

**Pleasant Grove City
City Council Meeting Minutes
Regular Session
Tuesday, October 1, 2024
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Eric Jensen
Cyndy LeMone (via telephone)
Steve Rogers

Excused: Council Member Dianna Andersen
Council Member Guy Fugal
Council Member Todd Williams
Wendy Thorpe, City Recorder
Megan Zollinger, Recreation Director
Dianna Anderson, City Council Member
Todd Williams, City Council Member
Sheri Britsch, Library Director

Staff Present: Scott Darrington, City Administrator
Denise Roy, Finance Director
Tina Petersen, City Attorney
Kara Kresser, Building Tech
Kyler Brower, Assistant to the City Administrator
Daniel Cardenas, Community Development Director
Neal Winterton, Public Works Director
Deon Giles, Parks Director Keldon Brown, Police Chief
David Packard, Human Resources Director
Drew Engemann, Fire Chief
Britt Smith, Police Captain

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

6:00 P.M. REGULAR CITY COUNCIL MEETING

1) CALL TO ORDER

Mayor Guy Fugal called the meeting to order at 6:00 p.m. and welcomed those present.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Rogers.

3) **OPENING REMARKS**

The Opening Remarks were offered by Council Member Jensen.

4) **APPROVAL OF MEETING AGENDA**

Items 10(B) and 10(C) were continued to a future meeting.

ACTION: Council Member Jensen moved to APPROVE the Meeting Agenda, as amended to move Items 10(B) and 10(C) to the October 15, 2024, City Council Meeting. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Jensen, LeMone, and Rogers voting “Yes”.

5) **OPEN SESSION**

Mayor Fugal opened the Open Session. There were no comments. The Open Session was closed.

6) **CONSENT ITEMS**

- A. To Consider for Approval Contract Change Order No. 3 for J. Lyne Roberts and Sons, Inc. for the BLVD Well Facilities Project.
- B. To Consider for Approval Contract Change Order No. 3 for Got Dirt Construction, LLC for the 1160 North Utilities and Roadway Improvements Project.
- C. To Consider for Approval Payment No. 4 to Got Dirt Construction, LLC for the 1160 North Utilities and Roadway Improvements Project.
- D. To Consider for Approval Payment No. 5 to Kilgore Contracting for the Nathaniel Drive Waterline and Roadway Improvements Project.
- E. To Consider for Approval Payment No. 10 to HydroVac Excavation for the Pressurized Irrigation Meters Project.
- F. To Consider Approval of Payment Reports for September 19, 2024.

ACTION: Council Member Jensen moved to APPROVE the Consent Items as read by the Mayor. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Jensen, LeMone, and Rogers voting “Yes”.

7) **BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

There were no appointments.

8) **PRESENTATIONS**

There were no presentations.

9) **PUBLIC HEARING ITEMS**

A. Public Hearing to Consider for Adoption an Ordinance (2024-023) Amending City Code Section 10-14-24-1-C: Permitted and Conditional Uses, by modifying the provisions and requirements for permitted principal uses within The Grove Commercial Sales Subdistrict, to permit Use #8221–Veterinarian Services, Applicant Jared Osmond. Presenter: Director Cardenas.

Community Development Director, Daniel Cardenas presented the Staff Report and stated that an application was received for a veterinary clinic in the Boulevard, which is part of The Grove Commercial Sales Subdistrict. Current Permitted Uses in the zone include Class A offices and restaurants. The applicant initially proposed a use that Staff did not feel would be appropriate for the area. After discussion, Staff recommended amending the Permitted Uses to include Use #8221-Veterinarian Services, which prohibits overnight boarding. Doing so will protect the City from potential kennels in the zone. The clinic can offer veterinary services, but animals cannot be kept onsite. Staff presented the idea to the applicant, who spoke with their future tenants, and everyone agreed that it was a good compromise. After review, the Planning Commission forwarded a unanimous recommendation of approval to the City Council. The Commission believes the use will both benefit and protect the City.

