

**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
Tuesday, April 14, 2026  
4:30 p.m.**

Mayor: Eric Jensen

Council Members: Dianna Andersen  
Cyd LeMone  
Dustin Phillips  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Christine Petersen, City Attorney  
Wendy Thorpe, City Recorder  
Denise Roy, Finance Director  
David Packard, Human Resources Manager  
Drew Engemann, Fire Chief  
Neal Winterton, Public Works Director  
Sierra Pierson, Assistant to the City Administrator  
Carl Nielson, Police Department Lieutenant  
Daniel Cardenas, Community Development Director  
Britton Johnson, Management Intern  
Deon Giles, Parks Director  
Sheri Britsch, Library Director  
Stacy Martineau, Library Program Director  
Megan Zollinger, Recreation Director

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

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

Mayor Eric Jensen called the Work Session to order at 4:30 p.m. and welcomed those present. It was noted that Council Members Rogers and LeMone arrived at 4:31 p.m.

**a. Historic Preservation Commission Update – Laurel Cunningham**

Chair of the Historic Preservation Commission, Laurel Cunningham, shared information about the Historic Preservation Commission. She reported that there are currently 10 volunteers serving on the Commission, and two more will be added during the City Council Meeting. There are several activities planned, so it is beneficial to have many volunteers participating in the Commission work.

Ms. Cunningham discussed the achievements of the Historic Preservation Commission in 2025. She shared a handout with Council Members and explained that the Commission is divided into four subcommittees: preservation, archives, history and publications, and community outreach. Each of the subcommittees has a major project for the year. There is one person in charge of each subcommittee, but the entire Commission assists with the project work. The major project for preservation in 2025 was for Pleasant Grove to be enrolled in the Utah Main Street Program. The City was accepted into the program in May 2025. The hope is to reach Tier 2 status in September, which will make the City eligible for \$60,000 worth of grants for Main Street property owners.

Council Member LeMone asked what Main Street property owners could use the grant funding for. Ms. Cunningham explained that it can be used for façade restoration or building restoration. It is possible to share information with the City Council once the City reaches that program tier. She noted that the grant funding is associated with historic preservation and revitalization of the area.

The major project that the archives subcommittee focused on in 2025 was video recording older residents. There are Commissioners with expertise in this area, so it has been possible to interview three residents in the community. The intention is to preserve oral history, create transcripts, and speak to residents who are 90 or older. This is an ongoing project and those interested can reach out.

The major project for the history and publications subcommittee has been researching the guides for the walking tours. Whenever there is a walking tour, there is a booklet created. The homes on the walking tour are researched in order to better understand the history. Those unable to attend the tour are still able to purchase a booklet at City Hall for the cost of printing. In 2025, there were three walking tours hosted. Council Member LeMone asked if there are always new tours or if there are repeats. Ms. Cunningham reported that one will be repeated this year, but in the past, the only repeat was on Locust Avenue. There will be occasional repeats for those who missed a tour. In the history and publications subcommittee, there is also a Facebook page that is maintained. It includes photographs, stories, and information about Pleasant Grove. That Facebook page has grown to almost 2,000 followers in the last three years. It is a fun way to reach the community and keep the past alive.

Ms. Cunningham shared information about the community outreach subcommittee. The work done by this subcommittee takes a lot of time, but it is also rewarding to meet members of the community. The historic home tours have been wonderful to host. The largest tour took place during Strawberry Days last year, and there were approximately 90 attendees. Something else the community outreach subcommittee did was assist with the Heritage Festival. There was information about the eight founding families provided. In addition, the subcommittee focused on the Victorian Christmas event at the Old Town Hall. The event has grown each year, and the plan is to host it again this year.

There was outreach to the Commission counterparts in Lindon and American Fork. Ms. Cunningham explained that there has been cooperation with the Historic Preservation Commissions in those cities to ensure there is communication and shared resources. A joint

meeting will be held with the Historic Preservation Commissions in Lindon and American Fork every six months or so.

Ms. Cunningham reported that there will be a brainstorming session held at the beginning of the new fiscal year. During the July meeting, there will be a discussion about the goals for 2026, but there are some items from last year that will remain. This includes the continuation of the walking tours. She informed the City Council that the first walking tour will be in June during Strawberry Days. The schedule of the walking tours will be shared with Council Members. Ms. Cunningham stated that there is a desire to start offering micro-grants to owners of historic properties. There is a desire to be proactive and assist homeowners, when possible, to ensure the maintenance of building exteriors.

The Historic Preservation Commission attends training offered by the State Historic Preservation Office to ensure Commissioners are informed about best practices and are as educated as possible. Ms. Cunningham explained that the Commissioners are volunteers and do not have professional training, but training events are attended to make sure all work is done as effectively as possible.

Ms. Cunningham reported that there will be a Christmas event hosted this year. In addition, there will be a spring lecture, which all Council Members are invited to attend. It will take place on April 27, 2026, and there will be a lecture about Alma Christiansen, a photographer at the turn of the last century. He took nearly 700 photographs around Pleasant Grove. The photographs are from 1912 to 1925. All of the photographs are held at the BYU archives, so there is a partnership with BYU to exhibit the photographs. She added that there will also be a lecture about Mr. Christiansen.

Council Member LeMone asked if it would be possible to access the 700 photographs, since not all of them will be displayed during the spring lecture. Ms. Cunningham reported that she has an index of them, but BYU has the actual photographs. She is working with the curator to potentially digitize those photographs in the future. However, at the event, she will have a printout of the index so attendees can see whether their families are included in the photographs. The photographs ended up at BYU because the family donated them in 1990. The photos have been inaccessible ever since, so there has been work done with BYU and the State Historical Records Advisory Board to access them.

Council Member LeMone wanted to know how the Historic Preservation Commission found out about the photographs. Ms. Cunningham explained that she found a photograph that said: Photography by Alma Christiansen. She looked for additional information about the photographer and then contacted a family member several years back. She was informed that the photographs were at BYU, and she contacted BYU about how to review the photographs and make them more accessible.

Mayor Jensen reported that Council Member Todd Williams had an idea about the Heritage Festival. Ms. Cunningham explained that she had heard about the suggestion, and contact information was provided, but the Historic Preservation Commission is not in charge of the Heritage Festival. Council Member LeMone stressed the importance of the work that is done by

the Historic Preservation Commission. She appreciates the efforts made to focus on the history of Pleasant Grove.

Ms. Cunningham noted that Council Member suggestions for the Historic Preservation Commission can be shared. Council Member LeMone asked for the history of some of the streets off of Nathaniel Drive, as a resident had some questions. Ms. Cunningham offered to share the available information.

**b. Discussion of Watering Incentive Program – Daniel Cardenas**

This item was continued to a future City Council Meeting.

**c. Budget Discussion**

City Administrator, Scott Darrington, and Finance Director, Denise Roy, shared information about the budget. There was a handout provided to Council Members. Administrator Darrington explained that the focus of the Work Session discussion will be on the General Fund and the potential property tax increase. Director Roy will review the General Fund operations and one-time capital budget, and he will share information about property taxes. He noted that the utility rate discussion has been paused.

Administrator Darrington reported that there is a Tentative Budget that needs to be adopted during the May 5, 2026, City Council Meeting. He explained that the Tentative Budget is not finalized. It will be released to the public, so there is a chance for residents to review the budget and provide feedback. Adoption of the Final Budget is contingent on what happens with the property taxes.

Council Member Rogers mentioned secondary water. He asked that the classifications at the County level be looked at as far as green space and potential agricultural uses. Administrator Darrington believed the suggestion was to look into a reduced rate for larger properties that use more water. Council Member Rogers denied this. There are two programs available through the County, one is related to green space and the other is related to urban farming. The County has guidelines in place in order to qualify for those classifications. He stressed the importance of maintaining green space and agricultural uses. It might make sense to tie in a rate for properties that qualify for those classifications on a County level. There was discussion about the qualifications and appropriate rates.

Director Roy explained that she handed out several documents to the City Council. The first document is the one-pager. It shows the revenue on the left and the expenses on the right. There is another month of sales tax included, so the sales tax amount is currently 3.5% more than what was predicted to be collected. As for the charges for services, there is an increase in the ambulance fees received. She increased the charges for the services line item because of the amount of EMS use. On the right side, there are only two items that have changed since the last review. The first is to change the Event Coordinator position from part-time to full-time, which is \$60,000. There was a previous discussion about certain contracts being included in the operational budget rather than the one-time General Fund section, so that change has also been made to the budget document.

