFFICE GROUP	PD/OFFICE SUPPLIES	12733450		08/14/2014	101.19
Total POLICE DEPARTMENT							3,632.67
10-55-480	GENERAL FUND - FIRE DEPARTMENT - DEPARTMENTAL SUPPLIES						
	2122	CULLIGAN BOTTLED WATER	FIRE/BOTTLED WATER	5X01280405A		06/30/2014	91.95
	2123	CULLIGAN WATER CONDITIONING	FIRE/DEPARTMENTAL SUPPLIES	65X01287806		07/08/2014	135.00
							226.95
Total FIRE DEPARTMENT							226.95
10-57-250	GENERAL FUND - ANIMAL CONTROL - VEHICLE EXPENSE						
	2681	ELITE REPAIRS AND SPECIALIZED	ACO/VEHICLE REPAIR EXPENSE	4000		08/12/2014	272.95
	6440	POWERHOUSE MOTORSPORTS	ACO/VEHICLE MAINTENANCE	460		08/13/2014	31.53
	6440	POWERHOUSE MOTORSPORTS	ACO/VEHICLE MAINTENANCE	460		08/13/2014	69.20
							373.68
Total ANIMAL CONTROL							373.68
10-60-280	GENERAL FUND - STREETS - TELEPHONE EXPENSE						
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	57601059		08/08/2014	68.49
	5950	PAETEC	PUB WORKS/DSL LINE	57604956		08/08/2014	45.59
							114.08
10-60-610	GENERAL FUND - STREETS - MISCELLANEOUS EXPENSE						
	4225	INTERMOUNTAIN WORKMED-OREM	STR/PHYSICAL EXAM	2661267		08/01/2014	65.00
Total STREETS							179.08
10-65-240	GENERAL FUND - LIBRARY - OFFICE EXPENSE						
	2395	DEMCO, INC.	LIB/ASSORTED SUPPLIES	5363112		08/06/2014	188.95
	3243	GAYLORD BROS., INC.	LIB/CD STORAGE ALBUM	2303486		08/06/2014	758.64
	5730	OFFICE DEPOT, INC.	LIB/BOOKS	'05244747001		08/13/2014	27.03
	5730	OFFICE DEPOT, INC.	LIB/BOOKS	'20861422001		07/23/2014	104.59
							870.03
10-65-280	GENERAL FUND - LIBRARY - TELEPHONE EXPENSE						
	1905	COMCAST CABLE	LIB/INTERNET SERVICES	08122014		08/13/2014	70.24
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	57601059		08/08/2014	71.71

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
10-65-420	GENERAL FUND - LIBRARY - CHILDRENS PROGRAMING						141.95
	5033	MACEYS	LIB/ASSORTED EXPENSES	2557		08/12/2014	10.47
	5033	MACEYS	LIB/ASSORTED EXPENSES	2718		08/05/2014	5.07
							15.54
10-65-480	GENERAL FUND - LIBRARY - BOOKS						
	307	AMAZON	LIB/BOOKS	08072014		07/07/2014	330.06
	1478	CENGAGE LEARNING	LIB/BOOKS	52484791		07/15/2014	44.98
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	79606022		07/25/2014	9.72
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	79614921		07/25/2014	94.52
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	79614922		07/25/2014	125.02
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	79656562		07/29/2014	87.88
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	79704685		07/31/2014	43.23
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	79704686		07/31/2014	381.56
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	79744304		08/03/2014	28.35
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	79802668		08/06/2014	139.11
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	79857921		08/08/2014	51.90
