

**Pleasant Grove City
City Council Meeting Minutes
Work Session
Tuesday, November 12, 2024
4:30 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Eric Jensen
Steve Rogers
Todd Williams

Staff Present: Scott Darrington, City Administrator
Keldon Brown, Police Chief
Wendy Thorpe, City Recorder
Sheri Britsch, Library and Arts Director
Kyler Brower, Assistant to the City Administrator
Andrew Engemann, Fire Chief
Neal Winterton, Public Works Director
David Packard, Human Resources Director
Denise Roy, Finance Director
Megan Zollinger, Recreation Director
Deon Giles, Parks Director
Daniel Cardenas, Community Development Director

Excused: Cyd LeMone, City Council Member
Tina Petersen, City Attorney

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

4:30 P.M. WORK SESSION

Mayor Guy Fugal called the meeting to order at 4:32 p.m. and welcomed those present.

a. Staff Business.

City Administrator, Scott Darrington reported that Agenda Items 10A through 10F would be reviewed in the Work Session, then the vote would take place in the Business Meeting. There were also four public hearings on the Business Meeting Agenda.

Police Chief, Keldon Brown reported that more testing was conducted for new hires, and they will be moving forward with background checks on prospective new officers. There was a single-car accident the previous Sunday. The driver overdosed on Fentanyl and was unresponsive when officers arrived. Paramedics administered Narcan. Due to the responders' quick action, the driver's life was saved. The Flock System successes continued. It was used that day to track down someone who had

abandoned a dog. They also recovered a stolen car and tracked an identified sex offender for Washington City. They will be expanding the cameras to the new park. The Police Department was very appreciative that the Council and City have provided them with those tools.

In response to a question, Chief Brown reported that the Daily Report is still being sent out and he will ensure that the Council Members are on the distribution list.

Fire Chief, Andrew Engemann reported that the Fire Department has been very busy. They average 175 calls per month but they responded to 217 calls in October. They are still interviewing for the Assistant position. He requested one Council Member and a guest to attend a fundraising dinner for the County's Special Response Team to be held at Walker Farms on Friday, November 15, 2024, at 5:30 p.m. Council Member Andersen volunteered to represent the City at the dinner. Chief Engemann also reported that the previous Friday, a tire exploded at Big-O Tires and injured a worker, breaking his arm and possibly his leg. The wheel shot through the side of the building.

Library and Arts Director, Sheri Britsch reported that staff training was conducted the previous day. The staff voted and Cindy Bjerregard won the Employee of the Year Award. Valerie Jensen received the Steady as a Rock Award.

Parks Director, Deon Giles reported that winterization is almost complete. Five trees downtown and one on Main Street will be pruned the following week after which Christmas lights will be installed.

Human Resources Director, David Packard reported that a Blood Drive will be held at the Recreation Center on Monday, November 18, 2024, from 10:00 a.m. to 4:00 p.m. City employees and members of the public were encouraged to sign up, as there is always a critical need for blood.

Recreation Director, Megan Zollinger reported that Junior Jazz will start soon and the volleyball and flag football seasons have ended. The department is starting to plan for 2025.

Public Works Director, Neal Winterton reported that the Division of Environmental Quality will be conducting a three-day audit on Pleasant Grove's stormwater program. The department is preparing for snow and will sweep leaves daily until the snow starts. The City cleanup event was successful, and they are also cleaning up the Public Works site. In 2023, they emphasized the PROUD acronym in Public Works, and in 2024 it was Mission, Vision, and Values. The next staff meeting will conclude with the innovation principle.

Director Winterton reported that a Master Service Agreement with Bowen Collins and Associates would be on the Business Meeting Agenda. They are a professional, reputable engineering firm. The City does not have a specific need at this time but the Master Agreement will help expedite the bidding process for future projects. The agreement was reviewed and approved by City Attorney, Tina Petersen. Also on the Agenda was an agreement between the City and Thyme Global/doTERRA to construct a culvert in the area of their property that is currently an open ditch. The agreement was also reviewed by Attorney Petersen.

The 1160 North project has been paved and the curb installed. The sidewalk is still in process. The project has been expanded to remove a tree and old hydrant, as well as correct a low spot on 860 West, and will require a brief road closure.

