



NOTICE OF PUBLIC 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. on November 19, 2019** in the Community Room 108 S 100 E, prior to the regular City Council meeting at 6:00 p.m. This is a public meeting and anyone interested is invited to attend, however, Work Sessions are not designed to hear public comment or take official action.

AGENDA

4:30 P.M. WORK SESSION

1. Communities that Care discussion. *Presenter: Heather Lewis*
2. Discussion on deer mitigation. *Presenter: Administrator Darrington*
3. Report on density and density map. *Presenter: Director Cardenas*
4. City Council and Staff will review and discuss items on the agenda.
5. Staff Business.

6:00 P.M. REGULAR CITY COUNCIL

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. OPENING REMARKS

4. ADJOURN AND CONVENE AS THE BOARD OF CANVASSERS

To consider for adoption a Resolution (2019-054) authorizing the Mayor an Municipal Council sitting as the Board of Canvassers to accept the election returns and declaring and certifying the results of the General Election held on November 5, 2019. *Presenter: Recorder Kresser*

5. ADJOURN AND RECONVENE AS THE PLEASANT GROVE CITY COUNCIL.

6. APPROVAL OF MEETING'S AGENDA

7. OPEN SESSION

8. 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:

No minutes at this time

b. To consider approval of payment approval reports for (November 14, 2019).

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

9. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:

10. PRESENTATIONS:

11. PUBLIC HEARING ITEMS:

- A. Public Hearing to consider for adoption an Ordinance (2019-23) amending the Pleasant Grove City General Plan, in order to update the City's Moderate Income Housing Plan by adopting an updated version of Chapter 6: Housing, and to discuss current and future options to provide housing to meet state requirements. (CITY WIDE) *Presenter: Director Cardenas*

12. ACTION ITEMS READY FOR VOTE:

- A. To consider for approval a final subdivision plat called Hidden Springs Subdivision Residential Condominium Plat 'B,' on property located at approximately 1473 West State Street in The Grove Zone – The Grove Mixed-Use (GMU) Overlay. (SAM WHITE'S LANE NEIGHBORHOOD) (Richmond American Homes Applicant) *Presenter: Director Cardenas*
- B. To consider for approval a final subdivision plat called Hidden Springs Subdivision Residential Condominium Plat 'C,' on property located at approximately 1473 West State Street in The Grove Zone – The Grove Mixed-Use (GMU) Overlay. (SAM WHITE'S LANE NEIGHBORHOOD) (Richmond American Homes Applicant) *Presenter: Director Cardenas*
- C. To consider for approval a site plan for two, single-story office buildings on property located at approximately 2054 West Grove Parkway in The Grove Zone - Interchange Subdistrict. (SAM WHITE'S LANE NEIGHBORHOOD) (Daniel Thomas Applicant) *Presenter: Director Cardenas*
- D. To consider authorizing the Mayor to sign a two (2) Local Consent Permits to apply for a State Liquor License for two (2) Single Events, one to be held on December 31, 2019 and the other to be held on January 25, 2020 for Evermore Park. *Presenter: Attorney Petersen*
- E. To consider for adoption a Resolution (2019-055) authorizing the Mayor to declare a 1998 Chevy K-10 Pickup Truck and a 2011 Ford F-150 Pickup Truck as surplus and directs that they be disposed of according to the City's policy for disposing of surplus property; and providing for an effective date. *Presenter: Chief Thomas*
- F. To consider for adoption a Resolution (2019-056) authorizing the Mayor to sign Addendum #2 to the Cooperative Agreement for Non-District Use of District lands with the Metropolitan Water District of Salt Lake and Sandy and Pleasant Grove City for construction and use of Phase 3 of the Valley Vista Non-Motorized Multi-Use Trail and providing for an effective date. *Presenter: Director Giles*
- G. To consider for adoption a Resolution (2019-057) authorizing the Mayor to sign a Cooperative Agreement with the Utah Department of Transportation (UDOT) to construct and maintain storm water drainage facilities in the State Street Corridor at approximately 1300 West in Pleasant Grove, Utah County, Utah, and providing for an effective date. *Presenter: Director Beaumont*

13. ITEMS FOR DISCUSSION:

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

14. REVIEW AND DISCUSSION ON THE DECEMBER 3, 2019 CITY COUNCIL MEETING AGENDA.
15. MAYOR AND COUNCIL BUSINESS.
16. SIGNING OF PLATS.
17. REVIEW CALENDAR.
18. 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.plgrove.org) websites.

Posted by: /s/ Kathy T. Kresser, City Recorder

Date: November 15, 2019

Time: 3:00 p.m.

Place: City Hall, Library and Community Room 108 S 100 E.

Public Hearing Notice published in the Daily Herald on October 20, 2019, October 27, November 3, 2019 and November 10, 2019

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

*Note: If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, forty-eight hours in advance of the meeting and we will try to provide whatever assistance may be required.



AFFIDAVIT OF ELECTION RESULTS CERTIFICATION

(Non-Partisan)

STATE OF UTAH

COUNTY OF UTAH

We the undersigned of the Pleasant Grove Board of Canvassers do hereby certify the Tabulation of Election Recount Returns sheet, hereby attached, to be the official results of the Pleasant Grove City General Election held on **November 5, 2019**.

Subscribed and sworn (or affirmed) by me the undersigned Board of Canvassers on this 19th day of November 2019.

(Signed) _____
Recorder/Clerk or Notary Public

Board of Canvassers:

Guy L. Fugal

Dianna Andersen

Eric Jensen

Cyd LeMone

Lynn Walker

Todd Williams

(Seal)

RESOLUTION NO. 2019 - 054

A RESOLUTION OF THE MAYOR AND MUNICIPAL COUNCIL SITTING AS THE BOARD OF CANVASSERS ACCEPTING ELECTION RETURNS AND DECLARING AND CERTIFYING THE RESULTS OF THE MUNICIPAL GENERAL ELECTION HELD ON NOVEMBER 5, 2019 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal General Election was held on November 5, 2109; and

WHEREAS, pursuant to Section 20A-4-301 et seq. of the Utah State Code, the Municipal Council and Mayor constitute the Board of Municipal Canvassers for Pleasant Grove City and do hereby canvass the returns of the General Election; and

WHEREAS, on November 19, 2019, the Board held a duly noticed meeting to canvass the results of the General Election as required by State Code.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Pleasant Grove City, Utah, acting as the Board of Municipal Canvassers for Pleasant Grove City as follows:

SECTION 1:

The Board hereby certifies the results as shown by the Tabulation of Election Returns as supplied by the City Recorder as shown in Exhibit "A."

SECTION 2:

The Board hereby certifies that candidates: Cyd LeMone, Eric Jensen and Brent Bullock had the highest number of votes and declares them elected as City Council Members for a 4 year term.

SECTION 3:

A certified report of the election results shall be prepared. Each nominated candidate shall receive a certificate of nomination. A report of the canvass will be published in a newspaper of general circulation and posted in a conspicuous place. A copy of the Canvass will be filed with the Office of Lieutenant Governor for the State of Utah, all in conformance with State Law.

SECTION 4:

This Resolution shall take effect immediately upon its passage.

APPROVED AND ADOPTED BY THE Board of Canvassers of Pleasant Grove City, Utah County, Utah this 19th day of November, 2019.

Guy L. Fugal, Mayor

(SEAL)

Kathy T. Kresser, City Recorder, MMC

City Council Staff Report

November 19, 2019

Item 9A

GENERAL PLAN AMENDMENT

REQUEST	Request to Amend the Housing Element of The General Plan	
APPLICANT	Pleasant Grove City	
ADDRESS	City Wide	
ZONE	All Zones	
GENERAL PLAN	N/A	
STAFF RECOMMENDATION	Provide Goals and Strategies for Moderate-Income Housing Plan	
ATTACHMENTS	Relevant Code Sections	11-13
SUPPLEMENTAL DOCUMENTS	Draft Moderate-Income Housing Plan Vicinity Plan for Undeveloped Properties General Plan Land Use Map 2019 LIHTC Awards	

Background

A meeting was held on April 11th, 2019 to gather input, feedback, ideas, and suggestions from the public and Planning Commission on which goals, strategies and actions the City should take to increase the affordability of housing. A motion was taken to continue the item. No public input was received for this item.

Amending the housing element in Pleasant Grove's General plan helps to evaluate the housing stock within the city, as well as help elected officials and city staff know how to best help the city provide housing for those in need. Housing is a central need in Pleasant Grove's community and is related to all other components in city. It is greatly connected to the comprehensive general plan; items such as land use, transportation, and public service elements are tied to the housing element. Taking an integrative planning approach allows for well-balanced neighborhoods that include a variety of affordable housing.

Pleasant Grove City is requesting an amendment to the housing element of the General Plan. The purpose of this amendment is to meet state requirements and deadlines requiring the creation of a Moderate-Income Housing Plan that is to be included in the City's General Plan.

