



## NOTICE OF MEETING OF THE PLEASANT GROVE CITY COUNCIL

Notice is hereby given that the Pleasant Grove City Council will hold a **Work Session meeting at 4:30 p.m.** prior to the **regular meeting on Tuesday, December 2, 2025**, in the Community Room at 108 S 100 E, Pleasant Grove, Utah **at 6:00 p.m.** This is a public meeting and anyone interested is invited to attend. Work Sessions are not designed to hear public comment or take official action.

### AGENDA

#### 4:30 P.M. WORK SESSION

- a. Special Events Presentation
- b. Discovery Park Pickleball Courts Follow-up Discussion
- c. Staff Business

#### 6:00 P.M. REGULAR CITY COUNCIL

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING AGENDA**
- 5. OPEN SESSION**
- 6. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
  - A. City Council Minutes for the November 5, 2025 meeting.
  - B. Payment Approval Report for November 26, 2025.

***PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE.***

- 7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:** None Scheduled
- 8. PRESENTATIONS:**
  - A. Presentation by Guy and Paula Fugal.
- 9. PUBLIC HEARING ITEMS:**
  - A. Public Hearing to consider Resolution (2025-045) amending the Comprehensive Fee Schedule by increasing certain cemetery fees and adding charges for additional services; and providing for an effective date. *Presenter: Attorney Petersen*

- B. Public Hearing to consider Ordinance (2025-026) to amend City Code Section 10-14-24-3-D-1: Permitted Uses in The Grove Interchange Subdistrict, to add Use 6833 (Barber and Beauty Schools) to the list of permitted uses within the zone. (Kaylee Young Applicant) *Presenter: Director Cárdenas. This item was continued from the November 18, 2025 meeting.*
- C. Public Hearing to consider Ordinance (2025-027) to amend City Code Section 10-14-24-2-C-2: Permitted Principal Uses in The Grove Mixed Housing Subdistrict, to add Use 3997 (Signs and Advertising Displays) and Use 6342 (Disinfecting and Exterminating) to the list of permitted uses within the zone. Applicant: (Gateway Pines Flex, LLC Applicant) *Presenter: Director Cárdenas. This item was continued from the November 18, 2025 meeting.*
- D. Public Hearing to consider Ordinance (2025-028) to amend Chapter 7 of the 2023 General Plan, to revise the City's vision and strategy for water conservation. The City is proposing to create a new chapter for water conservation in the adopted 2023 Pleasant Grove City General Plan. (Pleasant Grove City Applicant) *Presenter: Director Cárdenas. This item was continued from the November 18, 2025 meeting.*

## **10. ACTION ITEMS READY FOR VOTE:**

- A. To consider for adoption a Resolution (2025-046) authorizing the Mayor to declare a 2005 Ford F150 truck as surplus and direct that it be disposed of according to the City's policy for disposing of surplus property; and providing for an effective date. *Presenter: PD Chief Brown*
- B. To consider for adoption a Resolution (2025-047) adopting the Pleasant Grove City Data Privacy Policy; and providing for an effective date. *Presenter: Assistant to the City Administrator Pierson*
- C. To consider for adoption Ordinance (2025-029) setting the time and place of the regular meetings of the City Council, Board, Commission and Committee meetings of Pleasant Grove City for the year 2026; and providing for an effective date. *Presenter: Attorney Petersen*

## **11. ITEMS FOR DISCUSSION:**

- A. Continued Items from the Work Session if needed.

## **12. REVIEW AND DISCUSSION OF THE JANUARY 6, 2026, CITY COUNCIL MEETING.**

## **13. MAYOR AND COUNCIL BUSINESS.**

## **14. SIGNING OF PLATS.**

## **15. REVIEW CALENDAR.**

## **16. ADJOURN.**

### **CERTIFICATE OF POSTING:**

I certify that the above notice and agenda were posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City ([www.pgcityutah.gov](http://pgcityutah.gov)) websites. Posted by: /s/ Wendy Thorpe, City Recorder Date: November 26, 2025 Time: 5:00 p.m. Place: City Hall, Library and Community Room 108 S 100 E. \*Note: In accordance with the Americans with Disabilities Act, Pleasant Grove City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Pleasant Grove City at (801) 785-5045, at least 48 hours prior to the meeting.

**RESOLUTION NO. 2025-045**

**A RESOLUTION OF THE CITY COUNCIL OF PLEASANT GROVE CITY,  
UTAH COUNTY, UTAH AMENDING THE COMPREHENSIVE FEE SCHEDULE  
BY INCREASING CERTAIN CEMETERY FEES AND ADDING CHARGES FOR  
ADDITIONAL SERVICES AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, City is political subdivision of the state and is a municipal corporation organized under the laws of the State of Utah; and

**WHEREAS**, owns and operates the Pleasant Grove City Cemetery; and

**WHEREAS**, the Pleasant Grove Municipal Code grants the city council the authority to establish by resolution the price for the sale of burial rights and for attendant sexton services; and

**WHEREAS**, with the expansion of the cemetery and the inclusion of a specific cremains area in the cemetery an adjustment of the fees for cemetery services is necessary; and

**WHEREAS**, it has become necessary to modify the current Pleasant Grove City Comprehensive Fee Schedule to include these changes; and

**WHEREAS**, on December 2, 2025, the Pleasant Grove City Council held a public hearing for the purpose of seeking public comment on the proposed changes and to consider said fee adjustments; and

**WHEREAS**, the City Council finds it in the best interest of the citizens in Pleasant Grove City to amend the Comprehensive Fee Schedule.

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

**SECTION 1.**

That the Comprehensive Fee Schedule is hereby amended to reflect the changes as more particularly detailed on Exhibit "A" which is attached hereto and incorporated herein.

**SECTION 2.**

This Resolution shall take effect immediately upon its adoption and approval.

The undersigned Recorder/Clerk of Pleasant Grove City hereby certifies and attests that the undersigned has access to the official records of the Governing Body of Pleasant Grove City, that the foregoing Resolutions were duly adopted by said Governing Body of Pleasant Grove City at a meeting of said Governing Body and that such Resolutions have not been amended or altered and are in full force and effected on the date stated below.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE,  
UTAH, this \_\_\_\_ day of \_\_\_\_, 2025.

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Guy L. Fugal, Mayor

ATTEST:

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Wendy Thorpe,  
City Recorder

**Motion:** Council Member \_\_\_\_\_

**Second:** Council Member \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Eric Jensen	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____

# Pleasant Grove



Utah's City of Trees

## PLEASANT GROVE CITY FEE SCHEDULE

Current Fee Res/Non Res	Amended FY 2026 Fee Amended December 2, 2025
	Res/Non Res

### Grave Plot

Grave Plot	\$1,200/2,400	\$1,200/2,400
Infants/Babyland	\$1,200/2,400	\$1,200/2,400
Cremations (up to 8 per plot 2'x2')	\$1,200/2,400	\$1,200/2,400
Upright Headstones (Sections H, I, & J)		\$2,000/4,000
Flat Headstones (Sections H, I, & J)		\$1,500/3,000

### Opening and Closing - Per Plot

Single	\$700/1,300	\$750/1,400
Double Deep 1st	\$1,700/2,300	\$1,800/2,400
Double Deep 2nd	\$900/1,500	\$1,000/1,700
Cremations	\$250/400	\$300/450
Infants	\$250/400	\$300/450
Infant Family Dig	\$100/100	\$100/100

### Additional Fees

Holidays & Sundays	\$550	\$550
Saturdays	\$550	\$550
Weekday Overtime	\$550	\$550
Transfer Fee- Resident to Family or Resident per Plot	\$50	\$50
Transfer Fee- Resident to Non Resident per Plot	\$500	\$500
Headstone Inspection Fee	\$100	\$100
Niche Engraving Fee - Name & Date		\$50
Niche Engraving Fee - Design		\$400

### Disinterment

Under 4'	\$1,600 flat fee	\$1,700 flat fee
Over 4'	\$1,600 flat fee	\$1,700 flat fee
Double Deep	No longer allow	No longer allow

## Cemetery Fees

City Code 7-3-14, The City Council shall be authorized to establish by resolution the price for the sale of Burial Rights and Fees for services of the Sexton.

<b>Burial Spot</b>	<b>Resident</b>	<b>Non-Resident</b>
Grave Spot/Space	\$1,000.00	\$1,200.00
Infants	\$1,000.00	\$1,200.00
Cremaains *	\$1,000.00	\$1,200.00

*\*Cremation burial spots will accommodate Four (4) cremation urns/containers.*

<u>Sections H, I &amp; J Upright Headstones</u>	<u>\$2,000.00</u>	<u>\$4,000.00</u>
<u>Sections H, I &amp; J Flat Headstones</u>	<u>\$1,500.00</u>	<u>\$3,000.00</u>

### **Opening & Closing Fees**

Single	\$700.00	\$750.00	\$1,300.00	\$1,400.00
Double Depth 1 <sup>st</sup>	\$1,700.00	\$1,800.00	\$2,300.00	\$2,400.00
Double Depth 2 <sup>nd</sup>	\$900.00	\$1,000.00	\$1,500.00	\$1,700.00

*\*Double Depth not allowed in Sections H, I & J.*

Cremains	\$250.00	\$300.00	\$400.00	\$450.00
Infant	\$250.00	\$300.00	\$400.00	\$450.00
Infant (family digs grave)	\$100.00		\$100.00	

### **Additional Fees**

Holidays & Weekends	\$450.00	\$550.00	\$450.00	\$550.00
Weekday Overtime	\$450.00	\$550.00	\$450.00	\$550.00
Headstone Inspection	\$100.00		\$100.00	

Niche Engraving Fee      Name & Date: \$50.00

Design \$400.00

### **Transfer Fee:**

Resident to family or resident: \$50.00 Per Spot (Definition of Family: spouse, parent, grandparent, sibling, child and grandchild)

Resident to Non-Resident: \$500.00 Per Spot and the difference between what was originally paid for the Burial Spot and the current charge for Non-Residents.

Resident is defined as a person whose primary residence is within Pleasant Grove City or whose last known primary residence address was within the city before moving to a care facility or to be cared for by a family member that is not within the city. Residency shall be determined at the time the city receives a request for interment. Except as permitted in this definition, if a person to be buried is deceased at the time of purchase of the interment, residency shall be determined by the primary residency of the deceased person at the time of purchase. In the event that the deceased had established primary residency within Pleasant Grove City but had been moved to a

**ORDINANCE NO. 2025-026**

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-14-24-3-D-1: THE GROVE COMMERCIAL SALES SUBDISTRICT, PERMITTED USES, EXPANDING THE PERMITTED USES TO INCLUDE USE #6833 BARBER AND BEAUTY SCHOOLS, AS A PERMITTED USED IN THE GROVE ZONE (INTERCHANGE SUBDISTRICT) INCLUDING AN EFFECTIVE DATE (KAYLEE YOUNG, APPLICANT).**

**WHEREAS**, the applicant, Kaylee Young proposes to add use #6833, barber and beauty schools to the list of permitted uses in the Grove Zone-Interchange Subdistrict; and

**WHEREAS**, staff considers that the application to add use #6833, barber and beauty schools, to the list of permitted uses in the Grove Zone-Commercial Sales Subdistrict is consistent with the purpose and objectives of the zone; and

**WHEREAS**, on November 13, 2025 the Pleasant Grove City Planning Commission held a public hearing to consider amending City Code Section 10-14-24-3-D-1: The Grove Interchange Subdistrict, permitted uses, by adding Use #6833, barber and beauty schools, to the list of permitted uses in the Grove Zone-Interchange Subdistrict; and

**WHEREAS**, at its public hearing the Planning Commission decided that the requested amendment to Section City Code Section 10-14-24-3-D-1: The Grove Interchange Subdistrict, permitted uses, by adding Use #6833, barber and beauty schools is in the public's interest and is consistent with the written goals and policies of the General Plan; and

**WHEREAS**, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 10-14-24-3-D-1: The Grove Interchange Subdistrict, permitted uses, by adding Use #6833 barber and beauty schools be approved; and

**WHEREAS**, on Dec 2, 2025 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 amendment to the Pleasant Grove Municipal Code is in the best interest of the public and is consistent with the goals and policies of the General Plan; and

**WHEREAS**, it is the legislative body's intent that the city code amendments shall be in the interest of the public; and

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

**SECTION 1. Modified Section 10-14-24-3-D-1: PERMITTED AND CONDITIONAL USES**, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

## 10-14-24-1-D1: PERMITTED AND CONDITIONAL USES

### D. Permitted Uses:

1. Land Use Code: Those uses or categories of uses as listed herein and no other are permitted in this zone. All other uses contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Community Development Department. Specific uses are identified by a four (4) digit number in which all digits are whole numbers. (Ord. 2017-38, 8-22-2017)

Use Number	Use Classification
1300	Residential hotels 3
1511	Hotels
5230	Paint, glass and wallpaper (includes brushes, rollers, sprayers, etc.)
5240	Electrical supplies, except appliances
5250	Hardware and supplies
5310	Shopping centers
5311	Department stores (includes major and junior chains)
5511	Motor vehicles, automobiles (new, restricted to properties with I-15 freeway frontage, north of the Pleasant Grove Boulevard interchange - see map 1 of this section)
5532	Convenience stores, with gasoline and general merchandise1
5610	Men's and boy's clothing and furnishings
5620	Women's ready to wear
5630	Women's accessories and specialties
5640	Children's and infant's wear
5650	Family clothing
5660	Shoes
5670	Custom tailoring
5680	Furriers and fur apparel
5690	Retail trade; apparel and accessories
5710	Furniture, home furnishings and equipment
5720	Household appliances
5730	Radios, televisions and music sound systems and supplies
5740	Office equipment, furniture, machines and supplies
5810	Eating places, including quick service restaurants2

5820	Drinking places (taverns within restaurants, bars within restaurants, nightclubs within restaurants, hotels, and convention centers only)
5910	Drug and proprietary
5940	Books, stationery, art and hobby supplies
5950	Sporting goods, bicycles and toys
5970	Jewelry
6110	Banking and bank related functions (except check cashing agencies and similar deferred deposit loan businesses)
6230	Beauty and barber services
6297	Athletic clubs, body-building studios, spas, health clubs, aerobic centers, etc. (except gyms)
6500	Professional services
6823	Professional schools (any school which is of college degree level including nurses, preparatory, seminaries, etc.)
<b>6833</b>	<b>Barber and Beauty Schools</b>
6834	Art, drama and music schools
7210	Entertainment assembly
7233	Convention halls
7310	Fairgrounds and amusement parks
7393	Golf driving ranges

Qualifying provisions:

1. Convenience stores are permitted provided that the total number of convenience store establishments do not exceed 1 per every 20 acres within the total adopted project areas (see map 2 of this section).
2. Fast food restaurants are permitted provided that the total number of fast food establishments do not exceed 1 per every 10 acres within the total adopted project areas (see map 2 of this section).
  - a. Fast food restaurant is defined as any establishment whose principal business is the sale of foods, frozen desserts or beverages to the customer in a ready-to-consume state for consumption either on the premises or off the premises and whose design or principal method of operation is such that customers are normally served their foods, frozen desserts or beverages in paper, plastic or other disposable containers. More than 50 percent of their food serving operations is via drive-up facilities.
3. Use 1300 residential hotels shall only be allowed when associated in conjunction with use 1511 hotels in the same site lot. Use 1511 hotels, shall be a minimum of 10 percent of the total use of a building or site.

**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 this Ordinance.

**SECTION 3. EFFECTIVE DATE.** This ordinance shall take effect immediately upon its passage and posting as provided by law.

**SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE** by the City Council of Pleasant Grove City, Utah County, Utah, this 2<sup>th</sup> day of December 2025.

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Guy L. Fugal, Mayor

ATTEST:

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Wendy Thorpe - City Recorder

**Motion: Council Member** \_\_\_\_\_

**Second: Council Member** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Eric Jensen	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____

**CERTIFICATE OF POSTING ORDINANCE**

**Pleasant Grove City Corporation**

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. \_\_\_\_\_ was posted on the State (<http://pmn.utah.gov>) website on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Wendy Thorpe, CMC, City Recorder

# City Council Staff Report

December 2, 2025

## TEXT AMENDMENT PROPOSAL

**REQUEST** Request to amend City Code Section 10-14-24-3-D-1: The Grove Interchange Subdistrict Permitted Uses

**APPLICANT** Kaylee Young

**ZONE** Grove Interchange Subdistrict

**STAFF RECOMMENDATION** Approve the proposed Code Text Amendment

**ATTACHMENTS** Proposed Ordinance Amendments

4

## Background

### Applicant's Request:

The applicant proposes to add Use 6833 (Barber and Beauty Schools) to the list of permitted uses within The Grove Interchange Subdistrict. The applicant submitted their application on September 29, 2025.

## Analysis

### Purpose of The Grove Mixed Housing Subdistrict:

The purpose of The Grove Interchange Subdistrict is to "promote the development of a regional center for retail, hotel/convention, and professional office uses with high quality architecture and site design, and to create an attractive gateway from I-15 into the City, creating a unique "signature image" for the City."

### General Description of Proposed Uses:

- The applicant intends to open a facility for students to learn licensed cosmetology and esthetics services. Training typically includes instruction in hair, skin, and brow services, as well as structured lessons on safety, sanitation, anatomy, client management, and business practices. Students will train in a dedicated practical room and spa floor, simulating real-world salon experiences, including practice on models and mannequins.
- The facility will operate similar to other vocational schools, with classrooms, training stations, and supervised practical training, and will be under the supervision of licensed instructors. Hours of operation will be Monday through Friday from approximately 9:00 am to 5:00 pm.

- Required parking for this use will be at a ratio of 2 parking spaces for every 3 students, plus one space per staff member.

Comments from Staff:

The proposed use is similar in nature to several other uses in The Grove Interchange Subdistrict. First, Use 6230 (Beauty and Barber Services) is the direct customer-facing counterpart to the proposed use. Next, Uses 6823 and 6834 are two other educational-related uses that are also permitted in The Grove Interchange Subdistrict. Use 6823 allows for Professional Schools (any school which is of college degree level including nurses, preparatory, seminaries, etc.), and Use 6834 allows for art, drama, and music schools.

Because the nature of the proposed use is educational, and because the proposed use is also similar in other related uses that are permitted in the zone, and Staff finds no negative impacts to including this use in the zone.

As such, Staff recommends the Planning Commission forward a recommendation of approval to Pleasant Grove Planning Commission for the proposed City Code Amendments to City Code Section 10-14-24-3-D-1: Permitted and Conditional Uses in The Grove Interchange Subdistrict.

## **Recommendation from Planning Commission**

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on November 13, 2025.

**2. Public Hearing: Code Text Amendment – Section 10-14-24-3-D-1: Permitted Uses in The Grove Interchange Subdistrict  
(City Wide)**

Public Hearing to consider the request of Kaylee Young to amend City Code Section 10-14-24-3-D-1: Permitted Uses in The Grove Interchange Subdistrict, to add Use 6833 (Barber and Beauty Schools) to the list of permitted uses within the zone. (Legislative Item)

### **RECOMMEND APPROVAL**

**MOTION:** Commissioner Nelson moved to forward a recommendation of APPROVAL to the City Council for the request of Kaylee Young for the proposed amendment to City Code Section 10-14-24-3-D-1: Permitted Uses, by adding Use 6833 (Barber and Beauty Schools) to the list of Permitted Uses in The Grove Interchange Subdistrict; and adopting the exhibits, conditions, and findings of the Staff Report.

Commissioner Patten seconded the motion. Vote on Motion: Commissioner Phillips-Aye, Commissioner Butler-Aye, Commissioner Martineau-Aye, Chair Redding-Aye, Commissioner Patten-Aye, Commissioner Fugal-Nay, Commissioner Nelson-Aye. The motion carried 6-to-1.

Motion by: Commissioner Nelson

Seconded by: Commissioner Patten

Authors: Daniel Cárdenas - Community Development Director and Jacob Hawkins - City Planner

AYE VOTES: Chair Redding, Commissioners Phillips, Butler, Martineau, Patten, Nelson  
NAY VOTES: Commissioner Fugal

## PROPOSED TEXT AMENDMENT

### D. Permitted Uses:

1. Land Use Code: Those uses or categories of uses as listed herein and no other are permitted in this zone. All other uses contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Community Development Department. Specific uses are identified by a four (4) digit number in which all digits are whole numbers. (Ord. 2017-38, 8-22-2017)

Use Number	Use Classification
1300	Residential hotels 3
1511	Hotels
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5240	Electrical supplies, except appliances
5250	Hardware and supplies
5310	Shopping centers
5311	Department stores (includes major and junior chains)
5511	Motor vehicles, automobiles (new, restricted to properties with I-15 freeway frontage, north of the Pleasant Grove Boulevard interchange - see map 1 of this section)
5532	Convenience stores, with gasoline and general merchandise1
5610	Men's and boy's clothing and furnishings
5620	Women's ready to wear
5630	Women's accessories and specialties
5640	Children's and infant's wear
5650	Family clothing
5660	Shoes
5670	Custom tailoring
5680	Furriers and fur apparel
5690	Retail trade; apparel and accessories
5710	Furniture, home furnishings and equipment
5720	Household appliances
5730	Radios, televisions and music sound systems and supplies
5740	Office equipment, furniture, machines and supplies

5810	Eating places, including quick service restaurants2
5820	Drinking places (taverns within restaurants, bars within restaurants, nightclubs within restaurants, hotels, and convention centers only)
5910	Drug and proprietary
5940	Books, stationery, art and hobby supplies
5950	Sporting goods, bicycles and toys
5970	Jewelry
6110	Banking and bank related functions (except check cashing agencies and similar deferred deposit loan businesses)
6230	Beauty and barber services
6297	Athletic clubs, body-building studios, spas, health clubs, aerobic centers, etc. (except gyms)
6500	Professional services
6823	Professional schools (any school which is of college degree level including nurses, preparatory, seminaries, etc.)
<b>6833</b>	<b>Barber and Beauty Schools</b>
6834	Art, drama and music schools
7210	Entertainment assembly
7233	Convention halls
7310	Fairgrounds and amusement parks
7393	Golf driving ranges

Qualifying provisions:

1. Convenience stores are permitted provided that the total number of convenience store establishments do not exceed 1 per every 20 acres within the total adopted project areas (see map 2 of this section).
2. Fast food restaurants are permitted provided that the total number of fast food establishments do not exceed 1 per every 10 acres within the total adopted project areas (see map 2 of this section).
  - a. Fast food restaurant is defined as any establishment whose principal business is the sale of foods, frozen desserts or beverages to the customer in a ready-to-consume state for consumption either on the premises or off the premises and whose design or principal method of operation is such that customers are normally served their foods, frozen desserts or beverages in paper, plastic or other disposable containers. More than 50 percent of their food serving operations is via drive-up facilities.
3. Use 1300 residential hotels shall only be allowed when associated in conjunction with use 1511 hotels in the same site lot. Use 1511 hotels, shall be a minimum of 10 percent of the total use of a building or site.