The swimming pool project is progressing. Underground pipe and conduit have been installed. Footings for the new shade structures are currently being installed as well as the new underground drainage system. The gutter system has been completed. Once all underground items are completed, work will begin on the pool deck. Upgrades are also being made to the chlorine system. The play structure is still being manufactured but should be installed by Spring. In response to a question from Council Member Rogers, Director Winterton clarified the opening and safety procedures and reported that construction should be completed no later than May 1, 2025. The County approved the pool plans and performed inspections as each stage was completed, and a final inspection will occur prior to opening.

Artificial turf was being installed at Cook Family Park, and they are on pace for a soft opening Thanksgiving week. Director Winterton noted that water and power may not be turned on. Temporary security cameras will be installed. The entrances, parking lot, and safe areas of the park will be open, and places that are not yet safe will be blocked from public access. The perimeter fencing along 8000 North will be removed. The skate park, pump track, basketball courts, and playground will be completed, but the soccer fields will not be ready. Sod will be installed, but those areas will need to be blocked off so people cannot walk on it.

Council Member Rogers expressed concern with partially opening the park. Administrator Darrington reported that they could delay the opening until Spring at the Council's direction. He suggested that they conduct a site visit in two weeks and make a decision based on the progress at that time. Mayor Fugal indicated that it might be prudent to delay the opening. Director Winterton stated that they are not planning a grand opening, so nothing will need to be canceled if they decide to delay the opening. Staff will continue preparations, and the Council can make a final decision prior to the planned soft opening.

Mayor Fugal thanked Director Winterton and his team for their hard work on the Consent Agenda items. Director Winterton stated that the Council has done a great job of reinvesting in Pleasant Grove's infrastructure, and the number of Public Works items on the Consent Agenda is proof of that. He also noted that the joint water line project with Cedar Hills is still under construction, and the American Fork Canyon projects are in their initial stages.

Community Development Director, Daniel Cardenas distributed information sheets about the Recreation, Arts, and Parks ("RAP") tax to the City Council and reported that the website has also been updated with that information.

Regarding the building that everyone is speculating about, he noted that the City does not know who the tenant will be, and the owner is not required to provide that information. They know that it will be a restaurant because it has a kitchen. He performed a site visit at Evermore with the Building Inspector, and that developer has also not disclosed the intended use. Staff informed the owner's representative that they will need to ensure that their parking plan meets City requirements as there is only minimal parking at present. He hopes they will submit a Site Plan soon.

It was noted that Chick-fil-A has submitted plans and paid the bond, so construction should begin soon.

Council Member Rogers spoke to the issue of the vacant lot being used for parking by residents of the townhomes on Pleasant Grove Boulevard. Director Cardenas stated that the area with crushed gravel is part of the future Site Plan and does not belong to the apartments, and noted that he would be discussing the matter in the Business Meeting. They are working with the Police Department regarding enforcement.

Council Member Andersen expressed concern about the area southwest of the railroad tracks. It is the gateway to the downtown village area, and it needs to be cleaned up. She asked about the possibility of fining the owner. Director Cardenas stated that he would discuss the issue with Code Enforcement and noted that the Master Plan indicates that the area will be rezoned to prevent such problems in the future.

Finance Director, Denise Roy reported that she is still working on the audit.

City Administrator, Scott Darrington reported that there would not be a second City Council Meeting in November, and the last meeting for the year will be on Tuesday, December 3, 2024. The Council will be approving the 2025 meeting schedule at that time. A public hearing will also be held regarding a budget amendment for the purchase of a portion of the old Nymer property.

Other upcoming events include:

- The combined luncheon with the Utah Valley Chamber of Commerce and Orem Business Alliance is scheduled for November 13, 2024, at the Clark Building. Lunch will be provided.
- The Megaplex ribbon cutting will be held on Friday, November 22, 2024, from 9:00 a.m. to 2:00 p.m. It is by reservation only and includes a special screening.
- The Christmas tree lighting ceremony will be on Monday, December 2, 2024, at 6:00 p.m. in Downtown Park. Santa will be in attendance, and the high school choir will sing. Donuts and hot chocolate will be provided. The student organizer has also added a food drive to the event.
- The Historic Commission's Victorian Christmas will be held on Monday, December 9, 2024, from 6:00 p.m. to 8:00 p.m. at the Old Town Hall. It will be an open house format.
- The Staff Christmas party will be held on Thursday, December 12, 2024, at Snuck Farm.