The unallocated amount is currently shown as negative \$140,000, so there are still details being worked out.

There was an IT spreadsheet created for the last calendar year. In 2025, the City paid Tech Legion approximately \$187,000. Of that amount, only \$53,000 was for service agreement hours and project work. Director Roy reported that the City is receiving value for what is being paid. In order to cover the needs of the City in-house, there would need to be four or five full-time IT workers. Tech Legion offers a broad range of services, so the current recommendation is not to hire an in-house IT employee.

Council Member Williams asked about the last time a bid was put out. Administrator Darrington stated that it has been several years. If contractors are providing good service for the City, there is generally no change made. He pointed out that Tech Legion has not raised its rates for a long time. Director Roy reported that Tech Legion will create monthly reports, so in the future, it will be possible to receive a monthly report on the work done for the City. Council Member LeMone wanted to know if there is a breakdown of the services provided, which was confirmed. Director Roy stated that she can prepare something for the City Council to review at a future City Council Meeting.

Council Member LeMone asked if it is possible to focus on proactive security services. She noted that there have been discussions about security cameras in the parks for many years. There is a willingness to pay for a more proactive service. It might make sense to look at other companies to see what else is available. Administrator Darrington shared clarifying information about security cameras. It is not Tech Legion that is preventing a system from being in place. Cameras at Discovery Park have been discussed by the Administrative Staff, but that item was not as high on the priority list as some other items. However, it is higher on the priority list now and is being further considered.

Council Member LeMone explained that she has not heard anything negative about Tech Legion, but is wondering whether there is a more robust system that could be considered. She wants quality service to be provided, but she would also like relevant ideas brought forward that address the needs of the City. Mayor Jensen suggested that the services Tech Legion is able to provide be shared with Council Members. There can be a list sent out to the City Council to provide additional clarification.

Director Roy reported that there was an on-site meeting at Discovery Park on Thursday morning. There was a camera vendor brought in that other entities have used. She explained that there will be a demo camera there to see if it will work in the area. One of the biggest challenges is Wi-Fi. There was another company brought in to look at the phone system. Tech Legion is more than willing to assist the City with whatever needs exist. Council Member Dustin Phillips believed the question is whether Tech Legion has a consultative approach as well. Administrator Darrington confirmed that Tech Legion shares suggestions when appropriate. He reported that Tech Legion manages 20 cities and various businesses. Additionally, the company currently has over 60 full-time employees.

Mayor Jensen asked Public Works Director, Neal Winterton, if Tech Legion provides good service for the needs in his department. Director Winterton stated that he is not worried about IT. There have only been positive interactions with Tech Legion and he would prefer not to change IT companies. Council Member Rogers explained that the City Council wants to make sure the IT company is being asked to do whatever there is a desire to see done. Administrator Darrington reiterated that Tech Legion is not responsible for the lack of cameras in Discovery Park. It was not as much of a priority as some other needs in the City, but has since been further considered. The Staff recommendation is not to hire a full-time IT employee and not to change the current IT service.

Mayor Jensen believed the City Council would like there to be a focus on cameras so there is needed security in place at the parks. Administrator Darrington reminded Council Members that there was a meeting about cameras recently. After the retreat, the request for cameras moved higher on the priority list. Council Member LeMone explained that her job is to find out whether the City is receiving the best services possible for taxpayer money. She has still not seen a full list of services provided by Tech Legion, so there is still uncertainty about what is being provided to the City.

Council Member Williams did an online search for Tech Legion in order to find additional information. The website states that Tech Legion performs IT services, cybersecurity, Azure migration and consulting, Cloud services, backup, email and Microsoft 365, Fractional CTO, ethical hacking services, IT staff augmentation, and VoIP services. Council Member Rogers believes there are opportunities to use technology that is being developed to benefit the City. It is important to identify possible gaps and then fill those gaps. He wants to know if there is someone who can look into the needs of the City and determine where technology could be used to increase efficiencies.

Administrator Darrington reported that the original request pertained to a possible in-house IT employee. There was a desire to find out what Tech Legion costs and what it would cost to move those services directly into the City. Council Member LeMone asked if there are gaps that an in-house person could address. Mayor Jensen suggested that Jeremy Roos from Tech Legion be invited to the next Staff Meeting so there can be an open dialogue between the department heads.

Administrator Darrington shared information about the conferences that are attended and the vendors that provide information. It is possible to ask Tech Legion what other cities have in place and what might make sense to pursue. He does not want the City Council to feel that Staff is not answering their questions. The focus was on answering the Council Members' questions that were asked previously. Council Members can be provided with a list of the IT services that are provided to Pleasant Grove.

Director Roy asked to review the General Fund one-time money in the City Council handout. There was a request for lights at the Senior Center, which has a cost of \$13,000. She spoke to Parks Director, Deon Giles, and there is some money in the Senior Citizen Fund. There is a grant received to use on that building, so it will be possible to use those funds. She also removed the Axon contracts from the one-time money list because that is now shown in the operational budget. The three items that are on the recommended funding list include the library pavilion, ambulance

replacement, and ladder apparatus. There still needs to be a discussion about those one-time projects. Administrator Darrington reported that the recommendation is for funding of approximately \$420,000, and there is \$1 million to allocate. That leaves a balance of approximately \$580,000. There are three options to consider, including the three items listed that are not currently recommended for funding. He suggested that there be a discussion about the three items. The fourth option is to put the money into reserves.

The remainder of the Budget Discussion agenda item was continued to the Regular Session.

**d. Staff Business**

Library Program Director, Stacy Martineau, shared information about the library pavilion. She explained that the pavilion matters because it is for the children, but it can also bring in programs. The programming room is a lovely space, but it is not large enough to accommodate a lot of the programs that are run. She pointed out that not all families can afford to visit zoos, but there are still exciting and informative programs offered at the library. With an outside venue, it is possible to accommodate more attendees and create meaningful memories. Library Director, Sheri Britsch, added that it is not only a pavilion, but a grass bowl. It will be called Storybook Square. This is a project that has been discussed for the last three years and there is a desire to see it move forward.

The remainder of the Staff Business agenda item was continued to the Regular Session.

**ADJOURNMENT**

**MOTION:** At 5:33 p.m., Council Member Andersen moved to ADJOURN the Work Session. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

The City Council Work Session Minutes of April 14, 2026, were approved by the City Council on May 19, 2026.

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
Tuesday, April 14, 2026  
6:00 p.m.**

Mayor: Eric Jensen

Council Members: Dianna Andersen  
Cyd LeMone  
Dustin Phillips  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Christine Petersen, City Attorney  
Wendy Thorpe, City Recorder  
Denise Roy, Finance Director  
David Packard, Human Resources Manager  
Drew Engemann, Fire Chief  
Neal Winterton, Public Works Director  
Sierra Pierson, Assistant to the City Administrator  
Carl Nielson, Police Department Lieutenant  
Daniel Cardenas, Community Development Director  
Britton Johnson, Management Intern  
Deon Giles, Parks Director  
Sheri Britsch, Library Director  
Stacy Martineau, Library Program Director  
Megan Zollinger, Recreation Director  
Jacob Hawkins, City Planner

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

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

**1) CALL TO ORDER**

Mayor Eric Jensen called the Regular Session to order at 6:00 p.m. and welcomed those present.

**2) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by City Administrator Scott Darrington.

3) **OPENING REMARKS**

The Opening remarks were offered by Council Member Dustin Phillips.

4) **APPROVAL OF MEETING AGENDA**

Administrator Darrington reported that Item 9B on the Regular Meeting agenda will be continued to the next City Council Meeting on April 28, 2026. Item 10B has been continued to a date uncertain.

**ACTION:** Council Member Williams moved to APPROVE the Meeting Agenda, as amended. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

5) **OPEN SESSION**

Mayor Jensen opened the Open Session.

*Justin Bezzant* explained that he has concerns about water use. In Utah, there are high-intensity water industries, including AI data centers, which are being approved even though there is a drought season. He expressed concerns about these projects moving forward while residents are asked to cut back.