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	79898407		08/12/2014	72.80
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	79898408		08/12/2014	554.96
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	79915968		08/12/2014	65.21
	6094	THE PENWORTHY COMPANY	LIB/BOOKS	565806		08/05/2014	1,135.12
							2,969.22
10-65-485	GENERAL FUND - LIBRARY - AUDIO/VISUAL MATERIALS						
	2870	FINDAWAY WORLD, LLC	LIB/BOOKS	134146		08/13/2014	126.97
	4130	IMAGINE VIDO PRODUCTIONS	LIB/DVDS	2516		07/29/2014	54.00
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	74979526		07/28/2014	247.96
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	74982211		07/31/2014	36.54
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	74984316		08/04/2014	56.90
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	74984317		08/04/2014	282.93
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	74986403		08/07/2014	100.23
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	74989645		08/13/2014	316.08
							1,221.61
10-65-750	GENERAL FUND - LIBRARY - FURNITURE & FIXTURES						
	5190	MEYER, SCHERER & ROCKCASTLE	LIB/INTERIOR DESIGNERS	2		06/30/2014	2,697.59
	5190	MEYER, SCHERER & ROCKCASTLE	LIB/INTERIOR DESIGNERS	3		07/31/2014	759.04
							3,456.63
Total LIBRARY							8,674.98
10-67-240	GENERAL FUND - SR. CITIZEN CTR & AUDITORIUM - OFFICE EXPENSE						
	1905	COMCAST CABLE	SC/INTERNET SERVICE	08152014		08/15/2014	60.57
Total SR. CITIZEN CTR & AUDITORIUM							60.57
10-70-200	GENERAL FUND - PARKS - MOWER EXPENSE						
	2493	DUFF SHELLEY MOWER & CYCLE	PARK/TRIMMER LINE	66166		08/04/2014	155.38
	5833	O'REILLY AUTOMOTIVE INC.	PARK/CREDIT	3623380716		07/23/2014	6.90
	5833	O'REILLY AUTOMOTIVE INC.	PARK/VEHICLE EXPENSE	3623384954		08/14/2014	19.98
	5833	O'REILLY AUTOMOTIVE INC.	PARK/MOWER REPAIR PARTS	3623385666		08/18/2014	4.99
	8576	TURF EQUIPMENT	PARK/MOWER EXPENSE	37332800		08/14/2014	150.71
							324.16
10-70-210	GENERAL FUND - PARKS - MEETINGS & MEMBERSHIPS						
	5033	MACEYS	PARK/MEETING EXPENSE	08112014		08/12/2014	14.98
10-70-320	GENERAL FUND - PARKS - SPRINKLER & LANDSCAPE						

239	ALLRED ACE HARDWARE	MULT DEPT/DEPARTMENT SUPPLIES	08232014	08/23/2014	3.83
970	BJ PLUMBING SUPPLY	PARK/DEPARTMENTAL SUPPLIES	579271	07/28/2014	44.90
970	BJ PLUMBING SUPPLY	PARK/MARKER FLAGS	579581	07/30/2014	2.75
970	BJ PLUMBING SUPPLY	PARK/DEPARTMENTAL SUPPLIES	579793	07/31/2014	13.75
970	BJ PLUMBING SUPPLY	PARK/DEPARTMENTAL SUPPLIES	581868	08/14/2014	60.24
2766	EWING IRRIGATION PRODUCTS, INC	PARK/DEPARTMENTAL SUPPLIES	8413335	07/23/2014	528.05
2766	EWING IRRIGATION PRODUCTS, INC	PARK/DEPARTMENTAL SUPPLIES	8434652	07/26/2014	596.99
2766	EWING IRRIGATION PRODUCTS, INC	PARK/DEPARTMENTAL SUPPLIES	8466502	08/01/2014	692.37
4208	INTERMOUNTAIN FARMERS ASSOC.	PARK/PESTICIDES	1004271338	08/04/2014	59.98