**ORDINANCE NO. 2025-027**

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-14-24-2-C-2: THE GROVE MIXED HOUSING SUBDISTRICT, PERMITTED USES, EXPANDING THE PERMITTED USES TO INCLUDE USES 3997 (SIGNS AND ADVERTISING DISPLAYS) AND 6342 (DISINFECTING AND EXTERMINATING), AS PERMITTED USES IN THE GROVE MIXED HOUSING SUBDISTRICT INCLUDING AN EFFECTIVE DATE (GATEWAY PINES FLEX, LLC, APPLICANT).**

**WHEREAS**, the applicant, Gateway Pines Flex, LLC proposes to add uses #3997 (signs and advertising displays) and #6342 (disinfecting and exterminating) to the list of permitted uses in the Grove Mixed Housing Subdistrict; and

**WHEREAS**, staff considers that the application to add uses #3997 (signs and advertising displays) and #6342 (disinfecting and exterminating), to the list of permitted uses in the Grove Business Park Overlay Zone is consistent with the purpose and objectives of the zone as long as the uses are permitted only as they are described in the proposed text of the ordinance; and

**WHEREAS**, on November 13, 2025, the Pleasant Grove City Planning Commission held a public hearing to consider amending City Code Section 10-14-24-2-C-2: The Grove Mixed Housing Subdistrict, permitted uses, by adding Uses #3997 (signs and advertising displays) and #6342 (disinfecting and exterminating), to the list of permitted uses in the Grove Mixed Housing Subdistrict, with the conditions described on the text of the proposed ordinance; and

**WHEREAS**, at its public hearing the Planning Commission decided that the requested amendment to Section City Code Section 10-14-24-2-C-2: The Grove Mixed Housing Subdistrict, permitted uses, is in the public's interest and is consistent with the written goals and policies of the General Plan, subject to the conditions outlined in the text of the ordinance; and

**WHEREAS**, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 10-14-24-2-C-2: The Grove Mixed Housing Subdistrict, permitted uses, be approved; and

**WHEREAS**, on December 2, 2025, 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 amendment to the Pleasant Grove Municipal Code is in the best interest of the public and is consistent with the goals and policies of the General Plan; and

**WHEREAS**, it is the legislative body's intent that the city code amendments shall be in the interest of the public; and

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

**SECTION 1.** Modified Section **10-14-24-2-C-2: TABLE OF PERMITTED PRINCIPAL USES**, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

**10-14-24-2: THE GROVE MIXED HOUSING SUBDISTRICT:**

- A. Purpose: The purpose of the grove mixed housing subdistrict is to create a compact, pedestrian friendly environment of mixed residential uses, including, a mix of various multi-family and single-family dwellings, public spaces, parks and paths. Commercial developments are also permitted to develop in this subdistrict, either as a mixed use project with residential uses, or separately.
- B. Prohibited Uses: The following land uses are prohibited in this zone:

Heavy industrial uses.

Sexually oriented businesses.

C. Permitted And Conditional Uses:

1. Land Use Code: Those uses or categories of uses as listed herein and no other are permitted in this zone. All other uses contained herein are listed by number as designated in the standard land use code published and maintained by the community development department. Specific uses are identified by a four (4) digit number in which all digits are whole numbers. When a general category number is listed, all use numbers which fall under that category are included (e.g., the land use number 5600 would include all uses having the first 2 digits of "56--"). (Ord. 2013-5, 4-16-2013)
2. Permitted Principal Uses: The following principal uses and structures are permitted in this zone:

Use Number	Use Classification
1111	Single-family dwelling, detached (with or without an attached garage, on 1 parcel. Includes cabins, noncommercial)
1112	Single-family dwelling, attached (to 1 or more single- family dwellings)
1113	Single-family dwelling, attached (to a commercial, industrial or other nonresidential use. Dwelling unit can be under, over, in front, behind or beside nonresidential use in the structure)
1120	Two-family dwelling
1124	Accessory apartments (see section <a href="#">10-15-47</a> of this title)
1130	Big house type multiple-family dwelling (3 or 4 dwelling units)
1140	Two-story multiple-family dwellings. Maximum of 8 dwelling units attached per building
1151	Townhomes, 2 or 3 stories with a garage. Maximum of 6 dwelling units attached per building

1153	Three-story mixed use buildings with commercial on the ground floor and residential units above. Maximum of 8 dwelling units attached per building
1241	Retirement homes
1292	Residential facility for handicapped persons, except that no such facility shall be established or maintained within $\frac{3}{4}$ mile of any other such facility (see section <a href="#">10-15-23</a> of this title)
3950	Costume jewelry, costume novelties, buttons and miscellaneous notions, except precious metals
3980	Audio products
3997	<b>Signs and Advertising Displays (Maximum square footage to remain below 6,000 square feet; and maximum amperage to be 300 amps or less)</b>
4210	Bus transportation
4600	Automobile parking
5110	Motor vehicles and automotive equipment
5120	Drugs, chemicals and allied products
5130	Dry goods and apparel
5140	Groceries and related products
5160	Electrical goods
5170	Hardware, plumbing, heating equipment and supplies
5210	Lumber and other building materials
5220	Heating and plumbing equipment
5230	Paint, glass and wallpaper (includes brushes, rollers, sprayers, etc.)
5240	Electrical supplies, except appliances
5250	Hardware and supplies
5300	General merchandise
5400	Food (includes groceries, candy, nut and confectionery, bakeries, etc.)
5500	Automotive, marine craft, aircraft and accessories (includes motor vehicles, tires, batteries and accessories, gasoline service stations, etc.)
5600	Apparel and accessories (includes all clothing, shoes, custom tailoring, furriers, etc.)
5700	Furniture, home furnishings and equipment (includes appliances, electronics, office supplies, etc.)
5810	Eating places
5910	Drug and proprietary
5930	Antiques and secondhand merchandise
5940	Books, stationery, art and hobby supplies

5950	Sporting goods, bicycles and toys
5960	Farm and garden supplies
5970	Jewelry
5980	Fuel and ice
6100	Finance, insurance and real estate service (includes credit services, security and commodity services, holding and investment services, etc.)
6210	Laundering, dry cleaning and dyeing
6220	Photographic services
6230	Beauty and barber services
6250	Apparel repair, alteration and cleaning pick up services, shoe repair services
6310	Advertising services (includes public relations services, layout and advertising copy preparation, etc.)
6320	Consumer and mercantile credit reporting services; adjustment and collection services
6330	Duplicating, mailing, stenographic and office services
6342	Disinfecting and Exterminating (Maximum square footage to remain below 6,000 square feet; maximum amperage to be 300 amps or less; and chemical storage containers must be five gallons or smaller in size)
6350	News syndicate services
6360	Employment services
6390	Business services
6410	Automobile repair and related services
6420	Electrical appliance repair and services
6490	Repair shops and related services
6500	Professional services (includes medical, health, legal, engineering, architectural and planning, research, data processing, etc., except 6516 - see conditional uses)
6710	Executive, legislative and judicial functions, except military
6720	Protective functions and related activities
6730	Postal services
6810	Nursery, primary and secondary education
6910	Religious activities
7210	Entertainment assembly
7220	Sports assembly
7230	Public assembly, miscellaneous purposes
7390	Amusements

7420	Playgrounds and athletic areas
7600	Parks

**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 this Ordinance.

**SECTION 3. EFFECTIVE DATE.** This ordinance shall take effect immediately upon its passage and posting as provided by law.

**SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE** by the City Council of Pleasant Grove City, Utah County, Utah, this 2nd day of December 2025.

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Guy L. Fugal, Mayor

ATTEST:

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Wendy Thorpe - City Recorder

**Motion: Council Member** \_\_\_\_\_

**Second: Council Member** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Eric Jensen	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____

**CERTIFICATE OF POSTING ORDINANCE**

**Pleasant Grove City Corporation**

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. \_\_\_\_\_ was posted on the State (<http://pmn.utah.gov>) website on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Wendy Thorpe, CMC, City Recorder



# City Council Staff Report

December 2, 2025

## TEXT AMENDMENT PROPOSAL

**REQUEST** Request to amend City Code Section 10-14-24-2-C-2: The Grove Mixed Housing Subdistrict Permitted Uses

**APPLICANT** Gateway Pines Flex, LLC (Charlie Openshaw)

**ZONE** Grove Mixed Housing Subdistrict

**STAFF RECOMMENDATION** Approve the proposed Code Text Amendment

**ATTACHMENTS** Proposed Ordinance Amendments

4

## Background

### History:

In January 2021, a site plan was submitted for two flex space commercial buildings located at the northeast corner of Sam White Lane and 2500 West, in The Grove Mixed Housing Subdistrict. The site plans for these two buildings were approved by City Council in July 2023; and the applicant has constructed both of these buildings and has been filling out each unit with tenants since.

As the applicant continues to find tenants for these two buildings, some of the proposed tenants have businesses that would not be permitted under the current list of permitted uses in The Grove Mixed Housing Subdistrict. Because of this, the applicant has requested to add two new uses to The Grove Mixed Housing Subdistrict. The applicant submitted their application on September 2, 2025.

### Applicant's Request:

The applicant proposes to add Use 3997 (Signs and Advertising Displays) and Use 6342 (Disinfecting and Exterminating) to the list of permitted uses within the Zone.

## Analysis

### Purposes of The Grove Mixed Housing Subdistrict:

The purpose of The Grove Mixed Housing Subdistrict is to “to create a compact, pedestrian friendly environment of mixed residential uses, including, a mix of various multi-family and single-family dwellings, public spaces, parks and paths. Commercial developments are also permitted to develop in this subdistrict, either as a mixed use project with residential uses, or separately.”

Heavy industrial uses and sexually oriented businesses are prohibited in The Grove Mixed Housing Subdistrict.

Authors: Daniel Cárdenas - Community Development Director and Jacob Hawkins - City Planner

The General Plan envisions The Grove Mixed Housing Subdistrict as “a horizontally separated mixed-use neighborhood, with mixed residential uses at the interior and commercial at the periphery. It is recommended that commercial properties in this area focus on providing meaningful small-scale retail and dining amenities within walking distance of the adjacent residential uses wherever possible. Additionally, consideration should be given to provide adequate pedestrian connections to the future bus-rapid transit service on North County Boulevard.”

*General Description of Proposed Uses:*

Use 3997: Signs and Advertising Displays

- This use is light manufacturing in nature. There are many types of signs that could potentially be made through this use, including road signs, cabinet signs, channel letters, and so on. Each type of sign generally has a different process to its manufacture, and different machines are used for each process.
- For example, channel letters may start off with a CNC machine cutting out acrylic letters, and then another machine would fold and bend metal coil sheets into shapes that would fit around the letter, and lights would then be installed and wired throughout the sign. From there, additional storage may be needed until the sign is shipped or picked up. Some of these machines may create noise and smoke or smells – oftentimes not enough to affect neighboring properties or uses, but the use is still light manufacturing in nature.

Use 6342: Disinfecting and Exterminating

- This use is typically within an office setting; however, this use may also include the storage of chemicals, equipment, and vehicles for employees to select the products they need and provide services to customers elsewhere in the City.
- This type of use often provides services to residential, commercial, and even agricultural properties, and would need to store chemicals and equipment for each type of disinfecting or exterminating request.
- If stored properly, the chemicals being used would not create any noxious fumes or hazards and would not have any impact on the surrounding properties. And if any accidents such as a chemical spill occurs, these types of businesses are required to ensure that safety measures are in place (such as spill kits and personal protective equipment) so any accidents can be quickly and safely responded to.

*Comments from Staff:*

Many types of commercial uses are permitted in The Grove Mixed Housing Subdistrict, but because residential uses are also permitted in the zone, Staff finds that the current intent of the zone, as described by both the zoning ordinances and the General Plan, is to largely provide commercial uses that would complement and serve as a buffer between residential uses and the more general commercial nature of The Grove Commercial Sales Subdistrict or other commercial zones, instead of permitting uses that are manufacturing in nature. In fact, heavy manufacturing uses are specifically prohibited in the zone.

The Grove Mixed Housing Subdistrict covers approximately 270 acres of land within The Grove Zone, and nearly 75% (approx. 198 acres) of The Grove Mixed Housing Subdistrict is currently utilized for residential uses. While the majority of the residential uses are multi-family, and commercial uses are oftentimes considered to be an appropriate use adjacent to multi-family uses, Staff still finds it important to limit the intensity of commercial uses when there is a possibility of such uses being placed next to residential uses of any kind.

Staff would easily support light commercial uses such as retail, restaurant, office, certain light service-oriented businesses, and entertainment areas such as parks. However, The Grove Mixed Housing Subdistrict also happens to currently allow for many additional uses and general categories which are more intense in nature, such as automobile sales and service. While the applicant's requested uses might be comparable to other existing permitted uses in the zone, it is important to consider the direction of the zone when analyzing new proposed uses to see if such uses would be compatible with the purpose of the zone, or if such uses belong in a different zone altogether.

### **SWOT Analysis – Use 3997: Signs and Advertising Displays**

#### *Strengths:*

While light manufacturing in nature, the entire business is run indoors and will have little to no impact on the surrounding neighbors.

#### *Weaknesses:*

Light manufacturing uses typically belong in other zones, such as the Grove Business Park Overlay (GBPO) or Business Manufacturing Park (BMP) Zone. Where a rezone might be preferred, certain conditions typically need to be met in order to rezone a property, such as open space and landscaping requirements, or requiring a certain amount of dedicated sales tax generating uses. In this case, meeting such restrictions would be difficult for the applicant's project.

#### *Opportunities:*

There is currently a large demand for flex space uses in Pleasant Grove, which allows for many business owners to operate their business in their own unique way: from storage and distribution to workshops, retail, and office space.

#### *Threats:*

The proposed use is light manufacturing in nature; and light manufacturing uses, while not specifically prohibited in The Grove Mixed Housing Subdistrict, are not entirely in line with the purposes of the Zone in Staff's opinion. If one light manufacturing use is permitted, would additional light manufacturing uses be permitted in The Grove Mixed Housing Subdistrict, so long as they are located indoors and don't significantly affect neighboring properties? And if so, at what point would Staff recommend denial of such uses? At what point would the nature of the zone change?

*Recommendation:*

Because the proposed use does not significantly impact the surrounding neighbors, and because there are other permitted uses that have a similar or greater intensity compared to the proposed use, Staff recommends approval of the proposed use at this time.

**SWOT Analysis – Use 6342: Disinfecting and Exterminating**

*Strengths and Opportunities:*

This use must meet all local and State requirements, which outline how products should be stored, training on how to clean up messes properly, safety practices, procedures, environmental regulations, and so on. State requirements also prevent certain uses, such as fumigation, from being permitted in The Grove Mixed Housing Subdistrict, as such uses would require outdoor storage and further permitting from the State. Outdoor storage is not permitted in the zone, so because these types of businesses will need to be conducted entirely indoors, there is less of an impact on surrounding property owners.

Many disinfecting and pesticide chemicals have also reached a point where they do not cause inhalation or dermal toxicity to humans except in prolonged situations. To note, the chemicals used for professional cleaning have similar or fewer restrictions than other household cleaners such as bleach.

*Weaknesses and Threats:*

There is generally a negative connotation for disinfecting and exterminating businesses, oftentimes due to residents not knowing the type or amount of chemicals that are being stored; as well as concerns about if a spill were to happen and how it could affect their property. Many concerns can be addressed, however, as more information is provided about such businesses.

Specifically for the proposed tenant, the tenant would primarily utilize a unit for the storage of chemicals and equipment, with some office space for training and general operations. The tenant will have a clean-up kit ready for any accidents, should any occur; however the chemicals being stored are typically in small handheld bottles and containers – there is no large amounts of storage for chemicals. The tenant's primary office will still be located at a different location.

*Recommendation:*

The proposed use is service oriented in nature and largely needs a space for storage of chemicals and equipment. So long as the proposed use meets all requirements from local and State regulations, Staff has no concerns for the proposed use to be located anywhere in The Grove Mixed Housing Subdistrict.

If each use is managed properly, there should be little to no impact to any surrounding property, including residential properties. Certain requirements are still in effect, such as restrictions to both noise and odor, so if such uses begin to negatively impact any surrounding properties, Staff will be able to work with individual tenants and property owners to remedy any situations or to revoke any business licenses. And so, Staff recommends the Planning Commission forward a recommendation of

approval to Pleasant Grove City Council for the proposed City Code Amendments to City Code Section 10-14-24-2-C-2: Permitted and Conditional Uses in The Grove Mixed Housing Subdistrict.

## **Recommendation from Planning Commission**

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on November 13, 2025.

**3. Public Hearing: Code Text Amendment – Section 10-14-24-2-C-2: Permitted Principal Uses in The Grove Mixed Housing Subdistrict  
(City Wide)**

Public Hearing to consider the request of Gateway Pines Flex, LLC to amend City Code Section 10-14-24-2-C-2: Permitted Principal Uses in the Grove Mixed Housing Subdistrict, to add Use 3997 (Signs and advertising displays) and Use 6342 (Disinfecting and exterminating) to the list of permitted uses within the Zone. (Legislative Item)

### **RECOMMEND APPROVAL**

**MOTION:** Commissioner Martineau moved to forward a recommendation of APPROVAL to the City Council for the request of Gateway Pines Flex LLC for the proposed amendments to City Code Section 10-14-24-2-C-2: Permitted and Conditional Uses, by adding Use 3997 (Signs and Advertising Displays) and 6342 (Disinfecting and Exterminating) to the list of Permitted Uses in The Grove Mixed Housing Subdistrict; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the conditions below:

1. Square footage remains below 6,000 square feet.
2. Maximum amperage for each use is under 300 amps.
3. Chemical storage containers must be five gallons or smaller in size.

Commissioner Phillips seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

Motion by: Commissioner Martineau

Seconded by: Commissioner Phillips

AYE VOTES: Chair Redding, Commissioners Phillips, Butler, Fugal, Martineau, Patten, Nelson

NAY VOTES:

## PROPOSED TEXT AMENDMENT

Use Number	Use Classification
1111	Single-family dwelling, detached (with or without an attached garage, on 1 parcel. Includes cabins, noncommercial)
1112	Single-family dwelling, attached (to 1 or more single-family dwellings)
1113	Single-family dwelling, attached (to a commercial, industrial or other nonresidential use. Dwelling unit can be under, over, in front, behind or beside nonresidential use in the structure)
1120	Two-family dwelling
1124	Accessory apartments (see section <a href="#">10-15-47</a> of this title)
1130	Big house type multiple-family dwelling (3 or 4 dwelling units)
1140	Two-story multiple-family dwellings. Maximum of 8 dwelling units attached per building
1151	Townhomes, 2 or 3 stories with a garage. Maximum of 6 dwelling units attached per building
1153	Three-story mixed use buildings with commercial on the ground floor and residential units above. Maximum of 8 dwelling units attached per building
1241	Retirement homes
1292	Residential facility for handicapped persons, except that no such facility shall be established or maintained within $\frac{3}{4}$ mile of any other such facility (see section <a href="#">10-15-23</a> of this title)
3950	Costume jewelry, costume novelties, buttons and miscellaneous notions, except precious metals
3980	Audio products
3997	<b>Signs and Advertising Displays</b>
4210	Bus transportation
4600	Automobile parking
5110	Motor vehicles and automotive equipment
5120	Drugs, chemicals and allied products
5130	Dry goods and apparel
5140	Groceries and related products
5160	Electrical goods
5170	Hardware, plumbing, heating equipment and supplies
5210	Lumber and other building materials
5220	Heating and plumbing equipment
5230	Paint, glass and wallpaper (includes brushes, rollers, sprayers, etc.)

5240	Electrical supplies, except appliances
5250	Hardware and supplies
5300	General merchandise
5400	Food (includes groceries, candy, nut and confectionery, bakeries, etc.)
5500	Automotive, marine craft, aircraft and accessories (includes motor vehicles, tires, batteries and accessories, gasoline service stations, etc.)
5600	Apparel and accessories (includes all clothing, shoes, custom tailoring, furriers, etc.)
5700	Furniture, home furnishings and equipment (includes appliances, electronics, office supplies, etc.)
5810	Eating places
5910	Drug and proprietary
5930	Antiques and secondhand merchandise
5940	Books, stationery, art and hobby supplies
5950	Sporting goods, bicycles and toys
5960	Farm and garden supplies
5970	Jewelry
5980	Fuel and ice
6100	Finance, insurance and real estate service (includes credit services, security and commodity services, holding and investment services, etc.)
6210	Laundering, dry cleaning and dyeing
6220	Photographic services
6230	Beauty and barber services
6250	Apparel repair, alteration and cleaning pick up services, shoe repair services
6310	Advertising services (includes public relations services, layout and advertising copy preparation, etc.)
6320	Consumer and mercantile credit reporting services; adjustment and collection services
6330	Duplicating, mailing, stenographic and office services
6342	<b>Disinfecting and Exterminating</b>
6350	News syndicate services
6360	Employment services
6390	Business services
6410	Automobile repair and related services
6420	Electrical appliance repair and services

6490	Repair shops and related services
6500	Professional services (includes medical, health, legal, engineering, architectural and planning, research, data processing, etc., except 6516 - see conditional uses)
6710	Executive, legislative and judicial functions, except military
6720	Protective functions and related activities
6730	Postal services
6810	Nursery, primary and secondary education
6910	Religious activities
7210	Entertainment assembly
7220	Sports assembly
7230	Public assembly, miscellaneous purposes
7390	Amusements
7420	Playgrounds and athletic areas
7600	Parks

**ORDINANCE NO. 2025-028**

**AN ORDINANCE AMENDING THE ADOPTED PLEASANT GROVE CITY GENERAL PLAN BY AMENDING CHAPTER 7 ENVIRONMENT & RESOURCE MANAGEMENT AND ADDING A NEW CHAPTER. THE NEW CHAPTER 8 IS TO REVISE THE CITY'S VISION AND STRATEGIES FOR WATER CONSERVATION. PLEASANT GROVE CITY, APPLICANT.**

**WHEREAS**, S.B. 110 requires most municipalities and all counties to amend their General Plan to address how land use planning impacts water use by December 2025 (17-27a-403); and

**WHEREAS**, the current Pleasant Grove City General Plan was adopted on May 16, 2023; and

**WHEREAS**, Pleasant Grove City with the help of Landmark Design started a public process to create a draft for a new Chapter of the General Plan with the required updates to keep the land use policies and programs consistent between the current and future vision for Pleasant Grove City; and

**WHEREAS**, a new chapter was created that is intended to serve as a blueprint for decision makers regarding the impact of development on water use as they evaluate present and future needs and opportunities on land use regulation and development, future investment, and the allocation of resources; and

**WHEREAS**, on November 13, 2025 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 found it consistent with the intent of the existing General Plan and the requirements from the Utah State Code; and

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

**WHEREAS**, on December 2, 2025 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 a new 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:** The current general Plan from 2023 is amended to include a new chapter addressing water usage to appear as shown on the attached Exhibit "A".

**SECTION 2:** The Amended General Plan showing such changes shall be filed with the Pleasant Grove City Recorder.

**SECTION 3.** 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 Utah State Code.

**SECTION 4. 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 this Ordinance.

**SECTION 5:** This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

**SECTION 6. APPROVED AND ADOPTED AND MADE EFFECTIVE** by the City Council or Pleasant Grove City, State of Utah, on this 2<sup>nd</sup> day of December 2025.

\_\_\_\_\_.  
Guy Fugal, Mayor

ATTEST:

\_\_\_\_\_. (SEAL)  
Wendy Thorpe  
City Recorder

**Motion: Council Member** \_\_\_\_\_

**Second: Council Member** \_\_\_\_\_

<b>ROLL CALL</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Eric Jensen	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____

**CERTIFICATE OF POSTING ORDINANCE**  
**Pleasant Grove City Corporation**

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. \_\_\_\_\_ was posted on the State (<http://pmn.utah.gov>) website on this day of \_\_\_\_\_, 2025.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Wendy Thorpe, CMC, City Recorder



# City Council Staff Report

December 2, 2025

## TEXT AMENDMENT PROPOSAL

**REQUEST** Request to amend Chapter 7 of the 2023 General Plan, to revise the City's vision and strategy for water conservation. The City is proposing to create a new chapter for water conservation in the adopted 2023 Pleasant Grove City General Plan.

**APPLICANT** Pleasant Grove City

**ZONE** City Wide

**STAFF RECOMMENDATION** Approve the proposed General Plan Amendment

**ATTACHMENTS** Proposed Text

4

## Background

The State of Utah is requiring Pleasant Grove to update our General Plan to address the impacts of land use planning on water use, aiming towards a future in which growth and development is supported by an adequate water supply. These changes are required to be adopted by the end of 2025.

## Analysis

Because of Utah's arid climate and the explosive growth in population, water preservation and conservation have been a high priority for Utah's local governments, state leaders, water providers, and the public.

Pleasant Grove City provides drinking (culinary) water to 9,337 service connections, with nearly 95% of these being residential connections.

The proposed General Plan Amendment already includes a section for water conservation and management, on page 146 of the 2023 General Plan. This section is intended to be removed and a new section specifically for water conservation will be created in its place as a new "Chapter 8". The current Chapter 8 will be renamed to Chapter 9: Public Services, and the appendices will be provided from there.