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

6) **CONSENT ITEMS**

- A. City Council Minutes for the February 4, 2026, Planning and Budget, February 17, 2026, and March 3, 2026, Meetings.
- B. To Consider for Approval Payment No. 11 to FX Construction, Inc. for the American Fork River Diversion Reconstruction Project.
- C. To Consider for Approval Change Order No. 9 for FX Construction for the American Fork River Diversion Reconstruction Project.
- D. To Consider for Approval Payment No. 1 to Black Forest Paving for the 1100 East Area Waterline and Roadway Reconstruction Project.
- E. To Consider for Approval Payment No. 29 to Big-D Construction for the Cook Family Park Project.
- F. To Consider for Approval Payment No. 30 to Big-D Construction for the Cook Family Park Project.
- G. To Consider for Approval Payment No. 1 to Condie Construction Co., LLC, for the 800 North Area Waterline, Drainage, and Roadway Reconstruction Project.
- H. To Consider for Approval Payment No. 2 to Geneva Rock Products for the Battle Creek Trailhead Parking Lot Improvements Project.
- I. Payment Approval Reports for March 25, 2026, and April 2, 2026.

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

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

**A. To Consider the Appointment of Grace Monson and Eleesha Tucker as Members of the Pleasant Grove Historic Preservation Commission.**

Mayor Jensen explained that there will be appointments to the Historic Preservation Commission considered. He asked Grace Monson and Eleesha Tucker to introduce themselves to the Council. It was noted that Ms. Monson is not present at the City Council Meeting, but Ms. Tucker can share comments. Ms. Tucker stated that she has an interest in preserving history for the generations to come. She believes it is meaningful to be educated about history and understand its importance.

Council Member Cyd LeMone asked how long Ms. Tucker has lived in Pleasant Grove. Ms. Tucker reported that she has lived in the City for approximately three years and looks forward to learning more about the history of the community. Council Members appreciated her willingness to serve.

**ACTION:** Council Member Rogers moved to APPROVE the Appointment of Grace Monson and Eleesha Tucker as Members of the Pleasant Grove Historic Preservation Commission. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

8) **PRESENTATIONS**

**A. Recognition of the PGHS Girls State Basketball Champions.**

It was noted that the Pleasant Grove High School Girls' State Basketball Team is not present at the City Council Meeting. Assistant to the City Administrator, Sierra Pierson, stated that she will reach out to the basketball team to reschedule. Mayor Jensen asked Management Intern, Britton Johnson, to approach the City Council. He next asked Administrator Pierson to outline how he has assisted the City during his time as an intern. Assistant Administrator Pierson reported that Intern Johnson started in January and has worked in the City for the last several months. He has assisted with a number of tasks, including the employee pay study, volunteer dinner, and employee ID cards.

Mayor Jensen presented Intern Johnson with a Certificate of Appreciation in recognition of his services as a Management Intern in Pleasant Grove. His contributions have had a meaningful impact on the community. The City wishes him continued success in the future. There was a photograph taken with the City Council and Intern Britton. Intern Britton stated that he feels honored and humbled to receive the Certificate of Appreciation. He was able to learn a lot from the employees.

**B. Presentation of URPA Awards – LeeAnn Powell, URPA Executive Director, and McKell Christensen, URPA Assistant Executive Director.**

Recreation Director, Megan Zollinger, introduced Utah Recreation and Parks Association (“URPA”) Executive Director, LeeAnn Powell, and URPA Assistant Executive Director, McKell Christensen. Ms. Christensen explained that URPA is a State-wide association for parks and recreation professionals in Utah, and there are approximately 2,000 members. She noted that there are three pillars that are the focus: health and wellness, conservation and sustainability, and recreation for all.

There was training hosted in Pleasant Grove with the Parks Department. During that training, there was information shared about the Cook Family Park and how it came to be. Ms. Christensen reported that there was an adaptive use sports training in Salt Lake County, and there were also highly rated sessions held at an annual conference. Pleasant Grove is known as a partner and a powerhouse for parks and recreation across the State. It was noted that there are three awards that will be presented.

Ms. Powell reported that nominations were received for 11 different categories of awards prior to the spring conference. This year, there were 90 nominations in the different categories. One of the major categories is Facility of the Year. The Parks Department will now be presented with the Outstanding Facility of the Year 2026 for Cook Family Park. People came from all around the State to see the park. She noted that there are also many different functions that meet the needs of the whole community. Parks Director, Deon Giles, thanked the City employees for their efforts on Cook Family Park as well as the Cook Family. Receiving the award is an honor for Pleasant Grove.

Ms. Powell reported that there is also an award for Outstanding Special Event. She noted that there are more special event nominations than program nominations. The reason the winning event stood out had to do with the partners that came together, the all-terrain wheelchairs, and the park. The entire community came together, and the Berserker Blitz event met the pillar of recreation for all.

There was a final award presented for Outstanding Citizen Volunteer. Ms. Powell reported that the recipient, Christa Lindsay, advocated for her family. Ms. Lindsay thanked everyone for their support. She was told by many parents of special needs children not to try, but she believed it was possible to get 10 children together so there could be two groups of five. This would allow special needs children to play basketball together. Director Zollinger listened to her and created something special. It is important for children to be involved. Ms. Lindsay stressed the need for adaptive recreation.

9) **PUBLIC HEARING ITEMS**

- A. **Public Hearing to Consider Resolution (2026-12) – Authorizing an Increase in the Monthly Base Fee that Pleasant Grove City Collects for Timpanogos Special Service District (TSSD) Charges for Sewer Treatment and Sewage Disposal in Pleasant Grove City and Providing for an Effective Date.**  
*Presenter: Director Winterton.*

Public Works Director, Neal Winterton, presented the Staff Report and explained that the City Council previously discussed the monthly fee that is collected for Timpanogos Special Service District (“TSSD”) charges. In 2024, TSSD increased the treatment rates by 40%. In 2025, there was a 15% increase. On January 1, 2026, there was another 15% increase. He clarified that the increase the City will adopt during the current City Council Meeting is not a Pleasant Grove increase. It will be accepted and passed to TSSD. The increases in the TSSD construction and treatment costs are associated with Environmental Protection Agency (“EPA”) and the Division of Water Quality regulations throughout the State of Utah. Director Winterton reported that the City has been operating with a loss in the treatment pass-through costs from January 1, 2026, to the current date. The intention is to operate at a revenue-neutral position moving forward. The average monthly increase is \$3.56.

Council Member Williams noted that residents may have concerns about the increased TSSD fees. He wanted to know who should be contacted with those questions and concerns. Director Winterton reported that TSSD contact information can be found online. The financial and hearing information can also be found on the TSSD website. Council Member LeMone asked that additional information about TSSD be shared with those present. Director Winterton reported that TSSD treats all of the North Utah County cities' sewer. The sewer is collected through collection lines, and at the treatment facility, it is reclaimed as water that can enter Utah Lake. The water is treated to a very high standard, and those standards have undergone significant changes in the last five years.

Council Member Rogers asked if there would continue to be double-digit increases seen in the future. Director Winterton reported that the financial plan that was presented in 2023 had different options. The future anticipates more inflationary increases, which are estimated to be 3% to 4%.

Mayor Jensen opened the public hearing.

*Eileen Miller* explained that she is with the Utah Valley Home Builders Association. These increases have been difficult on builders because they have been so significant. It is unusual for someone to defend high increases, but after reading the IFA and IFFP, she has a better understanding. There are old pipes that need to be completely refitted to address the necessary capacity. Ms. Miller has read the 10-year plan, and there will be increases, but hopefully not as much as more recent ones.

*Joe Garlik* stated that he is a senior citizen in the community. 40 years ago, the utility rates for the City were less than \$40 per month and now the rates are \$160 per month. He understands that work has to be done on the pipes, but the growth that comes in should add revenue to the City and

make it possible to cover the extra capacity. Though the rates continue to increase, he is on a fixed income.

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

Council Member Rogers acknowledged that utility increases are difficult for residents, especially those who are on a fixed income. He explained that Council Members are aware of the impacts and have asked for information to make sure there is clarity about this increase. The City Council is looking for ways to mitigate the impacts as much as possible. He thanked Mr. Garlik for speaking during the public hearing, because it is important for all residents in the community to be considered.