Council Member Rogers asked if the veterinary clinic would include a retail element for the sale of pet food or toys. Director Cardenas stated that the applicant could provide additional information.

The applicant, Jared Osmond stated that the retail subdivision is almost completely leased. He has been very selective in choosing tenants and other shopping centers he has developed commonly have veterinary services as tenants. It is a much-needed service. There will be a retail component to the practice where they sell things like pet food. They have received feedback from neighbors who are excited to have a pet clinic there. Mr. Osmond agreed that there should not be overnight boarding but believes the service is warranted and a good fit for the retail space. It is a national tenant that will be an asset to Pleasant Grove.

Council Member Jensen thanked Mr. Osmond for believing in Pleasant Grove and bringing the retail element in. Council Member Rogers thanked him as well.

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

ACTION: Council Member Jensen moved to ADOPT Ordinance 2024-023, Amending City Code Section 10-14-24-1-C: Permitted and Conditional Uses, by modifying the provisions and requirements for permitted principal uses within The Grove Commercial Sales Subdistrict to permit Use #8221–Veterinarian Services, with no overnight boarding permitted. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Jensen, LeMone, and Rogers voting “Yes”.

10) **ACTION ITEMS READY FOR VOTE**

- A. **To Consider Awarding the Pleasant Grove Wade Springs Redevelopment Project to Allied Underground Technology, LLC, with a proposal price of \$188,940.90 and authorize the Mayor to sign the Notice of Award, Notice to Proceed, and the Agreement. *Presenter: Director Winterton.***

Public Works Director, Neal Winterton presented the Staff Report and stated that Wade Springs is a culinary water source on the east side of Pleasant Grove in the foothills. Periodic maintenance and inspections are required and this is a rehabilitation project to add new pipe, rehabilitate, and redevelop the spring. He noted that the bid from Allied Underground Technology, LLC is within both the estimate and budget.

ACTION: Council Member Rogers moved to APPROVE awarding the Pleasant Grove Wade Springs Redevelopment Project to Allied Underground Technology, LLC, with a proposal price of \$188,940.90, and authorize the Mayor to sign the Notice of Award, Notice to Proceed and the Agreement. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Jensen, LeMone, and Rogers voting “Yes”.

- B. **To Consider Request of McKay Christensen for a 4-lot final subdivision plat, called PG Boulevard Subdivision Plat ‘B’ on 6.53 acres, located at approximately 238 South Pleasant Grove Boulevard, in The Grove Zone–Commercial Sales Subdistrict and the Boulevard Mixed Use (BMU) Overlay. *Presenter: Director Cardenas.***

The above item was tabled to the October 15, 2024, City Council Meeting.

- C. **To Consider Request of McKay Christensen for a Site Plan for two apartment buildings with an attached commercial unit, located at approximately 238 South Pleasant Grove Boulevard, in The Grove Zone–Commercial Sales Subdistrict and the Boulevard Mixed Use (BMU) Overlay. *Presenter: Director Cardenas.***

The above item was tabled to the October 15, 2024, City Council Meeting.

11) **ITEMS FOR DISCUSSION**

- A. **Continued Items from the Work Session, if Needed.**

There were no items for discussion.

12) **REVIEW AND DISCUSSION OF THE OCTOBER 15, 2024, CITY COUNCIL MEETING AGENDA.**

The agenda was not discussed.

13) MAYOR AND COUNCIL BUSINESS.

There was no Mayor or Council business.

14) SIGNING OF PLATS

No plats were signed.

15) REVIEW CALENDAR

The calendar was not reviewed.

16) ADJOURN

ACTION: At 6:15 p.m. Council Member Jensen moved to ADJOURN. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Jensen, LeMone, and Rogers voting “Yes”.

The City Council minutes of October 1, 2024, were approved by the City Council on November 12, 2024.

A handwritten signature in cursive script that reads "Wendy Thorpe".

Wendy Thorpe, CMC

City Recorder

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