In 1996, the Utah Legislature passed House Bill 295 requiring cities to include an affordable housing element as part of the general plan. In 2018, House Bill 259 was passed and reaffirmed the importance of planning for moderate-income housing in Utah by requiring the municipality to adopt a moderate-income housing plan. On March 26, 2019, Senate Bill 34 was signed into law. SB 34 modified the requirements for moderate income housing plans for municipalities. Two main changes include:

- The plan must consider how moderate-income housing relates to specific transportation/transit goals such as the MPO's Regional Transportation Plan and the cities planned transportation infrastructure
- Moderate Income Housing Plan must be revised annually (changed from biennially as was required by the 2018 bill)

The proposed amendment would replace the existing housing element in the General Plan; bring Pleasant Grove into compliance with State Law, and provide a way forward in addressing the issue of housing affordability.

Demographic information about Pleasant Grove residents have been updated in the new draft as some errors were found in the last draft provided for the April 11th meeting. Demographic information includes the current population and projection of future population as well as information on age, income, and renter/owner status.

Strong economic growth in Utah over the past decade has led to a high demand for housing along the Wasatch Front. Utah ranks among the top five states in the nation for annual growth in housing prices, measured from 1991 to 2017. Utah has a 4% annual growth rate. For example, a Utah home valued at \$125,000 in 1991 increases to \$347,000 in 2017.

The growth rate is great news for those homeowners now selling or looking to sell their homes. However, the high housing costs spell trouble for new residents; young adults seeking places to live for the first time; families with moderate to low incomes and boomers looking to downsize.

Data provided by HUD regarding the monthly housing cost to income ratio for various income levels is provided in the draft Moderate-Income Housing Plan. The monthly housing cost is the median gross rent for Pleasant Grove for any given year. This cost includes utilities.

- 4-person families paying 30%-49% of their income in rent are considered "cost burdened."
- 4-person families paying 50% or more of their income in rent are considered "severely cost burdened."

The main conclusions on housing affordability been updated from the previous April 11th staff report and include the following:

- Although family income grew between 2010 and 2017, many families have been cost burdened since 2010.
- Families making 80% of the AMI who rent a unit in Pleasant Grove will experience an increase in their monthly housing cost in the next five years. Their cost burden ratio will reach 23.7% in 2024. However, these households would not be considered "burdened" by housing costs.
- Families who make 50% of the AMI have been cost burdened by rent since 2010, paying more than 30% of their income in housing costs. Their cost burden is expected to increase in the next five years. These families are expected to pay 37.9% of their income in housing costs in 2024.
- Families who make 30% of the AMI have been severely cost burdened since 2010, paying more than 50% of their income in housing costs. These families are projected to pay 63.2% of their income for housing costs in 2024.

Analysis

The housing goals and strategies from the previous draft and staff report are unchanged.

However, the detailed descriptions for the goals and strategies have been changed to add clarity and more detail. The goals and strategies, along with their detailed descriptions, have now been added to the draft housing plan.

The analysis for each action has also been edited in this section. (The staff report provides some details that are not provided in the draft housing plan)

Action C2 has been modified to include the Downtown Village Zone in addition to The Grove Zone. Time periods to complete each action have also been filled in.

Housing Goals

Provide ample opportunities for residents to live in Pleasant Grove at all stages of life.

Ensure that those who work and provide services in Pleasant Grove can afford to live in Pleasant Grove.

Provide housing that is affordable for residents with various lifestyles and income levels.

	Strategies		Actions	Time Period
A	Provide More Flexibility in The Zoning Code	1	Amend General Plan to allow greater flexibility for lot sizes	4 yrs
		2	Create an R-1-6 Zone	4 yrs
		3	Change minimum front and side yard setbacks for R-1 Zones	4 yrs
		4	Remove 20' dwelling width requirement	4 yrs
	Strategies		Actions	Time Period
B	Encourage a more diverse housing stock for various stages of life, incomes and lifestyles	1	Actively Market the recently adopted code for Accessory Apartments in Existing and New Development	6 mo
		2	Reduce parking requirements for residential developments where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities	2 yrs
		3	Revise City Code to be more friendly to Assisted Living for the Elderly and 55+ Senior Housing	2 yrs
	Strategies		Actions	Time Period
C	Provide incentives for residential development, or redevelopment, with long-term, guaranteed affordability	1	Provide developers with information about government subsidies for affordable housing.	6 mo
		2	Revise The Grove Zone and Downtown Village Zone to allow residential units if a portion of the units are affordable and sales-tax generating uses are also provided	2 yrs

Goals of the Housing Plan

Provide ample opportunities for residents to live in Pleasant Grove at all stages of life.

- Having this goal means encouraging and supporting quality housing options for Pleasant Grove residents through all stages of their life. In an ideal Pleasant Grove, a child who grew up in Pleasant Grove could find their first rental in early adulthood; find a home for a family of their own; and late in life, when their kids leave their home, downsize to a smaller home, condo, or apartment.

Ensure that those who work and provide services in Pleasant Grove can afford to live in Pleasant Grove.

- The aim of this goal is to ensure that those who work and provide a service in Pleasant Grove can live in Pleasant Grove. This means that ample housing units are provided that can be sustained on salaries from a variety of full-time jobs such as line cooks, customer service representatives, hair stylists, and hotel/entertainment venue staff. Not only is a local workforce good for business, it also has the added benefit of reducing traffic congestion near the interchange as well.

Provide housing that is affordable for residents with various lifestyles and income levels.

- This goal is broad in scope and aims to provide housing for residents with various lifestyles. Allowing for a varied housing stock with many different housing types can support residents who may be retired, receiving social security and working very little or not at all; residents who works part-time for a business and provides the rest of their income by doing detailed craftwork or art; and residents who are single mothers or single fathers, freelancers, musicians and a growing number of those participating the in the gig economy, can be supported by allowing for various housing types.

Strategies and Actions to Implement the Goals

Several strategies for implementing housing goals will be described in detail. There are three proposed strategies labeled A, B and C. Actions to implement those strategies are numbered.

A. Strategy: Provide More Flexibility in The Zoning Code

1. Amend General Plan to allow greater flexibility for lot sizes

The Pleasant Grove Vicinity Plans for Undeveloped Properties (provided in the dropbox folder) shows portions of the city that are still vacant and available for the development of new residential subdivisions.

Said vacant portions are often odd-shaped properties formerly used for farming and agriculture. Due to the irregular shapes of these properties, greater flexibility in lot sizes would not only increase the diversity of the housing stock, but it would allow for better development of these vacant properties.

(See General Plan Land Use Map Provided in dropbox folder)

2. Action: Create an R-1-6 Zone

Amend City Code to include a Single-Family Residential Zone with a min. lot size of 6,000 SF. Currently, the smallest Single-family Zone has a minimum lot area of 7,000 SF (R-1-7). Reducing the size of lots reduces the cost to develop a property because developers pay less for land and get more lots. Buyers also pay less up front, and in yearly taxes, for smaller lots.

3. Action: Change minimum front setback and side yard setbacks for R-1 Zones

AN EXPLANATION OF HOW REDUCING SETBACKS CAN INFLUENCE AFFORDABILITY HAS BEEN ADDED TO THE DRAFT HOUSING PLAN.

Amend City Code to have smaller front setbacks. Currently, R-1-8 to R-1-20 Zones require a front setback of 25 feet. The R-1-7 Zone currently allows a front setback of 20 feet. With this action, all R-1 front setbacks would be 20 feet.

Side yard setbacks in the R-1-8 to R-1-20 Zones are currently 10 feet. (The same size as the Public Utility Easement along the perimeter of every new residential lot in the city.) Reducing side yard setbacks on interior lots to 5 feet or 8 feet would provide more flexibility when configuring homes on lots. The City will need to coordinate with several utility companies when considering a reduction in the public utility easements.

4. Action: Remove the minimum 20-foot width requirement

There is a requirement in Section 10-15-30 which required a minimum dwelling width of 20 feet. (Not counting the width of the required 2-car garage.) Removing this requirement would allow for greater flexibility and more diversity in the housing stock.

The 20-foot min. width requirement likely stems from a time when cities were attempting to restrict factory-built homes (mobile/modular homes) from single-family zones. The zoning code now has strong definitions for mobile homes and modular homes. Therefore, the 20-foot requirement is no longer necessary.

(See Relevant Code on Page 11)

B. Strategy: Encourage a more diverse housing stock for various stages of life, income and lifestyles

Unfortunately, the current trend of issuing less than 4% of residential building permits for housing types that are not single-family is not ideal when contemplating the provision of moderate-income housing. For the years 2015, 2016, 2017 and 2018, a total of 13 permits were issued for various housing types that were not for detached, single-family dwellings, which added a total of 75 units. During these same years, 451 new single-family dwelling permits were issued. Less than 190 of those units had accessory apartments. To put these numbers into perspective, there was a shortage of 1,075 affordable units in Pleasant Grove in 2018.

1. Action: Actively Market the recently adopted code for Accessory Apartments and Tiny Homes

THE DESCRIPTION FOR THIS ACTION HAS BEEN EDITED VERY HEAVILY.

Accessory Apartments have been allowed in Pleasant Grove City Code on and off since 1960 in specific parts of the city. In 2016, a modern accessory apartment code was passed to officially allow accessory apartments with a deadline to register the apartments with the city.