4208	INTERMOUNTAIN FARMERS ASSOC.	PARK/FERTILIZER	1004273938	08/04/2014	65.98
7795	SPRINKLER SUPPLY COMPANY	PARK/DEPARTMENTAL SUPPLIES	60300	08/14/2014	30.39
					2,099.23
10-70-330	GENERAL FUND - PARKS - PLAYGROUND SUPPLIES				
239	ALLRED ACE HARDWARE	MULT DEPT/DEPARTMENT SUPPLIES	08232014	08/23/2014	94.82
889	BIG T RECREATION	PARK/EQUIPMENT & INSTALLATION	1893	07/23/2014	4,494.57
889	BIG T RECREATION	PARK/SKYSPAN RETRACTABLE SHADI	1896	07/23/2014	13,500.00
6245	PIONEER RESEARCH CORPORATION	PARK/VANDAL OFF	239529	07/16/2014	199.50
7147	RW STRIPING INC.	PARK/STRIPE PARKING LOT 200 S MAI	7106	08/14/2014	350.00
7147	RW STRIPING INC.	PARK/STRIPE PARKING LOT 650 N 101	7119	08/15/2014	330.00
7147	RW STRIPING INC.	PARK/STRIPE PARKING LOT 220 S ST/	7120	08/15/2014	270.00
7176	SAGE PEST CONTROL, LLC.	PARK/SERVICE CHARGE	112435	07/30/2014	75.00
					19,313.89
10-70-480	GENERAL FUND - PARKS - DEPARTMENTAL SUPPLIES				
239	ALLRED ACE HARDWARE	MULT DEPT/DEPARTMENT SUPPLIES	08232014	08/23/2014	58.27
974	BISCO	PARK/DEPARTMENTAL SUPPLIES	1538094	08/12/2014	9.99
1368	C-A-L RANCH STORES	PARK/DEPARTMENTAL SUPPLIES	4958/8	08/04/2014	63.96
1525	CERTIFIED LABORATORIES	PARK/DEPARTMENTAL SUPPLIES	1587980	07/25/2014	122.77
2178	CUTLERS, INC.	PARK/DEPARTMENTAL SUPPLIES	240075	08/04/2014	863.96
					1,118.95
10-70-670	GENERAL FUND - PARKS - SAFETY EQUIP. & SUPPLIES				
1347	CABELA'S INC.	PARK/BOOTS	4284	08/16/2014	79.99
1366	CALIFORNIA CONTRACTORS SUPPLY	PARK/DEPARTMENTAL SUPPLIES	35915	07/22/2014	199.00
1760	CINTAS FIRST AID & SAFETY	PARK/FIRST AID SUPPLIES	5001684885	08/12/2014	34.36
5727	NUTECH SPECIALTIES, INC.	PARK/VEHICLE EXPENSE	113566	07/03/2014	124.92
					438.27
Total PARKS					23,309.48
10-71-240	GENERAL FUND - RECREATION - OFFICE EXPENSE				
5457	MOUNT OLYMPUS	REC/BOTTLED WATER	08022014	08/02/2014	21.00
7233	SAM'S CLUB	REC/ASSORTED SUPPLIES	08232014	08/23/2014	75.32
					96.32
10-71-250	GENERAL FUND - RECREATION - VEHICLE EXPENSE				
7157	S&J AUTOMOTIVE INC.	REC/VEHICLE REPAIR EXPENSE	5699	08/07/2014	154.16
7157	S&J AUTOMOTIVE INC.	REC/VEHICLE REPAIR EXPENSE	5700	08/07/2014	970.00
					1,124.16
10-71-270	GENERAL FUND - RECREATION - POWER EXPENSE				
7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014	08/06/2014	32.78
10-71-280	GENERAL FUND - RECREATION - TELEPHONE EXPENSE				
5950	PAETEC	MULTI DEPT/PHONE EXPENSE	57601059	08/08/2014	21.04
5950	PAETEC	MULTI DEPT/PHONE EXPENSE	57601059	08/08/2014	241.12
5950	PAETEC	MULTI DEPT/PHONE EXPENSE	57601059	08/08/2014	33.65
					295.81
10-71-480	GENERAL FUND - RECREATION - DEPARTMENTAL SUPPLIES				
2766	EWING IRRIGATION PRODUCTS, INC	REC/MARKING CHALK	8459002	07/30/2014	351.51

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
Total RECREATION							1,900.58
10-74-480	GENERAL FUND - CUSTODIAL SERVICES - DEPARTMENTAL SUPPLIES						