**ACTION:** Council Member Andersen moved to APPROVE Resolution 2026-12 – Authorizing an Increase in the Monthly Fee Base that Pleasant Grove City Collects for Timpanogos Special Service District Charges for Sewer Treatment and Sewage Disposal in Pleasant Grove City and Providing for an Effective Date. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**B. Public Hearing to Consider Ordinance (2026-014) – Amend Section 10-15-38: Fencing Standards, to Clarify and Simplify Portions of this Section. Presenter: Director Cardenas.**

It was noted that this item was continued to the City Council Meeting on April 28, 2026.

**ACTION:** Council Member Phillips moved to CONTINUE Ordinance 2026-014 – Amend Section 10-15-38: Fencing Standards, to Clarify and Simplify Portions of this Section, to the April 28, 2026, City Council Meeting. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**C. Public Hearing to Consider Ordinance (2026-015) – Amend Section 10-6-2: Definitions, to Revise the Definition for “Building, Attached.” Presenter: Director Cardenas.**

Community Development Director, Daniel Cardenas, presented the Staff Report and explained that this item relates to Section 10-6-2: Definitions. The current definition for “Building, Attached” is:

- Any buildings separated by six feet (6') or less shall be deemed "attached" for the purposes of this title and as such shall meet all requirements of this title as if it were one building, whether physically connected or not.

Director Cardenas explained that this definition has created some problems when reviewing applications, especially when there is an accessory building. The height of the main structure can reach 35 feet, but accessory buildings and accessory apartments can only reach 25 feet. Some

applicants are building them approximately 5 feet from the structure to argue that it is attached, and it is possible to build the accessory building to 35 feet. As a result, new language is proposed:

- A structure physically joined to another structure or building by a common wall or floor/ceiling assembly to become one continuous structure or building, not including breezeways greater than six feet (6') in length. Such structures shall meet all requirements of this title.

The new language was presented to the Planning Commission and there was a unanimous recommendation of approval. If the new language is approved by the City Council, reviewing plans will be more straightforward. Council Member Phillips asked for clarification about the “floor/ceiling” meaning in the proposed definition. He wanted to know if that implies either floor or ceiling. Director Cardenas explained that it means floor to ceiling. City Attorney, Christine Petersen, suggested there be an amendment in the motion language to change it to “floor to ceiling.”

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

**ACTION:** Council Member Williams moved to APPROVE Ordinance 2026-015 – Amend Section 10-6-2: Definitions, to Revise the Definition for “Building, Attached,” removing the slash in “floor/ceiling” and replacing it with the word “to,” to read “floor to ceiling.” Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**D. Public Hearing to Consider the Request of Alex Norr for a Commercial Site Plan for a 5-Story Luxury Apartment Building, Located at 1312 South Valley Grove Way in The Grove Interchange Subdistrict and Valley Grove Mixed Use Overlay. *Presenter: Director Cardenas.***

Director Cardenas presented the Staff Report and explained that the above item relates to a Site Plan for a five-story luxury apartment building located at 1312 South Valley Grove Way. He reported that there is a multi-family residential building proposed with 472 units. The breakdown is 21 studio apartments, 267 one-bedroom apartments, and 184 two-bedroom apartments. He shared an aerial image to indicate where the apartment building will be located within the Valley Grove project.

The Site Plan was shared with the City Council. Director Cardenas reported that there will be indoor parking provided in an enclosed structure. He noted that the pavement is proposed to be 24%, the building is proposed to be 52.1%, and the landscaping is proposed to be 23.9%. Some amenity areas were pointed out on the Site Plan for reference. Council Member Rogers asked about the public space that is proposed to be attached to the development. Director Cardenas further reviewed the Site Plan and pointed out the promenade location. He clarified that the promenade will not be on the same site as the residential building. The project has been phased, so that it will come in at a later phase.

The Development Agreement has certain requirements, including the construction of 65,000 square feet of retail use, which has been done. It is now the residential building that is being considered. Council Member Rogers asked about the timeline for the promenade. Director Cardenas reported that it will be included in Phase 2 for the second residential building. He next shared a presentation slide that illustrates the open space and amenities. The parking entrance will be from the north and south, with the residential units wrapped around. He explained that the requirements for open space and landscaped areas are met with what is proposed. The building elevations were presented.

Director Cardenas reported that there were specific types of materials required in the Development Agreement. There was a desire to see variation in order to break up the mass of the building. An effort was made to have different colors, materials, and elevations. Council Member Rogers believed this is a fully residential building, and the ground floor also has residences. Director Cardenas reported that there is a lobby, but this is a fully residential building rather than a mixed-use building. A rendering was shared with the City Council for reference. There was work done with the Design Review Board, as there was a desire to see the variation of materials and colors. Council Member Rogers asked about the quality of the materials and how those materials will look over time. These are intended to be luxury apartments, so the luxurious feel needs to be maintained. City Planner, Jacob Hawkins, explained that there are more durable materials proposed at the lower levels so it is easier to clean and maintain. Above the person level, the materials are still durable but are more aesthetic.

There is a list in the Development Agreement of the materials that can and cannot be used. Director Cardenas explained that the City did not want to see plaster all around the building, so that was mentioned in the agreement. In the Meeting Materials Packet, there is a table that highlights the amenities. On level one, there is a pet spa, indoor/outdoor dog park, outdoor private spaces, barbecues, a fireplace, and a swimming pool. On the second level, there is a conference room, and on level five, there is a social room. Renderings of the lobby, gym area, and roof area were shared.

Information about parking was provided. Director Cardenas explained that there was a lengthy discussion about an appropriate number of parking spaces for the property. For every studio or single-bedroom apartment, there is 1.5 parking spaces required. For every two-bedroom apartment, there is 1.75 parking spaces required. Once those numbers are run, as well as parking stalls for 10 staff members and six for client use, there is a total requirement of 771 parking spaces. That is the minimum requirement in order to accommodate the residents, staff members, and clients. There is a total of 815 parking stalls provided on the site, which results in 44 additional parking stalls. His assumption is that the additional parking stalls will be used to accommodate visitor parking. However, the ratio for the total number of parking spaces includes visitor parking in the calculations.

Council Member Rogers does not want there to be a luxury apartment building constructed and then have vehicles lining the street in front. He asked if there is an ordinance that will prevent on-street parking there. Council Member Williams pointed out that most apartments occupied by two people will have two vehicles. Director Cardenas explained that there was already a discussion about parking when the Development Agreement was created. Council Member Rogers wanted to know if there are ordinances in place to address on-street parking in the area. Attorney Petersen

clarified that there is no ordinance that would apply to this specific area, but the City can establish parking regulations on a public street. It could be red curbed, or the parking could be restricted at certain times of the day.

Council Member Dianna Andersen noted that there is office building parking across the street. During the evening hours, the office parking lot is empty. Council Member Rogers preferred residents and visitors to park in a parking lot rather than on the street. He would like Staff to look into ordinances. Council Member Williams expressed concerns about parking and enforcement in the area.

Director Cardenas confirmed that work will be done with Attorney Petersen and Administrator Darrington to ensure that some regulations are determined. He confirmed that there is office building parking that is not used later in the day. This parking could be used by visitors to the apartment.

The elevation of the building is approximately 67 feet, so it is a larger structure at five stories. There was up to 100 feet permitted in the area, so 67 feet fits into the requirements of the zone. Council Member LeMone asked for clarification about the number of units. Director Cardenas reported that the project has 26 units per acre. Attorney Petersen shared information about the Development Agreement. Before the developer was able to apply for a Building Permit for the first residential building, there needed to be 65,000 square feet of retail sales tax-generating uses. Director Cardenas has confirmed that there is over 65,000 square feet. This entitles the developer to submit an application for the building. Director Cardenas explained that the hotel and steakhouse counted toward the 65,000 square foot requirement. Administrator Darrington clarified that the foundations have to be in to count. Director Cardenas identified the commercial buildings for the City Council.

Council Member Rogers asked what would happen if construction was terminated on one of the retail buildings after the foundation was poured. Director Cardenas explained that there are certain triggers in the Development Agreement. Council Member Williams wanted to know what would happen if a commercial pad was sold to someone else. Director Cardenas stated that it still needs to be completed.