Administrator Darrington reviewed items on the upcoming Business Meeting Agenda:

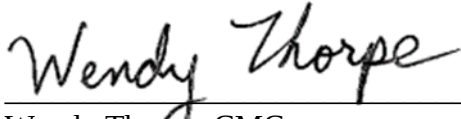
- Item 10C was local consent for Los Dos Compadres to be able to serve alcohol. Staff recommended that the City Council approve the request.
- Item 10D was a Local Consent Permit for a Special Use Industrial Manufacturing Permit to obtain non-consumable 200-proof ethanol for use in concrete testing and production.
- Item 7A was an authorizing resolution to appoint two individuals to the Judicial Nominating Commission. Judge Birch has accepted a position with Utah County, and the Administrative

Office of the Courts sets forth a process by which to select his replacement. The Council will be appointing two representatives, Attorney Petersen and Administrator Darrington, to the Commission. Administrator Darrington then explained the process by which the candidates were selected.

- Director Cardenas provided an overview of Item 10B, which was a natural gas utility easement to relocate a gas line to the City property. The City will retain ownership of the land but is selling the easement to the developer for the benefit of Enbridge Gas.
- An Executive Session would be held to discuss potential litigation.

ADJOURNMENT

MOTION: At 5:27 p.m. Council Member Williams moved to ADJOURN the Work Session. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”.

A handwritten signature in cursive script that reads "Wendy Thorpe". The signature is written in black ink and is positioned above a horizontal line.

Wendy Thorpe, CMC
City Recorder

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

**Pleasant Grove City
City Council Meeting Minutes
Regular Session
Tuesday, November 12, 2024
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Eric Jensen
Steve Rogers
Todd Williams

Staff Present: Scott Darrington, City Administrator
Keldon Brown, Police Chief
Wendy Thorpe, City Recorder
Sheri Britsch, Library and Arts Director
Kyler Brower, Assistant to the City Administrator
Andrew Engemann, Fire Chief
Neal Winterton, Public Works Director
David Packard, Human Resources Director
Denise Roy, Finance Director
Megan Zollinger, Recreation Director
Deon Giles, Parks Director
Daniel Cardenas, Community Development Director

Excused: Cyd LeMone, City Council Member
Tina Petersen, City Attorney

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 6:01 p.m. and welcomed those present.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chief Engemann.

3) OPENING REMARKS

The Opening Remarks were offered by Council Member Andersen.

4) **APPROVAL OF MEETING AGENDA**

ACTION: Council Member Jensen moved to APPROVE the Agenda, as written. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”.

5) **OPEN SESSION**

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

6) **CONSENT ITEMS**

- A. **City Council Meeting Minutes:
City Council Meeting Minutes for the September 17, 2024, Meeting.
City Council Meeting Minutes for the October 1, 2024, Meeting.**
- B. **To Consider for Approval Payment No. 7 to J. Lyne Roberts & Sons, Inc. for the BLVD Well Facilities Project.**
- C. **To Consider for Approval Payment No. 8 to J. Lyne Roberts & Sones, Inc. for the BLVD Well Facilities Project.**
- D. **To Consider for Approval Contract Change Order No. 4 for J. Lyne Roberts & Sones, Inc. for the BLVD Well Facilities Project.**
- E. **To Consider for Approval Payment No. 11 to Big-D Construction for the Cook Family Park Project.**
- F. **To Consider for Approval Payment No. 12 to Big-D Construction for the Cook Family Park Project.**
- G. **To Consider for Approval Payment No. 6 to J Lyne Robert & Sons, Inc. for the Chlorination System Installation Atwood Well and Gibson Well, Anderson Well and Adams Well Project.**
- H. **To Consider for Approval Change Order No. 3 to Geneva Rock Products, Inc. for the 2024 Pavement Preservation Project.**
- I. **To Consider for Approval Payment No. 5 to Geneva Rock Products, Inc. for the 2024 Pavement Preservation Project.**
- J. **To Consider for Approval of Payment No. 12 to Staker Parson Materials & Construction, A CRH Company for the PG 2600 North Roadway Improvements Project.**
- K. **To Consider for Approval Payment No. 2 to Acme Construction, Inc. for the Pleasant Grove Storm Drain Outfall Project.**
- L. **To Consider Approval of Change Order No. 1 to S&L, Inc. for the PG Swimming Pool Deck Project.**
- M. **To Consider for Approval Payment No. 3 to CEM Aquatics for the 2024 Pool Work Project.**
- N. **To Consider for Approval Payment No. 1 to S&L, Inc. for the Pleasant Grove Swimming Pool Project.**
- O. **To Consider for Approval Payment No. 2 to S&L, Inc. for the Pleasant Grove Swimming Pool Project.**
- P. **To Consider for Approval Payment No. 5 to Got Dirt? Construction, LLC for the 1160 North Utilities and Roadway Improvements Project.**