There are four mandatory requirements that the General Plan Amendment must consider:

## Mandatory Requirements

1. To address the Four Primary Components, which are:
  - a. The effect of permitted development or patterns of development on water demand and water infrastructure.
  - b. Methods of reducing water demand and per capita water use for existing development.
  - c. Methods of reducing water demand and per capita water use for future development.
  - d. Modifications that can be made to a local government's operations to reduce and eliminate wasteful water practices.
2. Must identify water conservation policies implemented by the municipality or county.
3. Specify landscaping options for current and future development that do not require the use of lawn or turf in a park strip.
4. Specify low water use landscaping standards for any new:
  - a. Commercial, industrial, or institutional development.
  - b. Common interest community (defined in Section 57-25-102).
  - c. Multifamily housing project.

In addition to the mandatory requirements by the State, Pleasant Grove currently faces several challenges in water conservation. The City's current and future water needs and challenges were identified in a city-wide water conservation plan prepared in 2025. Water conservation challenges specific to Pleasant Grove include:

- The City is nearing build-out.
- Low-density development is preferred, resulting in larger landscape areas. Lawns and open space are part of Pleasant Grove's character that people love but they use more water.
- A pressurized irrigation source isn't available for approximately 10% of existing residential connections.
- The City's culinary water system has reported high levels of unaccounted water (above 50%) since 2020. Much of this is due to a few large parks, medians, and the cemetery which currently use unmetered culinary water rather than secondary water. The City is actively working to transition these sites to metered and/or secondary irrigation systems as funding allows.
- While residents and City leadership share concern about long-term water supply, additional education and policy alignment- such as potential landscape standards or participation in rebate programs- may be needed to build stronger water conservation efforts.

To address these concerns, the proposed text provides recommendations for the City's vision in water use and preservation. Additional data has also been provided so the City can identify what changes need to happen to increase water conservation, reduce water waste, and to improve aquifer health.

A few proposed goals and strategies include upgrading appliances and repairing leaks; being more efficient in irrigation; allowing for changes to landscaping to reduce water spending; strategic

adjustments to development patterns; applying financial incentives to encourage reduced water use; and providing water conservation education and outreach.

1. Goal 1: Expand water-saving incentives and pricing tools. The City can promote community conservation by promoting or offering effective rebates, incentives, and pricing tools that encourage water-efficient practices.
2. Goal 2: Strengthen water-smart policies and development standards. Pleasant Grove can explore opportunities to integrate water efficiency into city ordinances by establishing landscaping standards and development regulations that encourage water conservation and efficient use in new developments.
3. Goal 3: Align planning efforts with water resources. Pleasant Grove can also explore opportunities to coordinate water supply, conservation, and demand management across all city plans and policies.
4. Goal 4: Strengthen local capacity and build regional partnerships. The City's water conservation efforts could be strengthened through dedicated local leadership and collaboration with regional water providers.
5. Goal 5: Educate and engage the community. Opportunities are available to provide the community with inspiring, actionable, and useful educational resources and programs that promote a culture of water conservation and efficient use.
6. Goal 6: Lead by example in city projects and public spaces. Waterwise practices can be modeled through City facilities, capital projects, and public landscapes.

Achieving long-term water conservation in Pleasant Grove will require solid infrastructure, strong policy, and a well-informed, actively engaged community. Future success will hinge on clearly communicating the realities of the water supply, outlining specific and measurable expectations, and helping residents understand how their actions directly impact local and regional outcomes. As the City continues to grow, it must prioritize strategies that reduce waste, promote efficient land use, and preserve aquifer health. Doing so will move Pleasant Grove toward a more sustainable water future.

## Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on November 13, 2025.

### 4. Public Hearing: General Plan Update – Water Conservation (City Wide)

Public Hearing to consider a request from Pleasant Grove City to amend Chapter 7 of the 2023 General Plan, to revise the City's vision and strategy for water conservation. The City is proposing to create a new chapter for water conservation in the adopted 2023 Pleasant Grove City General Plan. (Legislative Item)

## RECOMMEND APPROVAL

Authors: Daniel Cárdenas - Community Development Director and Jacob Hawkins - City Planner

**MOTION:** Commissioner Martineau moved to forward a recommendation of APPROVAL to the City Council for the request of Pleasant Grove City for the proposed amendment to the 2023 General Plan, by adding a new chapter for Water Use and Preservation; and adopting the exhibits, conditions, and findings of the Staff Report.

Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

Motion by: Commissioner Martineau

Seconded by: Commissioner Butler

AYE VOTES: Chair Redding, Commissioners Phillips, Butler, Fugal, Martineau, Patten, Nelson

NAY VOTES:



# CHAPTER 8 WATER USE & PRESERVATION

## Vision

Pleasant Grove envisions a future where growth is **supported by a clean, reliable, and sustainable water supply**. The City will protect its aquifers and watershed through careful planning, efficient infrastructure, and regional collaboration. By promoting water-wise development, reducing waste, and leading by example, Pleasant Grove will ensure a resilient water future that sustains the community and natural environment for generations to come.

# INTRODUCTION

## WATER AS PART OF THE GENERAL PLAN

Utah is one of the driest states in the nation. This reality, coupled with years of severe drought and explosive population growth, has made the preservation of water resources a high priority for Utah's local governments, state leaders, water providers, and the public. Recognizing planning's critical role in water management, the state adopted S.B. 110: Water as Part of the General Plan in 2022. This new mandate requires Pleasant Grove to address the impacts of land use planning on water use, aiming towards a future in which growth and development is supported by an adequate water supply. Understanding Pleasant Grove's role within its regional watershed is essential to meeting the goals of this mandate.

## REGIONAL WATER USE REDUCTION GOALS

In 2019, the Utah Division of Water Resources gathered public input and worked with state agencies and water providers to develop the Utah Regional M&I Water Conservation Goals Report. The report outlines recommended water conservation goals for nine regions, which serve as a foundation while the State continues to evaluate and refine targets in response to climate variability and population trends. The Provo River region, which includes Pleasant Grove, has targeted a 20% outdoor water use reduction by 2030 (Figure 8.1).

Figure 8.1 - Future Water Reduction Goals for Provo River Region

Source: Utah's Regional M&I Water Conservation Goals. Retrieved from <https://conservewater.utah.gov/wp-content/uploads/2021/05/Regional-Water-Conservation-Goals-Report-Final.pdf>



## REGIONAL WATERSHEDS

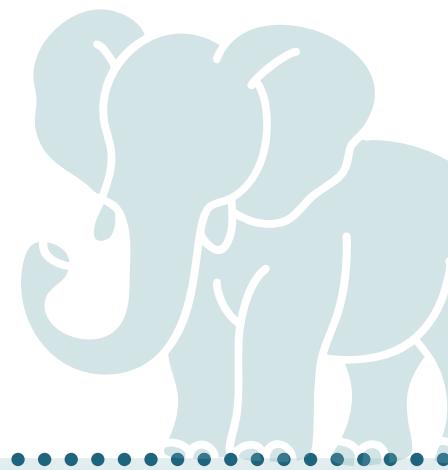
The Great Salt Lake watershed is fed by five regional watershed basins that encompass the Wasatch Front. The Utah Lake Basin, which includes Pleasant Grove, is the second most populous and has been fundamental to the region's development, providing its residents with diverse economic and recreational opportunities and enabling a high quality of life. The mountain watersheds that feed the Provo River and Utah Lake are critical sources of drinking water for both the basin's aquifers and the flow that ultimately reaches the Great Salt Lake. Like many Wasatch Front communities, Pleasant Grove relies primarily on groundwater for its culinary supply. With continued population growth and declining aquifer levels, access to clean, reliable water is becoming more uncertain. As part of a broader network of water users, Pleasant Grove is committed to protecting both watershed and aquifer health through coordinated regional planning and responsible local action.



## ADDRESSING THE “AQUI-PHANT” IN THE ROOM

While statewide conservation goals provide a useful benchmark, Pleasant Grove and the Utah Lake Basin face unique challenges related to groundwater supply, as this historic lifeline is now under growing stress. In recent years the State Engineer has determined that the water rights in North Utah County have been over-allocated, meaning there are more water rights issued to water users than the aquifer can support. Coupled with several years of recent drought, this has resulted in a significant drop in aquifer water levels.

As aquifer levels decline across the region, the long-term security of the water supply is at risk. Unlike surface water, aquifers recharge slowly and invisibly, making their degradation difficult to detect until the impacts are severe. In response, drilling new or deeper wells has become common practice, but this approach can lead to long-term reduced aquifer storage capacity and a faster depletion of resource. Without strategic, coordinated regional action to protect recharge zones and limit overuse, Pleasant Grove and its neighbors could face rising costs, diminished water quality, and a reduced ability to weather drought.



### ***What is an Aquifer?***

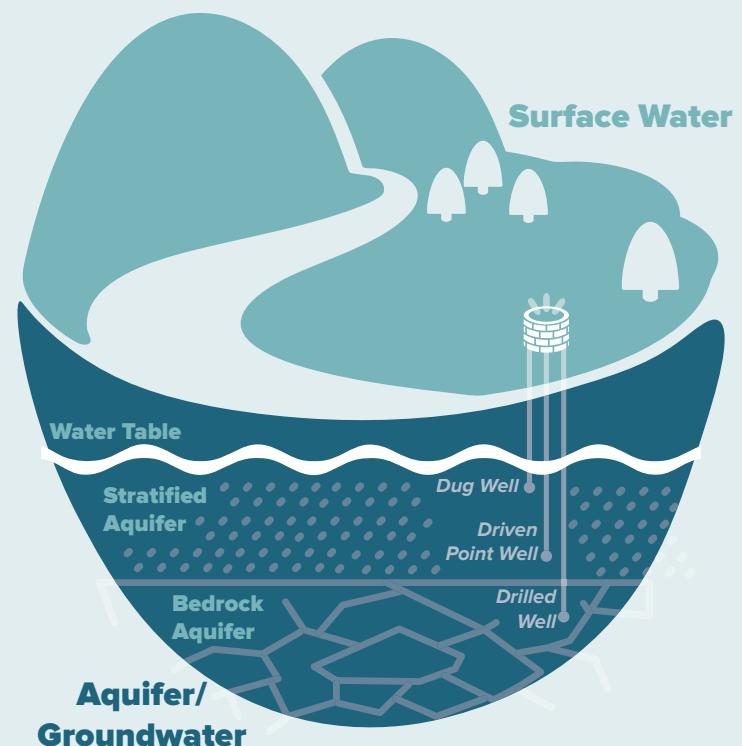
**An aquifer is NOT**

an underground river or lake...

**...an aquifer IS**

a layer of rock or sediment underground that acts like a sponge to hold water. It can be made of sand, gravel, or other rocks that have tiny spaces in them, allowing water to move through.

Wells extract groundwater from an aquifer, but if water is pumped out faster than it can be replaced by natural recharge - such as rain or surface water seeping through the soil - the aquifer's water levels will drop, making access less reliable and possibly leading to a complete loss of groundwater access.

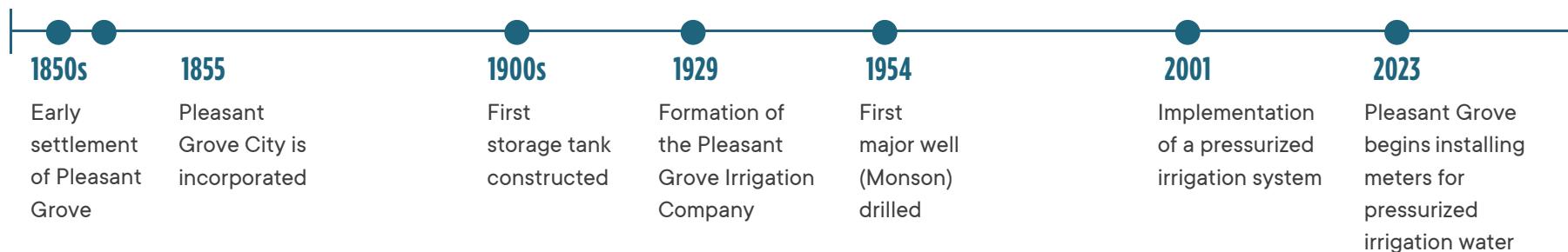


# EXISTING CONDITIONS

## CONTEXT & HISTORY OF PLEASANT GROVE'S WATER SYSTEM

The Pleasant Grove water system has developed significantly since the city's early settlement in 1850. The City has made substantial investments to modernize and expand its water infrastructure, including acquisition of springs and wells, construction of storage tanks, and a transition to metered culinary water lines. More recently, Pleasant Grove implemented and expanded a pressurized secondary irrigation system for non-culinary outdoor use, which now serves 90% of households and was fully metered in 2025. These efforts have improved system reliability, water efficiency, and service quality. However, continued planning will be essential to ensure a reliable water supply for future generations.

Figure 8.2 - Historic Snapshot of Pleasant Grove's Water System Development



## RESIDENT PERSPECTIVE ON WATER USE & PRESERVATION

A 2024 survey conducted by Utah State University under the Utah Wellbeing Project showed that **78% of Pleasant Grove residents share moderate to major concern for the future of the city's water supply**- making it the highest rated concern among respondents.<sup>1</sup>



Nearly 8 out of 10 Pleasant Grove residents are concerned for the future of the City's water supply.  
Source: 2024 Utah Wellbeing Project Pleasant Grove Concerns Survey Report.

<sup>1</sup> <https://www.usu.edu/Utah-wellbeing-project/reports/2024/pleasantgrove-wellbeing-survey-findings-2024>

## PLEASANT GROVE'S WATER PLANNING CHALLENGES

The City's current and future water needs and challenges were identified in a city-wide water conservation plan prepared in 2025. Water conservation challenges specific to Pleasant Grove include:



### APPROACHING BUILD-OUT

With limited remaining vacant land, Pleasant Grove is entering a build-out phase. This transition shifts growth pressures from new development to redevelopment and system optimization.



### CULINARY SYSTEM STRAIN

A pressurized irrigation source isn't available for approximately 10% of existing residential connections. Since 2020, the City's culinary system has also reported high levels of unaccounted-for water (above 50%). Much of this is due to a few large parks, medians, and the cemetery which currently use unmetered culinary water rather than secondary water. The City is actively working to transition these sites to metered and/or secondary irrigation systems as funding allows.



### WATER-INTENSIVE LANDSCAPING TRADITIONS

Low-density development (1/4 - 1/2 acre single family) is preferred, resulting in larger landscape areas. Lawns and open space are central to the City's character that people love but they use more water.



### BUILDING A CONSERVATION CULTURE

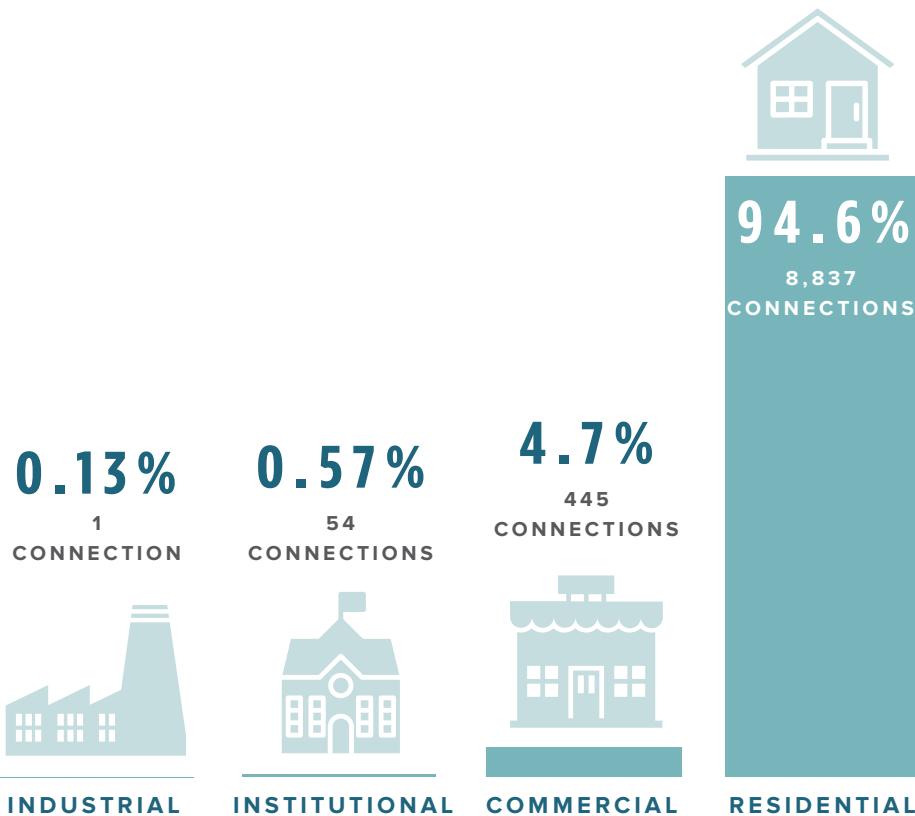
While residents and City leadership share concern about long-term water supply, additional education and policy alignment- such as landscape standards or participation in rebate programs- may be needed to build stronger water conservation efforts.

# PLEASANT GROVE WATER SYSTEM SNAPSHOT

## CULINARY WATER

Pleasant Grove City provides drinking (culinary) water to 9,337 service connections, with nearly 95% of these being residential connections as shown in **Figure 8.3<sup>2</sup>**. In 2014, Pleasant Grove City began the process of installing meters for culinary water on city buildings but has only partially completed the process. The project is expected to continue through 2030.

Figure 8.3 -Culinary Water Connection Breakdown by Land Use Type



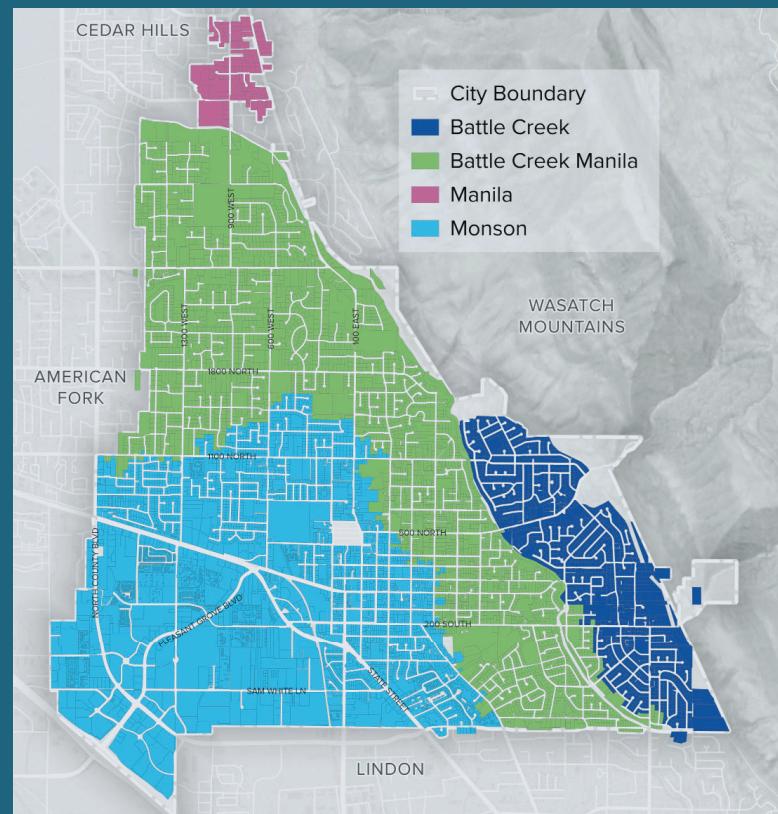
2

[https://waterrights.utah.gov/asp\\_apps/viewEditPWS/pwsView.asp?SYSTEM\\_ID=1298#General\\_System\\_Info](https://waterrights.utah.gov/asp_apps/viewEditPWS/pwsView.asp?SYSTEM_ID=1298#General_System_Info)

## CITY PRESSURE ZONES

Pleasant Grove's culinary water system is divided into four pressure zones. The Pleasant Grove Culinary Water Master Plan 2025 outlines source, storage, and water right needs for each zone, both current and at buildout.

- Battle Creek
- Battle Creek Manila
- Manila
- Monson



## IRRIGATION WATER

The Pleasant Grove City secondary (irrigation) water system separates culinary water use from the outdoor water use, preserving high-quality drinking water for essential uses while allowing less expensive untreated water for irrigation. The Pleasant Grove secondary water system currently serves 7,464 connections, of which 99.0% are residential connections.<sup>3</sup>

While most of Pleasant Grove has access to secondary water for irrigation purposes through the city's pressurized irrigation system, approximately 10% of residential connections still lack access to the system and rely on culinary water for outdoor use. These areas primarily include neighborhoods located generally south and west of State Street and those within the Manila Pressure Zone, which lies north of the Provo River Aqueduct near Cedar Hills City.

3

[https://waterrights.utah.gov/asp\\_apps/viewEditSEC/secView.asp?SYSTEM\\_ID=11426](https://waterrights.utah.gov/asp_apps/viewEditSEC/secView.asp?SYSTEM_ID=11426)

## SECONDARY METERING

Unmetered secondary irrigation connections have been shown to use approximately 50% more water than metered connections<sup>4</sup>. In accordance with Utah Code 73-10-34, Pleasant Grove has launched a city-wide initiative to install meters at all secondary water connections, a project that is set for completion by 2025. These meters will provide essential data to improve water management, reduce waste, and ensure a reliable supply. Accurate measurement will also help identify leaks, support conservation efforts, and ease data collection for long-term planning.

<sup>4</sup> DWR Secondary Meter Grant. Utah Division of Water Resources. (n.d.). <https://water.utah.gov/250-million-for-the-installation-of-secondary-meters-will-fast-track-water-conservation-efforts/>



Access to secondary metering data can empower property owners to make more informed decisions when it comes to watering their landscapes.

# WATER SOURCES & STORAGE<sup>5</sup>

## CULINARY SOURCES

The culinary water system comprises of a network of pipes, water storage tanks, springs, and groundwater wells. Pleasant Grove City gets its drinking water from two natural springs and eleven wells, as listed in **Figure 8.5**. Note that Pleasant Grove uses less water than average for a city of its size (as seen in **Table 8.1**). However, four of the City's eleven wells have stopped providing water due to ongoing drought conditions and lower aquifer levels, and two cannot operate at the same time. These wells won't contribute to the system until aquifer levels recover, or the wells are re-drilled and deepened, leaving the system with only 6 currently operational wells.

<sup>5</sup> For more detailed information about the Pleasant Grove's water sources, storage, and water rights and shares, see the Pleasant Grove Culinary Water Master Plan 2025 and the Pleasant Grove 40-Year Water Rights Plan.

Table 8.1 - Estimated Culinary Source Need vs Supply

CATEGORY	NEED (GPM)	SUPPLY (GPM)	EXCESS/DEFICIT BY STATE STANDARDS
Current Demand (2025)	9,146	11,184	2,038 gpm in excess

Figure 8.4 - Components of the Pleasant Grove Culinary Water System



Figure 8.5 -Culinary Water Sources

The following is a list of culinary water sources. Note, those in red currently drought limited and have 0 capacity. Also note, Adams and Peterson Wells cannot operate at the same time.

- Adams Well
- Anderson Park Well
- Atwood Well
- Battle Creek Well
- Brimley Well
- Ekins Well
- Gibson Well
- Grove Creek Well
- Monson Well
- Peterson Well
- BLVD Well
- Battle Creek Springs
- Wade Springs

## CULINARY STORAGE

Pleasant Grove City stores its drinking water in a series of tanks and storage facilities (Figure 8.6). While the City currently has more than enough overall storage capacity to meet its culinary water needs (as shown in Table 8.2), there is a specific deficiency in the Manila Zone. To address this issue, the City plans to construct an additional storage tank to boost storage capacity in that area contingent on available funding.

Table 8.2 - Estimated Culinary Storage Need vs Supply

CATEGORY	NEED (GPM)	SUPPLY (GPM)	EXCESS/DEFICIT BY STATE STANDARDS
Current Demand (2025)	10,182,557	12,167,560	1,985,003 in excess (recommended to maintain at least 20% excess by the state)

## SECONDARY SOURCES

The secondary water system similarly comprises of a network of pipes, storage tanks or reservoirs, wells and springs resulting in an average annual total of 100 acre-feet per year. Water is purchased water from five different river or creek diversions for an average annual total of 6,000 acre-feet.