	5724	NUKLEAN, LLC	BUILDING MAINTENANCE SUPPLIES	88198		07/30/2014	123.96
	5724	NUKLEAN, LLC	BUILDING MAINTENANCE SUPPLIES	88415		08/08/2014	462.23
	5724	NUKLEAN, LLC	BUILDING MAINTENANCE SUPPLIES	88417		08/08/2014	60.70
							646.89
10-74-481	GENERAL FUND - CUSTODIAL SERVICES - CHEMICALS						
	5724	NUKLEAN, LLC	BUILDING MAINTENANCE SUPPLIES	88173		07/30/2014	186.12
Total CUSTODIAL SERVICES							833.01
Total GENERAL FUND							86,809.70
21-84-720	Grants - GRANT EXPENDITURES - DOWNTOWN MARKETING						
	5325	MOCA SYSTEMS, INC.	SUPPORT SERVICES -PUBLIC SAFETY E	2614		07/31/2014	56,432.00
Total GRANT EXPENDITURES							56,432.00
Total Grants							56,432.00
22-70-200	CEMETERY - 22-70 - MOWER EXPENSE						
	2178	CUTLERS, INC.	CEM/EQUIPMENT MAINTENANCE	241195		08/12/2014	36.44
22-70-210	CEMETERY - 22-70 - MEETINGS & MEMBERSHIPS						
	1347	CABELA'S INC.	CEM/BENCH	2942		08/05/2014	69.98
22-70-320	CEMETERY - 22-70 - SPRINKLER & LANDSCAPE						
	970	BJ PLUMBING SUPPLY	CEM/DEPARTMENTAL SUPPLIES	580689		08/06/2014	417.64
22-70-480	CEMETERY - 22-70 - DEPARTMENTAL SUPPLIES						
	1905	COMCAST CABLE	CEM/INTERNET SERVICES	08132014		08/13/2014	86.67
22-70-670	CEMETERY - 22-70 - SAFETY EQUIP. & SUPPLIES						
	1347	CABELA'S INC.	CEM/BOOTS	2085		08/09/2014	139.99
Total 22-70							750.72
Total CEMETERY							750.72
48-41-610	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - MISCELLANEOUS EXPENSE						
	3151	FREEDOM MAILING SERVICE	UTILITY BILL MAILING	25034		08/09/2014	832.46
	7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	38.27

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
							870.73
Total GENERAL GOVERNMENT							870.73
Total STORM DRAIN UTILITY FUND							870.73
51-40-220	WATER FUND - EXPENDITURES - PUBLICATION EXPENSE						
	2233	DAILY HERALD COMMUNICATIONS	WATER/AD	34186		06/30/2014	344.10
51-40-240	WATER FUND - EXPENDITURES - OFFICE EXPENSE						
	320	AMFAX CORPORATION	WATER/VOICE BROADCASTS	21407572		07/31/2014	90.82
	3151	FREEDOM MAILING SERVICE	UTILITY BILL MAILING	25034		08/09/2014	1,664.91
							1,755.73
51-40-250	WATER FUND - EXPENDITURES - VEHICLE EXPENSE						
	650	AUDIO UNLIMITED UTAH	WATER/LIGHTS AND WIRE	10041		08/15/2014	324.97
	650	AUDIO UNLIMITED UTAH	WATER/INSTALLATION LABOR	10041		08/15/2014	224.98
							549.95
51-40-270	WATER FUND - EXPENDITURES - POWER EXPENSE						
	7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	39,108.62
51-40-280	WATER FUND - EXPENDITURES - TELEPHONE EXPENSE						
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	57601059		08/08/2014	68.49
51-40-470	WATER FUND - EXPENDITURES - METER PURCHASES						
	4075	HYDRO SPECIALTIES COMPANY, LLC	WATER/WATER METERS	16821		08/10/2014	1,557.36
51-40-480	WATER FUND - EXPENDITURES - DEPARTMENTAL SUPPLIES						
	970	BJ PLUMBING SUPPLY	WATER/DEPARTMENTAL SUPPLIES	581579		08/12/2014	19.91