A portion of the Development Agreement was reviewed. Director Cardenas explained that Staff reviewed the Development Agreement to ensure the requirements were met. There is language that talks about a sense of a place. It states that providing a sense of place at the arrival and entry point to the building is important. A water fountain, a specially planned arrival feature, or art can elevate the entry and arrival experience. This language can be found on Page 27 of the Development Agreement. During the Staff review, it was noticed that this particular requirement has not been met. The applicant's proposal is to have a monument sign and a bench installed, but Staff does not feel that the proposal meets the requirement to create a sense of place, which is mentioned in the agreement.

Director Cardenas reported that this application was brought to the Design Review Board. There was an extensive review and the Board recommended approval. This application was also shared with the Planning Commission. There was a recommendation of approval forwarded for the Site

Plan of a multi-family residential building with 472 new residential units. The Planning Commission vote was 4-to-1, with one Commissioner voting against a recommendation of approval because of concerns that there was not enough parking provided for the project. Mayor Jensen asked if the monument sign was discussed at the Planning Commission level, which was confirmed. The applicant will be able to address that during the current meeting, but their perspective is that the arrival features are located in the lobby. This is not as visible from the street, but there are amenities in the lobby area.

Director Cardenas addressed the architectural features in the hallways. Work was done by the applicant to make the hallways more aesthetically pleasing and to create architectural features that break up the massing. Council Member Rogers noted that this is a unique building. He asked if there was input provided from public safety officials to ensure that all services can be provided effectively. Attorney Petersen and Administrator Darrington confirmed that there have been discussions related to public safety. Director Cardenas added that there have been multiple rounds of review.

The applicant representative, Josh Barnes, introduced himself to the City Council. He noted that Alex Norr is also present at the meeting. Mr. Barnes explained that there are a lot of requirements associated with the development, because a lot of thought was put into the Development Agreement. It is actually easier to design something when there are more requirements. He is excited about providing high-quality housing in Pleasant Grove. This will be a unique landmark in the community. Mr. Barnes explained that they are headquartered in Logan, Utah, and own and operate approximately 3,000 apartment units. He cares about the development, construction, and operations.

Mr. Barnes addressed the previous comments about building materials. The Development Agreement requires there to be 51% high-quality exterior building materials, but 64% proposed for the building. As for parking, there are 815 parking stalls proposed, but the requirement is 771. This project is envisioned to integrate into the surrounding area. Visitors to the community will likely sit down at a restaurant beforehand, park their vehicle in that area, and then visit friends afterward. In addition, there are 32 guest parking stalls available on the exterior. 1.72 stalls per unit is one of the highest parking ratios in their portfolio.

Mayor Jensen wanted to know if this would be categorized as luxury, which was confirmed. Mr. Barnes explained that apartment buildings typically have white paint, white countertops, and white cabinets. The luxury experience starts with the leasing experience, where there is customization provided with the different unit types. There are three unit types: cool, neutral, and warm unit colors. Tenants can choose the unit type that suits their personal preferences. He shared additional information about the kitchen design, bathroom design, and the luxury experience that is planned.

Mr. Norr explained that he represents Mountain States Properties. He appreciated the comments shared earlier by Director Cardenas about the sense of place. The language in the Development Agreement states that those elements need to be contained in the facility rather than in front of the facility. Inside the building, there is an atrium and a water feature, so he believes the requirement

has been met. There is a willingness to listen to feedback because he cares about what this will look like.

Council Member Williams asked about the definition of a sense of place. His definition would include the structure, environment, landscaping, and façade. He asked whether a sign fits into that definition. Mr. Norr does not believe it does. Council Member Williams noted that this property is important to the City because the City Council wants to make sure there is something positive created for residents. He also wants people outside of the community to view this as a nice development.

Council Member Rogers likes what has been proposed and appreciates that the building has architectural interest. He also likes the atrium and water feature inside the building, but asked if there is anything that could increase the sense of place outside the building. As an example, the bench and sign could be integrated into a water feature or some sort of unique landscaping. Mr. Norr referenced the Landscape Plan and noted that there is an impressive amount of landscaping proposed. The benches were not proposed to create a sense of place, but are associated with the landscape requirements. The sense of place is established by the features inside the building and the exterior elements of the building that draw people in. There is a trail requirement, and the piece along Valley Grove Parkway is part of that trail component. It has an extra-wide sidewalk with a lot of landscaping.

Council Member Andersen believed the mountain would create a sense of place. Council Member LeMone pointed out that sense of place is subjective. Attorney Petersen explained that Staff does not feel the sense of place has been met based on the language that was included in the Development Agreement. Additional discussions were had about establishing a sense of place and the language in the agreement. Administrator Darrington reported that the Staff recommendation is denial based on the sense of place requirement. However, if that can be figured out, all other requirements have been met. Council Member Phillips pointed out that there have been different interpretations of the sense of place language in the Development Agreement. Attorney Petersen noted that the question before the City Council is whether there is satisfaction with the way sense of place has been addressed.

Mr. Norr clarified that the Staff Report mentions a recommendation of approval. It is news to him that Staff would recommend denial based on the sense of place language. The Planning Commission also recommended approval. Council Member Rogers noted that there could be a recommendation of approval with a condition that the sense of place issue be addressed with Staff. Mr. Norr reported that there is already a monument sign planned, but it is possible to spruce it up somewhat. Mayor Jensen asked about how to approach approval of this application, given the different interpretations of sense of place. Council Member Rogers suggested that there be work done with Staff to make the monument sign something that is special and unique. Council Members further discussed the sense of place language. Council Member Andersen believed the mountain is enough of a statement.

Attorney Petersen clarified that Director Cardenas believes all of the requirements have been met, with the exception of the sense of place. The Council can approve this application with a condition that the applicant work with Staff on a sense of place. Administrator Darrington explained that

the Community Development Director does not believe the application is in full compliance, though there is some subjectivity to the language. Council Member Rogers wanted to understand where the communication breakdown occurred between the applicant and Staff. He gets the sense that Mr. Norr would have addressed the concerns if those had been communicated. Council Member Williams wondered whether a continuation made sense for this application, so the issues can be resolved.

Director Cardenas explained that there was never an agreement about the sense of place. A lot of items have been worked through, but that item still remains. Council Member Phillips asked if there was a Staff recommendation of approval when this was presented to the Planning Commission. Director Cardenas explained that this same comment was shared during the Planning Commission process. From a Staff perspective, there is no agreement that the sense of place requirement has been met.

Mayor Jensen noted that the City Council could make a motion to continue this item, as proposed by Council Member Williams. Alternatively, it is possible to make a motion to approve this item with conditions, as proposed by Council Member Rogers. There was discussion about how to move forward. Council Member LeMone reiterated that the sense of place requirement is open to interpretation. The applicant did what was required, as his interpretation was that it must be inside the building. There is also a sign and bench proposed outside. Attorney Petersen reviewed the options available to the City Council at this time. Additional discussions were had about motion language.

Mayor Jensen opened the public hearing.

*Jim Martineau* explained that he serves on the Planning Commission and also works for a commercial builder. In Vineyard, there have been 1,000 apartments added in the last two years. There is a vision to have 5,000 more doors opened in the next six years. He shared information about the building that he is working on currently. What is proposed in this case looks impressive from the outside. As for fountains, those tend to look beautiful for the first two years. After that point, there are often mosquitoes, the pumps die, and the fountains become a maintenance issue. Lights might be a better feature, as that is a long-term solution with short-term maintenance costs. The Planning Commission voted on the Site Plan, but project details will be discussed further in the future. He understands the comments that have been shared by Council Members, but believes it makes sense to move forward.

*Justin Bezzant* stated that he works in an office building in the area. There is a lot of traffic and noise already, so he is not certain that the location makes sense for luxury apartments. He also wanted to share comments about the high-density rental apartments and complexes that are being built in Pleasant Grove. Private equity firms and corporations are interested in rentals where residents will never be able to own their own homes. He asked the City Council to think about what will be passed on to the next generation. Even though what is proposed is a beautiful building, it is still creating rental-only options. There is less and less that can be owned by residents in the City.

*Joe Garlik* asked who will pay the property tax. It was clarified that the owner of the building will.

*Justin Nielson* stated that the proposed building is aesthetically pleasing and the location makes sense with the businesses in the area. He expressed concerns about water and sewage. Adding more residential units could create more problems. Mr. Nielson pointed out that parking is already an issue with similar buildings in other cities. He noted that there are long-term costs associated with development due to the number of people that it will bring into the community. Additionally, he pointed out that there could be additional work for the Police Department and Fire Department.