Figure 8.7 - Components of the Pleasant Grove Culinary Water System



Figure 8.6 -Culinary Water Storage

Pleasant Grove's culinary storage tanks/sources include:

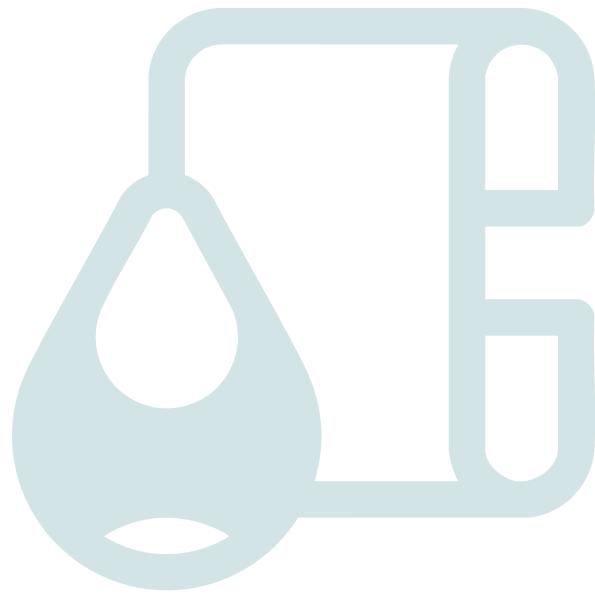
- Battle Creek Tanks
- Cedar Hills Tank
- Grove Creek Tank
- Manila Tank
- Monsons Tanks
- Wadley Tank
- Battle Creek Springs Equivalent\*
- Wade Springs Equivalent\*
- Battle Creek Well Equivalent\*

*\*Free flowing springs or wells with backup power can be considered storage over the required two-hour fire flow period.*

## WATER RIGHTS & WATER SHARES

A water right is permission from the state to divert and beneficially use a certain amount of water, however, not everyone possesses water rights. An irrigation or canal company might obtain water rights of their own from the Utah Division of Water Rights and then divide shares of these rights among their stockholders.

Pleasant Grove City utilizes both water rights and water shares to supply water to residents and businesses. The City's acquired rights and shares include surface water, reservoir water, and groundwater. As the City has grown, developers have been and continue to be required to dedicate water to the City, typically in the form of water shares from Pleasant Grove Irrigation company, although appeals can be made to provide cash-in-lieu or shares from other neighboring irrigation companies. Pleasant Grove currently has adequate water rights to meet its needs.



## LAND USE & WATER

### SHAPING WATER USE & DEMAND

Water demand is intrinsically linked to land use. As outlined in Chapter 2: Land Use, Pleasant Grove is primarily made up of low-density residential neighborhoods, with pockets of higher-density and commercial development along major corridors. The relationship of land use and water in Pleasant Grove is illustrated in the following sections. Lower-density areas with larger lots and lawns tend to use significantly more water than higher-density areas with smaller lots and limited irrigation. While commercial areas generally consume less water per acre than low-density housing, water-intensive uses like restaurants, car washes, and heavily landscaped properties can drive up demand<sup>1</sup>. With little undeveloped land remaining, Pleasant Grove is transitioning to infill and redevelopment—a shift that can promote more efficient water use when guided by smart growth and water-conscious planning.

<sup>1</sup> Smart growth: Growing toward more efficient water use. EPA. (n.d.). [https://www.epa.gov/sites/default/files/2014-01/documents/growing\\_water\\_use\\_efficiency.pdf](https://www.epa.gov/sites/default/files/2014-01/documents/growing_water_use_efficiency.pdf)



## RESIDENTIAL USE



Low to medium-density residential uses constitute 51% of existing land use and make up 94.6% of drinking water system connections and 99.0% of secondary water connections in Pleasant Grove. Residential water use is often the primary focus of water conservation policies, as it accounts for the majority of municipal water consumption and provides the most comprehensive dataset for estimating conservation potential.

## COMMERCIAL, OFFICE, & INDUSTRIAL USES

In Pleasant Grove, commercial and office uses make up only 6.2% of land use and 4.7% of drinking water connections. Industrial water use is minimal, with only one active culinary connection. Additional commercial development is expected as part of the development of “The Grove.” For these uses, Pleasant Grove should enhance water conservation by establishing water efficient appliance and landscaping standards for future commercial and office developments. Municipal development standards statewide typically impose stricter water efficiency requirements on commercial developments, which have more resources to invest in such measures.

## INSTITUTIONAL USE



Institutional land uses, such as schools, civic, or religious facilities, make up about 4.7% of land use and less than 1% of the City’s drinking water connections. While small, they play a key role in water conservation, as they contribute to significant outdoor use and can serve as examples for the wider community. One significant step Pleasant Grove City has recently completed is to install smart irrigation controllers for all city-owned properties.

## PARKS & OPEN SPACE

Public parks account for approximately 2.0% of Pleasant Grove’s existing land use while open space contributes an additional 4.1%. Managing these areas requires a significant number of sprinkler controllers distributed across the City.

In the future, the City should consider adopting policy for converting some underutilized park lawns to water-wise landscapes, selecting water-efficient plantings and features, and enhancing on-site stormwater management through green infrastructure and other low-impact design. These spaces offer opportunities to showcase water-wise landscapes. Some of this has already been done at newer facilities such as Cook Family Park and the fire and police stations, including the use of drip irrigation and xeriscape park strips.

## AGRICULTURE

Agriculture plays a small but historically important role in Pleasant Grove, with agriculture or vacant land making up 9.8% of the city’s land use. While very few agricultural secondary water connections exist, several farms and orchards still operate using ditch and stream-fed irrigation. Supporting a transition to more efficient irrigation methods may be an important step for these properties, though some of this conversion may be most likely to occur as this land develops into new uses.



## MIXED USES



Mixed-use spaces (only 1% of existing land use) are expected to be a significant part of future development in Pleasant Grove, particularly in areas like Downtown and The Grove. These developments support water-efficient growth by focusing development where infrastructure already exists, reducing the need for water-intensive landscaping, and encouraging shared water systems. To ensure this occurs, the City should consider adjusting development standards such as parking requirements, lot sizes, and setbacks to help promote more efficient water use.

## LANDSCAPE STANDARDS

Pleasant Grove has not yet adopted formal landscaping standards to limit turf or promote low-water-use vegetation in new development. To address long-term outdoor water demand, the City should prioritize establishing clear, enforceable guidelines that support water-efficient site design – especially for multifamily residential and non-residential uses. In addition, adopting citywide water efficiency standards that align with state recommendations would allow residents to qualify for rebate programs, such as those offered by the State or Central Utah Water Conservancy District (see **Figure 8.8**). In general, water-efficient landscaping standards should include the following:

- Limitations on the use of turf in park strips and narrow areas
- Promotion of green infrastructure and Low Impact Development (LID) principles
- Limitations on ponds, pools, and other features that promote unnecessary water evaporation
- Restrictions on “zero-scapes” and artificial turf
- Recommendations for water-conserving landscape design
- Requirements for drip irrigation
- Promotion of water-wise, drought-tolerate plant selection
- Requirements for irrigation controllers

Figure 8.8 - Central Utah Water Conservancy District Supplemental Recommendations

Municipalities within the Central Utah Water Conservancy District (CUWCD) service area that have adopted specific water efficiency standards are able to access landscape rebate programs. Based on resident interest, Pleasant Grove may choose to participate in the future. Standards required to participate in the CUWCD rebate programs include:

- Drip irrigation or bubblers everywhere except for lawn
- WaterSense labeled smart irrigation
- 3-4 inches of mulch in planting beds
- 50% living plant cover at maturity
- Lawn shall not be installed in park strips, paths, slopes greater than 25% (4:1 grade), or areas less than 8 feet wide.
- For commercial, institutional, and multi-family uses, lawn areas should not exceed 20% of the total landscape area, outside of active recreation areas.





Figure 8.9 - 7-Principles of Sustainable Landscaping



**1. Start with a plan:** for a landscape design to be water-conserving, it needs to use water efficiently. The planning stage is the optimal time to decide which water efficiency strategies will be used.



**2. Practical turf-areas reduce over-irrigation:** Water-efficient landscaping does not require the elimination of all turfgrass. In fact, turfgrass can be a practical and beneficial component of a water-wise landscape if best practices are followed. The use of turfgrass becomes problematic when it is over-irrigated, used in areas that are challenging to irrigate such as steep slopes or odd-shaped or narrow spaces, and when it is placed in areas where it isn't useful.



**3. Soil preparation is the foundation of a quality landscape:** Soil is the most basic component of a quality landscape and will have an impact on the growth rate, health, and appearance of plants.



**4. Plant selection and placement:** Selecting the right plant for the right space is critical to creating a water efficient

landscape. Proper placement provides shade, privacy, beauty, efficiency, and can even decrease yard maintenance.



**5. Retain moisture with mulch:** Mulch covers the soil and prevents crusting, compaction, and moisture loss. Mulching around trees, shrubs, and flower beds can result in a ten-fold reduction in evaporative water loss from soil.



**6. Efficient irrigation is critical for conserving water:** Grouping plants with similar water needs (hydrozoning) is the first step in developing and efficient irrigation plan. Once plants are properly zoned, develop and irrigation schedule that will apply the appropriate amount of water based on the unique needs of zone.

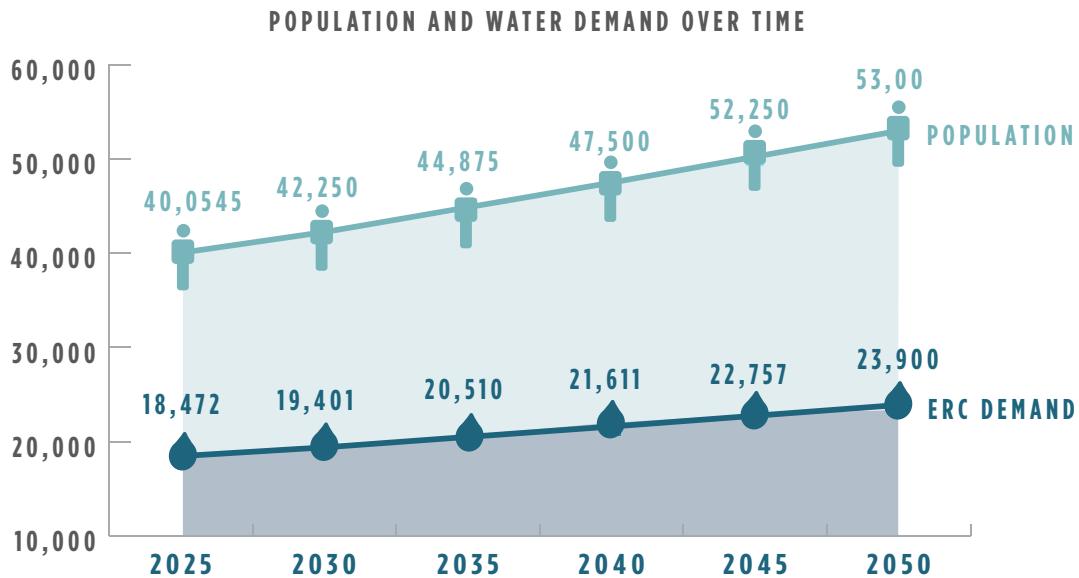


**7. Proper landscape maintenance keeps plants healthy and helps to conserve water:** Landscape maintenance is one of the most important components of a beautiful and lasting landscape. The main activities required to maintain a water-wise landscape are irrigation and irrigation system maintenance, weed control, fertilization, pruning, and pest and disease control.

# FORECASTING FUTURE WATER NEEDS

Pleasant Grove currently has an estimated population of 40,045, with a corresponding water demand of 18,472 Equivalent Residential Connections (ERCs). Over the next 30 years, the city is expected to continue growing, reaching build-out around the year 2050. As illustrated in **Figure 8.10**, water demand is projected to increase in conjunction with population growth and rising development density.

Figure 8.10 - Population and Water Demand Over Time



## MEASURING WATER DEMAND/USE

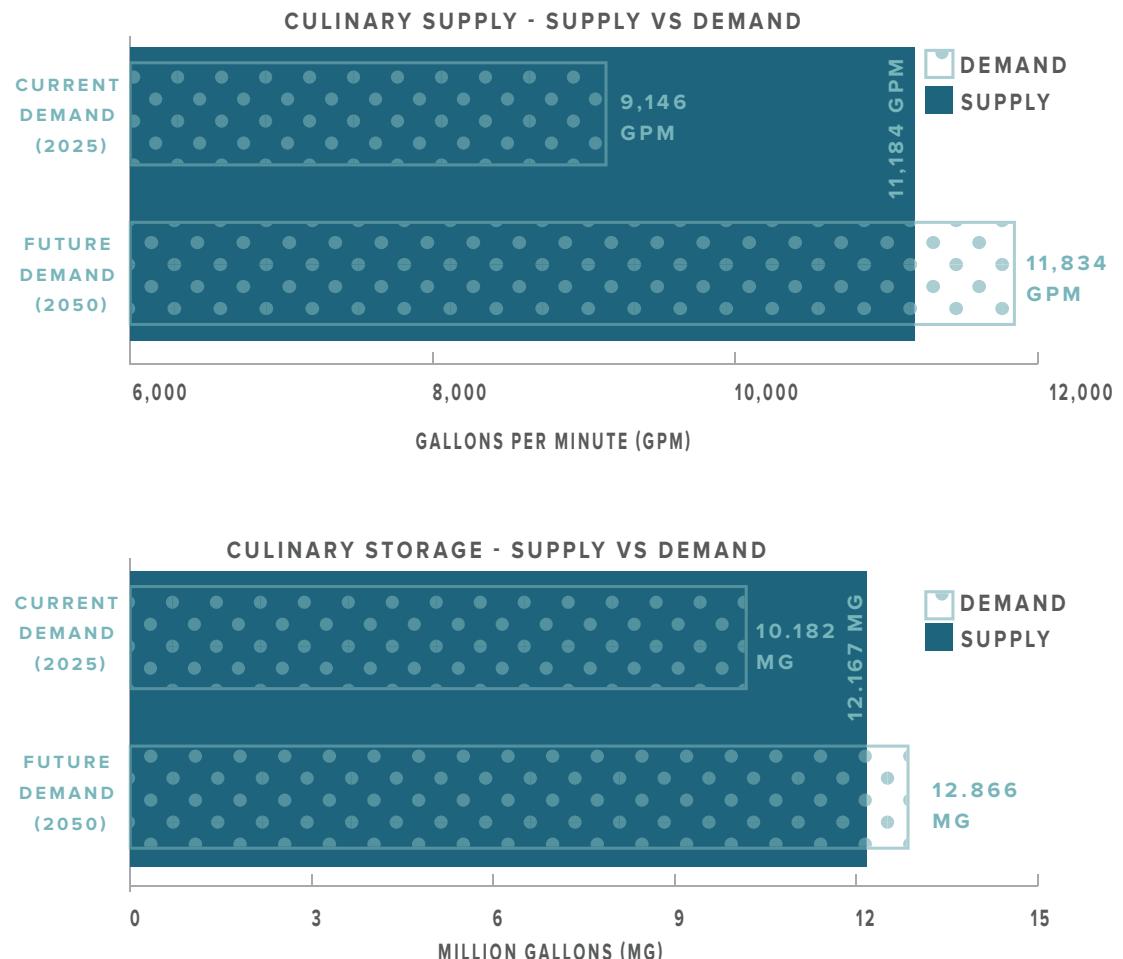
Tracking water demand and use is essential to informed decision-making and policy-setting. Water professionals typically use the following measurements for water use and demand:

- ERCs:** Equivalent Residential Connection represent water demand that a typical single family residential unit places on the water system. (Pleasant Grove's current ERC is equivalent to 202 gallons per single-family residential unit per day.)
- ACFT:** The amount of water sufficient to cover one acre with one foot of water (equals approximately 326,000 gallons).
- MGD:** Million gallons per day
- GPCD:** Gallons per capita per day. Calculated by dividing total annual water use by population. Methods vary, so comparisons between cities may not always be consistent.



A comparison of current and projected water demand with existing supply and storage capacity indicates that Pleasant Grove will not have sufficient water resources to support anticipated growth if consumption continues at its current rate (see Figure 8.11), especially given the city's approaching build-out and the limited flexibility for future land-use changes. Current modeling suggests the City will face a shortfall in culinary water supply by approximately 2045. Plans are underway to expand storage capacity through the construction of two new tanks. While the need for additional water supply has been recognized, including potential options such as drilling new wells or re-drilling existing ones, no formal plans have been implemented to date.

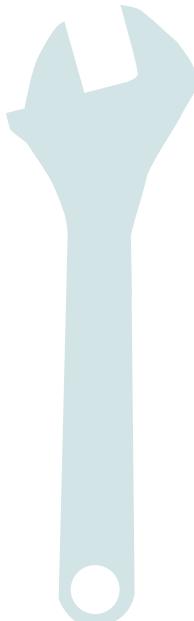
Figure 8.11 - Future Water Demands vs Future Capacity



Note that future development in the City is soon likely to plateau as the City has almost reached build-out. All future development within the City is expected to take the form of infill development or mixed-use projects within the Downtown and Grove areas which in turn should use significantly less outdoor water than traditional development.

## EXISTING AND FUTURE SYSTEM DEFICIENCIES

Pleasant Grove's culinary water system supplies clean drinking water and fire protection citywide. While it performs well in most areas, some neighborhoods lack adequate water pressure during emergencies, affecting fire response. These areas are identified in the *2025 Pleasant Grove Culinary Water Master Plan*.



Beyond fire flow issues, **existing system deficiencies** have emerged due to aging infrastructure and growing demand. The City is currently working to address some of these deficiencies with several replacement projects, including:

- New 8" loop connections
- Upsizing undersized lines
- Replacing outdated 4" waterline pipes
- Installing PRVs in the North Fields Zone
- Adding a Manila Tank

To meet **future demand**, planned upgrades include:

- Expanded distribution and transmission pipelines
- A new Monson Tank

A full summary of recommended improvements, timelines, and estimated costs is provided in the Culinary Water Master Plan. Project timing will depend on available funding.

### REPLACING AGING WATER INFRASTRUCTURE

Pleasant Grove's culinary water system has been built out over the past 80 years. As the system continues to age, some sections are now approaching or have already reached the end of their design life, leading to leaks, breaks, and inefficiencies that can lead to water loss and service disruptions. To stay ahead of these issues, the City plans to begin budgeting annually for system replacement as needed, rather than relying on emergency fixes.



## IMPROVING AQUIFER HEALTH

As previously discussed, past planning assumed the aquifer could meet long-term needs, yet groundwater levels are declining and future supply is no longer guaranteed. In time, it may be necessary for Pleasant Grove to treat surface water from the American Fork or Provo Rivers to meet future needs, but the City should explore a variety of solutions to improve aquifer health, including:

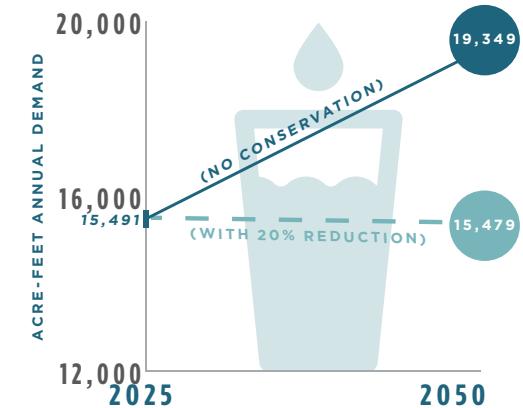
- Investing in conservation** - both indoor and outdoor, to reduce demand wherever possible.
- Aquifer Storage and Recovery (ASR)** - capturing excess surface water during wet years and storing it underground for future use.
- North Utah County Aquifer Council (NUCAC)** - as one of NUCAC's original members, the City plans to continue supporting regionally coordinated efforts.

## THE POWER OF A LITTLE CONSERVATION

Evaluating future water demand under two build-out scenarios illustrates the impact of conservation on future water demand, seen in **Table 8.3**. The first baseline scenario assumes current use patterns, which averages 253 gallons per capita per day (gpcd), and would raise demand as the population grows. The second looks at whether Pleasant Grove were to set a goal to reduce per capita water use by 20%. The analysis shows this reduction could largely offset the anticipated rise in demand from population

Table 8.3 -Future Demand Scenarios

	CURRENT DEMAND (2025)	FUTURE 2050 DEMAND (no conservation)	FUTURE 2050 DEMAND (with 20% reduction)
Population Estimate	40,045	53,000	53,000
Per Capita Use	253 gpcd	253 gpcd	202 gpcd
Total Annual Use	15,491 ac-ft	19,349 ac-ft	15,479 ac-ft
DIFFERENCE FROM CURRENT DEMAND		+3,858 ac-ft	-12 ac-ft



# REDUCING WATER WASTE

To support sustainable growth and water demand, Pleasant Grove can apply strategies that reduce wasteful water use practices through planning and regulation. By setting clear efficiency standards, promoting efficient land development, and increasing public outreach, the City can lower water use across all land types without altering water delivery. The following section outlines six water-conserving practices and strategies which can serve as a focal point for efforts.

## CONSERVATION PRACTICES & STRATEGIES

### 1. APPLIANCE UPGRADES & LEAK REPAIRS

Upgrading toilets, faucets, and shower heads to high-efficiency options has proven to be among the most cost-effective conservation measures in decreasing water usage and minimizing leaks. Pleasant Grove City currently shares relevant appliance information and recommendations on the city website, but residents are currently ineligible for local rebates until new standards are adopted.

### 2. IRRIGATION EFFICIENCY

While significant improvement has been made in irrigation efficiency over the last few decades, additional potential remains. With the completion of secondary metering, next steps include installation of smart controllers that adjust irrigation schedules based on weather and landscaping needs and converting overhead spray to drip irrigation systems. Pleasant Grove already implements these methods within new city parks and facilities, and can further extend these measures to private properties through access to rebate incentives and education.



Upgrade toilets, faucets, and shower heads to high-efficiency options.



Install smart controllers to adjust irrigation schedules based on weather and landscaping needs.



Convert overhead spray systems to drip irrigation systems.



### WATER-CONSERVING PRACTICES & STRATEGIES

The following water-conserving practices and strategies apply across all water and land use types.

1. Appliance Upgrades & Leak Repairs
2. Increased Irrigation Efficiency
3. Landscaping Changes
4. Water-Efficient Land Use Patterns
5. Water Conservation Pricing
6. Water Conservation Education & Outreach

### 3. LANDSCAPING CHANGES

In Utah, approximately 65% of our culinary water is applied, often inefficiently, to landscapes. The types of plants we grow, the density at which they are planted, and the type of system used to irrigate them have a major effect on the amount of water needed outdoors.

Pleasant Grove could encourage water-efficient landscaping citywide through ordinances that emphasize drought-tolerant plants, smart irrigation practices, and the use of Localscapes landscape design principles. Low impact policy adjustments could prohibit or discourage lawn in park strips, other narrow spaces, or steep slopes and strongly discourage inefficient practices like overspray and runoff. Maintaining clear standards for new development, aligning zoning with these standards and including guidance and resources for retrofitting existing landscapes could help the City manage growth responsibly while reducing long-term water demand. **Figure 8.12 (and Figure 8.9 on page 167)** provides the educational foundation for the City to begin promoting water smart behaviors.

Currently, Pleasant Grove City has implemented a time-of-day watering policy and limits watering to a maximum of three days per week. Excessive overspray or runoff is also prohibited. In addition, the City should prioritize considering a water-efficient landscape ordinance as previously described.

It is important to note that single-family homes are generally not held to the same development standards as commercial and industrial uses. Rather, homeowners are encouraged to implement water-conserving practices and landscapes on their own. Educational resources, guidance, and encouragement can and should be provided by the City.

Figure 8.12 - Dos and Don'ts of an Effective Waterwise Park Strip



#### WATER-WISE PARK STRIP DESIGN DO'S

- Do incorporate at least 25% plants, trees, and shrubs into the xeriscape.
- Do add pathways so guests who park in front of your home or business can easily access the sidewalk.
- Do be conscientious of utilizing plants, trees and shrubs appropriate to the climate to avoid losing water to evaporation and run-off.
- Do choose trees from the city approved Class I Trees List.
- Do keep vegetation such as grasses, flowers, ground covers, and shrubs less than 22-inches in height.