	974	BISCO	WATER/DEPARTMENTAL SUPPLIES	1538193		08/14/2014	257.00
							276.91
51-40-600	WATER FUND - EXPENDITURES - REPAIR & MAINTENANCE						
	1590	CHEMTECH-FORD INC.	WATER/CHEMICALS	1407768		08/14/2014	570.00
	2192	D AND L SUPPLY CO., INC.	WATER/DEPARTMENTAL SUPPLIES	29601		07/31/2014	63.00
	2192	D AND L SUPPLY CO., INC.	WATER/DEPARTMENTAL SUPPLIES	30104		08/12/2014	585.00
	2192	D AND L SUPPLY CO., INC.	WATER/DEPARTMENTAL SUPPLIES	30335		08/15/2014	134.00
	2705	EMPIRE WEST, INC.	WATER/DEPARTMENTAL SUPPLIES	39509		07/23/2014	527.78
	2752	EVCO HOUSE OF HOSE	WATER/DEPARTMENTAL SUPPLIES	57535		08/12/2014	25.16
	6443	PR DIAMOND PRODUCTS, INC.	WATER/DRY PIPE CUTTING	33503		08/18/2014	234.00
	6938	RICHARDS LABORATORIES OF UTAH	WATER/COLIFORM	19329		08/11/2014	55.00
							2,193.94
51-40-603	WATER FUND - EXPENDITURES - SECONDARY WATER PHASE 2						
	7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	2,188.05
51-40-610	WATER FUND - EXPENDITURES - MISCELLANEOUS EXPENSE						
	1368	C-A-L RANCH STORES	WATER/ASSORTED SUPPLIES	5007/8		08/19/2014	114.98
Total EXPENDITURES							48,158.13
Total WATER FUND							48,158.13
52-40-240 SEWER FUND - EXPENDITURES - OFFICE EXPENSE							

3151	FREEDOM MAILING SERVICE	UTILITY BILL MAILING	25034	08/09/2014	1,664.91
52-40-250	SEWER FUND - EXPENDITURES - VEHICLE EXPENSE				
5833	O'REILLY AUTOMOTIVE INC.	SEWER/VEHICLE EXPENSES	3623382115	07/30/2014	714.99
52-40-270	SEWER FUND - EXPENDITURES - POWER EXPENSE				
7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014	08/06/2014	198.27
52-40-350	SEWER FUND - EXPENDITURES - CHARGES FOR TREATMENT				
8422	TIMP. SPECIAL SERVICE DISTRICT	WASTEWATER TREATMENT	06312014	06/30/2014	183,030.98
8422	TIMP. SPECIAL SERVICE DISTRICT	WASTEWATER TREATMENT	07312014	07/31/2014	180,218.97
					363,249.95
52-40-610	SEWER FUND - EXPENDITURES - MISCELLANEOUS EXPENSE				
6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232014	08/23/2014	7.16
Total EXPENDITURES					365,835.28
Total SEWER FUND					365,835.28
54-40-270	SECONDARY WATER - EXPENDITURES - POWER EXPENSE				
7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014	08/06/2014	2,314.15
54-40-600	SECONDARY WATER - EXPENDITURES - REPAIR & MAINTENANCE				
730	BAKERCORP	SEC WATER/DEPARTMENTAL SUPPLII	14636820001	08/11/2014	7,878.00
970	BJ PLUMBING SUPPLY	SEC WATER/DEPARTMENTAL SUPPLII	580554	08/05/2014	35.17
1460	CATE RENTAL & SALES, LLC	SEC WATER/CREDIT	10483	08/19/2014	781.25
1460	CATE RENTAL & SALES, LLC	SEC WATER/DEPARTMENTAL SUPPLII	9795	08/18/2014	1,152.54
3312	GENEVA ROCK PRODUCTS	SEC WATER/ASPHALT	1518053	06/03/2014	515.83
					8,800.29
Total EXPENDITURES					11,114.44
Total SECONDARY WATER					11,114.44
56-59-230	PLEASANT GROVE CHAMBER - 56-59 - ADVERTISING/PROMOTION				
973	BLACK CANYON SIGNS, INC.	ECON DEV/BANNER	2603	07/25/2014	75.00