As of March 2019, 190 accessory apartments have been registered. This number includes existing accessory apartments that may have been rented for quite some time and brand-new accessory apartments in both existing homes and new dwellings.

Pleasant Grove appears to have the least restrictive code for accessory apartments in Utah. Accessory apartments can be located within, or attached to, a single-family residential dwelling, or within a detached accessory structure or tiny home. The definition of a “family” in Pleasant Grove is also one of the least restrictive allowing any number of related people, or four unrelated people, to live together as a family unit. Therefore, up to eight unrelated people can legally live together in a single-family dwelling with an accessory apartment as long as one of the individuals owns the property. (All accessory apartments must be owner-occupied)

The passing of the most recent accessory apartment code has the potential to greatly increase the number of affordable housing units.

For example, the median mortgage in Pleasant Grove is \$1,561 per month. If the property owner had a mortgage payment of \$1,561 per month and charged the median gross rent for 2017 (\$1,071) for an a two-bedroom accessory apartment, the homeowner would only be responsible for only \$561 of their mortgage. If the rent of were split between two unrelated roommates, each roommate would pay only \$535.50. Approximately \$500 per month would be an affordable monthly housing cost for households in the lowest income category.

Somehow 185 affordable rental units were created between 2016 and 2018, according to HUD data mentioned afore. Given the permits issued during that time for new development, mentioned above, it must be the case that the 185 affordable rental units came from the existing housing stock.

The highest number of reported “2-unit” dwellings was 215 in 2014. There are 68 structures currently being taxed as duplexes. There are 190 accessory apartments in the city that have been registered as of March 2019. (Other accessory apartments may exist, but have not yet even registered.)

The accessory apartments may account for some of the 185 new affordable rental units. Accessory apartments are not recorded by the American Community Survey (ACS) or by the Utah County Assessor’s Office. Therefore, it is currently difficult to measure their benefit to housing affordability. Pleasant Grove City will work on more detailed record keeping moving forward.

It is very easy to have an accessory apartment in Pleasant Grove. The biggest problem with the accessory apartment code is that is not well known. To help solve this problem, the city will create colorful flyers; newsletters; reach out to local tiny home manufacturers and real estate brokerages; and update the website to actively promote both the registration of existing accessory apartments and the construction of new accessory apartments. This marketing, along with more specific record keeping, could prove a useful tool in supporting and measuring housing affordability.

The city will begin this marketing campaign within 6 months of the adoption of this plan.

2. Action: Revise City Code to be more friendly to Assisted Living for the Elderly and 55+ Senior Housing

THE DEMOGRAPHIC DATA FOR ADULTS AGES 62+ HAS BEEN HEAVILY UPDATED. THE PREVIOUS NUMBERS WERE INCORRECT. HOWEVER, THE REST OF THE DESCRIPTION IS LARGELY UNCHANGED.

Because age-restricted apartments/condos and new assisted living centers are disincentivized in city code through large and complicated setback requirements and burdensome processes, a good solution would be to revise City Code to be more friendly to residential development specifically for older residents.

The Senior Housing Overlay (SHO) has a purpose statement that has a great objective.

“The senior housing overlay zone (SHO) is established to provide an area for independent senior housing developments that are in proximity to community commercial or civic centers. This overlay zone is not intended for assisted living, nursing homes, hospitals, clinics, healthcare centers, or like uses. The intent of this overlay zone is to provide adequate accommodation for senior citizens, where the lifestyle is less burdensome and more convenient for residents to perform daily activities.”

However, the actual requirements of the overlay do not encourage new developments for senior housing. (In fact, the developer of the age-restricted apartments currently under construction on Center Street, removed the existing SHO on the property before completing the site plan approval process.)

For example, the SHO requires a 40-foot setback from a public street. In many zones, parking is not allowed in front setback and it must be landscaped. Therefore, a 40 strip along the entire frontage of a property must be utilized for landscaping and not include buildings or parking. (See Relevant Code on Page 13) In addition to requiring a rezone to apply the overlay (which costs time and money), the setbacks are also prohibitive.

Assisted Living Facilities for the elderly are listed as a conditional use in many zones. However, the supplemental standards (conditions) for the facility have a setback requirement that is an overly complicated equation for the A-1 Zone. (See Relevant Code on Page 13)

For example, a 12,000 square foot, 25-foot tall building in the A-1 zone would have the following a 55-foot setback. The equation to figure out this setback would look like this:

$12,000 \text{ SF} / 1,200 \text{ (min. floor area for the zone)} = 10$. Then take that 10, add 30 (the A-1 front yard setback) + 10 the A-1 (side setback) + 5 (height of bldg. above 20 feet) = 55 feet. Thus, a 55-foot setback is required from all property lines.

The revising of City Code would also help to clarify the numerous land use codes and terms used throughout the code.

C. Strategy: Provide incentives for residential development, or redevelopment, with long-term, guaranteed affordability

1. Action: Provide developers with information about government subsidies for affordable housing. Let them know that they will be supported for seeking out these subsidies

For example, a developer used a program called LIHTC to create affordable housing in 2006. The project is west of Macey's on State Street. It is called Green Grove Apartments and has 168 units that are guaranteed to be affordable until 2036.

Rent for these units ranges from \$920 for a 2 bed, 2 bath with 899 square feet to \$1,059 for a 3 bed, 2 bath with 1,065 square feet. The units are income-restricted.

While the white trim on the buildings cheapen the look slightly, the overall appearance of the apartments has held up well over the years.

[The developer also created two commercial lots along Pleasant Grove Blvd that have not yet been developed (likely due to the 2008 financial crisis). However, a site plan has recently been approved for one of these lots.]

To qualify for the LIHTC (Low-Income Housing Tax Credit), a project must meet the requirements of a qualified low-income project. Project sponsors/developers are required to set aside at least 40 percent of the units for renters earning no more than 60 percent of the area's median income (the 40/60 test) or 20 percent of the units for renters earning 50 percent or less of the area's median income (the 20/50 test).

These units are subject to rent restrictions such that the maximum permissible gross rent, including an allowance for utilities, must be less than 30 percent of imputed income based on an area's median income.

The benefit to a developer can be huge. See the table below for an example. This sample project earned the developer \$9 million in tax credits over a 10-year period, and an additional \$2.2 million over the 15-year period, for a total benefit of \$11,205,294. (The LIHTC tax credits requires the units to be affordable for another 15 years after they stop earning the benefit. This is where the 30-year guarantee comes from)

Table 1: Hypothetical LIHTC Project Benefit Schedule, 9 Percent Tax Credits

	Tax credits using an AFR^a =9%	Total real estate losses (Depreciation, interest expense, etc.)	Income derived from real estate tax losses^b	Combined benefit
	(\$)	(\$)	(\$)	(\$)
Qualified basis ^c	10,000,000			
Annual housing tax credits (Qualified basis multiplied by applicable AFR)	900,000			
Year 1	900,000	(568,948)	199,132	1,099,132
Year 2	900,000	(685,198)	239,819	1,139,819
Year 3	900,000	(595,005)	208,252	1,108,252
Year 4	900,000	(531,175)	185,911	1,085,911
Year 5	900,000	(506,163)	177,157	1,077,157
Year 6	900,000	(452,570)	158,400	1,058,400
Year 7	900,000	(403,646)	141,276	1,041,276
Year 8	900,000	(387,536)	135,638	1,035,638
Year 9	900,000	(370,583)	129,704	1,029,704
Year 10	900,000	(352,275)	123,296	1,023,296
Year 11	0	(333,146)	116,601	116,601
Year 12	0	(312,529)	109,385	109,385
Year 13	0	(290,949)	101,832	101,832
Year 14	0	(267,729)	93,705	93,705
Year 15	0	(243,387)	85,185	85,185
Year 16 (disposition)	0			
Total	\$9,000,000		\$2,205,294	\$11,205,294

See the list of 2019 LIHTC awards to see the different types of projects that were approved. (available in dropdown) Projects can be new construction or redevelopment/remodels of existing structures.

2. Action: Revise The Grove Zone and Downtown Village Zone to allow residential units if a portion of the units are affordable and sales-tax generating uses are also provided.

Many cities across the US have codes that require some portion of new residential units in an area/zone/development to be affordable. This practice has come to be known as “inclusionary zoning.”

Critics of the practice say that the practice does not produce enough units to be considered successful.

However, units are guaranteed to be affordable with an entity to enforce it (IRS), and the city does not have to pay anything out of pocket or spend money enforcing the rent-restrictions. Also, the incentive for a developer is clear. Thus, using inclusionary zoning, especially if developers are required to utilize LIHTC or a similar program, is an excellent solution.

A smart way that Pleasant Grove City can implement inclusionary zoning is to allow residential units in the Commercial Subdistrict and Interchange Subdistricts of The Grove Zone. Currently, residential units

of any kind are not allowed in these zones unless a property is rezoned to apply the BMU or GMU Overlays.

Developers are currently looking to develop retail/restaurant/sales-tax generating uses because the market is good. However, many of them also want to build residential units in the same development as the retail and restaurants to give them some financial security. (They are very confident that the residential units will be rented or purchased whereas the market could turn and make the commercial portion a bit uncertain.)