#### WATER-WISE PARK STRIP DESIGN DONT'S

- Don't use irrigated turfgrass or artificial turf as landscaping materials.
- Don't use "zero-scape" landscape treatments which eliminate plants and completely cover the area with pavement, gravel, rock, or stone (hardscapes should be used strategically as paths or pass-throughs).
- Don't water the park strip the same amount as turfgrass.
- Don't block site lines from driveways or roads or interfere with city maintenance.



## 4. STRATEGIC DEVELOPMENT PATTERNS

Water-efficient land use patterns save water while supporting the effective use of existing infrastructure, protecting natural resources, promoting walkability, controlling flooding, and enhancing neighborhood vibrancy. Research shows that even small adjustments to development density can yield significant water savings.

Allowing some smaller homes, reducing parking and setback requirements, and focusing development where infrastructure already exists are all optional strategies that support water-wise land use. Ultimately, the most effective development policy is one that makes water-wise practices the easiest and most incentivized way to build.

## 5. CONSERVATION PRICING

Water conservation pricing encourages reduced water use by applying financial incentives, such as tiered rates that increase with consumption. Pleasant Grove's current drinking water rate structure is designed to promote conservation of its high-quality groundwater. To expand this approach, the City is conducting a comprehensive rate study to evaluate water use and the true cost of service. Findings from this study, along with data from the secondary water metering project, will inform the development of a tiered rate structure for secondary water which encourages conservation and aligns pricing with each property's water allocation. In the long term, consistent water tracking will allow Pleasant Grove to make data-driven decisions that optimize future water policies, rates, and fees.

To extend these benefits beyond city operations, Pleasant Grove should consider implementing a user-friendly platform-such as a web portal or mobile app-that allows residents to monitor their water use, detect leaks, understand consumption patterns, and make informed, cost-saving decisions that support household-level conservation.

## 6. WATER CONSERVATION EDUCATION & OUTREACH

Pleasant Grove recognizes that the support of community members and organizations is a critical component of any water conservation strategy. Building public awareness and long-term behavioral change requires clear communication, consistent messaging, and easy access to practical information. Some education and outreach strategies that Pleasant Grove has implemented or should consider implementing include:

- **Time-of-Day & Watering Day Restrictions:** Pleasant Grove educates residents on efficient watering by enforcing restrictions and communicating watering guidelines. Regular updates on watering schedules are included in monthly water bills.
- **Multi-Faceted Public Outreach:** Social media, emails, texts, flyers, videos, website updates, and billing inserts are used to promote conservation awareness.
- **Advertisement of Water Conservation Programs:** Links to programs, such as those offered by the State and Central Utah Water Conservancy District and, could be posted on the City website.
- **Public Awareness Campaigns:** Launch regular campaigns to promote water-conscious habits through outreach to schools, community events, and city presentations.
- **Landscaping Demonstration & Education:** Showcase water-wise landscaping through city-led demonstration projects, such as xeriscaping public properties or planting native vegetation, to lead by example and inspire residents.

# GROWING WATER-SMART: 3 BEST PRACTICES

## 1. SUPPORT WATER CONSERVATION THROUGH SMARTER DEVELOPMENT PATTERNS

- Where appropriate, encourage **compact, infill, smaller lots, and mixed-use development** to reduce water demand and increase infrastructure efficiency.
- Focus growth in **areas already served by existing infrastructure** to avoid costly system duplication and maximize existing system efficiency.
- Reinforce the **maintenance and reinvestment** in aging infrastructure to reduce leaks and system-wide water loss.

## 2. INTEGRATE WATER-WISE PRACTICES INTO PLANNING TOOLS

- Use **zoning, municipal code, and land development standards** to embed water conservation principles into the built environment.
- Promote **efficient indoor fixtures, smart irrigation systems, and practical lawn areas** during site design and construction approval.

## 3. REINFORCE CONSERVATION POST-OCCUPANCY

- Share **landscape maintenance guidelines or education resources** to ensure long-term water efficiency.
- Offer or promote **retrofit incentive programs** to encourage upgrades in existing developments.



# BACK TO THE REGION

As noted earlier, the Utah Division of Water Resources has established a regional goal for the Provo River region of a 20% reduction in both indoor and outdoor water use by 2030. While the city is on track to meet this target, it may also consider adopting the more ambitious reduction goals set for 2040 and 2065 as part of its long-term water conservation strategy.

Table 8.4 -Regional M&I 2030 Water Conservation Goals & Future Goal Projections

REGION	2015 BASELINE (gpcd)	2030		2040		2065	
		GOAL (gpcd)	REDUCTION	GOAL (gpcd)	REDUCTION	GOAL (gpcd)	REDUCTION
Bear River	304	249	18%	232	24%	219	28%
Green River	284	234	18%	225	21%	225	21%
Lower Colorado River North	284	231	19%	216	24%	205	28%
Lower Colorado River South	305	262	14%	247	19%	237	22%
<b>Provo River</b>	<b>222</b>	<b>179</b>	<b>20%</b>	<b>162</b>	<b>27%</b>	<b>152</b>	<b>32%</b>
Salt Lake	210	187	11%	178	15%	169	19%
Sevier River	400	321	20%	301	25%	302	25%
Upper Colorado River	333	267	20%	251	25%	248	25%
Weber River	250	200	20%	184	26%	175	30%
<b>Statewide</b>	<b>240</b>	<b>202</b>	<b>16%</b>	<b>188</b>	<b>22%</b>	<b>179</b>	<b>26%</b>

M&I = municipal and industrial; gpcd = gallons per capita per day based on permanent population

Source: Utah's Regional M&I Water Conservation Goals. Retrieved from <https://conservewater.utah.gov/wp-content/uploads/2021/05/Regional-Water-Conservation-Goals-Report-Final.pdf>

Figure 8.13 - Regional Conservation Regions



## THE ROLE OF REGIONAL PARTNERSHIPS

Because aquifer systems and watersheds do not align with city boundaries, water resource planning must happen at the regional level, with municipalities across Utah Valley sharing the responsibility of managing these resources. Pleasant Grove acknowledges the need for regional collaboration and actively participates in the North Utah County Aquifer Council (NUCAC) to support coordinated planning efforts. The City recognizes that coordinated planning, data sharing, and investment in regional recharge strategies will be necessary to protect the water supply for future generations.

Without collective action, Pleasant Grove faces risks of groundwater decline, higher treatment costs, and increased drought vulnerability. Long-term water security in Utah Valley will depend on how well communities can work together to protect their shared water systems above and below ground. As part of its role in NUCAC, the City is actively working on a long-term regional master plan (year 2100) for the whole North Utah County area, including non-member cities, to establish goals and plans towards this end.

While some conservation goals can be achieved locally, others require collaboration across jurisdictions, including municipal neighbors, state or county agencies, the private sector, and non-profits. By working together, these collective efforts can align shared interests, expand resources, and enhance the overall success of protecting and preserving the watershed, aquifer, and the Great Salt Lake. Building and maintaining lasting relationships with the following entities is recommended:

- North Utah County Aquifer Council (NUCAC)
- Central Utah Water Conservancy District
- Local Irrigation Companies (Pleasant Grove Pressurized & Cedar Hills Pressurized)
- Neighboring Municipalities
- Utah County
- Utah Lake Watershed Council
- The Great Salt Lake Watershed Council
- Utah Division of Water Resources
- Utah Department of Agriculture and Food

## WATERSHED RESILIENCE

A healthy watershed is essential for maintaining quality of life, public health, water quality, and long-term water security. Watershed planning for resilience focuses on minimizing the negative impacts of new development through strategies such as mapping sensitive areas, adopting stormwater management plans, establishing development standards for stream buffers, and participating in collaborative efforts.

The Utah Lake Basin plays a crucial role in maintaining the **Great Salt Lake's** ecosystem, regional air quality, and the local economy, which are all threatened by declining water levels. Pleasant Grove's water conservation efforts are part of a broader regional strategy that helps save water for the lake. The City has adopted a sensitive lands ordinance to protect and mitigate sensitive areas, safeguarding residents from natural hazards and minimizing the degradation of resources. Additionally, Pleasant Grove's Stormwater Management Program (SWMP) addresses runoff pollution, such as soil, animal waste, and oil, by implementing pollution reduction measures to protect water quality and support overall watershed resilience by implementing pollution reduction programs.

# LOOKING FORWARD

Communities are increasingly prioritizing demand-side water management to reduce pressure on water resources and promote sustainable usage for the future. A key aspect of this strategy is integrating water conservation, efficiency, and reuse into land use planning. Table 4 outlines potential points of intervention to enhance land-water integration. Deciding how and where to intervene will depend on the community's local values and needs, political motivations, staff capacity, the demand-side management initiatives already implemented, and the community's water-saving goals.

As Pleasant Grove explores ways to improve long-term water sustainability, it can look to neighboring communities for guidance. The following practices have emerged as regional priorities and offer a strong starting point for aligning with local expectations and improving outcomes:

- Water Metering:** Most cities agree that metering both irrigation and culinary systems helps residents monitor use and make efficient choices.
- Water Conservation Programs:** Many cities report significant participation in state-sponsored programs, especially turf removal rebates. To offer these to residents, Pleasant Grove could adopt the four development codes required by the Central Utah Water Conservancy District.
- Clearer Education & Expectations:** Successful conservation programs are supported by clear policies, accessible educational materials, user-friendly water data, and consistent watering reminders that help residents take action.
- System Efficiency & Maintenance:** Common concerns include unreliable irrigation and aging infrastructure. Improving system performance builds public trust and ensures a clean, reliable water supply.
- Lead by Example:** Cities that visibly conserve-through xeriscaping or fixing sprinklers-set a standard that encourages community-wide participation.

Table 8.5 - Intervention points, tools, and purpose for strengthening water & land use integration

POINT OF INTERVENTION	TOOL/MEASURE	PURPOSE
<b>Planning &amp; Goal Setting</b>	General Plans Conservation Plans Stormwater Management Plans Capital Improvement Plans Hazard Mitigation, Response, and Recovery Plans	Evaluates local water supplies, current and future demands, and related community economic values. Establishes goals and objectives for managing the intersection of natural resources and the built environment.
<b>Water Smart Land Use &amp; Development Policies</b>	Zoning Ordinances, Subdivision Regulations, and Planned Development Policies Water Budgets Demand Offset Programs Building and Design Codes Water Efficient Landscaping Ordinances	Links new development to water supply planning. Determines the requirements applied to new development for water resource management, conservation, and efficiency.
<b>Watershed Resilience &amp; Water Smart Infrastructure</b>	Watershed Planning for Resilience Green Infrastructure and Low Impact Development	An integrated water resource management approach helps mitigate the factors that can degrade ground and surface water quality and quantity. Green infrastructure can support these efforts.
<b>Water Conservation &amp; Efficiency Tools</b>	Conservation Rate Structuring Post-Occupancy Incentives and Educational Programs	Empowers and incentives landowners and renters to reduce water consumption. Links community-wide programs to water supply planning.

## IN CONCLUSION

Achieving long-term water conservation in Pleasant Grove will require solid infrastructure, strong policy, and a well-informed, actively engaged community. Future success will hinge on clearly communicating the realities of the water supply, outlining specific and measurable expectations, and helping residents understand how their actions directly impact local and regional outcomes. As the City continues to grow, it must prioritize strategies that reduce waste, promote efficient land use, and preserve aquifer health. Doing so will move Pleasant Grove toward a more sustainable water future.



# Goals, Strategies & Implementation Actions



## WATER USE & PRESERVATION

### GOAL 1 – EXPAND WATER-SAVING INCENTIVES AND PRICING TOOLS

**STRATEGY 1.1:** Promote community conservation by promoting or offering effective rebates, incentives, and pricing tools that encourage water-efficient practices.

- Action Item 1.1.1:** Consider revisiting the water efficiency standards required by the Central Utah Water Conservancy District (CUWCD) for participation in sponsored rebate programs and evaluate whether the City should adopt them (see also Implementation 2.3).
- Action Item 1.1.2:** Continue the irrigation water metering project to meet state requirements, enhance system monitoring, and provide residents with data to support more efficient outdoor water use.
- Action Item 1.1.3:** Support the Comprehensive Rate Study currently being conducted and implement the resulting proposed tiered rate structure for irrigation water. Align outreach and incentive programs to help residents reduce outdoor water use and avoid higher rate tiers.
- Action Item 1.1.4:** Promote regional and local rebates for high-efficiency appliances, irrigation systems, and landscape conversions by distributing flyers with utility bills, leveraging social media, and co-hosting community workshops with partners (see also Implementation 5.2).

## GOAL 2 – STRENGTHEN WATER-SMART POLICIES AND DEVELOPMENT STANDARDS

**STRATEGY 2.1:** Explore opportunities to integrate water efficiency into city ordinances by establishing landscaping standards and development regulations that encourage water conservation and efficient use in new developments.

- Action Item 2.1.1:** Explore further opportunities to integrate water-wise principles and language into City Ordinances, Standards, and Development Policies.
- Action Item 2.1.2:** Consider developing and incorporating appropriate water-efficient landscaping standards into the City Code for new and reconstructed commercial, industrial, institutional, and multifamily housing projects, including limits on lawn areas, use of efficient irrigation, and drought-tolerant landscaping (see also Implementation 1.1).
- Action Item 2.1.3:** Consider developing a comprehensive landscaping standard within the Development Code that clearly defines xeriscaping and distinguishes it from zeroscaping. Establish detailed guidelines for xeriscape design that promote water-efficient, attractive, and environmentally beneficial landscaping practices. Include inspiring examples, images, and best-practice recommendations to support effective implementation.
- Action Item 2.1.4:** Consider developing and incorporating appropriate water-efficient landscaping standards into the City Code for new residential projects.
- Action Item 2.1.5:** Continue enforcing time-of-day watering ordinance and monitoring for excess use to limit irrigation water waste.
- Action Item 2.1.6:** Explore offering potential incentives to developers such as reduced impact fees or expedited permitting for developments that meet high-efficiency water use standards.

## GOAL 3 – ALIGN PLANNING EFFORTS WITH WATER RESOURCES

**STRATEGY 3.1:** Explore opportunities to coordinate water supply, conservation, and demand management across all city plans and policies.

- Action Item 3.1.1:** Consider regularly re-evaluating and updating the drought contingency plan to help protect public health, safety, and welfare during periods of drought or water shortage.
- Action Item 3.1.2:** As City plans and policies are updated or amended, incorporate clear connections between water supply and demand, conservation, recharge, and reuse priorities, ensuring alignment in both policy and language.
- Action Item 3.1.3:** Coordinate regular updates with the City's webpage to add a water conservation section that contains relevant conservation data, rebate programs, and policy updates.
- Action Item 3.1.4:** Continue work with NUCAC towards an Aquifer Storage and Recovery (ASR) Project which injects an aquifer with culinary water during low-demand winter months in order to extract water during higher demand months of June through September.

## GOAL 4 – STRENGTHEN LOCAL CAPACITY AND BUILD REGIONAL PARTNERSHIPS

**STRATEGY 4.1:** Strengthen the City's water conservation efforts through dedicated local leadership and collaboration with regional water providers.

- Action Item 4.1.1:** Explore the creation of a Water Conservation Coordinator or designate a member of City staff to lead the development and implementation of the City's water conservation efforts. Responsibilities should include coordinating across departments, managing public education and outreach programs, overseeing the City's conservation website, developing and promoting incentives, tracking implementation progress, and strengthening regional relationships.

- **Action Item 4.1.2:** Establish a Water Conservation Committee composed of City staff, CUWCD representatives, and other stakeholders to support the Water Conservation Coordinator to align on conservation strategies, coordinate regional planning, and co-host educational events. The committee should meet quarterly to evaluate initiatives, recommend program adjustments, and advance water use and preservation goals.
- **Action Item 4.1.3:** Continue work with NUCAC and neighboring communities towards completion of the 2100 Northern Utah County Regional Water Master Plan.

## GOAL 5 – EDUCATE AND ENGAGE THE COMMUNITY

**STRATEGY 5.1:** Explore opportunities to provide the community with inspiring, actionable, and useful educational resources and programs that promote a culture of water conservation and efficient use.

- **Action Item 5.1.1:** Explore funding opportunities to transition city-maintained park strips from turfgrass to xeriscape.
- **Action Item 5.1.2:** Provide Pleasant Grove residents and/or homeowners with recommendations and resources for using both indoor and outdoor water more efficiently (Including flyers, digital content, workshops, etc.) and continue support for the Beautification Commission Water Wise Program.
- **Action Item 5.1.3:** Consider opportunities to support youth education about water conservation at local schools.
- **Action Item 5.1.4:** Explore opportunities to co-host community events or workshops in collaboration with regional partners to promote rebate programs and water-saving practices
- **Action Item 5.1.5:** Consider integrating educational signage in public spaces to raise awareness about water-efficient landscaping and other conservation practices

## GOAL 6 – LEAD BY EXAMPLE IN CITY PROJECTS AND PUBLIC SPACES

**STRATEGY 6.1:** Model waterwise practices through City facilities, capital projects, and public landscapes.

- Action Item 6.1.1:** Actively pursue the transition of City-owned parks, medians, and facilities using culinary water for irrigation to metered secondary systems as funding becomes available. Prioritize high-use sites and continue monitoring progress toward full metering and secondary conversion.
- Action Item 6.1.2:** Actively support current and future efforts to retrofit City-owned facilities, parks, and landscaped areas with smart irrigation systems, low-flow fixtures, and drought-tolerant landscaping.
- Action Item 6.1.3:** Consider incorporating water-efficient standards into all new or renovated City-led development projects, including limits on turfgrass and requirements for water-saving technologies.
- Action Item 6.1.4:** Explore using prominent public spaces – such as the Civic Campus, parks, and Downtown District – as highly visible examples of water-wise design, integrating green infrastructure and educational signage.

**RESOLUTION NO. 2025-046**

**A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO DECLARE A 2005 FORD F150 TRUCK AS SURPLUS AND DIRECT THAT IT BE DISPOSED OF ACCORDING TO THE CITY'S POLICY FOR DISPOSING OF SURPLUS PROPERTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Pleasant Grove City Police Department has a 2005 Ford F-150 Truck that is no longer useful to the department; and

**WHEREAS**, said truck has been vandalized and has sustained substantial damage while stored at the City's pipe plant property; and

**WHEREAS**, the City has established a process for selling or disposing of surplus property with a value of more than \$500.00; and

**WHEREAS**, the City would like to declare this item as surplus and direct that it be disposed of according to the City's policy; and

**WHEREAS**, the City Council finds that it is in the best interests of the City to divest itself of the item(s) and recoup their fair market value for the citizens by selling said surplus property.

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

**SECTION 1.**

The Mayor hereby declares the 2005 Ford F-15 Truck VIN 1FTPW1456KC33420, license plate 973NCN, listed on Exhibit "A" as surplus property and directs that it be disposed of according to the City's policy for disposing of surplus property.

**SECTION 2.**

The provisions of this Resolution shall take effect immediately.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE, UTAH,**  
this 2nd day of December, 2025.

---

Guy L. Fugal, Mayor

**ATTEST:**

**(SEAL)**

---

Wendy Thorpe,  
City Recorder

**Motion:** Council Member \_\_\_\_\_

**Second:** Council Member \_\_\_\_\_

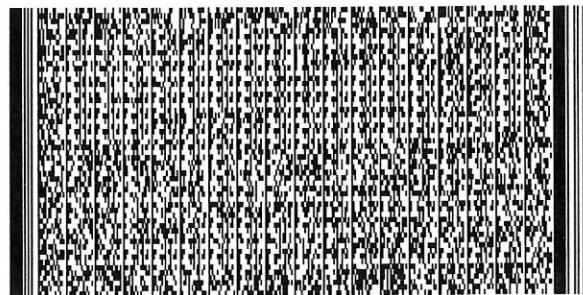
<b><u>ROLL CALL</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Absent</u></b>
Mayor Guy L. Fugal	_____	_____	_____
Dianna Andersen	_____	_____	_____
Brent Bullock	_____	_____	_____
Eric Jensen	_____	_____	_____
Cyd LeMone	_____	_____	_____
Todd Williams	_____	_____	_____

## EXHIBIT "A"



**Division of Motor Vehicles**  
**UTAH STATE TAX COMMISSION**  
 210 North 1950 West Salt Lake City, Utah 84134  
 Telephone (801) 297-7780 or 1-800-DMV-UTAH

# Vehicle Registration Certificate



#BWNGSFT  
 #1056 5428 38#



PLEASANT GROVE CITY  
 87 E 100 S  
 PLEASANT GROVE UT 84062-2615

**Private Record**

**Expires Last Day Of: Mar/2006**

**Owner Information**

PLEASANT GROVE CITY  
 87 E 100 S  
 PLEASANT GROVE UT 84062-2615

**Decal Number: 060430620**

**License Plate Number: 973NCN**

**Vehicle Information**

VIN

**1FTPW14565KC33420**

Year	Make	Model
2005	FORD	F150 SUPERCREW

License type  
 UNMARKED SKI UTAH EXEMPT PASS/LT TRUCK

Vehicle Type	Body Style	Reg. Wt.	Cylinders	Fuel
PASS/LT TRUCK	PICKUP	0	8	GASOLINE
Fleet Number		Fleet Unit Number		Transaction Number
				20050691050010027

Brand: NONE

You must sign below to validate this registration certificate.

Emission Compliance: MSO

**Insurance Certification**

Safety Inspection: MSO

I certify that I will maintain in effect owner's or operators's security (Insurance) for this vehicle as required by law in order to operate this vehicle on a highway, quasi-public road, or parking area within this state.

X

Remove the decal and display on your vehicle in the appropriate place prior to the expiration of your current registration. Any alterations to the decal or registration certificate will cause the registration of the vehicle to be invalid.

This Registration shall be carried in vehicle at all times.

Vehicle PRN Rev. 02/01

UTAH 060430620 2  
 UT MAR 006

**RESOLUTION NO. 2025-047**

**A RESOLUTION ADOPTING THE PLEASANT GROVE CITY DATA PRIVACY POLICY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Utah State Legislature enacted Utah Code 63A-19-102 requiring municipalities to adopt a data privacy policy and initiate procedures to protect the security of personal information entrusted to governmental entities by citizens, employees and stakeholders; and

**WHEREAS**, Pleasant Grove City is committed to protecting the privacy and security of personal information entrusted to it by residents, employees and stakeholders; and

**WHEREAS**, Pleasant Grove City also desires to be in compliance with State Code regarding these matters; and

**WHEREAS**, this policy consolidates privacy practices, outlines governance roles and responsibilities, and ensures compliance with generally applicable records management, data protection and data privacy obligations.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Pleasant Grove City as follows:

**SECTION 1.**

Pleasant Grove City hereby adopts the “Pleasant Grove City Data Privacy Policy” which is attached hereto as Exhibit A.

**SECTION 2.**

The provisions of this Resolution shall take effect immediately.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE, UTAH**, this 2nd day of December, 2025.

---

Guy L. Fugal, Mayor

**ATTEST:**

**(SEAL)**

---

Wendy Thorpe,  
City Recorder

**Motion: Council Member** \_\_\_\_\_

**Second: Council Member** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Eric Jensen	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____

## EXHIBIT "A"

### Pleasant Grove City Data Privacy Policy

**Effective Date:** [Insert Date]

**Last Updated:** [Insert Date]

---

#### Purpose

Pleasant Grove City is committed to protecting the privacy and security of personal information entrusted to us by residents, employees, and stakeholders. This Privacy Policy outlines our practices for collecting, processing, storing, and sharing personal data in compliance with the Government Records Access and Management Act (GRAMA), Utah Code Section 63D-2-103, Division of Archives and Records (DARS), and other applicable laws.

This policy consolidates privacy practices, outlines governance roles and responsibilities, and ensures compliance with generally applicable records management, data protection, and data privacy obligations. It is designed to safeguard individual privacy rights, promote transparency, maintain the integrity and security of personal data, and ensure accountability across Pleasant Grove City. This policy is meant to guide further alignment of Pleasant Grove City with the State Data Privacy Policy as detailed in Utah Code 63-A-19-102.

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#### Scope

This policy applies to all Pleasant Grove City employees involved in the management, creation, and maintenance of records or who have access to personal data as part of their job duties. This policy also applies to all contractors of Pleasant Grove City that process or have access to personal data as a part of the contractor's duties under agreement with Pleasant Grove City.