56-59-330	PLEASANT GROVE CHAMBER - 56-59 - EVENTS				
8000	STONE GATE CENTER FOR	ECON DEV/CATERING	2014-1808	08/11/2014	1,551.96
56-59-340	PLEASANT GROVE CHAMBER - 56-59 - FOOD TRUCK TUESDAY				
3950	HONEY BUCKET	ECON DEV/PORTABLE TOILETS	1-982273	07/29/2014	198.56
Total 56-59					1,825.52
Total PLEASANT GROVE CHAMBER					1,825.52
57-40-110	SELF FUNDED DENTAL - EXPENDITURES - DENTAL CLAIM PAYMENTS				
125	ADAMSON, WILLIAM F., D.M.D.	DENTAL SERVICES	08082014	08/08/2014	210.00

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	125	ADAMSON, WILLIAM F., D.M.D.	DENTAL SERVICES	08142014		08/14/2014	562.50
	1474	CD OREM LLC	DENTAL SERVICES	08122014		08/12/2014	115.40
	2799	FADDIS, EDDIE DDS, PC	DENTAL SERVICE	08132014		08/14/2014	200.80
	2799	FADDIS, EDDIE DDS, PC	DENTAL SERVICE	08142014		08/14/2014	203.60
	3422	GRAF, DR. BRIAN DMD PC	DENTAL SERVICES	08122014		08/12/2014	105.00
	4065	HYDE, JEFFREY D. DDS, MSD, PC	DENTAL SERVICES	08122014		08/12/2014	546.00
	4403	JONES, AARON H D.D.S.	DENTAL SERVICES	08122014		08/12/2014	1,000.00
	4940	LOHNER, JOHN R DDS PC	DENTAL SERVICES	08122014		08/12/2014	182.60
	5096	MAXFIELD, ROD P., DDS, INC	DENTAL SERVICES	08182014		08/18/2014	789.70
	5691	NOOT, ARNOUD, DDS	DENTAL SERVICES	08062014		08/06/2014	65.00
	6071	PECK, SHELDON L, DDS MS PC	DENTAL SERVICES	08092014		08/09/2014	128.33
	7109	ROSVALL, L. CRAIG, DDS. INC.	DENTAL SERVICES	07212014		07/21/2014	149.50
	7623	SMITH, G. TREVOR, DDS PC	DENTAL SERVICES	08042014		08/04/2014	100.00
	8363	THOMPSON, WADE D, DDS MS PC	DENTAL SERVICES	08012014		08/01/2014	32.12
	8397	TIMPANOGOS PEDIATRIC DENTISTRY	DENTAL SERVICES	08112014		08/11/2014	90.00
	9162	VOGEL, ERIC G DDS	DENTAL SERVICES-	08062014		08/06/2014	151.10
							<u>4,631.65</u>
Total EXPENDITURES							<u>4,631.65</u>
Total SELF FUNDED DENTAL							<u>4,631.65</u>
71-73-280	SWIMMING POOL - SWIMMING POOL - TELEPHONE EXPENSE						
	5950 PAETEC		MULTI DEPT/PHONE EXPENSE	57601059		08/08/2014	76.87
71-73-380	SWIMMING POOL - SWIMMING POOL - HEATING						
	6672 QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	4,439.87
71-73-382	SWIMMING POOL - SWIMMING POOL - POWER						
	7062 ROCKY MOUNTAIN POWER		MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	4,059.29
71-73-460	SWIMMING POOL - SWIMMING POOL - CONCESSION STAND EXPENSE						
	7233 SAM'S CLUB		POOL/CONCESSION STAND EXPENSE	08232014		08/23/2014	2,188.15
	8088 SYSCO INTERMOUNTAIN INC.		POOL/CONCESSIONS	604499773		07/31/2014	707.18
							<u>2,895.33</u>
71-73-480	SWIMMING POOL - SWIMMING POOL - DEPARTMENTAL SUPPLIES						
	4970 LOTT'S ORIGINALS		POOL/AWARDS	1915		08/05/2014	269.26
	8219 TEXTILE TEAM OUTLET & DESIGN		REC/UNIFORMS	31823		08/05/2014	83.40
							<u>352.66</u>
Total SWIMMING POOL							<u>11,824.02</u>
Total SWIMMING POOL							<u>11,824.02</u>