The City needs affordable housing units and also needs sales-tax generating uses to continue to provide good quality parks, recreation opportunities and other city services.

Therefore, a solution is to allow residential units in the subdistricts so that developers can build residential units along with their commercial developments. However, a portion of those units would be required to be affordable.

Requiring specific programs to be utilized, such as LIHTC, can keep developers from creating loopholes and ensure long-term affordability.

Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on November 14, 2019

Recommend Approval

Motion: At the Public Hearing Commissioner Blake moved the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to the General Plan in order to adopt an updated version of the Chapter 6: Housing; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

1. Staff adopts the future modifications on the language proposed by our MPO Mountainland Association of Governments...

Commissioner Martineau seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

Motion by: Commissioner Blake

Seconded by: Commissioner Martineau

AYE VOTES: Chair Phillips, Oborn, Butler, Blake, Martineau, Clyde,

NAY VOTES: NONE

RELEVANT CODE SECTIONS

10-15-30: ONE-FAMILY AND TWO-FAMILY DWELLINGS:

Any detached single-family or two-family dwelling located on an individual lot outside of an R-M zone must meet the off street parking requirements in [chapter 18](#) of this title and the following standards in addition to any others required by law: (Ord. 2000-23, 7-18-2000)

- A. Building Code Requirements: The dwelling must meet the requirements of the international building code or, if it is a manufactured home, it must meet the requirements of the HUD code, and must not have been altered in violation of such codes. A used dwelling must be inspected by the chief building official or his designee prior to placement on a lot to ensure it has not been altered in violation of such codes. Any violations must be corrected as directed by the chief building official. (Ord. 2000-23, 7-18-2000; amd. 2003 Code)
- B. Taxation: The dwelling must be taxed as real property. If the dwelling is a manufactured home, an affidavit must be filed with the state tax commission pursuant to Utah Code Annotated section 59-2-602.
- C. Utility Connections: The dwelling must be approved for and permanently connected to all required utilities.
- D. Foundation: Each dwelling shall have a code approvable site built concrete, masonry, steel or treated wood foundation.
- E. Roof: Dwellings shall have a roof surface of wood shakes, asphalt, composition, wood shingles, concrete, fiberglass or slate tiles, or built up gravel materials. Unfinished galvanized steel or unfinished aluminum roofing shall not be permitted. There shall be a roof overhang at the eaves and gable ends of not less than six inches (6"), excluding rain gutters, measured from the vertical sides of the dwelling. The roof overhang requirement shall not apply to areas above porches, alcoves and other appendages which together do not exceed twenty five percent (25%) of the length of the dwelling.
- F. Siding: Dwellings shall have exterior siding material consisting of wood, hardwood, brick, concrete, stucco, glass, metal or vinyl lap, tile, or stone.
- G. Width: The width of the dwelling shall be at least twenty feet (20') at the narrowest point of its first story for a length of at least twenty feet (20'), exclusive of any garage area. The width shall be considered the lesser of the two (2) primary dimensions. Manufactured homes shall be multiple transportable sections. (Ord. 2000-23, 7-18-2000)
- H. Garage Or Carport: Single dwellings in the R-1-8 and larger zones shall be provided with a garage or carport having a minimum interior width of twenty feet (20') and constructed concurrently with the dwelling. Single dwellings in all zones permitting lots less than eight thousand (8,000) square feet shall be provided with a garage or carport having a minimum interior width of twelve feet (12'). Garages may not be converted into livable space unless a new attached or detached garage is built prior to occupancy of the converted garage space. (Ord. 2017-3, 1-17-2017)

I. Minimum Floor Area: All single-family detached and two-family dwellings have a minimum aboveground main floor area and total finished square footage (exclusive of garage) as follows:

Zone	One Level Above Ground	Multi-Levels Above Ground	
	Total Minimum Sq. Ft.	Main Floor Minimum Sq. Ft.	Total Minimum Sq. Ft.
Grove-MH	900	700	1,600
RM-7	900	700	1,600
R-1-7	900	700	1,600
R-1-8	1,000	700	1,600
R-1-9	1,000	800	1,800
R-1-10	1,200	800	1,800
R-1-12	1,200	800	1,800
R-1-15	1,200	800	1,800
R-1-20	1,200	800	1,800
R-R	1,200	800	1,800
A-1	1,200	800	1,800

(Ord. 2013-4, 3-19-2013)

J. Porches Or Decks: Wood or metal porches, decks or verandas are only permitted on the front of the house when covered with a roof.

K. Design Review: In order to preserve property, valuation and neighborhood visual quality and harmony in any area (regardless of zone), any and all new individual residential construction in that area must comply with section [10-15-28](#) of this chapter. (Ord. 2000-23, 7-18-2000)

L. Deviations: The Community Development Director may approve deviations from one or more of the developmental or architectural standards contained in subsections E through J of this section, on the basis of a finding that the architectural style proposed provides compensating features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity. The determination of the Community Development Director may be appealed to the Hearings Officer pursuant to the provisions of section [10-2-4](#) of this title. (Ord. 2017-29, 5-16-2017)

ARTICLE E. SENIOR HOUSING OVERLAY ZONE (SHO)

10-13E-5: SETBACK REQUIREMENTS:

A. Minimum setbacks for single-family retirement communities shall be the same as those found within the underlying zone. Variations to these requirements may be approved by the planning commission, upon the positive recommendation of the design review board, based on a well designed site plan.

B. The minimum building setback for congregate housing development buildings is twenty five feet (25') from rear and side property lines and forty feet (40') from street frontages. (Ord. 2013-32, 11-6-2013; amd. Ord. 2016-2, 1-5-2016)

10-15-45: ELDERLY HOUSING FACILITY DEVELOPMENT STANDARDS:

Elderly housing facilities allowed as a conditional use shall comply with the following additional standards:

A. Setbacks: The minimum setback along the entire periphery of the development shall be the front yard setback of the zone increased by the ratio (in feet) of the gross building area divided by the minimum single-family floor area required by section [10-15-30](#) of this chapter for the applicable zone. The setback shall be further increased one foot (1') for each maximum building height over twenty feet (20'). For example, a 12,000 square foot, 25 foot tall building in the A-1 zone would have the following setbacks: $12,000/1,200 = 10 + 30$ (A-1 front yard setback) + 10 (side setback) + 5 (height above 20 feet) = 55 feet.

B. Permissible Lot Coverage: In the A-1 zone, the total building and hardscape area shall not exceed thirty percent (30%) of the area of the lot or parcel of land. Building area shall include all primary and accessory buildings and structures. Hardscape area shall include all garages, driveways, required parking and solid waste storage areas. The planning commission may approve additional parking above the thirty percent (30%) as a conditional use.

C. Facility Dispersal: No retirement or elderly care facility will be permitted within a one-fourth ($\frac{1}{4}$) mile (1,320 feet) radius of another elderly housing facility.

D. Parking: Except as provided below, parking must conform to [chapter 18](#) of this title:

1. Parking shall be allowed in increased front yard setback area.

E. Signs: One freestanding sign, under five feet (5') in height and less than one hundred (100) square feet, will be permitted. Signs must meet all requirements of [chapter 19](#) of this title as to location.

F. Trash Collection Areas: Trash collection areas must be screened by a view obscuring wall or fence. No trash collection areas will be located within the required yard setback.

G. Landscaping: See section [10-14-15](#) of this title. (Ord. 2004-19, 8-17-2004)

City Council Staff Report

November 19, 2019

Items 10A&B

FINAL SUBDIVISION PLAT

REQUEST	Residential Subdivision Plat called Hidden Springs Subdivision Plat "B" & "C"	
APPLICANT	Richmond American Homes	
ADDRESS	Approximately 1473 W State St	
ZONE	The Grove Zone – The Grove Mixed-use (GMU) Overlay	
GENERAL PLAN	The Grove	
STAFF RECOMMENDATION	Recommend approval of Residential Subdivision Plat & Site Plan	
ATTACHMENTS	Property Aerial Map	4
	Property Zoning Map	5
	Final Plats	6-9

Background

The applicant is requesting approval of a residential expandable subdivision plat called Hidden Springs Subdivision Plat "B" & "C" on property located at approximately 1473 W State Street in the Grove Mixed-use (GMU) Overlay in the Grove Zone.

The subject property is currently vacant, and it is Lot 1 of Hidden Springs Subdivision Plat "A". It is located to the East of Walmart Neighborhood Market, View Point apartments and several commercial businesses. To the South is a multi-family development called "The Gables" with an existing white vinyl fence. To the east are automobile and truck related businesses.

A condominium plat with the same characteristics and layout was already approved last December by the Planning Commission and last January by the City Council; however, at the time of recordation with the county, some concerns were raised by the recording authority as the project contains detached single family dwellings with side yards instead of apartments or townhomes; therefore, some changes were proposed by the county. These changes, which were agreed upon by the county, the applicant and the city, were satisfied and are not triggering the new review and approval by the Planning Commission and City Council. This is because the proposed changes did not alter the layout of the approved plans; the type of units, single family residential, and the location of the units are the same.

A new review and approval is now required because the project is now shown as a plat with two different phases. The reason why an applicant would like to phase a project or break it down into different plats could vary. One of the main reasons has to do with the bond requirements, the installation of street improvements, the staggering time of the project, etc.