*Eileen Miller* explained that she is with Utah Valley Home Builders. Delay and regulation equal more money, so the more delays there are and the more regulations that are added, the more the costs increase. She stressed the importance of multi-family dwellings, as these are needed in the City.

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

Director Cardenas expressed appreciation to the City Council for their work and the comments shared. He explained that it is not unusual to approve an application with conditions. There has been a discussion with the developer, and there is confidence that something can be worked out before the Building Permit application. He recommended that the motion made include a condition about an arrival feature. Director Cardenas explained that he wants to protect the City and honor the language included in the Development Agreement. Discussions were had about appropriate motion language.

**ACTION:** Council Member Rogers moved to APPROVE the Request of Alex Norr for a Commercial Site Plan for a 5-Story Luxury Apartment Building, located at 1312 South Valley Grove Way in The Grove Interchange Subdistrict and Valley Grove Mixed Use Overlay, subject to the applicant resolving Staff concerns related to the sense of place requirement in the Development Agreement. Council Member Williams seconded the motion. The motion carried with Council Members Andersen, Phillips, Rogers, and Williams voting “Yes.” Council Member LeMone voted “No.” The motion carried with a vote of 4-to-1.

**ACTION:** Council Member Andersen moved to take a short break before hearing the next agenda item. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

Following the vote, the City Council took a break from 8:16 p.m. to 8:29 p.m.

**ACTION:** Council Member Andersen moved to RECONVENE the City Council Meeting. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**E. Public Hearing to Consider Ordinance (2026-016) – for a Zone Change to Remove the Valley Grove Mixed Use (VGMU) Overlay from Approximately 4.5 Acres of Land and to Apply the Grove Business Park (GBP) Overlay to Approximately 2.9 Acres of Land, Located at 877 South Mountain View Lane. Applicant: St. John Properties. Presenter: Director Cardenas.**

It was noted that Items 9E, 9F, and 10E were presented together. There will be separate motions made for each item. Administrator Darrington clarified that there are two Development Agreements that will be discussed during this presentation. There is an old Development Agreement, which is the agreement that was initially signed with St. John Properties. It talks about the development of multi-family housing and the commercial elements. The new Development Agreement is the one that is currently on the meeting agenda, which will be voted on as Item 10E.

Administrator Darrington explained that St. John Properties wanted to build multi-family housing in the Grove area, but it was not allowed in the zone. There was a Development Agreement entered into so St. John Properties could pursue that, but there were conditions placed on the developer in order for the housing to be approved. For instance, there was a requirement for 200,000 square feet of retail, and there was a requirement to build a promenade. He identified the promenade area on the Concept Plan. The City wanted to make sure that the retail was put in at the same time that the housing was built. Administrator Darrington noted that there have been experiences where the housing is put in, and even though retail has been promised, it is not built. The Development Agreement stated that there must be 65,000 square feet of retail before the first building can be constructed. The agreement was amended to allow retail in other indicated areas to count toward that square footage requirement.

The second trigger is that there must be another 67,000 square feet of retail, for a total of 132,000 square feet, before the second building can be done. Half of the promenade has to be done as part of the 132,000 square feet. Administrator Darrington explained that the reason the multi-family housing was allowed was because of the guaranteed retail and the promenade. The third phase was another 68,000 square feet of retail and the second half of the promenade. After that, it would be possible to do the third building. That is what the original Development Agreement outlined. However, there will be a presentation at the current City Council Meeting where St. John Properties will make a different request. Administrator Darrington explained that there are some City concerns with the proposal, because certain triggers and requirements are outlined in the Development Agreement.

When the Development Agreement was originally created, the idea was for the developer to be incentivized to put in the retail and the promenade in order to allow the housing. Administrator Darrington clarified that he does not believe St. John Properties will walk away from the project, but the timing of the retail could be different from what was originally envisioned, because there is not as much incentive. Council Member Rogers believed half of the promenade and some additional retail must be done in order for the second phase building to move forward, which was confirmed. Administrator Darrington explained that there would still be a requirement to handle the remaining work, but it might not be done as quickly. Council Member Andersen asked if new triggers could be included in the Development Agreement. Administrator Darrington reported that there was outreach conducted about building in another trigger so the City feels comfortable that

the work will be done in a timely manner. The Staff request is to continue the items on the agenda to work through issues.

If the new Development Agreement is denied, then the old Development Agreement will remain in place. If the new Development Agreement is passed, then that will compromise the timing of the previous agreement. Administrator Darrington noted that what is before the City Council is a developer-driven request. He wants the Council to know that the removal of the third building has created some Staff concerns. Attorney Petersen reported that the rezone is contingent upon approval of the Development Agreement. It is not possible to approve the rezone and deny the agreement.

Council Member Rogers asked what would happen if the City Council was supportive of flex space but not of the new Development Agreement. Administrator Darrington explained that in that case, there would be a continuance suggested. Staff believes continuance makes sense, so there can be a few more weeks to work through the details, but the applicant would like the request to be discussed by the City Council. Director Cardenas next shared information about the proposal. He reminded the Council that there are two different Development Agreements being discussed.

Director Cardenas shared information about zoning. An aerial image was provided, and he pointed out The Grove – Interchange Subdistrict and the Valley Grove Mixed Use Overlay. The applicant is proposing a modification to the area. The proposal is to remove the Valley Grove Mixed Use Overlay that was established with the Development Agreement and apply the Grove Business Park Overlay. He clarified that the Valley Grove Mixed Use Overlay allows for residential and retail uses. In the Development Agreement, the allowed residential is 1,157 units. The removal of 4.5 acres of land from the overlay reduces the number of units by 117. With the reduction of residential, that leaves the applicant with 1,040 units. The other overlay allows for light manufacturing flex space.

Director Cardenas reported that a Development Agreement is reviewed by many different people, including Legal Counsel. In a Development Agreement, there will always be a slightly different interpretation of different items. There is an effort made to provide clarity, but there is always room for interpretation. He shared background information about the original Development Agreement and the density that was determined. The 26 units per acre would result in 1,157 units. There have been discussions with the applicant, but there are still Staff concerns about what is proposed. Director Cardenas mentioned the proposed location and explained that there is already plenty of flex space in that area. He shared a map that highlights the flex space that has been approved. Staff did not recommend continuing to expand the area so there can be more flex space. The applicant's proposal is to have flex space and three different retail buildings. Director Cardenas reiterated the Staff concerns.

The applicant representative, Marty Beaumont, introduced himself to the City Council and expressed appreciation for the feedback received. He understands the Staff perspective, but has a different opinion. A map of Valley Grove was shared, which includes the conceptual layout of what has been discussed during the City Council Meeting. The light purple area shown represents the current building that is under construction. Mr. Beaumont discussed traffic and explained that the arterial roads are Pleasant Grove Boulevard and North County Boulevard. There is currently

2.6 acres of property that are under contract and will close by the middle of next month. The third residential building can move forward after 200,000 square feet of retail has been built. It is currently at 80,000, and work is continuing to move forward. However, he pointed out that two-thirds of the St. John Properties portfolio are flex buildings. There is a lot of demand, and it would be a solid product.

Mr. Beaumont shared Alternative #1 and Alternative #2 with the City Council. He explained that Alternative #2 is what is being discussed at the current meeting. What is proposed is a flex building with three commercial pads. There is comfort that these can become developable commercial pads for some sort of retail use. He shared information about the language included in the Development Agreement. In his opinion, Lot 4 is a better retail lot than Lot 2 or Lot 3 due to the location. There is a desire to have some flexibility there, but the Development Agreement currently has a section that states Lot 2 and Lot 3 need to be retail. He would propose that Lot 2, Lot 3, and Lot 4 need to provide at least 15,000 square feet of tax-generating retail uses. It is believed that at least two-thirds would be tax-generating retail. Discussions were had about other properties in the surrounding area.

Similar flex buildings were mentioned. Mr. Beaumont listed the current tenants in those buildings and explained that five of them have a retail component. There are retailers that like to have storage or a warehouse in the back with a showroom in the front. He believes it is possible to market what is proposed to more than light manufacturing uses. There would not be truck docks at the building. Mr. Beaumont reiterated that there is demand in the community for flex space. The plan is to have more landscaping elements than required by the City. Council Member Rogers asked if what has been described is included in the new version of the Development Agreement, which was confirmed.