72-71-060	COMMUNITY CENTER - RECREATION - COMMUNITY CTR - HEATING						
	6672 QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	08232014		08/23/2014	667.21
72-71-061	COMMUNITY CENTER - RECREATION - COMMUNITY CTR - POWER						
	7062 ROCKY MOUNTAIN POWER		MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	36.43
	7062 ROCKY MOUNTAIN POWER		MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	8,644.25

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							8,680.68
72-71-062	COMMUNITY CENTER - RECREATION - COMMUNITY CTR - BLDG MAINT						
	2675	ELECTRICAL WHOLESALE SUPPLY	REC/BUILDING MAINTENANCE	907816327		08/06/2014	372.80
	2675	ELECTRICAL WHOLESALE SUPPLY	REC/BUILDING MAINTENANCE	907831994		08/08/2014	69.90
	2840	FASTENAL COMPANY	COMM CTR/BUILDING MAINTENANCE	85183		08/06/2014	12.64
	5724	NUKLEAN, LLC	REC/CLEANING SUPPLIES	88321		08/06/2014	331.36
	5724	NUKLEAN, LLC	REC/CLEANING SUPPLIES	88322		08/06/2014	71.18
	5724	NUKLEAN, LLC	BUILDING MAINTENANCE EQUIPMENT	88426		08/08/2014	399.00
							1,256.88
72-71-270	COMMUNITY CENTER - RECREATION - POWER EXPENSE						
	7062	ROCKY MOUNTAIN POWER	MULT DEPT/ELECTRICITY EXPENSE	08062014		08/06/2014	523.60
72-71-410	COMMUNITY CENTER - RECREATION - PROGRAM SUPPLIES & EQUIPMENT						
	505	ANYTIME SERVICES	REC/CHEMICAL TOILET	54417		08/04/2014	314.00
	3924	HOBBY LOBBY	REC/PROGRAM EXPENSE	44739547		07/17/2014	313.50
	5730	OFFICE DEPOT, INC.	REC/COPY PAPER	23582698001		08/07/2014	160.82
	7233	SAM'S CLUB	REC/PROGRAM EXPENSES	08232014		08/23/2014	1,217.28
	7340	SCOREBOARD SPORTS	REC/EQUIPMENT	102632		06/24/2014	271.60
	8075	SWANK MOTION PICTURES, INC.	REC/DVD DESPICABLE ME 2	1952595		07/30/2014	306.50
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	31809		07/25/2014	798.89
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	31810		07/25/2014	181.76
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	31811		07/25/2014	223.72
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	31812		07/25/2014	375.52
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	31821		07/29/2014	507.50
	9521	WILKINSONS TROPHY & ATHLETICS	REC/AWARDS	5130		05/05/2014	853.20
							5,524.29
72-71-420	COMMUNITY CENTER - RECREATION - CONTRACTED SERVICES						
	470	ANDERSEN, RALPH	REC/CONTRACTED SERVICES	08092014		08/09/2014	120.00
	1115	BRADLEY, RALPH	REC/CONTRACTED SERVICES	08142014		08/14/2014	64.00
	1355	CAPPADONIA, PHIL	REC/CONTRACTED SERVICES	08182014		08/18/2014	64.00
	1797	CLAWSON, ADAM	REC/CONTRACTED SERVICES	06242014		06/24/2014	48.00
	1801	CLAWSON, MARK	REC/CONTRACTED SERVICES	08112014		08/11/2014	64.00
	1801	CLAWSON, MARK	REC/CONTRACTED SERVICES	08122014		08/12/2014	64.00
	1886	COLEMAN, CASEY	REC/CONTRACTED SERVICES	08092014		08/09/2014	150.00
	1887	COLLEDGE, LARRY	REC/CONTRACTED SERVICES	08092014		08/09/2014	120.00