Analysis

The previously approved plat occupies a total of 13.55 acres and consists of 117 buildings and common areas to be managed by an owner's association. Each individual building including the patio and front porch will be privately owned. The open space, amenities, private roads and common areas will be jointly owned.

With the new two-plat proposal, the recently proposed Plat B now has 65 units, while Plat C has 52 units. The division between the two plat is located along the backyard of dwellings along the private street

The plat describes several footprints that are available for different types of dwellings offered by the home builder, Units A, B, C, C-1, D, E, S and S-1. The plat mirrors exactly the same plat and the same site that was previously approved, including the locations of the common space and proposed public streets. The plat does not show individual lots as the current zone does not allow for individual lots smaller than one-half acre and our current city code also does not allow for PUD (Planned Unit Developments).

In the future if the applicant would like to allow future buyers to choose a footprint, rather than following the footprints as they are currently labeled, the plat would have to be amended. For example, if a buyer would like to change a footprint currently labeled as "E" to an "A" footprint, the plat would have to be amended. Any such change would require the plat to be re-drawn and re-approved. The amended plat would have to be re-recorded before a building permit could be issued for the changed unit. Additionally, the Covenants, Conditions and Restrictions (CC&R's) may also have to be amended each time, depending on how they are written.

Setbacks

The setbacks for new single-family homes in The Grove Zone are 20 feet for front yards and 15 feet for rear yards. The setbacks are measured from public and private streets. Patios will be made of concrete and thus will not be considered part of the dwelling or "structure." Therefore, setbacks are measured from the rear of the dwelling and not from the patio. The patios are allowed within the rear setback.

Density

The Grove Mixed-use (GMU) Overlay set a new density requirement of 8 units per acre. The overlay applies to the entire property, both the residential and commercial portions.

Taking into consideration roads, setbacks and open space, only 117 single-family homes were feasible. The proposed preliminary condominium plat appears to meet all requirements of The Grove Zone, including setbacks, density, and all relevant codes relating to subdivisions in City Code.

Recommendations from Planning Commission

Hidden Springs Subdivision Residential Plat “B”

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on Nov. 7, 2019

RECOMMEND APPROVAL

Motion: At the Public Hearing Commissioner Coombs moved that the Planning Commission forward a recommendation of approval for the request of Larry Myler for an expandable subdivision plat called Hidden Springs Subdivision Condominium Plat “B,” on property located at approximately 1473 W State Street in the Grove Mixed-Use Overlay in the Grove Zone; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

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

Commissioner Steele seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

Motion by: Commissioner Coombs

Seconded by: Commissioner Steele

AYE VOTES: Steele, Fugal, Coombs, Oborn, Clyde, Blake and Martineau

NAY VOTES:

Hidden Springs Subdivision Residential Plat “C”

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on Nov. 7, 2019

RECOMMEND APPROVAL

Motion: At the Public Hearing Commissioner Fugal moved that the Planning Commission forward a recommendation of approval for the request of Larry Myler for an expandable subdivision plat called Hidden Springs Subdivision Condominium Plat “C,” on property located at approximately 1473 W State Street in the Grove Mixed-Use Overlay in the Grove Zone; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

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

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Authors: Daniel Cárdenas -Community Development Director and Julie Henry-City Planner