- Q. To Consider for Approval Payment No. 6 to Kilgore Contracting for the Nathaniel Waterline and Roadway Improvements Project.**
- R. To Consider for Approval Payment No. 5 to Awolf Construction, LLC for the 200 W; 400 North to Center Street Waterline and Roadway Construction Projects.**
- S. To Consider Approval of Payment Reports for October 17, 2024, October 18, 2024, October 31, 2024, and November 7, 2024.**

ACTION: Council Member Jensen moved to APPROVE the Consent Items, as written. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”.

7) BOARD, COMMISSION, COMMITTEE APPOINTMENTS

- A. To Consider Authorizing the Mayor to Sign a Resolution (2024-043) Appointing Two Individuals to the Judicial Nominating Commission for the Pleasant Grove City Justice Court. *Presenter: City Administrator Darrington.***

City Administrator, Scott Darrington, presented the resolution to appoint City Attorney, Tina Petersen, and Administrator Darrington to the Judicial Nominating Committee as discussed in the Work Session.

ACTION: Council Member Williams moved to ADOPT Resolution 2024-043 appointing two individuals to the Judicial Nominating Commission for the Pleasant Grove City Justice Court. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”.

8) PRESENTATIONS

There were no presentations.

9) PUBLIC HEARING ITEMS

- A. Public Hearing to Consider for Adoption an Ordinance (2024-024) 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 6416–Auto Washing, Polishing, and Detailing. Applicant: Antonio Mendez. *Presenter: Community Development Director, Daniel Cardenas. **This item was continued from the October 15, 2024 Meeting.***

Community Development Director, Daniel Cardenas presented the Staff Report and reviewed an aerial map of The Grove Commercial Sales Subdistrict. He noted that a previous Text Amendment allowed Use 6416 on a single parcel owned by Shamrock Auto. An automotive detailing business on the adjoining parcel has applied for a Business License under the same use. It is not a desirable use in the zone; however, it is consistent with the use in that specific area. After consideration, the Planning Commission forwarded a unanimous recommendation of approval to add the use in the

specific quadrant of the Commercial Sales Subdistrict that is located west of North County Boulevard, between Center Street and State Street.

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

In response to a question from Council Member Williams, Director Cardenas stated that the business is not part of the car dealership, but the building it is located in has the same owner as the dealership. The business is already in operation and will be constrained to that specific area. He clarified that, if approved, the Amendment could allow for a potential future car wash on that parcel.

ACTION: Council Member Andersen moved to ADOPT Ordinance 2024-024 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 6416–Auto Washing, Polishing, and Detailing. Applicant: Antonio Mendez. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”.

B. Public Hearing to Consider for Adoption an Ordinance (2024-026) Amending City Code Section 10-9B-11: Lot Coverage Requirements in Single-Family (R1) Zones to Increase the Permitted Lot Coverage from 30% to 40%. Applicant: Scott Dent. Presenter: Community Development Director Cardenas.

Director Cardenas presented the Staff Report and reviewed current lot coverage requirements, indicating that City Code limits coverage of any single residential lot to 30% of the surface area. The proposed amendment would increase that limit to 40%, allowing larger structures to be built on residential lots. Lot coverage limits for rural residential areas were previously increased to 40%. Director Cardenas reviewed lot coverage requirements for neighboring cities and indicated that Lehi does not have a limit, Lindon and Provo have a 40% limit, and Highland and Orem do not limit the main structure but do limit accessory structures. An aerial view of a parcel was displayed showing the existing 30% lot coverage and a potential 10% addition.

Mr. Cardenas reported that both the City Engineer and Attorney Petersen agreed that 40% is an appropriate limit. The Planning Commission also reviewed the proposed Amendment and forwarded a unanimous recommendation of approval.

Council Member Rogers stated that the City is mostly built out and any new developments will be infill. Developers maximize the footprint to build the largest house possible on each lot, but that often results in homes that do not fit in the neighborhood. Rural residential lots are much larger than the 0.33-acre lots in the R1 zone, so the amendment would allow much larger structures next to the existing smaller homes. He expressed concern about the negative impact that could have on residents. Director Cardenas indicated that, due to setback requirements, most additions will be built in backyards. It was Staff’s opinion that the additional 10% would be an imperceptible change and would not negatively impact neighboring property owners. Residents who desire to build detached accessory dwelling units (“ADU”) will benefit from the change.