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#### Definitions:

**Cookie** – technology that records a user's information and activity when the user accesses websites. Cookies are used by website owners, third parties, and sometimes threat actors to gather user data.

**Data Breach** – the unauthorized access, acquisition, disclosure, loss of access, or destruction of personal data held by a governmental entity, unless the governmental entity concludes, according to standards established by the Cyber Center, that there is a low probability that personal data has been compromised.

**Device fingerprinting** – collecting attributes of a user's device configurations to create a trackable profile for the device.

**Individual** – a human being

**Key Logger** – a program designed to record which keys are pressed on a computer keyboard.

**Personal Data** – information that is linked or can be reasonably linked to an identified individual or an identifiable individual. Examples include:

- Full name
- Mailing or physical address
- Email address
- Telephone number
- Social Security number

- Government-issued ID numbers
- Payment or banking information
- Login credentials (e.g., usernames, passwords)

This also includes combinations of the above data or other personal information that could be used to determine someone's identity.

Processing Activity – any operation or set of operations performed on personal data, including collection, recording, organization, structuring, storage, adaption, alteration, access, retrieval, consultation, use, disclosure by transmission, transfer, dissemination, alignment, combination, restriction, erasure, or destruction.

Record – the same as that term is defined at Utah Code 63G-2-103(25)

Records Officer – the individual appointed to work with state archives in the care, maintenance, scheduling, designation, classification, disposal, and preservation of records.

Schedule – the process of specifying the length of time each record series should be retained by a governmental entity for administrative, legal, fiscal, or historical purposes and when each record series should be transferred to the state archives or destroyed.

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### **General Rules:**

Each employee, volunteer, contractor, or other person related to Pleasant Grove City who has access to personal data is obligated to follow this policy and adhere to Utah Code 63-A-19-102.

Each person who has access to personal data is obligated, to the best of their ability, to only work with the minimal amount of data needed, and to protect the data they have been entrusted with, to ensure data is not inappropriately shared or exposed and to prevent over-collection and over retention.

Each person with access to personal data is trained on handling personal data both at the start of their employment with Pleasant Grove City and on an annual basis thereafter.

Each person with access to personal data is responsible for reporting personal data incidents or other adverse events they observe to their manager or the CAO without delay.

Each person with access to personal data is only allowed to access data to which they have a legitimate need to know and report to their manager/CAO if they believe they have wider access than needed.

People with access to personal data are not permitted to engage in sale of personal data unless it is required by law. Fees (based on an approved schedule) charge for access to records are not considered sale of personal data.

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### **Governance**

#### Chief Administrative Officer (CAOs)

1. The City Administrator shall designate one or more individuals to serve as Chief Administrative Officer (CAO) of Pleasant Grove City in fulfilling the duties outlined in Utah Code 63A-12-103.
2. The City Administrator may assign responsibility for the duties outlined in Utah Code 63A-12-103 to one, or among several, CAOs as the City Administrator sees fit.

3. The designation of the CAO(s) shall be reported to the Utah Division of Archives and Records Services (Archives) within 30 days of the designation.
4. If responsibility for the duties outlined in Utah Code 63A-12-103 are divided between more than one CAO, such specification should be reported to Archives along with the designation.
5. The designation of, and responsibilities assigned to, a CAO shall be reviewed and confirmed by the City Administrator on an annual basis.

#### Appointed Records Officers (AROs)

1. The City Administrator shall appoint one or more individuals to serve as records officers in fulfilling the duties of working with Archives and the Office of Data Privacy in the care, maintenance, scheduling, disposal, access, privacy, and preservation of records.
2. The appointment of records officers shall be reported to Archives within 30 days of appointment.
3. If responsibility for the duties of appointed records officers are divided between more than one officer, such specification should be reported to Archives along with the appointment.
4. The appointment of, and responsibilities assigned to, a records officer shall be reviewed and confirmed by the City Administrator on an annual basis.

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### **Data Collection and Usage**

Pleasant Grove City collects and processes personal data only for specific, lawful purposes and follows the Utah State Code for data processing.

Personal data is used solely for the purpose it was collected, unless consent or legal obligations are otherwise required.

Pleasant Grove City does not sell or otherwise monetize data collected.

Personal data is deleted once its retention period expires and the data is no longer needed.

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### **Awareness & Training**

#### Data Privacy Training

1. The CAO(s) shall ensure that all employees that have access to personal data as part of the employee's work duties complete a data privacy training program within 30 days after beginning employment and at least once in each calendar year.
2. The CAO(s) is responsible for monitoring completion of data privacy training by Pleasant Grove City employees.

#### Appointed Records Officer Training and Certification

1. The CAO(s) shall ensure that, on an annual basis, all appointed records officers successfully complete online training on the provisions of GRAMA and obtain certification from Archives in accordance with Utah Code 63A-12-110.
2. The CAO(s) shall, on an annual basis, review and confirm the certification status of all appointed records officers

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## **Transparency**

### **Website Privacy Policy**

1. The CAO(s) shall create and maintain privacy policies on the Pleasant Grove City website as outlined in Utah Code 63D-2-103 and Utah Admin. Code R895-8.
2. The CAO(s) shall ensure that personal data related to a user of the Pleasant Grove City website is not collected unless the Pleasant Grove City website complies with Utah Code 63D-2-103(2).
3. The CAO(s) shall ensure that the Pleasant Grove City website contains a privacy policy statement that discloses:
  - a. The identity of the website operator
  - b. How the website operator may be contacted
  - c. The personal data collected by Pleasant Grove City on the website
  - d. The practices related to disclosure of personal data collected by Pleasant Grove City and/or the website operator
  - e. The procedures, if any, by which a user of the website may request:
    - i. Access to the user's personal data
    - ii. Access to correct the user's personal data
  - f. A general description of the security measures in place to protect a user's personal data from unintended disclosure

### **Privacy Notice**

1. Employees shall only collect personal data from individuals if, on the day the personal data is collected, Pleasant Grove City has provided a privacy notice to an individual asked to furnish personal data that complies with Utah Code 63G-2-601(2), 63A-19-402, 63D-2-103(2)-(3), or other governing law, as applicable.
2. The personal data request privacy notice shall generally include:
  - a. The reasons the person is asked to provide the information
  - b. The intended purposes and uses of the information
  - c. The consequences for refusing to provide the information
  - d. The classes of persons and entities that currently:
    - i. Share the information with Pleasant Grove City
    - ii. Receive the information from Pleasant Grove City on a regular or contractual basis

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### **Individual Requests**

The CAO(s) shall ensure that Pleasant Grove City has established appropriate processes and procedures that facilitate compliance with applicable governing law for handling the following privacy requests of individuals:

1. Individual's requests to access their personal data
2. Individual's requests to amend or correct their personal data
3. Individual's requests for an explanation of the purposes and uses of their personal data
4. At-risk governmental employee requests to restrict access to their personal data

The CAO(s) shall ensure that Pleasant Grove City has established processes for public access requests to inspect or copy Pleasant Grove City records, which are not requests from an individual to access their personal data.

The CAO(s) shall ensure that employees of Pleasant Grove City follow established business practices with respect to GRAMA.

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## **Processing**

### Minimum Data Necessary

1. The CAO(s) shall ensure that all programs within Pleasant Grove City obtain and process only the minimum amount of personal data reasonably necessary to efficiently achieve a specified purpose.
2. The CAO(s) shall ensure that all programs within Pleasant Grove City regularly review their data collection practices to ensure compliance with the data minimization requirement.

### Record and Data Sharing or Selling Policy

1. Pleasant Grove City will only share or disclose personal data when there is appropriate legal authority. The sale of personal data is prohibited unless required by law.
2. Data sharing must comply with GRAMA or other governing laws and may include sharing with governmental entities, contractors, private providers, or researchers. Compliance with GRAMA or other governing law is contingent upon the purpose of the sharing, the parties involved, and the nature of the records.
3. The CAO(s) is required to report annually to the Chief Privacy Officer, with the Office and Data Privacy, on personal data sharing and selling activities, including types of data shared, the legal basis for sharing, and the entities receiving this data.
4. All contracts involving personal data must incorporate appropriate privacy protection terms. Written agreements for data sharing are recommended to ensure compliance with applicable laws and regulations.

### Retention and Disposition of Records Containing Personal Data

1. Employees shall maintain, archive, and dispose of records – which includes all personal data – in accordance with an approved retention schedule.
2. Employees shall comply with all other applicable laws or regulations related to retention or disposition of specific personal data held by Pleasant Grove City or by a particular operating unit or program of Pleasant Grove City.

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## **Information Security**

### Incident Response

1. The CAO(s) are responsible for developing, maintaining, and updating a city-specific Incident Response Plan to ensure readiness and alignment with applicable privacy and security requirements. The plan must address the management of all security incidents, including data breaches and privacy violations.
2. Employees shall report all suspected security incidents, including non-IT incidents such as unauthorized access to physical records, to the CAO(s).
3. The CAO(s) shall ensure compliance with all other applicable laws or regulations related to incident response and breach notification of specific personal data held by Pleasant Grove City.

## Breach Notification

1. Pleasant Grove City is required to notify the Cyber Center and the state Attorney General's office of a data breach affecting 500 or more individuals in accordance with Utah Code 63A-19-405. If Pleasant Grove City experiences a data breach affecting fewer than 500 individuals, then Pleasant Grove City must create and report an internal incident report in accordance with Utah Code 63A-19-405(5). These requirements are in addition to any other reporting requirement that Pleasant Grove City may be subject to.
2. The CAO(s) is subject to other breach notification requirements, such as those required for compliance with federal regulations, laws or other governing requirements (e.g. HIPAA or 42 CFR Part 2) are currently required to create and maintain their own specific breach notification policies and procedures that meet the requirements of the applicable governing laws and regulations.

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## Surveillance

### Covert Surveillance

1. Employees may not establish, maintain, or use undisclosed or covert surveillance of individuals unless permitted by law. An exception is made for the police department, which may conduct covert surveillance strictly for investigative or law enforcement purposes, provided such surveillance is lawful, authorized, and subject to appropriate oversight, documentation, and compliance with applicable legal and procedural requirements.
2. Employees are responsible for engaging with appropriate leadership for review — including legal counsel where pertinent — of any activity that may be considered a type of surveillance. This requirement does not apply to the police department when conducting surveillance strictly for legitimate investigative or law enforcement purposes, provided such activities are lawful, authorized, and subject to appropriate oversight and documentation.

### Cookies, Fingerprinting, Key Loggers, and Tracking Technologies

1. Pleasant Grove City is committed to transparency and privacy protection for individuals that visit the Pleasant Grove City website with regard to the use of any tracking technologies, including but not limited to cookies, device fingerprinting, key loggers, and other similar methods for monitoring or collecting information from website users.
2. Cookies — the use of cookies on the Pleasant Grove City website and digital services must comply with applicable privacy and security policies. Cookies should be limited to essential operational purposes, and any use of tracking or third-party cookies for analytics or similar functions must be disclosed clearly to users, with an option to consent where required by law.
3. Device Fingerprinting — Device fingerprinting is prohibited unless explicitly authorized by the CAO and where the legal basis or appropriate justification for such processing is documented in a privacy impact assessment. The purpose and extent of fingerprinting must be clearly defined, documented, and disclosed to users in a privacy notice or statement that complies with applicable legal requirements. An exception is made for the police department, which may utilize device fingerprinting strictly for investigative purposes, provided such use complies with applicable laws, is limited to legitimate law enforcement activities, and is subject to appropriate oversight and documentation.
4. Key Loggers — Key loggers are prohibited without specific authorization from the CAO and documented justification. Key loggers may only be used when there is a clearly defined operational need that complies with security standards and legal requirements, including

appropriate user notice where required. An exception is made for the police department, which may deploy key loggers strictly for investigative purposes, provided such use is lawful, necessary for legitimate law enforcement activities, and subject to appropriate oversight and documentation.

5. Other Tracking Technologies – The use of other tracking technologies, such as web beacons, pixel tags, or similar tools, is prohibited unless explicitly authorized by the CAO or supported by a documented legal basis. Disclosure of these technologies must be included in user-facing privacy statements, with user consent obtained when required by law. An exception is made for the police department, which may use such tracking technologies strictly for investigative purposes, provided their use is lawful, necessary for legitimate law enforcement activities, and subject to appropriate oversight, documentation, and compliance with applicable legal safeguards.
6. User Notification and Consent – Pleasant Grove City must ensure users are informed about the use of tracking technologies. A clear website privacy statement must explain the types of data collected, the purpose of the tracking, and how users can manage their preferences or consent. Any updates to tracking practices must be promptly reflected in the privacy statement.
7. Data Security and Retention – Data collected through authorized tracking technologies must be securely stored, with access limited to authorized personnel. Retention of this data must align with approved retention schedules, and the data should only be retained as long as necessary for the defined operational purpose.

**ORDINANCE No. 2025-029**

**AN ORDINANCE SETTING THE TIME AND PLACE OF THE REGULAR MEETINGS  
OF THE CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEE MEETINGS  
OF PLEASANT GROVE CITY FOR THE YEAR 2026 AND PROVIDING FOR AN  
EFFECTIVE DATE.**

**WHEREAS**, §10-3-502 UCA requires that the time and place of City Council meetings and other Board, Commission and Committee meetings be set by ordinance; and

**WHEREAS**, §52-4-202 UCA requires the City to adopt and give notice of its annual meeting schedule.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
PLEASANT GROVE:**

**SECTION 1:** The meetings of the Pleasant Grove City Council, Boards, Commissions and Committee meetings for the year 202 shall be held according to the attached schedule (Exhibit "A").

**SECTION 2:** This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

**SECTION 3: APPROVED AND ADOPTED AND MADE EFFECTIVE** by the City Council of Pleasant Grove City, State of Utah, on this 2<sup>nd</sup> day of December 2025.

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Guy L. Fugal, Mayor

ATTEST:

(SEAL)

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Wendy Thorpe, CMC  
City Recorder

**Motion: Council Member** \_\_\_\_\_

**Second: Council Member** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Eric Jensen	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____

**CERTIFICATE OF POSTING ORDINANCE**  
**Pleasant Grove City Corporation**

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that copies of the foregoing Ordinance No. 2025-029 was posted on the State (<http://pmn.utah.gov>) website on this \_\_\_\_\_ day of December, 2025.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Wendy Thorpe, CMC, City Recorder



## NOTICE OF PLEASANT GROVE CITY PUBLIC MEETING SCHEDULE 2026

**Arts Commission Meetings:** Pleasant Grove City hereby gives notice that the Arts Commission will hold its meetings the second Thursday of each month, as needed. The meetings will start at 5:30 p.m. in the City Hall Conference Room, 70 S 100 E, Pleasant Grove, Utah.

**Beautification Commission Meetings:** Pleasant Grove City hereby gives notice that the Beautification Commission will hold its meetings the second Thursday of each month, as needed. The meetings will start at 7:00 p.m. in the City Hall conference room, 70 S 100 E, Pleasant Grove, Utah. A meeting will not be held in July and December.

**City Council and Work Session meetings:** Pleasant Grove City hereby gives notice that the City Council will hold its regular meetings on the first and third Tuesday of the month at 6:00 p.m. (unless otherwise noticed). Work Sessions will be held on the first and third Tuesday of the month starting at 4:30 p.m. (unless otherwise noticed) in the Community Room, 108 S 100 E, Pleasant Grove, Utah

Tuesday, January 6, 2026	Tuesday, May 5, 2026	Tuesday, September 1, 2026
Tuesday, January 20, 2026	Tuesday, May 19, 2026	Tuesday, September 15, 2026
Tuesday, February 3, 2026	Tuesday, June 2, 2026	Tuesday, October 6, 2026
Tuesday, February 17, 2026	Tuesday, June 23, 2026	Tuesday, October 20, 2026
Tuesday, March 3, 2026	Tuesday, July 7, 2026	Tuesday, November 17, 2026
Tuesday, March 17, 2026	Tuesday, July 21, 2026	Tuesday, December 8, 2026
Tuesday, April 14, 2026	Tuesday, August 4, 2026	
Tuesday, April 28, 2026	Tuesday, August 18, 2026	

**Design Review Board (DRB) Meetings:**

Pleasant Grove City hereby gives notice that the Design Review Board of Pleasant Grove will hold meetings, as needed. These meetings will be held in the Community Room 108 S 100 E, Pleasant Grove, Utah. Contact Community Development to get on the agenda. 801-785-6057.

**Development Review Committee (DRC) Meeting:**

Pleasant Grove City hereby gives notice that the Development Review Committee of Pleasant Grove will hold meetings on Wednesday at 10:30 a.m. as needed. Contact Community Development at 801-785-6057 to get on the agenda.

**Historical Preservation Committee Meetings:**

Pleasant Grove City hereby gives notice that the Pleasant Grove Historical Committee will hold its meetings on the third Thursday of the month, as needed. These meetings will be held in the Old Town Hall at 105 South 100 East, Pleasant Grove, Utah starting at 7:00 p.m.

**Land Use Hearing Authority:**

Pleasant Grove City hereby gives notice that the Land Use Hearing Authority meeting will be held as needed. The meetings will be held in the Community Room, 108 S 100 E, Pleasant Grove, Utah. Contact Community Development at 801-785-6057 to get on the agenda.

**Library Board Meetings:**

Pleasant Grove City hereby gives notice that the Library Board will hold its meetings the first Thursday of each month, as needed, except for December. The meetings will be held at the Library at 30 E Center, starting at 7:00 p.m. Persons desiring to be on the agenda should contact Librarian Sheri Britsch, 801-785-3950.

**Metropolitan Water District of Pleasant Grove Meetings:**

Pleasant Grove City hereby gives notice that the Metropolitan Water District of Pleasant Grove will hold meetings, as needed. These meetings will be held in the Community Room, 108 S. 100 E., Pleasant Grove, Utah at 5:00 p.m.

**Local Building Authority Meetings:**

Pleasant Grove City hereby gives notice that the Local Building Authority meetings will be held on the first and third Tuesdays of each month, as needed. The Municipal Building Authority meeting is held in the Community Room 108 South 100 East, Pleasant Grove, Utah. Contact should be made with the City Administrator Scott Darrington to be placed on the agenda, 801-785-5045.

**Planning Commission Meetings:**

Pleasant Grove City hereby gives notice that the Planning Commission will hold regular meetings on the second and fourth Thursday of each month, starting at 7:00 p.m. in the Community Room at 108 S 100 E, Pleasant Grove, Utah. Meetings will be preceded by a work session at 6:00 p.m. Contact should be made with the Community Development Dept. at 801-785-6057 to be placed on the agenda.

January 8, 2026	May 14, 2026	September 10, 2026
January 22, 2026	May 28, 2026	September 24, 2026
February 12, 2026	June 11, 2026	October 8, 2026
February 26, 2026	June 25, 2026	October 22, 2026
March 12, 2026	July 9, 2026	November 12, 2026
March 26, 2026	July 23, 2026	December 10, 2026
April 9, 2026	August 13, 2026	
April 23, 2026	August 27, 2026	

**Redevelopment Agency Meetings:**

Pleasant Grove City hereby gives notice that the Redevelopment Agency will hold meetings on the first and third Tuesdays of each month, as needed. The Redevelopment Agency Meeting is held in the Community Room 108 S 100 E, Grove, Utah. Contact should be made with the City Administrator Scott Darrington to be placed on the agenda, 801-785-5045.

Agendas for the public meetings will be posted in three public places within the Pleasant Grove City limits and on the State and City Websites. Inquiries about agendas contact the City Recorder at 801-785-5045.

**CERTIFICATE OF POSTING**

I certify that the above notice was posted in three public places within the Pleasant Grove City limits on December 4, 2025. Posted at City Hall, Library, Community Room 108 S 100 E and on the State (<http://pmn.utah.gov>) and City's Website ([www.pgcityutah.gov](http://www.pgcityutah.gov))

/s/ Wendy Thorpe, City Recorder, CMC \*\*\*\*Please leave posted until Dec. 31, 2026

**Pleasant Grove City  
City Council Special Meeting Minutes  
Wednesday, November 5, 2025  
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Diana Andersen  
Eric Jensen  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Daniel Cardenas, Community Development Director  
Keldon Brown, Police Chief  
Wendy Thorpe, City Recorder  
Jake Larsen, Fire Department  
David Packard, Human Resources Director  
Sierra Pierson, Assistant to the City Administrator

Excused: Cyd LeMone, City Council Member  
Megan Zollinger, Recreation Director  
Christine Petersen, City Attorney  
Drew Engemann, Fire Chief  
Sheri Britsch, Library and Arts Director  
Denise Roy, Finance Director  
Deon Giles, Parks Director  
Neal Winterton, Public Works Director

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

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

**1) CALL TO ORDER**

Mayor Guy Fugal called the Special 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 Andersen.

**3) OPENING REMARKS**

The Opening Remarks were offered by Council Member Jensen.

**4) APPROVAL OF MEETING AGENDA**

City Administrator, Scott Darrington reported that item 10A was contingent on the arrival of Public Works Director, Neal Winterton. If Director Winterton did not arrive in time, it would be tabled to the November 18, 2025 City Council meeting.

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

**5) OPEN SESSION**

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

**6) CONSENT ITEMS**

- A. **City Council Minutes for the September 16, 2025 Meeting.**
- B. **To Consider for Approval Payment No. 24 to Big-D Construction for the Cook Family Park Project.**
- C. **To Consider for Approval Payment No. 25 to Big-D Construction for the Cook Family Park Project.**
- D. **To Consider for Approval Payment No. 26 to Big-D Construction for the Cook Family Park Project.**
- E. **To Consider for Approval Payment No. 27 to Big-D Construction for the Cook Family Park Project.**
- F. **To Consider for Approval Contract Change Order No. 2 for Bar S Construction Company, LLC for the 1520 West; 1100 North to 800 North Roadway Reconstruction & Culinary Waterline Project.**
- G. **To Consider for Approval Payment No. 7 to Bar S Construction Company, LLC for the 1520 West; 1100 North to 800 North Roadway Reconstruction & Culinary Waterline Project.**
- H. **To Consider for Approval Payment No. 3 to Holbrook Asphalt Company for the 3-Year High-Density Mineral Bond Contract (FY25) Project.**
- I. **To Consider for Approval Payment No. 6 to Awolf Construction, LLC for the Windsong Drive; Crestwood Boulevard to 100 East Roadway Reconstruction & Culinary Waterline Project.**
- J. **To Consider for Approval Contract Change Order No. 2 for Awolf Construction for the Windsong Drive; Crestwood Boulevard to 100 East Roadway Reconstruction & Culinary Waterline Project.**
- K. **To Consider for Approval Payment No. 9 to S&L, Inc. for the Swimming Pool Deck Project.**

- L. **To Consider for Approval Payment No.8 to FX Construction for the American Fork Diversion Reconstruction Project.**
- M. **Payment Approval Reports for October 2, 2025, and October 16, 2025.**

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

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

- A. **None Scheduled.**

**8) PRESENTATIONS**

- A. **None Scheduled.**

**9) PUBLIC HEARING ITEMS**

- A. **None Scheduled.**

**10) ACTION ITEMS READY FOR VOTE**

- A. **To Consider Resolution (2025-038) Authorizing the Mayor to Execute an Engineering Master Services Agreement for Professional Services with Horrocks, LLC dba Horrocks, LLC for Engineering Services on a Project-Specific basis. *Presenter: Director Winterton.***

The above item was discussed after item 10D. Public Works Director, Neal Winterton reported that the City has a longstanding relationship with Horrocks, LLC. City Attorney, Christine Petersen, reviewed the Master Services Agreement, which was now being brought before the City Council for approval.

**MOTION:** Council Member Jensen moved to APPROVE Resolution (2025-038) Authorizing the Mayor to Execute an Engineering Master Services Agreement for Professional Services with Horrocks, LLC dba Horrocks, LLC for Engineering Services on a Project-Specific basis. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, Rogers, and Williams voting “Aye.”

- B. **To Consider Resolution (2025-039) Authorizing the Mayor to Declare a 2021 Chevy Silverado Vehicle and a 2016 Chevy 3500 Silverado Vehicle as Surplus and Direct that they be Disposed of According to the City Policy for Disposing of Surplus Property. *Presenter: Fire Chief Engemann.***

Battalion Chief, Jake Larsen, reported that the vehicles will be surplussed and replaced with new vehicles.