Commissioner Clyde seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

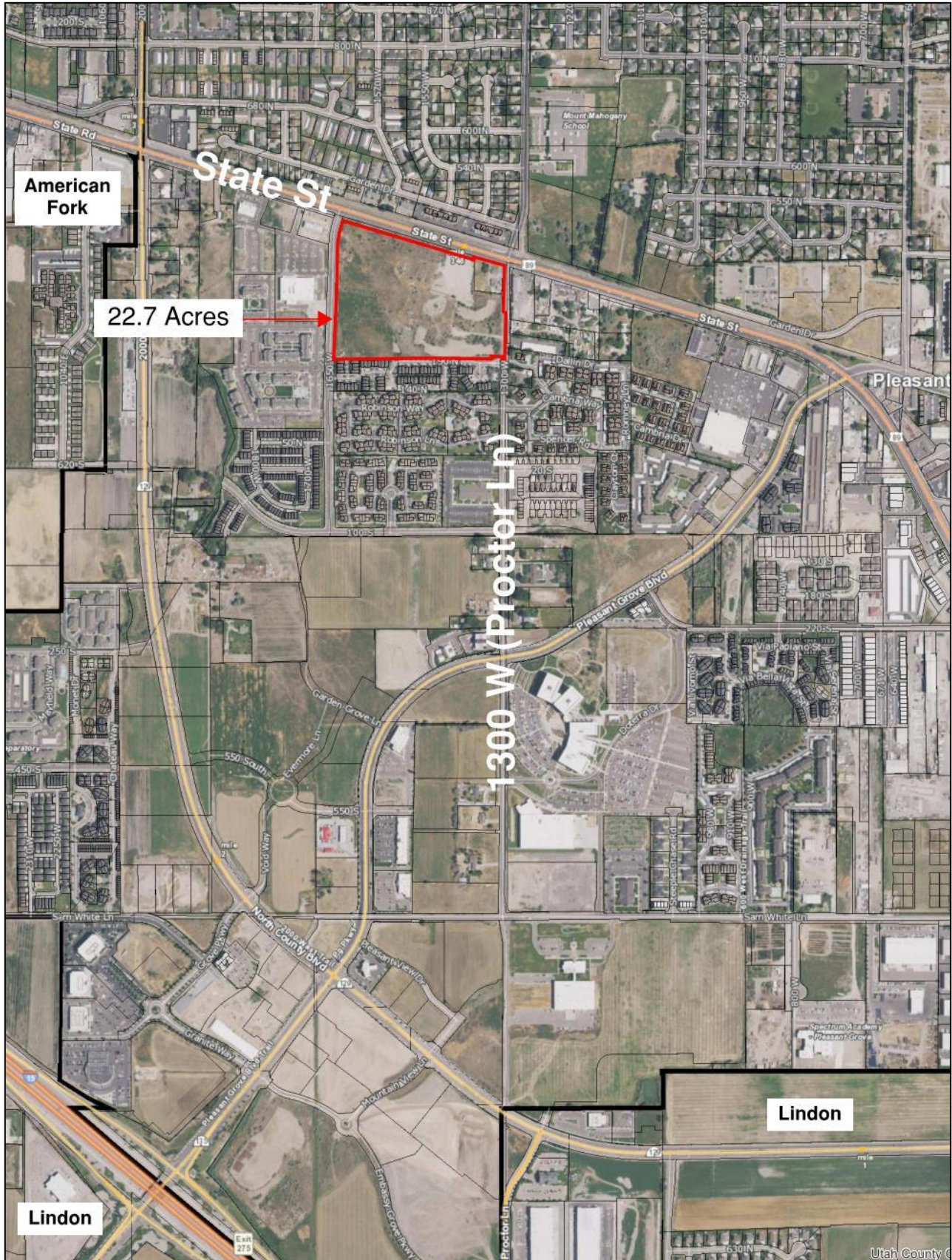
Motion by: Commissioner Fugal

Seconded by: Commissioner Clyde

AYE VOTES: Steele, Fugal, Coombs, Oborn, Clyde, Blake and Martineau

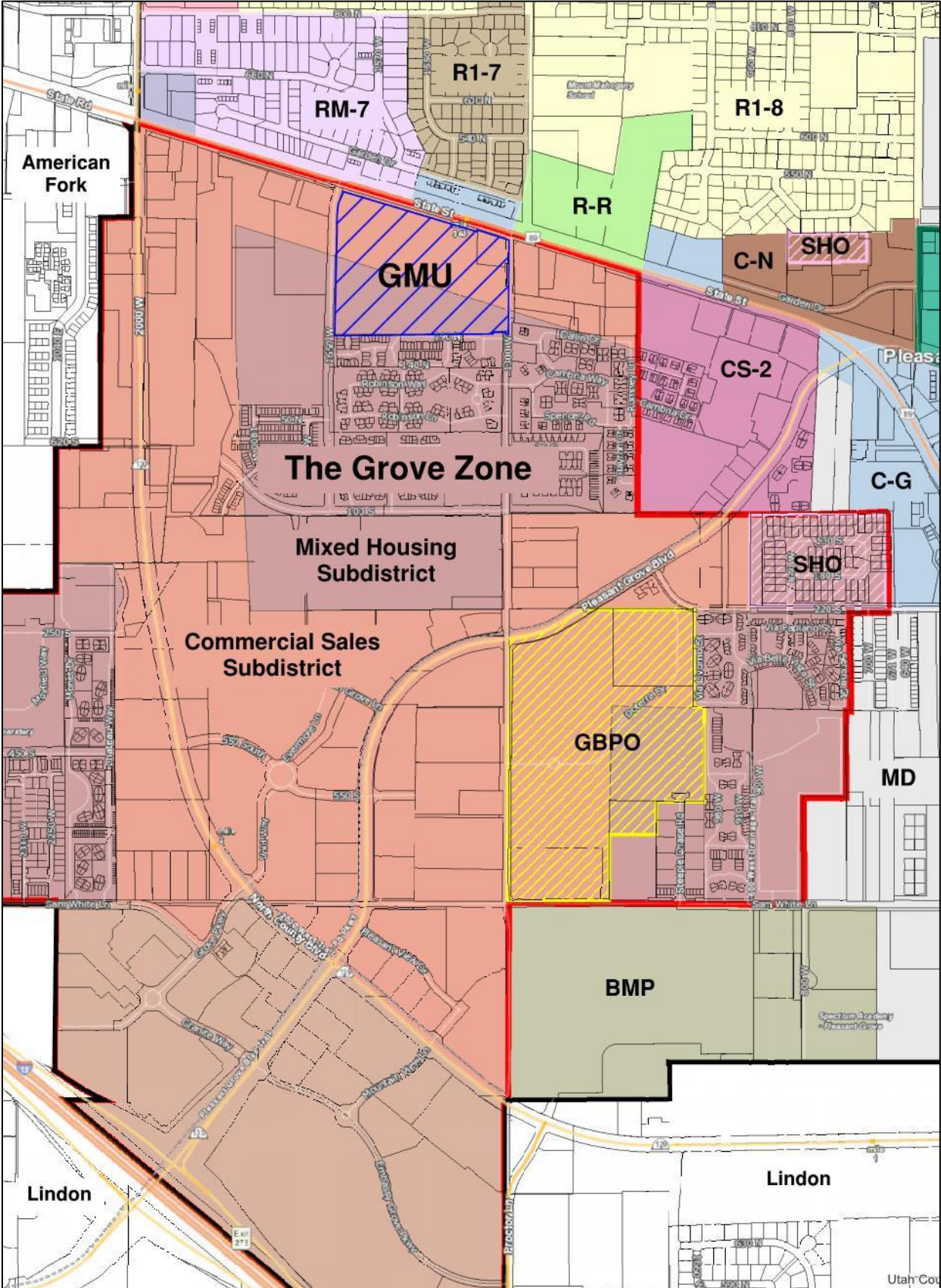
NAY VOTES:

PROPERTY AERIAL MAP



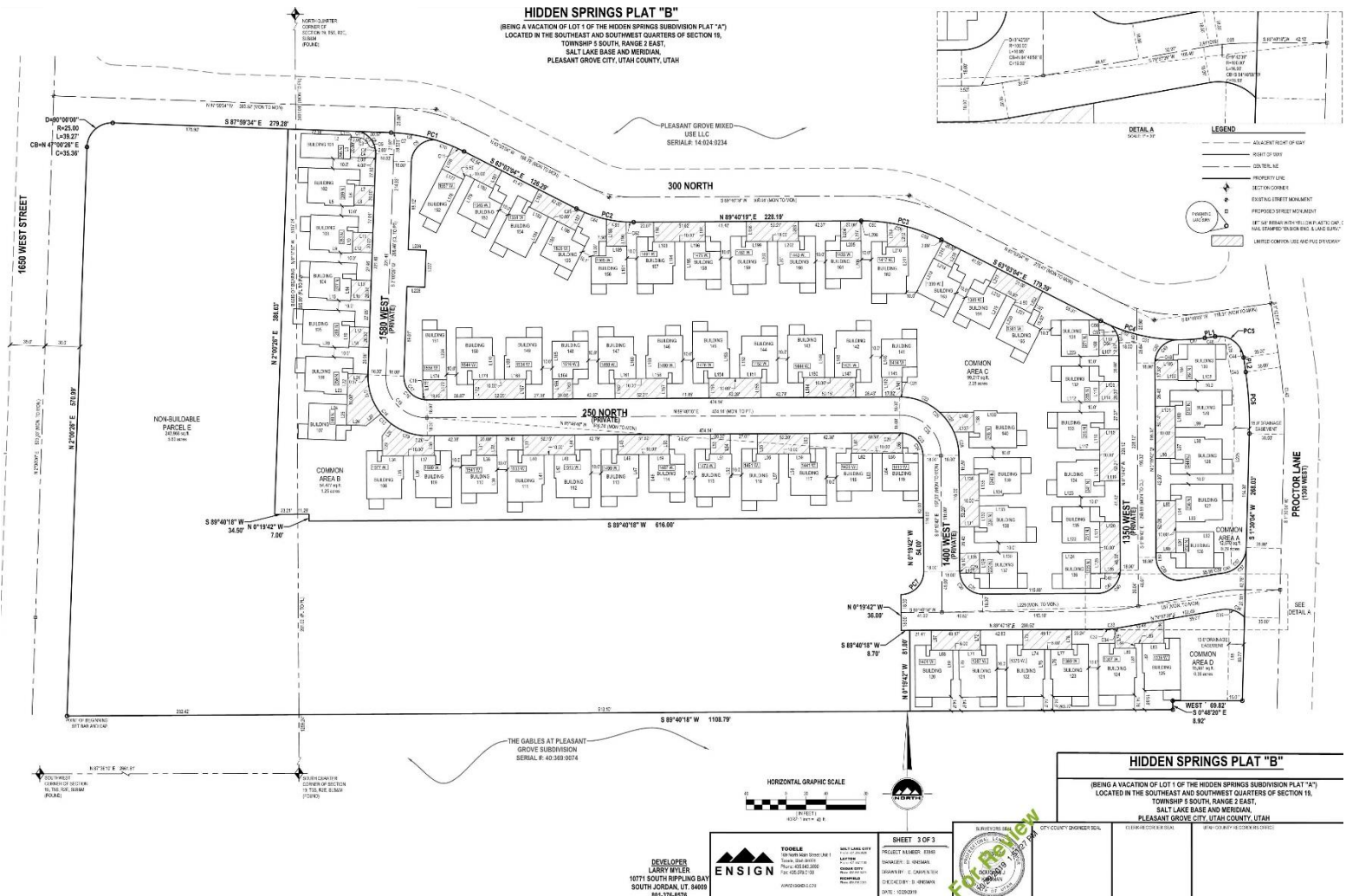
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 Authors: Daniel Cárdenas -Community Development Director and Julie Henry-City Planner

PROPERTY ZONING MAP



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Authors: Daniel Cárdenas -Community Development Director and Julie Henry-City Planner

FINAL SUBDIVISION "PLAT B"

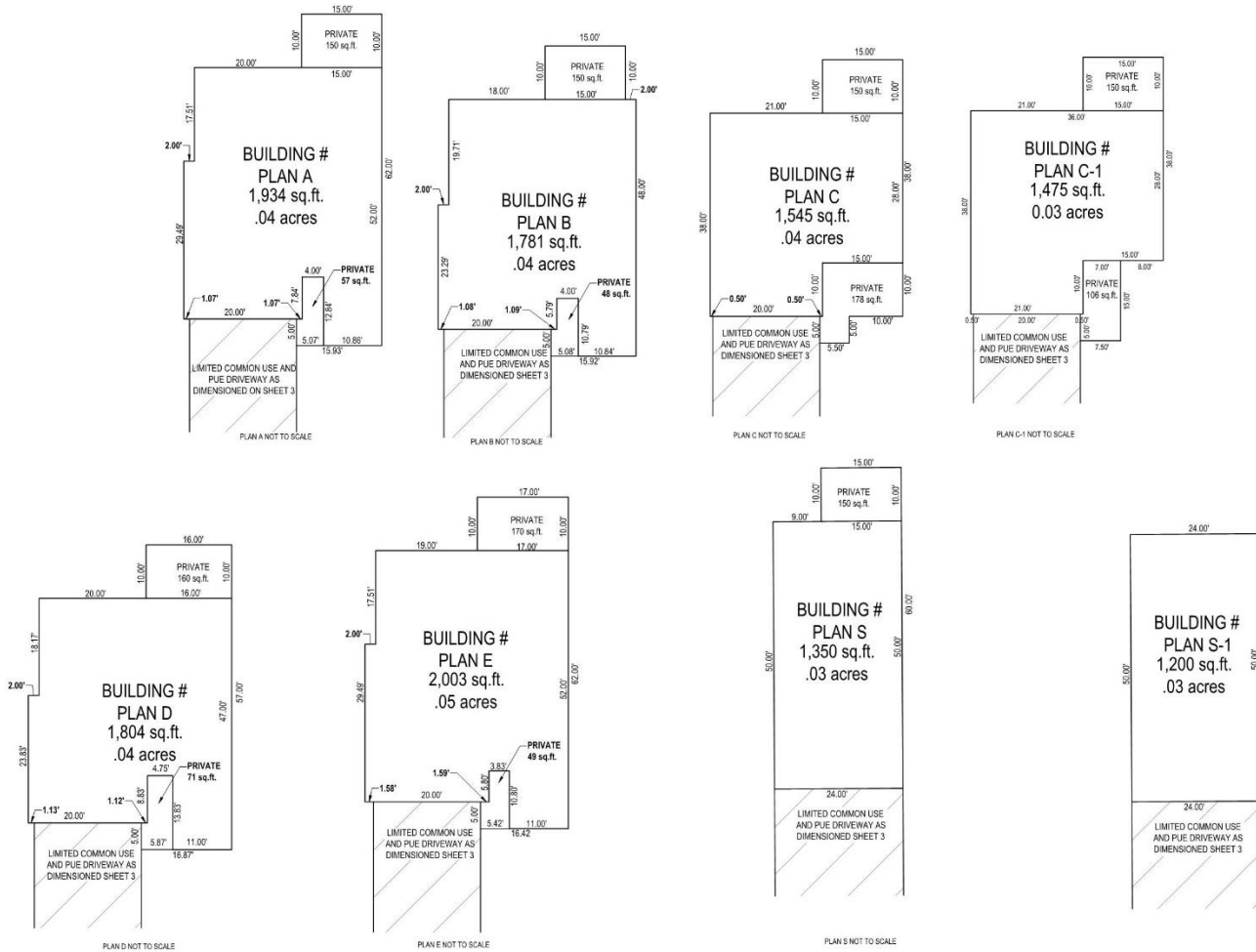


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Authors: Daniel Cárdenas -Community Development Director and Julie Henry-City Planner