Mr. Beaumont reviewed some of the enhanced landscaping proposed as part of the Development Agreement. He noted that if the agreement is approved, these items will need to be met:

- Place perimeter street trees along 1300 West with a maximum of 25' spacing;
- 50% of total number of trees (interior area trees and perimeter street trees) will be a minimum of 3-inch caliper;
- Place a landscape berm 2' to 3' tall along 1300 West behind the sidewalk to help lessen visibility into back truck yard;
- Place a minimum of ten 1' to 2' diameter larger landscape rocks on the corner around and adjacent to the sign;
- Install Valley Grove monument sign on south corner of the 1300 West and Mountain View Lane intersection; and
- Install a 12x18 pavilion/ pergola along Mountain View Lane.

Building enhancement items were also shared with the City Council, which includes the following:

- 4-foot bump-outs at each entrance;
- Color and texture variations on the front façade;
- Glass windows to the ground;
- Wrapped glass on both the north and south front corners of the building;

- Vertical elevation changes on the roof line (middle units 2 feet higher than end units); and
- Windows in roll-up doors along the back.

Renderings were shared with the City Council for reference. Mr. Beaumont stated that if this development is approved, there would be a commitment from St. John Properties to do improvements so the signal can be installed at the intersection of Mountain View Lane and North County Boulevard. It would be part of the Development Agreement. Attorney Petersen clarified that it was decided that this will not be part of the Development Agreement and will instead be handled separately. Director Winterton clarified that he does not want this to be part of the Development Agreement, because he does not want the City Council to approve the applicant's request in order to have the signal installed.

Mr. Beaumont further discussed the Development Agreement. He confirmed that there were triggers included to ensure that the residential did not precede the retail and promenade commitment. There was a lot of discussion about the number of units. 200,000 square feet of retail is a significant commitment, and there is also a two-acre commitment to the promenade. He reiterated what is now requested. For the promenade area, there are specific requirements outlined in the agreement. There are still triggers in the Development Agreement that ensure the promenade will be built with the development of the site. Council Member Williams asked what trigger states that the promenade has to be built before the second building is complete. Mr. Beaumont explained that half of it has to be built for the second building, and it has to be constructed before there is occupancy. As for the second half of the promenade, he understands the position expressed by Staff, but there are still certain requirements in place. The promenade will still need to be built in order to have occupancy.

Council Member Rogers discussed the market conditions and noted that not having triggers in place could be problematic. St. John Properties has been a good partner and has built some beautiful buildings, but there is an economic element to what is proposed. After half of the promenade has been built, there could be a situation where the remaining construction is not completed due to the market conditions. There was discussion about the proposal and the previously established triggers.

Attorney Petersen reminded the City Council that the reason triggers were included in the Development Agreement was that residential use was not allowed in the zone. In order to allow residential, there was a guarantee that the promenade would be built, as well as 200,000 square feet of retail sales tax-generating uses. Staff has pointed out that if the trigger is removed, there is no way to enforce the second half of the promenade or the remaining 70,000 square feet of retail sales tax-generating uses. Those might eventually be built, but the removal of the trigger removes certainty. Attorney Petersen also disagrees with the applicant's interpretation of Section 3, which has to do with Phase 3 and the requirements. The trigger is the residential building. If that is gone, then in her opinion, there are no other enforcement mechanisms. Mayor Jensen asked if the applicant is willing to sit down with Staff to discuss triggers for the new version of the Development Agreement.

Council Member Andersen is supportive of a flex building because she often hears that flex space is what people are looking for. She believes there can be triggers established. It is possible for

Staff and the applicant to work together to determine what makes sense. Council Member LeMone is not in favor of a flex building, as it is not sales-generating in her opinion. She would rather have retail and residential than a flex building. Council Member Phillips likes what has been proposed for the design of the flex space, such as the landscaping. However, he feels the triggers need to be built into the agreement. Council Member Williams would also like to see triggers in the agreement.

Council Member Rogers pointed out that some of the design standards are ambiguous. As a result, he would like more specificity provided. He expressed support for the proposed landscaping enhancements. Council Member Phillips mentioned the retail lots that were discussed earlier. He is open to more flexibility, so the market drives the location. Council Member Rogers agreed and suggested there be a minimum. Director Cardenas explained that the initial recommendation from Staff was for all three pads to be retail. There does not need to be two pads that are retail and one that is not. Mr. Beaumont stated that the way the agreement is currently written, Lot 2 and Lot 3 must be retail, and Lot 4 must be 50/50. Attorney Petersen reported that there were some items Staff asked for that the developer was not interested in, such as more guaranteed retail and simultaneous construction. Mr. Beaumont stated that he cannot wait to build the flex building until there are three users on the commercial pads. Council Member Rogers believed more negotiation is needed.

Mr. Beaumont asked for City Council direction on the triggers. Council Member Williams explained that the City needs a little more to allow the flex space. Administrator Darrington believed it was possible to figure out something that works for both Staff and the applicant, but additional time is needed to have those discussions. Staff and the applicant expressed a willingness to sit down and discuss possibilities. Administrator Darrington noted that the triggers can be considered at that time.

There was no public hearing held. It was noted that the item will be continued to a date certain.

**ACTION:** Council Member Williams moved to CONTINUE Ordinance 2026-016 – for a Zone Change to Remove the Valley Grove Mixed Use (VGMU) Overlay from Approximately 4.5 Acres of Land and to Apply the Grove Business Park (GBP) Overlay to Approximately 2.9 Acres of Land, Located at 877 South Mountain View Lane, to the April 28, 2026, City Council Meeting. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**F. Public Hearing to Consider Ordinance (2026-017) – for a Zone Change on Approximately 0.74 Acres of Land to Apply the Grove Business Park (GBP) Overlay, Located at 1018 South 1300 West. Applicant: St. John Properties. Presenter: Director Cardenas.**

The above item was presented in conjunction with Item 9E. No public hearing was held.

**ACTION:** Council Member Williams moved to CONTINUE Ordinance 2026-017 – for a Zone Change on Approximately 0.74 Acres of Land to Apply the Grove Business Park (GBP) Overlay, Located at 1018 South 1300 West, to the April 28, 2026, City Council Meeting. Council Member

Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**10) ACTION ITEMS READY FOR VOTE**

**A. To Consider Resolution (2026-13) – Authorizing the Mayor to Sign an Underground Right-of-Way Easement Granting Rocky Mountain Power an Easement for the Relocation of a Transformer at the Rodeo Grounds to Accommodate AT&T, Located at Approximately 485 West and 200 South, Pleasant Grove, Utah, and Providing for an Effective Date. *Presenter: Attorney Petersen.***

Attorney Petersen shared information about Resolution 2026-13. Due to the improvements being made at the rodeo grounds, a transformer needed to be moved, and a new easement needed to be granted in order for some transmission wires to be moved. This Resolution will allow existing facilities to be moved to accommodate the improvements that are being made at the rodeo grounds.

**ACTION:** Council Member Andersen moved to APPROVE Ordinance 2026-13 – Authorizing the Mayor to Sign an Underground Right-of-Way Easement Granting Rocky Mountain Power an Easement for the Relocation of a Transformer at the Rodeo Grounds to Accommodate AT&T, Located at Approximately 485 West and 200 South, Pleasant Grove, Utah, and Providing for an Effective Date. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**B. To Consider Resolution (2026-14) – Authorizing the Mayor to Sign an Underground Right-of-Way Easement Granting Rocky Mountain Power an Easement for the Relocation of Power Lines at Discovery Park to Accommodate a New Cell Tower for AT&T, Located at Approximately 100 East and 1555 North, Pleasant Grove, Utah, and Providing for an Effective Date. *Presenter: Attorney Petersen.***

The above item was continued to a date uncertain.

**C. To Consider Resolution (2026-15) – Authorizing the Mayor to Execute an Amended Interlocal Agreement Between Pleasant Grove City, Utah County Department of Health, and Communities That Care (CTC) for Substance Misuse Prevention for Fiscal Year 2026. *Presenter: Attorney Petersen.***

Attorney Petersen shared information about Resolution 2026-15. She explained that there is an Interlocal Agreement with Utah County regarding the Substance Misuse Prevention program from Communities That Care. It is administered through PG Cares. Some additional funding has been obtained for training, and this amendment will allow those conferences and trainings to occur.