**MOTION:** Council Member Jensen moved to APPROVE Resolution (2025-039) authorizing the Mayor to declare a 2021 Chevy Silverado Vehicle and a 2016 Chevy 3500 Silverado Vehicle as Surplus and direct that they be disposed of according to the City Policy for disposing of surplus property. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, Rogers, and Williams voting “Aye.”

**C. To Consider the Request of David Runnels for a Two-Lot Commercial Subdivision Plat Amendment, called North Grove Retail Subdivision Plat ‘C’, located at approximately 1511 West State Street, on approximately 1.45 acres in The Grove–Commercial Sales Subdistrict. *Presenter: Director Cardenas.***

Prior to presenting the item, Community Development Director, Daniel Cardenas, reported that the City received a letter from the Utah Department of Workforce Services regarding the City’s Moderate-Income Housing Report. Pleasant Grove is required to comply with three moderate-income housing strategies, but his goal is to include five in each yearly report. The City met the requirements for all five strategies in 2025 and now qualifies for priority consideration for Transportation Commission funds.

Director Cardenas presented items C, D, and E in conjunction. The subject property is in The Grove – Commercial Sales Subdistrict. The aerial map, Site Plans, and elevations were reviewed. The Applicant proposed to subdivide the property into two lots. Lot 303 would have a 5,000-square-foot building with two drive-thru restaurants, including Tavva Italian Kitchen, and one retail unit. Lot 304 would contain an approximately 2,800-square-foot Freddy’s Frozen Custard and Steakburgers restaurant, which had already applied for a Building Permit. The Applicant proposed a total of 63 parking stalls between the two buildings, which exceeded City requirements. Landscaping was proposed along State Street and at the rear of the property, and all open space and landscaping requirements had been met.

Director Cardenas reported that the Design Review Board and Planning Commission had reviewed and forwarded a unanimous recommendation of approval for the Subdivision Plat Amendment and Site Plans.

In response to a question raised by Council Member Rogers, Director Cardenas reported that the property will be accessed from State Street. Council Member Rogers expressed concern about potential traffic safety issues due to the multiple drive-thru restaurants and asked about the City’s authority to address potential design issues on private property. Director Cardenas noted that the recently approved development beside the carwash had a similar configuration, as do restaurants in Saint George. The current trend is to cluster restaurants in the same building, and the design has proven to be effective. Potential confusion regarding the different drive-thrus could be addressed with signage. Staff reviewed the Saint George developments prior to recommending approval and was confident that any problems that may arise could be resolved.

Council Member Williams asked about the configuration of the two drive-thrus on Lot 303. Director Cardenas reviewed the configuration and traffic flow. Council Member Rogers reiterated his concern about potential traffic issues and confusion. Director Cardenas indicated that only a handful of popular restaurants have those issues, and the proposed design works well in other

cities. Council Member Andersen added that retailers have streamlined their processes and designs since COVID.

**MOTION:** Council Member Andersen moved to APPROVE the request of David Runnells for a Two-Lot Commercial Subdivision Plat Amendment, called North Grove Retail Subdivision Plat 'C', located at approximately 1511 West State Street, on approximately 1.45 acres in The Grove—Commercial Sales Subdistrict. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, Rogers, and Williams voting "Aye."

**D. To Consider the Request of David Runnells for a Commercial Site Plan for a Restaurant located at approximately 1511 West State Street in The Grove—Commercial Sales Subdistrict. *Presenter: Director Cardenas.***

The above item was presented in conjunction with Item 10C.

**MOTION:** Council Member Andersen moved to APPROVE the Request of David Runnells for a Commercial Site Plan for a Restaurant located at approximately 1511 West State Street in The Grove—Commercial Sales Subdistrict. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, Rogers, and Williams voting "Aye."

**E. To Consider the Request of David Runnells for a Commercial Site Plan for a Retail Building located at approximately 1563 West State Street in The Grove—Commercial Sales Subdistrict. *Presenter: Director Cardenas.***

The above item was presented in conjunction with Item 10C.

**MOTION:** Council Member Rogers moved to APPROVE the Request of David Runnells for a Commercial Site Plan for a Retail Building located at approximately 1563 West State Street in The Grove—Commercial Sales Subdistrict. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, Rogers, and Williams voting "Aye."

The Applicant, Dave Runnels, reported that Freddy's Frozen Custard and Steakburgers will occupy the building on Lot 304. Tenants for the three-tenant building on Lot 303 include Zeppy's Italian Ice in the western unit and Tavva Italian Kitchen in the eastern unit. They did not yet have a tenant for the center unit.

**11) ITEMS FOR DISCUSSION**

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

None.

**12) REVIEW AND DISCUSSION OF THE NOVEMBER 18, 2025, CITY COUNCIL MEETING AGENDA.**

Administrator Darrington reported that there are currently two Text Amendments on the agenda.

**13) MAYOR AND COUNCIL BUSINESS**

Council Member Jensen invited the City Council to lunch at Utah Valley University on November 6, 2025, at 11:45 a.m. in the Clark Building. Seth Jenson and Dylan Matsumori would be speaking on reinventing the university-local economy connection.

Council Member Andersen reported that Fall Cleanup Days are November 6 through November 8, 2025. Administrator Darrington noted that dump passes are only provided in the spring.

Council Member Rogers congratulated the Planning Department on achieving compliance for all five elements of the Moderate-Incoming Housing Report. Pleasant Grove has phenomenal Staff that works to qualify for funding and services and saves the City a lot of money.

Mayor Fugal thanked the Council Members for the quick removal of all political signs.

**14) SIGNING OF PLATS**

There were no plats signed.

**15) REVIEW CALENDAR**

Administrator Darrington reported that the Veterans Day Program will be held on November 11, 2025, at 11:00 a.m. The next City Council Meeting would be held on November 18, 2025. The final meeting of the year will be on December 2, 2025.

**16) ADJOURN AS THE PLEASANT GROVE CITY COUNCIL**

**ACTION:** At 6:37 p.m. Council Member Williams moved to ADJOURN. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, and Williams voting “Aye.”

The City Council Minutes of November 5, 2025, were approved by the City Council on December 2, 2025.

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Wendy Thorpe, CMC  
City Recorder

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

## Report Criteria:

Invoices with totals above \$0 included.

Only unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>GENERAL FUND</b>							
<b>10-13100 ACCTS REC.- CITY EMPLOYEES</b>							
3080	FRATERNAL ORDER OF	11142025	PD/DUES	11/14/2025	529.00	.00	
7505	SKAGGS COMPANIES, IN	450A3120311	PD/PERSONAL SUPPLIES	11/07/2025	34.99	.00	
7505	SKAGGS COMPANIES, IN	450A3143491	PD/PERSONAL SUPPLIES	11/10/2025	128.80	.00	
8085	SYMBOL ARTS	0544833	PD/PERSONAL SUPPLIES	10/02/2025	173.00	.00	
8085	SYMBOL ARTS	0548465	PD/PERSONAL SUPPLIES	11/07/2025	105.00	.00	
8085	SYMBOL ARTS	0548796	PD/PERSONAL SUPPLIES	11/12/2025	282.00	.00	
8085	SYMBOL ARTS	0548812	PD/PERSONAL SUPPLIES	11/12/2025	105.00	.00	
8085	SYMBOL ARTS	0548934	PD/PERSONAL SUPPLIES	11/12/2025	1,050.00	.00	
<b>10-15800 SUSPENSE</b>							
8085	SYMBOL ARTS	0548934	PD/UNIFORM EXPENSE BADGES	11/12/2025	315.00	.00	
<b>10-21355 CASH BONDS (NEW)</b>							
1849	CND-GROVE ACRES LLC	11172025	WARRANTY BOND INTEREST	11/19/2025	24,192.02	.00	
1849	CND-GROVE ACRES LLC	11182025	WARRANTY BOND RELEASE	11/19/2025	254,000.00	.00	
1849	CND-GROVE ACRES LLC	11192025	CONSTRUCTION BOND RELEASE	11/19/2025	365,000.00	.00	
1849	CND-GROVE ACRES LLC	11202025	CONSTRUCTION BOND INTEREST	11/19/2025	34,779.18	.00	
3357	GOLDENWEST CREDIT U	11232025	STREET LIGHT BOND INTEREST	11/24/2025	1,505.89	.00	
3357	GOLDENWEST CREDIT U	11242025	STREET LIGHT BOND RELEASE	11/24/2025	15,000.00	.00	
<b>10-24260 VOLUNTARY INSURANCE PAYABLE</b>							
309	AM. FAMILY LIFE ASSUR	976861	SUSPENSE PREMIUM	11/11/2025	205.90	.00	
<b>10-24350 SENIOR CITIZEN CLEARING</b>							
5478	MOUNTAINLAND ASSOCI	10302025	SR. CNTR/CONTRIBUTION	10/30/2025	2,635.00	.00	
Total :					700,040.78	.00	

**JUDICIAL****10-42-240 OFFICE EXPENSE**

2122	CULLIGAN BOTTLED WA	465X28571901	JUDICIAL/DRINKING WATER	10/31/2025	46.50	.00
Total JUDICIAL:					46.50	.00

**NON-DEPARTMENTAL****10-43-220 PRINTING AND PUBLICATION**

8730	UPPER CASE PRINTING,	3758	NEWSLETTER PRINTING	11/07/2025	1,211.64	.00
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**10-43-310 LEGAL SERVICES**

2745	ESPLIN WEIGHT, PLLC	23800	LEGAL SERVICES	11/17/2025	69.00	.00
2745	ESPLIN WEIGHT, PLLC	23844	LEGAL SERVICES	11/17/2025	75.00	.00

**10-43-330 PROFESSIONAL SERVICES**

4770	LEWIS YOUNG ROBERTS	2025-0196D	ADM/CONSULTING SERVICES	09/30/2025	2,750.00	.00
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**10-43-610 MISCELLANEOUS EXPENSE**

8730	UPPER CASE PRINTING,	3758	MENU PRINTING EXPENSE	11/07/2025	289.74	.00
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**10-43-770 Public Safety Trust Fund**

815	BATTLE CREEK BEHAVIO	19894	PD/PROFESSIONAL SERVICES	11/17/2025	160.00	.00
3792	HEALTHIER YOU COUNS	11162025	FIRST RESPONDERS COUNSELING	11/16/2025	238.40	.00

Total NON-DEPARTMENTAL:					4,793.78	.00
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**LEGAL SERVICES****10-44-220 PUBLICATION EXPENSE**

5091	MATTHEW BENDER & CO	46977201	UT CODE COURT RULES 2025	10/16/2025	107.78	.00
5091	MATTHEW BENDER & CO	47014946	UT CODE ANNO 25RVOLS	10/21/2025	627.52	.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net	Amount Paid	Date Paid
					Invoice Amount		
Total LEGAL SERVICES:					735.30	.00	
<b>ADMINISTRATIVE SERVICES</b>							
<b>10-46-240 OFFICE EXPENSE</b>							
138 ADVANTAGE BUSINESS	0209040		ADM/PAYROLL CHECKS	11/11/2025	315.48	.00	
1760 CINTAS CORP	5303268606		ADM/FIRST AID SUPPLIES	11/17/2025	118.83	.00	
<b>10-46-285 CELLULAR SERVICES</b>							
9131 VERIZON WIRELESS	6127420573		MULTI DEPT/CELL PHONE EXPENS	11/01/2025	40.01	.00	
<b>10-46-930 COMMUNITIES THAT CARE GRANT</b>							
4136 IN FOCUS EDUCATION G	IF-GROVECREE		CTC/EDUCATORS	11/26/2025	2,583.75	.00	
4136 IN FOCUS EDUCATION G	IF-MTMAHOG		CTC/EDUCATORS	11/26/2025	3,341.27	.00	
4136 IN FOCUS EDUCATION G	IF-PGHS2025		CTC/EDUCATORS	11/26/2025	500.85	.00	
5033 MACEYS	437474		CTC/SUPPLIES	10/06/2025	55.65	.00	
5033 MACEYS	437624		CTC/MEETING EXPENSE	11/17/2025	182.75	.00	
5240 MIGHTY PRINTING PRES	PG CARES 1		CTC/BOOKS & PLUSHIES	10/19/2025	200.00	.00	
7275 SCREENPLAY SERVICES	178583		CTC/SHIRT PRIINTING	11/19/2025	595.44	.00	
Total ADMINISTRATIVE SERVICES:					7,934.03	.00	
<b>FACILITIES</b>							
<b>10-47-510 CITY HALL - HEATING EXPENSE</b>							
2716 ENBRIDGE GAS UT WY I	11102025		MULTI DEPT/HEATING EXPENSE	11/10/2025	55.04	.00	
<b>10-47-530 CITY HALL - BLDG MAINTENANCE</b>							
8678 UNIFIRST CORPORATIO	11242025		RUG CLEANING	11/24/2025	112.72	.00	
<b>10-47-560 PARKS - BUILDING MAINTENANCE</b>							
1870 CODALE ELECTRIC SUP	S009600681.0		BUILDING MAINTENANCE	11/13/2025	133.05	.00	
<b>10-47-570 COMM DEV - BLDG MAINTENANCE</b>							
6640 PYE-BAKER FIRE & SAFE	7392540		COM DEV/MONITORING SERVICES	11/26/2025	784.80	.00	
<b>10-47-580 OLD BELL SCHOOL - HEATING</b>							
2716 ENBRIDGE GAS UT WY I	11102025		MULTI DEPT/HEATING EXPENSE	11/10/2025	38.14	.00	
<b>10-47-600 POLICE - HEATING</b>							
2716 ENBRIDGE GAS UT WY I	11102025		MULTI DEPT/HEATING EXPENSE	11/10/2025	113.29	.00	
<b>10-47-610 POLICE - POWER</b>							
7062 ROCKY MOUNTAIN POW	11142025		PD/ELECTRICITY EXPENSE	11/14/2025	2,506.49	.00	
<b>10-47-620 POLICE - BLDG MAINT</b>							
1870 CODALE ELECTRIC SUP	S009436336.0		COUNCIL CHAMBERS/TRANSMITTE	10/23/2025	417.27	.00	
<b>10-47-640 FIRE/AMBULANCE - HEATING</b>							
2716 ENBRIDGE GAS UT WY I	11102025		MULTI DEPT/HEATING EXPENSE	11/10/2025	198.37	.00	
<b>10-47-660 FIRE/AMBULANCE - BLDG MAINT</b>							
6640 PYE-BAKER FIRE & SAFE	7392541		FIRE/MONITORING SERVICES	11/26/2025	784.80	.00	
8678 UNIFIRST CORPORATIO	11242025		RUG CLEANING	11/24/2025	574.00	.00	
<b>10-47-670 FIRE/AMBULANCE - BLDG IMPROVE</b>							
8678 UNIFIRST CORPORATIO	11242025		RUG CLEANING	11/24/2025	171.00	.00	
<b>10-47-680 CEMETERY BLDG - HEATING</b>							
2716 ENBRIDGE GAS UT WY I	11102025		MULTI DEPT/HEATING EXPENSE	11/10/2025	140.78	.00	
<b>10-47-700 CEMETERY BLDG - BLDG MAINT</b>							
8678 UNIFIRST CORPORATIO	11242025		RUG CLEANING	11/24/2025	92.32	.00	
<b>10-47-710 LIBRARY/SENIOR - HEATING</b>							
2716 ENBRIDGE GAS UT WY I	11102025		MULTI DEPT/HEATING EXPENSE	11/10/2025	156.19	.00	
<b>10-47-730 LIBRARY/SENIOR - BLDG MAINT</b>							
8678 UNIFIRST CORPORATIO	11242025		RUG CLEANING	11/24/2025	82.24	.00	
<b>10-47-750 PUMP HOUSE - HEATING</b>							
2716 ENBRIDGE GAS UT WY I	11102025		MULTI DEPT/HEATING EXPENSE	11/10/2025	7.66	.00	
2716 ENBRIDGE GAS UT WY I	11102025		MULTI DEPT/HEATING EXPENSE	11/10/2025	11.21	.00	
<b>10-47-760 PUBLIC WORKS - HEATING</b>							
2716 ENBRIDGE GAS UT WY I	11102025		MULTI DEPT/HEATING EXPENSE	11/10/2025	20.71	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>10-47-790 RENTAL PROPERTY EXPENSES</b>							
2716	ENBRIDGE GAS UT WY I	11102025	MULTI DEPT/HEATING EXPENSE	11/10/2025	39.12	.00	
<b>10-47-810 SR CENTER - HEATING</b>							
2716	ENBRIDGE GAS UT WY I	11102025	MULTI DEPT/HEATING EXPENSE	11/10/2025	41.04	.00	
<b>10-47-830 SR CENTER - BLDG MAINT</b>							
970	BJ PLUMBING SUPPLY	001084291	BUILDING MAINTENANCE	11/12/2025	27.29	.00	
8678	UNIFIRST CORPORATIO	11242025	RUG CLEANING	11/24/2025	72.60	.00	
<b>10-47-845 LIONS CENTER HEATING</b>							
2716	ENBRIDGE GAS UT WY I	11102025	MULTI DEPT/HEATING EXPENSE	11/10/2025	87.41	.00	
<b>10-47-920 HISTORIC LIBRARY-HEATING</b>							
2716	ENBRIDGE GAS UT WY I	11102025	MULTI DEPT/HEATING EXPENSE	11/10/2025	74.45	.00	
Total FACILITIES:					6,741.99	.00	
<b>ENGINEERING</b>							
<b>10-51-250 VEHICLE EXPENSE</b>							
6278	PLEASANT GROVE BIG O	044250-10282	ENG/VEHICLE EXPENSE	11/03/2025	24.95	.00	
<b>10-51-332 PROFESSIONAL SERVICES</b>							
680	AVENUE CONSULTANTS,	13342	ENG/SIGNAL WARRANT STUDY	11/17/2025	5,378.75	.00	
Total ENGINEERING:					5,403.70	.00	
<b>COMMUNITY DEVELOPMENT</b>							
<b>10-52-240 OFFICE EXPENSE</b>							
5139	MCGEE'S STAMP & TROP	164840	COM DEV/NAME PLATES	11/18/2025	14.00	.00	
<b>10-52-250 VEHICLE EXPENSE</b>							
3468	GREASE MONKEY #790	323796	COM DEV/VEHICLE EXPENSE	11/19/2025	120.58	.00	
<b>10-52-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6127420573	MULTI DEPT/CELL PHONE EXPENS	11/01/2025	198.76	.00	
9131	VERIZON WIRELESS	6127420573	MULTI DEPT/CELL PHONE EXPENS	11/01/2025	80.02	.00	
<b>10-52-340 PLANNING SERVICES</b>							
5139	MCGEE'S STAMP & TROP	164840	COM DEV/NAME PLATES	11/18/2025	14.00	.00	
Total COMMUNITY DEVELOPMENT:					427.36	.00	
<b>POLICE DEPARTMENT</b>							
<b>10-54-240 OFFICE EXPENSE</b>							
5033	MACEYS	410322	PD/OFFICE SUPPLIES	11/13/2025	29.64	.00	
<b>10-54-250 VEHICLE EXPENSE</b>							
3468	GREASE MONKEY #790	323004	PD/VEHICLE MAINTENANCE	10/30/2025	23.38	.00	
3468	GREASE MONKEY #790	323810	PD/VEHICLE MAINTENANCE	11/20/2025	216.86	.00	
<b>10-54-285 CELLULAR SERVICES</b>							
8100	T-MOBILE USA, INC.	11012025	PD/CELL PHONE EXPENSE	11/01/2025	5,439.54	.00	
9131	VERIZON WIRELESS	6127420573	MULTI DEPT/CELL PHONE EXPENS	11/01/2025	3,834.26	.00	
<b>10-54-300 UNIFORM EXPENSE</b>							
8085	SYMBOL ARTS	0544833	PD/BADGES-SHIPPING	10/02/2025	12.50	.00	
8085	SYMBOL ARTS	0548465	PD/BADGES	11/07/2025	160.50	.00	
8085	SYMBOL ARTS	0548934	PD/BADGES	11/12/2025	1,155.00	.00	
<b>10-54-480 DEPARTMENTAL SUPPLIES</b>							
5033	MACEYS	409650	PD/CHILI COOK OFF	11/12/2025	295.23	.00	
<b>10-54-740 EQUIPMENT</b>							
7505	SKAGGS COMPANIES, IN	45A3176891	PD/DEPARTMENTAL SUPPLIES	11/14/2025	158.17	.00	
Total POLICE DEPARTMENT:					11,325.08	.00	
<b>FIRE DEPARTMENT</b>							