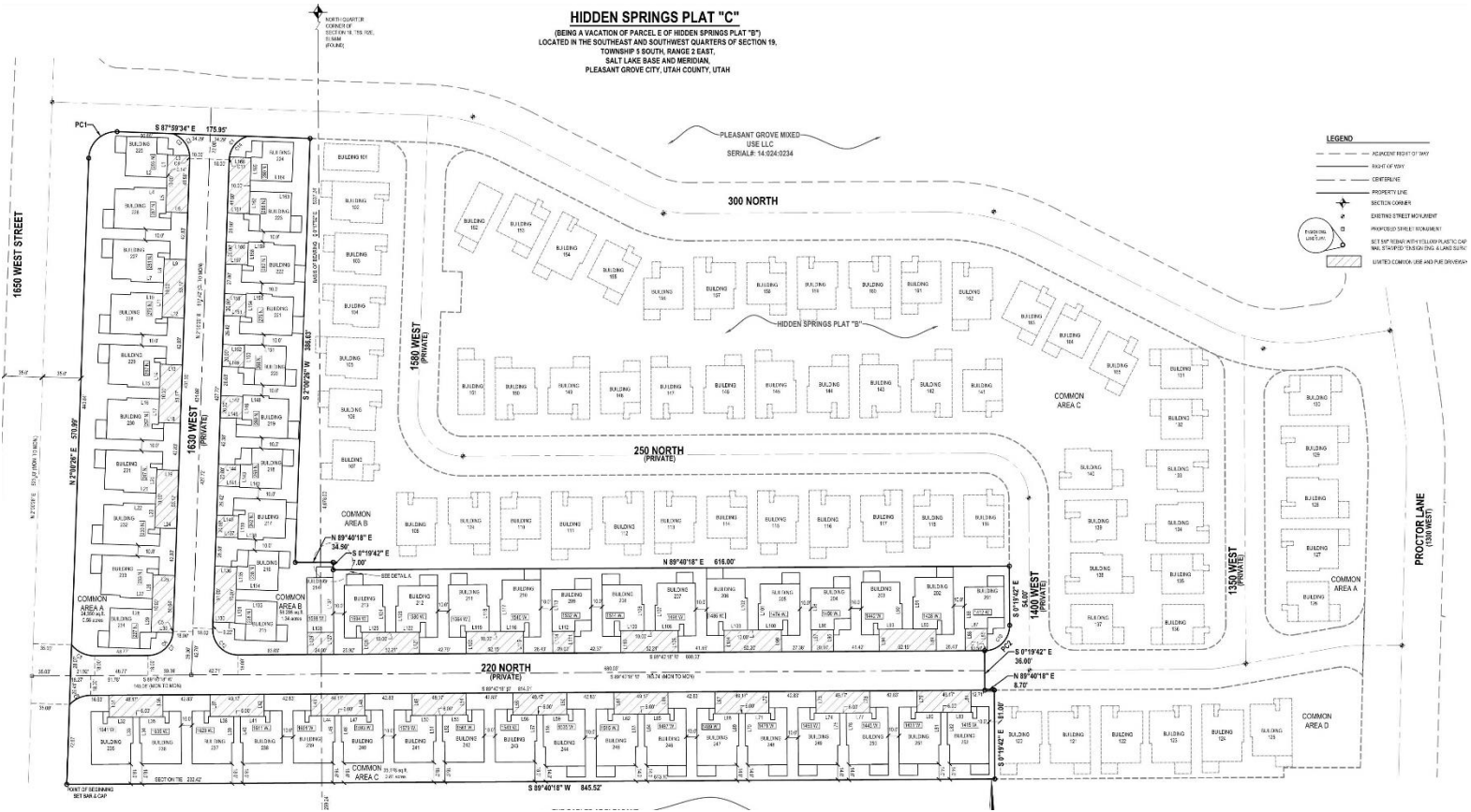
FINAL SUBDIVISION "PLAT B" – PAGE 2

HIDDEN SPRINGS PLAT "B"

(BEING A VACATION OF LOT 1 OF THE HIDDEN SPRINGS SUBDIVISION PLAT "A")
 LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 19,
 TOWNSHIP 5 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN,
 PLEASANT GROVE CITY, UTAH COUNTY, UTAH



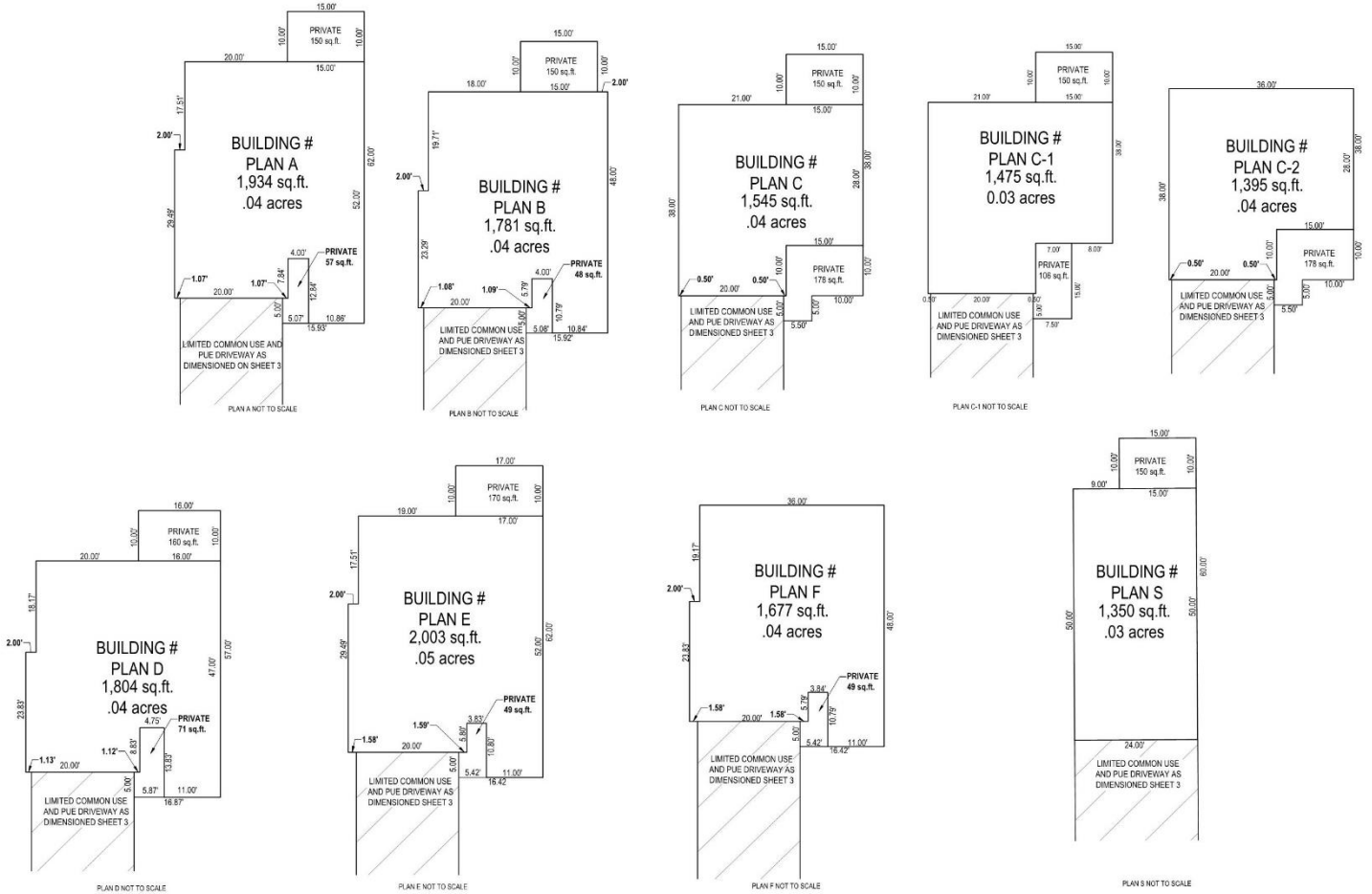
FINAL SUBDIVISION "PLAT C"