	1905	COMCAST CABLE	REC/INTERNET SERVICE	08162014		08/15/2014	120.24
	2021	CORNWELL, JOHN	REC/CONTRACTED SERVICES	08112014		08/11/2014	64.00
	2021	CORNWELL, JOHN	REC/CONTRACTED SERVICES	08122014		08/12/2014	64.00
	2021	CORNWELL, JOHN	REC/CONTRACTED SERVICES	08182014		08/18/2014	64.00
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	08072014		08/07/2014	64.00
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	08092014		08/09/2014	90.00
	3823	HEILBUT, RICK	REC/PROGRAM EXPENSE	08142014		08/14/2014	64.00
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	08182014		08/18/2014	64.00
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	08192014		08/19/2014	64.00
	4555	KING, COREY	REC/CONTRACTED SERVICES	08092014		08/09/2014	150.00
	4690	LATHAM, DUFFY	REC/CONTRACTED SERVICES	06262014		06/26/2014	32.00
	5078	MARTIN, DAN	REC/CONTRACTED SERVICES	08062014		08/06/2014	64.00
	5078	MARTIN, DAN	REC/CONTRACTED SERVICES	08112014		08/11/2014	64.00
	5078	MARTIN, DAN	REC/CONTRACTED SERVICES	08132014		08/13/2014	64.00
	5078	MARTIN, DAN	REC/CONTRACTED SERVICES	08192014		08/19/2014	64.00
	6687	QUILTER, EVAN	REC/CONTRACTED SERVICES	08132014		08/13/2014	64.00
	7320	SCHWARTZ, RICHARD	REC/CONTRACTED SERVICES	08052014		08/05/2014	64.00
	7320	SCHWARTZ, RICHARD	REC/CONTRACTED SERVICES	08072014		08/07/2014	64.00
	8327	THOMAS, BLAIR	REC/CONTRACTED SERVICES	06092014		06/09/2014	48.00
	8327	THOMAS, BLAIR	REC/CONTRACTED SERVICES	08062014		08/06/2014	64.00
	9754	YAKIWCHUK, DON	REC/CONTRACTED SERVICES	08052014		08/05/2014	64.00

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
							2,158.24
72-71-460	COMMUNITY CENTER - RECREATION - CONCESSION STAND EXPENSE						
	7233 SAM'S CLUB		REC/CONCESSION STAND EXPENSE	08232014		08/23/2014	1,286.95
Total RECREATION							20,097.85
Total COMMUNITY CENTER							20,097.85
73-71-551	CULTURAL ARTS - PROGRAM EXPENDITURES - YOUTH THEATRE						
	1112 BRADLEY, KRISTEN		CSYP/INSTRUCTOR	08132014		08/13/2014	125.00
	1402 CARSON ANNE McFARLAND CENTER		CSYP/TEACHER	08132014		08/13/2014	150.00
	4345 JENSEN, MEGAN LINDLEY		CSYP/TEACHER	08132014		08/13/2014	150.00
	4585 KREMNEV, ANGIE LITTLE		CSYP/PRODUCER	08132014		08/13/2014	150.00
	6888 R&H THEATRICALS		CSYP/ROYALTIES	08132014		08/13/2014	350.00
	7240 SANDERS, LORI		CSYP/PRODUCER	08132014		08/13/2014	125.00
	9092 VARNEY, EMILY		CSYP/PRODUCER	08132014		08/13/2014	150.00
							1,200.00
73-71-560	CULTURAL ARTS - PROGRAM EXPENDITURES - RACE SERIES EXPENDITURES						
	8219 TEXTILE TEAM OUTLET & DESIGN		REC/UNIFORMS	31769		07/15/2014	471.42
Total PROGRAM EXPENDITURES							1,671.42
Total CULTURAL ARTS							1,671.42
Grand Total:							610,021.46

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

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City Recorder: \_\_\_\_\_

City Treasurer: \_\_\_\_\_