Council Member Williams stated that the backyard neighbor would be affected, and he has recently received emails from residents expressing similar concerns. Director Cardenas responded that the City already allows ADUs close to the property line, and allowing larger structures with setback requirements would be a less disruptive option. Council Member Rogers added that developers would maximize their setback and build a large house without an accessory structure, which would result in one building taking up 40% of the lot with limited greenspace. Council Member Andersen stated that some residents desire smaller lawns, but the setbacks must also be honored.

Director Cardenas indicated that several other property owners in addition to the Applicant have requested the increase, primarily for new development.

The Applicant, Scott Dent addressed the Council Members' concerns. He noted that the zone's density cannot be changed, and the setback requirements must be met. His company has been in business for 50 years and has only had this issue twice, both in Pleasant Grove, and both due to garage square footage. Most other cities allow at least 40% of lot coverage, and some cities like Lehi do not set limits. Because developers are spending a lot of money on the property, they are trying to maximize the building footprint.

Mayor Fugal opened the public hearing.

Bo Jasper stated that he grew up in Pleasant Grove, and then moved away. He has since purchased a lot in the Blossom Hill subdivision. He planned the home around the garage, making sure to meet setback requirements, and his Building Permit was denied because the lot coverage would be 33%. He spoke with multiple builders that he works with, and no one had had this issue before. The builder he purchased his parcel from, Symphony Homes, has indicated that they will also have homes at 33% or 34% lot coverage. His front footprint will stay the same so if he has to remove 400 square feet, it will have to come from his garage.

Drew Armstrong stated that he lives in Pleasant Grove. He sold his home and moved into a townhouse temporarily, and he is now ready to build a new home. His previous home was on a 0.5-acre parcel, and he does not want to maintain a yard again. He has been trying to find a very steep lot that will not require landscaping. He is not associated with the applicant, but his life situation is such that he will want at least 40% lot coverage. They would like a large house with an ADU, and they do not want a yard.

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

ACTION: Council Member Andersen moved to ADOPT Ordinance 2024-026 – Amending City Code Section 10-9B-11: Lot Coverage requirements in Single-Family (R-1) Zones, to Increase the Permitted Lot Coverage from 30% to 40%. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”.

C. Public Hearing to Consider for Adoption an Ordinance (2024-027) Amending City Code Section 10-11A-2-C: Permitted Principal Uses in the Neighborhood Commercial (C-N) Zone, to Permit Uses 5162 (Electrical Appliances, Television, and Radio Sets, etc.), 5695 (Other Retail Trade–Apparel, Sports Apparel, etc.), and 2742 (Commercial Printing, Lithographic). Applicant: Mike Carter. Presenter: Community Development Director Cardenas.

Director Cardenas presented the Staff Report and identified the location as the former water gardens property at the intersection of Pleasant Grove Boulevard and State Street. The C-N zone is a gateway zone between commercial and residential areas and was created to mirror the nearby Commercial Sales 2 (CS-2) zone. Prospective new tenants at the property conduct businesses that are not currently permitted in the zone, including one that purchases and sells large appliances, one that produces promotional marketing materials, and one commercial printer. Staff had some concerns that Use 2742 was not a good fit for the zone. After the applicant explained the business activities to the Planning Commission in detail and reviewed all three uses, the Commission forwarded a 4-to-2 recommendation of approval to add all three uses to the C-N zone. The two Commissioners who voted nay on the recommendation believe the area needs more retail business and restaurants, and they did not believe commercial printing was an appropriate use for the zone. In response to a question, Director Cardenas stated that all three uses are allowed in the neighboring CS-2 and General Commercial (C-G) zones, but would not be allowed in the Downtown Village Commercial Subdistrict.

The Applicant, Mike Carter stated that he was available to answer questions regarding the requested uses. The Council members expressed their excitement to see tenants in the building.

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

ACTION: Council Member Williams moved to ADOPT Ordinance 2024-027 amending City Code Section 10-11A-2-C: Permitted Principal Uses in the Neighborhood Commercial (C-N) Zone, to Permit Uses 5162 (Electrical Appliances, Television, and Radio Sets, etc.), 5695 (Other Retail Trade–Apparel, Sports Apparel, etc.), and 2742 (Commercial Printing, Lithographic), and Providing for an Effective Date. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”.