**ACTION:** Council Member Williams moved to APPROVE Resolution 2026-15 – Authorizing the Mayor to Execute an Amended Interlocal Agreement Between Pleasant Grove City, Utah

County Department of Health, and Communities That Care (CTC) for Substance Misuse Prevention for Fiscal Year 2026. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**D. To Consider Resolution (2026-16) – Authorizing the Mayor to Sign a Fire Access and Waterline Easement Agreement with LC Reserve One, LLC, Valley Grove Exchange 1, LLC, and Valley Grove Exchange II, LLC (St. John Properties), and KLJB, LLC, on Real Property Located in the Valley Grove Business Park Plat “Q” Subdivision, Lots 36 and 37, at Approximately Pleasant Grove Boulevard and Valley Grove Way in Pleasant Grove.  
*Presenter: Attorney Petersen.***

Attorney Petersen reported that information about Resolution 2026-16. She explained that this is a companion item to the Site Plan that was previously approved for the five-story luxury apartments. In order to build the five-story building, the Fire Marshal had some questions about fire access. St. John Properties is not sure exactly how the adjacent parcel will be developed. In order to accommodate the requirements for fire access and fire safety for the new building, there is an easement being granted, but it is not intended to be permanent. It will be modified once St. John Properties makes a final determination about the access between the two parcels. The same is true for the waterline easement. Attorney Petersen clarified that one of the easements can only be released by the City when there is satisfaction that fire safety has been accomplished. The waterline easement can be released by the developer when the permanent waterline easements are put in place.

**ACTION:** Council Member Williams moved to APPROVE Resolution 2026-16 – Authorizing the Mayor to Sign a Fire Access and Waterline Easement Agreement with LC Reserve One, LLC, Valley Grove Exchange 1, LLC, and Valley Grove Exchange II, LLC (St. John Properties), and KLJB, LLC on Real Property Located in the Valley Grove Business Park Plat “Q” Subdivision, Lots 36 and 37, at Approximately Pleasant Grove Boulevard and Valley Grove Way in Pleasant Grove. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**E. To Consider Resolution (2026-17) – Authorizing the Mayor to Sign a Development Agreement with Valley Grove IV, LLC, (“Developers”) Regarding a Flex Space Development, Located at Approximately North County Boulevard and 1300 West, Pleasant Grove, Utah, Providing for Development of a Flex Space Development, and Other Related Matters.  
*Presenter: Director Cardenas.***

The item was presented in conjunction with Items 9E and 9F.

**ACTION:** Council Member Williams moved to CONTINUE Resolution 2026-17 – Authorizing the Mayor to Sign a Development Agreement with Valley Grove IV, LLC, (“Developers”) Regarding a Flex Space Development, Located at Approximately North County Boulevard and 1300 West, Pleasant Grove, Utah, Providing for Development of a Flex Space Development, and

Other Related Matters, to the April 28, 2026, City Council Meeting. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**F. To Consider a Resolution (2026-18) – Authorizing the Mayor to Declare a 2020 Ford F150 Crew Cab Truck and a 2021 Ford F150 Crew Cab Truck as Surplus and Direct that they be Disposed of According to the City’s Policy for Disposing of Surplus Property; and Providing for an Effective Date. Presenter: Director Winterton.**

Director Winterton shared information about Resolution 2026-18 and explained that this item has to do with a process where vehicles are utilized almost through the warranty period. The vehicles will now be declared surplus and can be disposed of according to the City policy that is in place.

**ACTION:** Council Member Andersen moved to APPROVE Resolution 2026-18 – Authorizing the Mayor to Declare a 2020 Ford F150 Crew Cab Truck and a 2021 Ford F150 Crew Cab Truck as Surplus and Direct that they be Disposed of According to the City’s Policy for Disposing of Surplus Property; and Providing for an Effective Date. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**G. To Consider Resolution (2026-19) – Authorizing the Mayor to Sign a Memorandum of Understanding Between the Metropolitan Water District of Orem (MWDO) and Pleasant Grove City to Use up to 174 Shares of Provo Reservoir Water Users Company (PRWUC) Water During the 2026 Irrigation Season; and Providing for an Effective Date. Presenter: Director Winterton.**

Director Winterton shared information about Resolution 2026-19. He explained that what is before the City Council is a Memorandum of Understanding between the Metropolitan Water District of Orem and Pleasant Grove to use up to 174 shares of Provo Reservoir Water Users Company (“PRWUC”) water during the 2026 irrigation season. Council Member Andersen asked for additional information about the 174 shares. Director Winterton reported that approximately 20-acre feet per day are used in the summer months from different sources. These shares will add to that source.

**ACTION:** Council Member Williams moved to APPROVE Resolution 2026-19 – Authorizing the Mayor to Sign a Memorandum of Understanding Between the Metropolitan Water District of Orem (MWDO) and Pleasant Grove City to Use up to 174 Shares of Provo Reservoir Water Users Company (PRWUC) Water During the 2026 Irrigation Season; and Providing for an Effective Date. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**H. To Consider a Proclamation Declaring April 23, 2026, as Arbor Day. Presenter: Director Giles.**

Director Giles reported that the matter before the City Council is a proclamation declaring April 23, 2026, as Arbor Day. An Arbor Day celebration was to be held at Anderson Park on that day.

**ACTION:** Council Member Phillips moved to APPROVE a Proclamation Declaring April 23, 2026, as Arbor Day. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**11) ITEMS FOR DISCUSSION.**

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

The continued budget discussion was to take place during the City Council Meeting scheduled for April 28, 2026. Mayor Jensen noted that Council Members with questions can reach out to Staff.

The Staff Business item from the Work Session continued. Director Winterton reported that there was a pre-construction meeting held earlier in the day for roadway preservation. He shared a map with the Council and pointed out the areas that will be impacted, including Main Street. The plan is to have all of the construction complete by Strawberry Days. The intention is to add a protective layer to some of the roads. There will be a disruption to the community during the road work, but the work will be done in sections. Director Winterton explained that Main Street will eventually need a full replacement of asphalt, but the micro surface will preserve what is there for five to seven years.

Director Winterton reported that Lumen Technologies and AT&T have plans to install fiber. There is a plan that would build it out in sections. Staff has sent them the roadway preservation map and explained that those roads cannot be cut. The public information team will be set up, and all questions and concerns can be directed to that group. Administrator Darrington explained that there are details that still need to be worked out, as this proposal is fairly new. Staff will look into the franchise agreement and what this could mean for the City. Director Winterton reported that the splash pad at Cook Family Park will have some work done to it, and the splash pad will need to be barricaded off for a few weeks starting next Monday. This should not close down the park, but there will be barricades. He noted that some warranty work will take place on the skate park and the pool.

Council Member Rogers asked for an update on the Battle Creek parking lot. Director Winterton confirmed that the work is still on schedule and should be paved prior to Memorial Day. Given the late time, it was requested that the other Directors share their updates with Administrator Darrington. These updates can be shared with Council Members via email. There was support for this approach.

**12) REVIEW AND DISCUSSION OF THE APRIL 28, 2026, CITY COUNCIL MEETING AGENDA.**

Administrator Darrington reported that the Employee Banquet will take place on Thursday from

11:30 a.m. to 1:30 p.m. at the Recreation Center. The City Council was invited.

**13) MAYOR AND COUNCIL BUSINESS.**

Council Member Williams reported that he has heard a lot of complaints about the way the rodeo tickets came out. He clarified that the City is not in charge of it, but it does reflect on the City.

Mayor Jensen asked Assistant Administrator Pierson to reach out to the basketball team, as previously discussed, as well as the Esports 5A champions and the marching band 5A champions. Mayor Jensen noted that several birthday cards were signed.

**14) SIGNING OF PLATS.**

PG Business Park III Plat “B” Condo Plat and Valley Grove Plat “S” were signed.

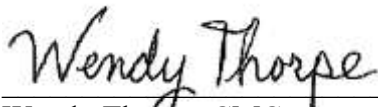
**15) REVIEW CALENDAR.**

No additional calendar items were reviewed.

**16) ADJOURN**

**ACTION:** At 10:27 p.m., Council Member Williams moved to ADJOURN the City Council Meeting. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

The City Council Minutes of April 14, 2026, were approved by the City Council on May 19, 2026.



\_\_\_\_\_  
Wendy Thorpe, CMC  
City Recorder

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