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>10-55-250 VEHICLE EXPENSE</b>							
4679	LARSEN FIRE APPARATU	3485	FIRE/ANNUAL PUMP TESTING & RE	11/22/2025	1,680.00	.00	
<b>10-55-280 TELEPHONE EXPENSE</b>							
9131	VERIZON WIRELESS	6127444477	FIRE/CELL PHONE EXPENSE	11/01/2025	120.11	.00	
<b>10-55-300 UNIFORM EXPENSE</b>							
4614	L.N. CURTIS & SONS	1003518	FIRE/CARE RESPIRATORY FIT TES	10/27/2025	1,800.30	.00	
7505	SKAGGS COMPANIES, IN	450A3049111	FIRE/PANTS	11/10/2025	165.30	.00	
<b>10-55-480 DEPARTMENTAL SUPPLIES</b>							
675	AUTO ZONE STORES, IN	06231772527	FIRE/VEHICLE MAINTENANCE	11/17/2025	6.64	.00	
1060	BOUNDTREE MEDICAL, L	85996522	FIRE/DEPARTMENTAL SUPPLIES	11/17/2025	252.70	.00	
1060	BOUNDTREE MEDICAL, L	85996523	FIRE/DEPARTMENTAL SUPPLIES	11/17/2025	453.10	.00	
1060	BOUNDTREE MEDICAL, L	85996523	FIRE/DEPARTMENTAL SUPPLIES	11/17/2025	90.00	.00	
1060	BOUNDTREE MEDICAL, L	85998420	FIRE/DEPARTMENTAL SUPPLIES	11/18/2025	138.00	.00	
1060	BOUNDTREE MEDICAL, L	85998421	FIRE/DEPARTMENTAL SUPPLIES	11/18/2025	110.00	.00	
1060	BOUNDTREE MEDICAL, L	86004528	FIRE/DEPARTMENTAL SUPPLIES	11/24/2025	123.60	.00	
Total FIRE DEPARTMENT:					4,939.75	.00	
<b>STREETS</b>							
<b>10-60-250 VEHICLE EXPENSE</b>							
5833	O'REILLY AUTOMOTIVE I	3623-211544	STREETS/VEHICLE EXPENSE	11/24/2025	14.99	.00	
5833	O'REILLY AUTOMOTIVE I	3623-211555	STREETS/VEHICLE EXPENSE	11/24/2025	19.99	.00	
<b>10-60-480 DEPARTMENTAL SUPPLIES</b>							
5870	OUT BACK GRAPHICS LL	24273	STR/DEPARTMENTAL SUPPLIES	11/18/2025	197.00	.00	
8052	SUNBELT RENTALS, INC.	176672493-00	STREETS/RENTAL EXPENSE	11/10/2025	550.53	.00	
Total STREETS:					782.51	.00	
<b>LIBRARY</b>							
<b>10-65-210 MEETINGS &amp; MEMBERSHIPS</b>							
832	BE HIGH PERFORMING L	QCGL7JXK-00	LIB/MENTAL SKILLS TRAINING	11/19/2025	700.00	.00	
<b>10-65-240 OFFICE EXPENSE</b>							
2122	CULLIGAN BOTTLED WA	465X28616904	LIB/BOTTLED WATER	10/31/2025	44.85	.00	
5729	ODP BUSINESS SOLUTIO	444784538001	LIB/OFFICE SUPPLIES	11/14/2025	40.67	.00	
<b>10-65-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6127420573	MULTI DEPT/CELL PHONE EXPENS	11/01/2025	39.68	.00	
<b>10-65-420 PROGRAMING</b>							
6847	REPERTORY DANCE THE	2026-07	LIB/MUSIC IN MOTION CLASS	08/01/2025	65.00	.00	
<b>10-65-480 BOOKS</b>							
7567	SMART APPLE MEDIA	ARG2001270	LIB/BOOKS	11/13/2025	284.76	.00	
<b>10-65-640 PROCESSING</b>							
2395	DEMCO, INC.	7721648	LIB/ASSORTED SUPPLIES	11/04/2025	904.92	.00	
8995	UTAH STATE LIBRARY	3510-2608	LIB/CATEXPRESS USAGE	11/15/2025	532.00	.00	
<b>10-65-760 TECHNOLOGY</b>							
2606	EBSCO	91011032628	LIB/ONLINE SERVICE-LIBRARY AW	10/02/2025	1,601.00	.00	
Total LIBRARY:					4,212.88	.00	
<b>SR. CITIZEN CTR &amp; AUDITORIUM</b>							
<b>10-67-240 OFFICE EXPENSE</b>							
1760	CINTAS CORP	5303268604	SC/FIRST AID SUPPLIES	11/17/2025	190.59	.00	
Total SR. CITIZEN CTR & AUDITORIUM:					190.59	.00	
<b>PARKS</b>							
<b>10-70-200 MOWER EXPENSE</b>							
675	AUTO ZONE STORES, IN	06231772435	PARKS/VEHICLE EXPENSE	11/17/2025	49.43	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
2178	CUTLERS, INC.	733776	PARK/DEPARTMENTAL SUPPLIES	10/24/2025	24.42	.00	
<b>10-70-250 VEHICLE EXPENSE</b>							
675	AUTO ZONE STORES, IN	06231731032	PARKS/VEHICLE EXPENSE	09/15/2025	5.87	.00	
675	AUTO ZONE STORES, IN	06231755524	PARKS/VEHICLE EXPENSE	10/22/2025	74.96	.00	
675	AUTO ZONE STORES, IN	06231756254	PARKS/VEHICLE EXPENSE	10/23/2025	41.70	.00	
<b>10-70-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6127420573	MULTI DEPT/CELL PHONE EXPENS	11/01/2025	595.20	.00	
<b>10-70-320 SPRINKLER &amp; LANDSCAPE</b>							
239	ALLRED'S ACE HARDWA	333887	PARKS/DEPARTMENTAL SUPPLIES	10/31/2025	4.79	.00	
970	BJ PLUMBING SUPPLY	001082960	PARKS/DEPARTMENTAL SUPPLIES	10/24/2025	11.01	.00	
2766	EWING IRRIGATION PRO	28455373	PARKS/DEPARTMENTAL SUPPLIES	11/21/2025	187.37	.00	
3470	GREAT BASIN TURF PRO	480100	PARKS/DEPARTMENTAL SUPPLIES	10/21/2025	159.99	.00	
3974	HOSE & RUBBER SUPPL	02138811	PARKS/DEPARTMENTAL SUPPLIES	11/20/2025	33.50	.00	
7765	SPORTS FIELD DOCTOR	1115	PARKS/BASEBALL FIELD IMPROVE	11/18/2025	6,435.00	.00	
<b>10-70-330 PLAYGROUND SUPPLIES</b>							
6450	PREVENTIVE PEST CON	575053	PARKS/PEST CONTROL	11/18/2025	175.00	.00	
<b>10-70-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED'S ACE HARDWA	333704	PARKS/DEPARTMENTAL SUPPLIES	10/22/2025	4.79	.00	
239	ALLRED'S ACE HARDWA	333731	PARKS/DEPARTMENTAL SUPPLIES	10/23/2025	19.18	.00	
239	ALLRED'S ACE HARDWA	333837	PARKS/DEPARTMENTAL SUPPLIES	10/29/2025	13.42	.00	
<b>10-70-670 SAFETY EQUIP. &amp; SUPPLIES</b>							
1760	CINTAS CORP	5303268607	PARKS/FIRST AID SUPPLIES	11/17/2025	200.36	.00	
4208	INTERMOUNTAIN FARME	1023384741	PARKS/CLOTHING	10/16/2025	94.99	.00	
<b>10-70-750 CHRISTMAS LIGHTS</b>							
239	ALLRED'S ACE HARDWA	333776	PARKS/DEPARTMENTAL SUPPLIES	10/27/2025	53.72	.00	
7798	SPRINKLER WORLD	ZMJ765	PARKS/LIGHTS	10/30/2025	591.84	.00	
7798	SPRINKLER WORLD	ZMV464	PARKS/LIGHTS	11/04/2025	1,775.52	.00	
7798	SPRINKLER WORLD	ZMZ916	PARKS/LIGHTS	11/05/2025	887.76	.00	
7798	SPRINKLER WORLD	ZNTB69	PARKS/LIGHTS	11/12/2025	1,775.52	.00	
7798	SPRINKLER WORLD	ZNV488	PARKS/LIGHTS	11/13/2025	591.84	.00	
9451	LB 413071	RS0000339243	PARKS/BOOM LIFT	11/18/2025	1,379.50	.00	
Total PARKS:					15,186.68	.00	
<b>RECREATION</b>							
<b>10-71-240 OFFICE EXPENSE</b>							
1522	CERTIFIED ALARM SERVI	24708	MONITORING SERVICES	11/10/2025	38.00	.00	
3571	GURR'S COPYTEC	N74311	REC/POSTERS	11/05/2025	270.77	.00	
5729	ODP BUSINESS SOLUTIO	444065107001	REC/OFFICE SUPPLIES	11/06/2025	22.97	.00	
5729	ODP BUSINESS SOLUTIO	444065126001	REC/OFFICE SUPPLIES	11/06/2025	24.79	.00	
5729	ODP BUSINESS SOLUTIO	444065175001	REC/OFFICE SUPPLIES	11/06/2025	52.56	.00	
<b>10-71-260 BUILDING MAINTENANCE</b>							
675	AUTO ZONE STORES, IN	06231752130	REC/BUILDING MAINTENANCE	10/17/2025	11.63	.00	
5470	MOUNTAIN ALARM FIRE	7344204	REC/INSTALLATION SERVICES	11/11/2025	447.50	.00	
<b>10-71-420 CONTRACTED SERVICES</b>							
1522	CERTIFIED ALARM SERVI	24721	MONITORING SERVICES	11/10/2025	33.00	.00	
6540	PRO TECH PEST MANAG	27188	REC/PEST CONTROL	11/20/2025	115.00	.00	
7420	SHIELD-SAFETY, LLC	02203334356	REC/FIRST AID SUPPLIES	11/14/2025	275.35	.00	
8156	TCI SECURITY OF UTAH	41588	REC/ALARM MONITORING	11/20/2025	120.00	.00	
<b>10-71-480 DEPARTMENTAL SUPPLIES</b>							
5033	MACEYS	409647	REC/LUNCH WITH ADMIN DEPT	11/11/2025	22.14	.00	
8219	TEXTILE TEAM OUTLET	9281	REC/DEPARTMENTAL SUPPLIES	11/13/2025	3,471.86	.00	
Total RECREATION:					4,905.57	.00	
<b>LEISURE SERVIVES</b>							

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>10-72-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6127420573	MULTI DEPT/CELL PHONE EXPENS	11/01/2025	39.68	.00	
	Total LEISURE SERVIVES:				39.68	.00	
<b>CUSTODIAL SERVICES</b>							
<b>10-74-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6127420573	MULTI DEPT/CELL PHONE EXPENS	11/01/2025	39.68	.00	
	Total CUSTODIAL SERVICES:				39.68	.00	
	Total GENERAL FUND:				767,745.86	.00	
<b>IMPACT FEES - STREETS &amp; ROADS</b>							
<b>EXPENDITURES</b>							
<b>14-40-490 1520 WEST</b>							
750	BAR S CONSTRUCTION	8-11122025	ROADWAY RECONSTRUCTION	11/12/2025	14,613.73	.00	
	Total EXPENDITURES:				14,613.73	.00	
	Total IMPACT FEES - STREETS & ROADS:				14,613.73	.00	
<b>STORM DRAIN IMPACT FEE</b>							
<b>STORM DRAIN PROJECTS</b>							
<b>15-70-975 900 West 2800 North SD</b>							
750	BAR S CONSTRUCTION	1-11122025	2800 N DRAINAGE PROJECT	11/12/2025	111,219.30	.00	
	Total STORM DRAIN PROJECTS:				111,219.30	.00	
	Total STORM DRAIN IMPACT FEE:				111,219.30	.00	
<b>WATER IMPACT FEES</b>							
<b>16-70-960 GATEWAY WELL</b>							
7510	SKM ENGINEERING, LLC	31619	MULIT DEPT ENGINEERING	11/17/2025	188.00	.00	
<b>16-70-979 1520 W Waterline Replacement</b>							
750	BAR S CONSTRUCTION	8-11122025	ROADWAY RECONSTRUCTION	11/12/2025	18,107.73	.00	
	Total :				18,295.73	.00	
	Total WATER IMPACT FEES:				18,295.73	.00	
<b>CLASS C ROAD FUND</b>							
<b>EXPENDITURES</b>							
<b>20-40-480 DEPARTMENTAL SUPPLIES</b>							
2192	D AND L SUPPLY CO., IN	0000187826	CLASS C ROADS/DEPARMENTAL S	11/24/2025	270.00	.00	
3312	GENEVA ROCK PRODUC	003CINV00001	CLASS C ROADS/ASPHALT	10/22/2025	79.20	.00	
3312	GENEVA ROCK PRODUC	003CINV00002	CLASS C ROADS/ASPHALT	11/12/2025	1,606.42	.00	
3312	GENEVA ROCK PRODUC	003CINV00002	CLASS C ROADS/ASPHALT	11/12/2025	9,284.40	.00	
<b>20-40-819 4000 NORTH MAG MATCH</b>							
1780	CITY OF CEDAR HILLS	2896	HARVERY BLVD WIDENING	11/17/2025	869.41	.00	
<b>20-40-825 SCRUB SEAL</b>							
3312	GENEVA ROCK PRODUC	6-11042025	2025 PAVEMENT PRESERVATION	11/04/2025	182,194.78	.00	
<b>20-40-975 1150 EAST 1000 SOUTH</b>							
3612	HALL ENGINEERING & C	2-11122025	WATERLINE & ROADWAY RECONS	11/12/2025	75,126.00	.00	

## STORM DRAIN UTILITY FUND

## GENERAL GOVERNMENT

**48-41-250 VEHICLE EXPENSE**

675	AUTO ZONE STORES, IN	06231750023	STRM DRN/VEHICLE MAINTENANC	10/14/2025	73.68	.00
675	AUTO ZONE STORES, IN	06231774361	STRM DRN/VEHICLE MAINTENANC	11/21/2025	91.22	.00
675	AUTO ZONE STORES, IN	06231774362	STRM DRN/VEHICLE MAINTENANC	11/21/2025	14.68	.00
5325	MOBILE MAN DIESEL	362	STRM DRN/VEHICLE REPAIR	11/25/2025	414.58	.00
5833	O'REILLY AUTOMOTIVE I	3623-210658	STRM DRN/VEHICLE MAINTENANC	11/17/2025	1,159.65	.00
5833	O'REILLY AUTOMOTIVE I	3623-210659	STRM DRN/VEHICLE MAINTENANC	11/17/2025	44.00-	.00
5833	O'REILLY AUTOMOTIVE I	3623-210661	STRM DRN/VEHICLE MAINTENANC	11/17/2025	31.24-	.00
<b>48-41-765 SOFTWARE LICENSING</b>						
9037	UTILISYNC, LLC	1853	BLUE STAKES SOFTWARE	11/12/2025	1,000.00	.00
<b>Total GENERAL GOVERNMENT:</b>					<b>2,678.57</b>	<b>.00</b>

## STORM DRAIN PROJECTS

48-70-930 I-15 TO UTAH LAKE OUTFALL

97	ACME CONSTRUCTION I	10-11302025	STORM DRAIN OUTFALL PROJECT	11/26/2025	211,727.09	.00
<b>48-70-974 1550 EAST MURDOCK DRIVE</b>						
3612	HALL ENGINEERING & C	2-11122025	WATERLINE & ROADWAY RECONS	11/12/2025	42,795.60	.00
<b>48-70-975 900 West 2800 North SD</b>						
6760	RB & G ENGINEERING, I	250137	2800 N STORM DRAINAGE	11/17/2025	1,560.00	.00
Total STORM DRAIN PROJECTS:					256,082.69	.00
Total STORM DRAIN UTILITY FUND:					258,761.26	.00

## CAPITAL PROJECTS FUND

## **EXPENDITURES**

49-40-508 ADMIN2026

6760 RB & G ENGINEERING, I	250139	BATTLE CREEK TRAIL HEAD PARKI	11/17/2025	15,592.50	.00
Total EXPENDITURES:				15,592.50	.00

49-60-409 PARKS 2026

4523 KEN GARFF FORD 11192025 PARKS/NEW TRUCKS 11/19/2025 102,848.00 .00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid

Total : 102,848.00 .00

**MISC PROJECTS****49-90-503 CD 2023**

3510 GREGORY, BRANDON TH	25-021	COM DEV/OFFICE KITCHEN REMO	11/17/2025	8,062.34	.00
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Total MISC PROJECTS: 8,062.34 .00

Total CAPITAL PROJECTS FUND: 126,502.84 .00

**WATER FUND****EXPENDITURES****51-40-250 VEHICLE EXPENSE**

5325 MOBILE MAN DIESEL	338	WATER/VEHICLE REPAIR	10/30/2025	1,478.36	.00
6278 PLEASANT GROVE BIG O	044250-10397	WATER/DEPARTMENTAL SUPPLIES	11/19/2025	24.95	.00

**51-40-420 STREET REPAIRS**

3312 GENEVA ROCK PRODUC	003CINV00001	WATER/DEPARTMENTAL SUPPLIES	11/04/2025	229.68	.00
3312 GENEVA ROCK PRODUC	003CINV00001	WATER/DEPARTMENTAL SUPPLIES	11/05/2025	1,668.24	.00

**51-40-600 REPAIR & MAINTENANCE**

1420 CART AWAY CONCRETE,	369164	WATER/CONCRETE	10/29/2025	228.00	.00
1420 CART AWAY CONCRETE,	39163	WATER/CONCRETE	10/29/2025	255.00	.00
5482 MOUNTAINLAND SUPPLY	S107347887.0	WATER/DEPARTMENTAL SUPPLIES	11/06/2025	665.51	.00
5482 MOUNTAINLAND SUPPLY	S107448115.00	WATER/DEPARTMENTAL SUPPLIES	11/13/2025	2,105.82	.00
5482 MOUNTAINLAND SUPPLY	S107451338.0	WATER/DEPARTMENTAL SUPPLIES	11/17/2025	3,140.58	.00

**51-40-765 SOFTWARE LICENSING**

9037 UTILISYNC, LLC	1853	BLUE STAKES SOFTWARE	11/12/2025	1,000.00	.00
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Total EXPENDITURES: 10,796.14 .00

**WATER CAPITAL PROJECTS****51-70-974 SCADA**

7510 SKM ENGINEERING, LLC	31619	MULIT DEPT ENGINEERING	11/17/2025	465.00	.00
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**51-70-975 PETERSON WELL REHAB**

3312 GENEVA ROCK PRODUC	003CINV00001	WATER/DEPARTMENTAL SUPPLIES	10/21/2025	674.52	.00
7510 SKM ENGINEERING, LLC	31619	MULIT DEPT ENGINEERING	11/17/2025	8,490.00	.00

**51-70-979 1520 W Waterline Replacement**

750 BAR S CONSTRUCTION	8-11122025	ROADWAY RECONSTRUCTION	11/12/2025	22,963.43	.00
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**51-70-982 WATER VALVE REHAB**

3312 GENEVA ROCK PRODUC	6-11042025	2025 PAVEMENT PRESERVATION	11/04/2025	14,980.33	.00
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**51-70-985 1550 EAST MURDOCK DRIVE**

3612 HALL ENGINEERING & C	2-11122025	WATERLINE & ROADWAY RECONS	11/12/2025	28,272.00	.00
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Total WATER CAPITAL PROJECTS: 75,845.28 .00

Total WATER FUND: 86,641.42 .00

**SEWER FUND****52-13200 CONNECT CHGES DUE FROM SID**

8422 TIMP. SPECIAL SERVICE	10302025	IMPACT FEES	10/30/2025	1,196,697.87	.00
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Total : 1,196,697.87 .00

**EXPENDITURES****52-40-250 VEHICLE EXPENSE**

5325 MOBILE MAN DIESEL	349	SEWER/VEHICLE REPAIR	11/18/2025	3,620.18	.00
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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>52-40-350 CHARGES FOR TREATMENT</b>							
8422	TIMP. SPECIAL SERVICE	10312025	WASTEWATER TREATMENT	10/31/2025	363,741.64	.00	
<b>52-40-765 SOFTWARE LICENSING</b>							
9037	UTILISYNC, LLC	1853	BLUE STAKES SOFTWARE	11/12/2025	1,000.00	.00	
Total EXPENDITURES:					368,361.82	.00	
<b>52-90-955 SEWER MANHOLE REHAB</b>							
3312	GENEVA ROCK PRODUC	6-11042025	2025 PAVEMENT PRESERVATION	11/04/2025	16,289.24	.00	
Total :					16,289.24	.00	
Total SEWER FUND:					1,581,348.93	.00	
<b>SECONDARY WATER EXPENDITURES</b>							
<b>54-40-250 VEHICLE</b>							
6278	PLEASANT GROVE BIG O	044250-10396	SEC WATER/VEHICLE EXPENSE	11/20/2025	197.49	.00	
<b>54-40-270 POWER EXPENSE</b>							
7062	ROCKY MOUNTAIN POW	11172025	WALKER BOOSTER PUMP	11/17/2025	36.84	.00	
<b>54-40-480 DEPARTMENTAL SUPPLIES</b>							
5482	MOUNTAINLAND SUPPLY	S107422203.0	SEC WATER/DEPARTMENTAL SUPP	11/20/2025	2,695.81	.00	
<b>54-40-600 REPAIR &amp; MAINTENANCE</b>							
5482	MOUNTAINLAND SUPPLY	S107422203.0	SEC WATER/DEPARTMENTAL SUPP	11/06/2025	6,306.43	.00	
5482	MOUNTAINLAND SUPPLY	S107422203.0	SEC WATER/DEPARTMENTAL SUPP	11/19/2025	3,579.86	.00	
5482	MOUNTAINLAND SUPPLY	S1074364323.	SEC WATER/DEPARTMENTAL SUPP	11/12/2025	1,030.28	.00	
5482	MOUNTAINLAND SUPPLY	S107447180.0	SEC WATER/DEPARTMENTAL SUPP	11/13/2025	273.80	.00	
<b>54-40-765 SOFTWARE LICENSING</b>							
9037	UTILISYNC, LLC	1853	BLUE STAKES SOFTWARE	11/12/2025	1,000.00	.00	
Total EXPENDITURES:					15,120.51	.00	
<b>CAPITAL PROJECTS</b>							
<b>54-70-945 SECONDARY METERING</b>							
4043	HYDRO VAC EXCAVATIO	18-8302025	PRESSURIZED IRRIGATION METER	08/30/2025	569,250.19	.00	
<b>54-70-947 SECONDARY VALVE REHAB</b>							
3312	GENEVA ROCK PRODUC	6-11042025	2025 PAVEMENT PRESERVATION	11/04/2025	8,953.38	.00	
<b>54-70-985 1550 EAST MURDOCK DRIVE</b>							
3612	HALL ENGINEERING & C	2-11122025	WATERLINE & ROADWAY RECONS	11/12/2025	12,378.50	.00	
Total CAPITAL PROJECTS:					590,582.07	.00	
Total SECONDARY WATER:					605,702.58	.00	
<b>CAPITAL EQUIPMENT</b>							
<b>58-40-500 PRINCIPAL PAYMENTS</b>							
3418	GOVERNMENT LEASING	568856413	COMPUTER EQUIPMENT	11/17/2025	66,130.29	.00	
<b>58-40-520 INTEREST PAYMENTS</b>							
3418	GOVERNMENT LEASING	568856413	COMPUTER EQUIPMENT	11/17/2025	5,608.14	.00	
<b>58-40-660 POLICE EQUIPMENT</b>							
3440	GRAPHIK DISPLAY AND S	GK-508362	PD/VEHICLE VINYL LETTERING	11/24/2025	2,344.60	.00	
4523	KEN GARFF FORD	2025	PD/NEW VEHICLES	11/17/2025	290,095.00	.00	
Total :					364,178.03	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
			Total CAPITAL EQUIPMENT:		364,178.03	.00	

**SWIMMING POOL****SWIMMING POOL****71-73-380 HEATING**

2716 ENBRIDGE GAS UT WY I	11102025	MULTI DEPT/HEATING EXPENSE	11/10/2025	657.00	.00
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Total SWIMMING POOL:		657.00	.00
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Total SWIMMING POOL:		657.00	.00
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**COMMUNITY CENTER****72-71-060 COMMUNITY CTR - HEATING**

2716 ENBRIDGE GAS UT WY I	11102025	MULTI DEPT/HEATING EXPENSE	11/10/2025	1,082.09	.00
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**72-71-062 COMMUNITY CTR - BLDG MAINT**

1870 CODALE ELECTRIC SUP	S009547679.0	REC/BUILDING MAINTENANCE	10/23/2025	28.14	.00
8678 UNIFIRST CORPORATIO	11242025	RUG CLEANING	11/24/2025	322.04	.00

**72-71-411 ADULT SPORTS**

8219 TEXTILE TEAM OUTLET	9210	REC/SHIRTS & HOODIES	10/23/2025	2,021.72	.00
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**72-71-416 SPECIAL EVENTS**

5033 MACEYS	410284	REC/PROGRAM SUPPLIES	10/11/2025	90.30	.00
8330 THOMAS CORDNER MEM	10102025	REC/SERVICES RENDERED FOR VI	10/11/2025	400.00	.00
8330 THOMAS CORDNER MEM	10112025	REC/SERVICES RENDERED FOR VI	10/11/2025	400.00	.00

Total :		4,344.29	.00
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Total COMMUNITY CENTER:		4,344.29	.00
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**CULTURAL ARTS****PROGRAM EXPENDITURES****73-71-620 ORCHESTRA**

9165 VOGHT, MARCUS	11192025	PG ORCHESTRA/GUEST CONDUCT	11/19/2025	800.00	.00
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Total PROGRAM EXPENDITURES:		800.00	.00
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Total CULTURAL ARTS:		800.00	.00
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**75-40-481 500 East - 500 N to 1100 N**

7852 STAKER & PARSON COM	5-11102025	500 E RECONSTRUCTION	11/10/2025	106,293.20	.00
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**75-40-486 ROADWAY STRIPING**

3312 GENEVA ROCK PRODUC	6-11042025	2025 PAVEMENT PRESERVATION	11/04/2025	75,870.20	.00
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**75-40-490 1520 WEST 1100-1800 NORTH**

750 BAR S CONSTRUCTION	8-11122025	ROADWAY RECONSTRUCTION	11/12/2025	43,626.96	.00
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**75-40-491 800 NORTH NCB TO 1300 WEST**

6760 RB & G ENGINEERING, I	250140	800 N IMPROVEMENTS	11/17/2025	14,160.00	.00
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**75-40-493 1440 NORTH 1520-1300 WEST6**

750 BAR S CONSTRUCTION	8-11122025	ROADWAY RECONSTRUCTION	11/12/2025	3,042.46	.00
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Total :		242,992.82	.00
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Total :		242,992.82	.00
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**RECREATION**

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>CARE TAX</b>							
<b>76-76-703 SPECIAL PROJECTS</b>							
3047	FOX, CHRISTOPHER	25	REC/WIDESCREEN RENTAL-VIKING	11/10/2025	1,000.00	.00	
3047	FOX, CHRISTOPHER	27	REC/WIDESCREEN RENTAL-HAUNT	11/21/2025	300.00	.00	
3950	HONEY BUCKET	0555215968	VIKING DAYS- RESTROOMS	11/07/2025	483.53	.00	
8330	THOMAS CORDNER MEM	11112025	VETERANS DAY PIPES	11/11/2025	400.00	.00	
Total CARE TAX:						2,183.53	.00
Total RECREATION:						2,183.53	.00
Grand Totals:						4,456,268.70	.00

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

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

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

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

City Finance Director: \_\_\_\_\_

**Report Criteria:**

Invoices with totals above \$0 included.

Only unpaid invoices included.