D. Public Hearing to Consider for Adoption of an Ordinance (2024-028) Amending City Code Section 10-18: Off-Street Parking Standards for a Code Text Amendment to Revise the Requirement for Driveways Leading to a Garage/Carport Entrance for Townhomes and Rowhomes. Presenter: Community Development Director Cardenas.

Director Cardenas presented the Staff Report and indicated that the Amendment was drafted by Staff as a solution to parking problems at future multifamily developments. Current townhome developments have two-car garages for each home, but those garages are not being used to park two cars. Some existing townhomes have both a garage and driveway, but most do not because City Code did not require it at the time of construction. The lack of additional parking has created parking issues.

Staff has found that driveways help with neighborhood flow and reduce parking issues, and the Amendment will require all future projects to have both garages and driveways.

Director Cardenas referred to another townhome development that has two-car garages for each unit, as well as visitor parking as required by City Code. Despite this, residents park in all existing parking stalls, as well as along the red curb, and in front of “no parking signs” in front of the homes. In response to a question, it was clarified that the HOA is responsible for towing, not the City. Director Cardenas stated that Staff would be meeting the following day to discuss enforcement.

City Council Members expressed concern that the rules need to be enforced because it is a public safety issue. It affects emergency vehicle access, snow, and garbage removal, and blocks the bicycle lane. It was clarified that it is a public street. The City had previously decided not to enforce parking regulations in that area, but they would be discussing enforcement at the meeting the following day. Administrator Darrington indicated that the Council Members would receive complaints once enforcement begins. It was suggested that the first round of enforcement be in the form of warnings indicating that strict enforcement will begin on a specific date, and the HOA be informed that enforcement will begin.

Director Cardenas stated that the Amendment was drafted to correct the issue with future developments. The developer may not be able to build as many homes, but it will save the City future headaches.

Administrator Darrington stated that D.R. Horton indicated to the Council that the HOA would require residents to park in their garages, but the HOA is not enforcing the rule, and the issue will be compounded once McKay Christensen begins enforcing no parking on his property. They need to begin rigid enforcement before people get in the habit of parking along red curbs. It was noted that the Christensen project would bring another 200 to 400 cars into the area.

Council Member Andersen stated that once towing begins, word gets around and the problem goes away.

In response to a question from Mayor Fugal, it was confirmed that Pleasant Grove has an existing Ordinance regarding street parking in the winter, but the City does not currently enforce it. The snowplows currently plow around cars and the cars get plowed in, but they do not ticket cars that park on the street between November and March. Administrator Darrington stated the public will receive advance notice of any enforcement changes, but cautioned that enforcing the prohibition on street parking in the winter could be problematic. Mayor Fugal stated that some cities are taking a hardline on the issue. Director Cardenas added that trailers are often parked on the street.

Director Cardenas directed the conversation back to the Amendment requiring driveways in townhome developments. The proposed Amendment would add the following language to Pleasant Grove City Code § 10.18.2: Parking Design Standards:

3. Driveway requirements for multiple-family residential developments: In residential or commercial zones where multiple-family uses are permitted, including Uses 1120 (Two-Family Dwellings) and 1130 (Multiple-Family Dwellings with three or four dwelling units), each dwelling unit shall have a driveway leading to a two-car garage

entrance. The minimum dimensions for the driveway shall be 22 feet in length by 20 feet in width.

Director Cardenas indicated that Staff is currently reviewing a mixed-use project with townhomes that will have driveways, as townhomes and row homes must have driveways. The Amendment will apply Citywide. He noted that the Planning Commission reviewed the Amendment and forwarded a unanimous recommendation of approval.

Mayor Fugal opened the public hearing.

Marty Beaumont with Saint John Properties agreed that there is a problem with parking in townhome developments, but did not think the proposed change was appropriate. He believed the solution was to require an adequate number of parking stalls, not to require that each townhome have a driveway. The D.R. Horton project includes 2.33 stalls per unit, and the Amendment would require 4.33 stalls. It is a 76-unit property with 178 available parking stalls, including garage spaces and 26 additional guest spaces. Requiring driveways for each townhome would be the equivalent of requiring 329 parking stalls, or an additional 151 available stalls. He believed that other alternatives should be considered.

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

Council Member Williams referred to the large increase in housing costs since 2020. To compensate, more young people are living together, which means more cars per residence. He appreciated Mr. Beaumont's viewpoint, but the problem will continue to exacerbate as rents increase. Everyone has a car, and they need a place to park. A total of 1.6 parking stalls per residence simply isn't enough anymore. If a home has three bedrooms, it likely needs four parking stalls. More parking is needed, and he commended Staff for suggesting this solution to the issue. He does not believe it is unreasonable to require townhomes to have driveways.

Council Member Jensen agreed. Although he understood Mr. Beaumont's concerns from a developer's perspective, multiple generations and even multiple families are living together, and parking is a problem.

Council Member Andersen asked if they should consider increasing visitor parking requirements instead.

Council Member Rogers added they cannot assume the garage will be used for parking. Driveways provide a line of sight for safety in addition to the extra parking. He was in favor of the Amendment and noted that the Council could consider other options such as parking garages or shared parking for specific developments in the future.

Director Cardenas reported that the City has worked with developers previously and will continue to do so. If a developer has a different solution, they can bring it to the City Council for consideration in a potential Development Agreement.

ACTION: Council Member Williams moved to ADOPT Ordinance 2024-028 amending City Code Section 10-18: Off Street Parking Standards for a Code Text Amendment to Revise the Requirement

for Driveways Leading to a Garage/Carport Entrance for Townhomes and Rowhomes, and to Provide for an Effective Date. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”.

10) **ACTION ITEMS READY FOR VOTE**

- A. To Consider Authorizing the Mayor to Sign a Resolution (2024-044) Amending the Interlocal Agreement for the Utah County Major Crimes Task Force and Providing an Effective Date. *Presenter: Police Chief Brown.***

Police Chief, Keldon Brown presented the proposed Amendment of the Interlocal Agreement between all cities in Utah County. The Amendment would extend the agreement for the Major Crimes Task Force through December 31, 2029. It would also require any claims against participating cities to be overseen by the Task Force Board, not the individual city. Chief Brown reported that, due to the staffing shortage, Pleasant Grove does not currently have an officer assigned to the Task Force and is only participating as needed. He anticipates reassigning an officer to the Task Force within six to twelve months.

ACTION: Council Member Jensen moved to ADOPT Resolution (2024-044) Authorizing the Mayor to Sign a Resolution (2024-044) amending the Interlocal Agreement for the Utah County Major Crimes Task Force and Providing an Effective Date. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”.

- B. To Consider a Resolution (2024-045) Authorizing the Mayor to Sign a Public Utility Easement in Favor on Enbridge Gas, D/B/A Dominion Energy for the Construction, Reconstruction, Operation, Maintenance, Repair, Replacement, Enlargement, or Removal of Underground Natural Gas Utility Lines on, Across or Under Property Owned by Pleasant Grove City located at approximately 70 South 100 East, Pleasant Grove, Utah, and Providing for an Effective Date. *Presenter: Community Development Director Cardenas.***

Director Cardenas presented an aerial view of the easement and reported that it was discussed in the Work Session.

ACTION: Council Member Jensen moved to ADOPT Resolution (2024-045) Authorizing the Mayor to Sign a Public Utility Easement in Favor on Enbridge Gas, D/B/A Dominion Energy for the Construction, Reconstruction, Operation, Maintenance, Repair, Replacement, Enlargement, or Removal of Underground Natural Gas Utility Lines on, Across or Under Property Owned by Pleasant Grove City located at approximately 70 South 100 East, Pleasant Grove, Utah, and Providing for an Effective Date. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”.

- C. To Consider Authorizing the Mayor to Sign the Local Consent Permit Request for Carniceria Los 2 Compadres Restaurant to Issue an On-Premise Alcohol License for a Person to Store, Sell, Offer for Sale, Furnish, or Allow the Consumption of an Alcoholic Product on the Premises. Presenter: City Administrator Darrington.**

Administrator Darrington reported that Carniceria Los 2 Compadres Restaurant had requested permission to change their beer license to an alcohol license, as discussed in the Work Session.

ACTION: Council Member Williams moved to authorize the Mayor to sign the Local Consent Permit request for Carniceria Los 2 Compadres Restaurant to Issue an On-Premises Alcohol License for a Person to Store, Sell, Offer for Sale, Furnish, or Allow the Consumption of an Alcoholic Product on the Premises. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”.

- D. To Consider Authorizing the Mayor to Sign the Local Consent Special Use Industrial/Manufacturing Permit Request for Castle Rock Precast/Busy Bee Concrete, Owner Don Parker, for the Purpose of Purchase, Storage and/or other Lawful Use of Alcoholic Products as Authorized by the Utah Department of Alcoholic Beverage Services for Industrial/Manufacturing. Presenter: City Administrator Darrington.**

Administrator Darrington reported that Castle Rock Precast/Busy Bee Concrete had requested the license to use 200-proof ethanol in the creation of their concrete products, as discussed in the Work Session.

ACTION: Council Member Williams moved to authorize the Mayor to sign the Local Consent Special Use Industrial/Manufacturing Permit Request for Castle Rock Precast/Busy Bee Concrete, Owner Don Parker, for the Purpose of Purchase, Storage, and/or other Lawful Use of Alcoholic Products as Authorized by the Utah Department of Alcoholic Beverage Services for Industrial/Manufacturing. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”.

- E. To Consider for Approval a Resolution (2024-046) Authorizing the Mayor to Execute a Master Services Agreement for Professional Services with Bowen Collins and Associates, Inc., for Engineering Services on a Project Specific Basis. Presenter: Public Works Director Winterton.**

Public Works Director, Neal Winterton reported that, as discussed in the Work Session, the contract will allow the City to receive pricing for various tasks with Bowen Collins and Associates, Inc. The firm worked on a recent joint project with Cedar Hills, and the agreement will allow Pleasant Grove to engage with them directly through a task order. Contracted firms provide pricing for various engineering-related tasks such as the pool, 1160 North, Nathaniel Drive, wells, etc. that the City then reviews and selects the best candidate. The agreement would allow Bowen Collins and Associates, Inc. to be part of that process.

ACTION: Council Member Jensen moved to ADOPT Resolution (2024-046) Authorizing the Mayor to Execute a Master Services Agreement for Professional Services with Bowen Collins and Associates, Inc., for Engineering Services on a Project-Specific Basis. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”.

Director Winterton stated that Staff can often get frustrated with developers over certain issues, but both Drew Armstrong and Marty Beaumont have been very responsive and communicative.

- F. To Consider for Approval Resolution (2024-047) Authorizing the Mayor to Execute a Permit to Enter and Construct Underground Stormwater Improvements Agreement with Thyme Global, LLC to Install Certain Stormwater Improvements as Part of the Pipe to the Lake Project. Presenter: Public Works Director Winterton.**

Director Winterton stated that, as discussed in the Work Session, the agreement was to install a culvert on the area of the doTERRA property that is currently open ditch.

ACTION: Council Member Rogers moved to ADOPT Resolution (2024-047) Authorizing the Mayor to Execute a Permit to Enter and Construct Underground Stormwater Improvements Agreement with Thyme Global, LLC to Install Certain Stormwater Improvements as Part of the Pipe to the Lake Project. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”.

11) ITEMS FOR DISCUSSION

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

There were no additional discussion items.

12) REVIEW AND DISCUSSION OF THE DECEMBER 3, 2024, CITY COUNCIL MEETING AGENDA.

The Agenda was reviewed in the Work Session.

13) MAYOR AND COUNCIL BUSINESS.

There were no reports.

14) SIGNING OF PLATS

No plats were signed.

15) REVIEW CALENDAR

The calendar was reviewed during the Work Session.

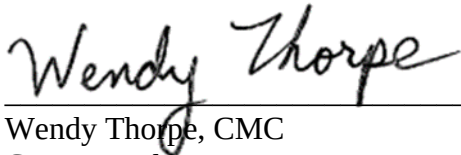
16) **CLOSED MEETING TO DISCUSS STRATEGY FOR PENDING OR REASONABLY IMMINENT LITIGATION.UCA 52-4-205(1)(c)**

ACTION: At 7:34 p.m., Council Member Jensen moved to ADJOURN the Council Meeting and go into Closed Session, after a five-minute break. Council Member Williams seconded the motion. Council Members vote: Dianna Andersen – Yes, Steve Rogers – Yes, Eric Jensen– Yes, and Todd Williams – Yes. The motion passed unanimously.

17) **ADJOURN**

ACTION: At 8:33 p.m., Council Member Anderson moved to ADJOURN. Council Member Jensen seconded the motion. Council Members vote: Eric Jensen, Yes; Dianna Andersen, Yes; Steve Rogers, Yes; and Todd Williams, Yes. The motion passed unanimously.

The City Council minutes of November 12, 2024, were approved by the City Council on January 8, 2025.

A handwritten signature in cursive script that reads "Wendy Thorpe". The signature is written in black ink and is positioned above a horizontal line.

Wendy Thorpe, CMC

City Recorder

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