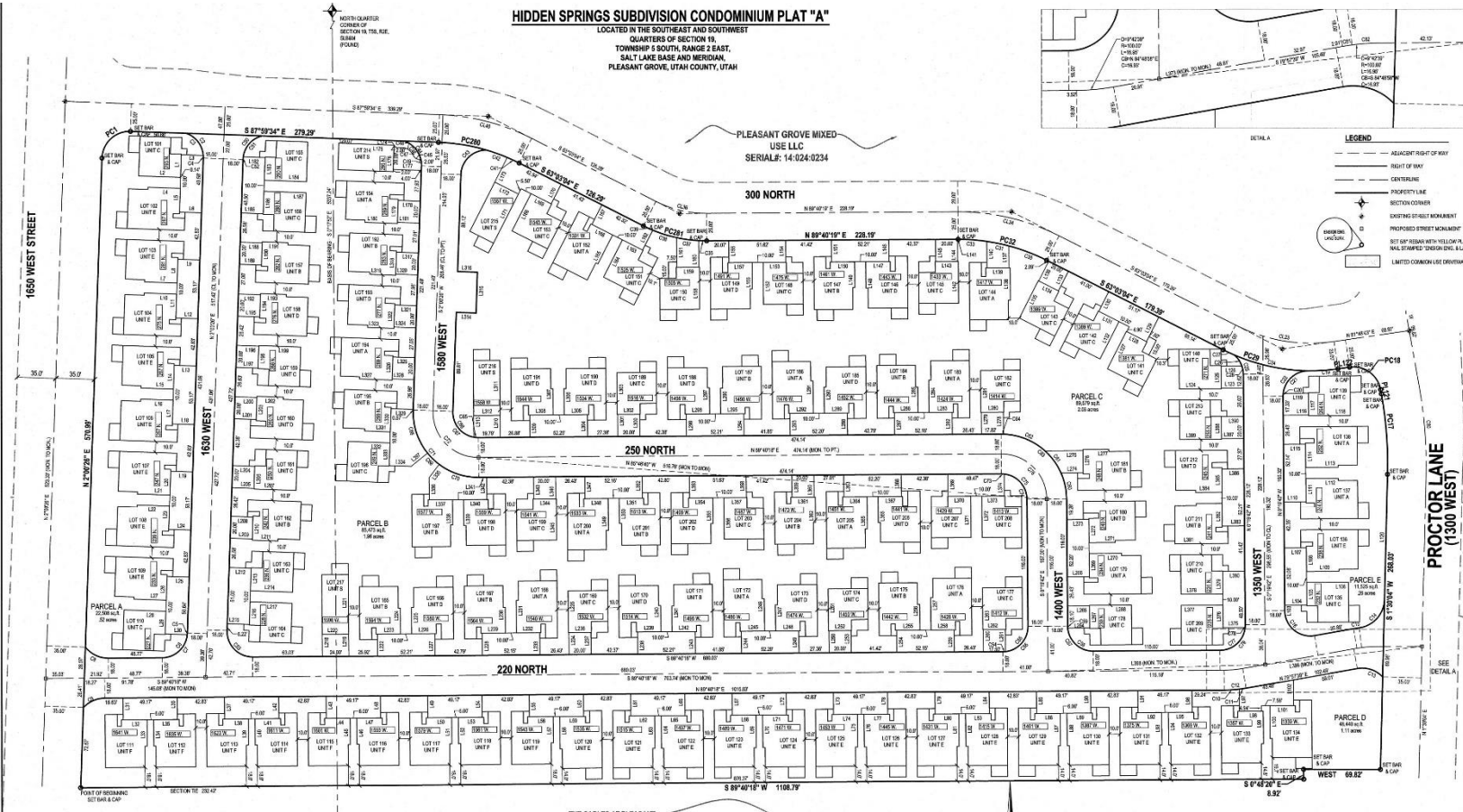
FINAL SUBDIVISION "PLAT C" – PAGE 2

HIDDEN SPRINGS PLAT "C"

(BEING A VACATION OF PARCEL E OF HIDDEN SPRINGS PLAT "B")
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
PLEASANT GROVE CITY, UTAH COUNTY, UTAH

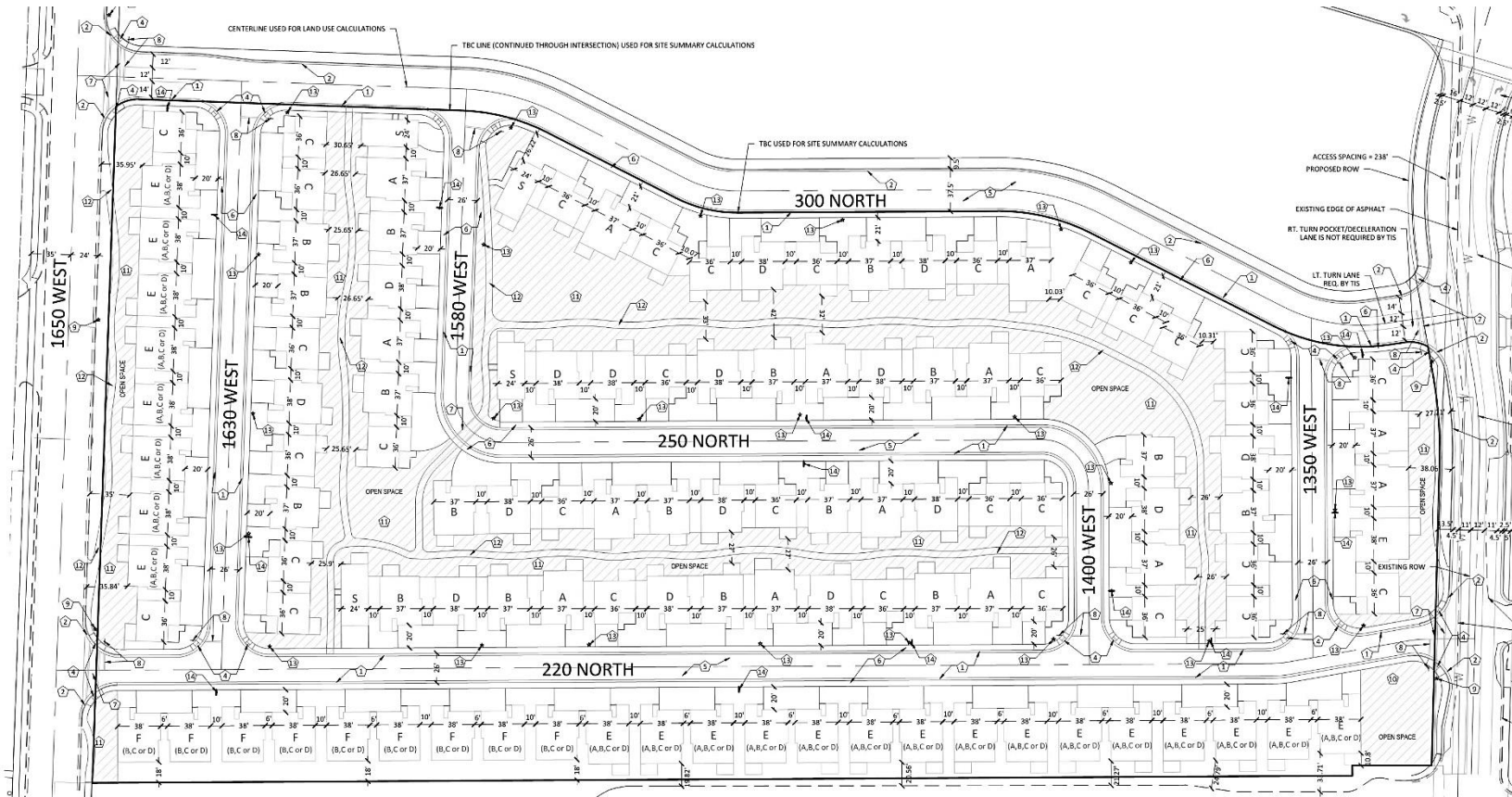


PREVIOUSLY APPROVED PLAT



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 Authors: Daniel Cárdenas -Community Development Director and Julie Henry-City Planner

SITE PLAN



City Council Staff Report

November 19, 2019

Item 10C

FINAL SITE PLAN

REQUEST Site Plan Occupying Lot 7 of existing subdivision, Grove Creek Commercial Subdivision Plat B

APPLICANT Daniel Thomas

ADDRESS Approx. 2054 W Grove Parkway

ZONE The Grove Zone – Interchange Subdistrict

GENERAL PLAN The Grove

STAFF RECOMMENDATION Recommend approval of the Site Plan

ATTACHMENTS	Property Zoning Map	4
	Property Aerial Map	5
	Existing Plat – Grove Creek Center Commercial Plat B	6
	Site Plan	7
	Landscape Plan	8
	Building Elevations	9
	Building Renderings	10

Background

The applicant is requesting approval of a Site Plan for two, single-story office buildings on Lot 7 of existing subdivision, Grove Creek Commercial Subdivision Plat B, on property located at approximately 2054 West Grove Parkway in the Grove Zone – Interchange Subdistrict.

Analysis

The proposed site plan occupies existing Lot 7 and includes 2, single-story office buildings, labelled Building C and Building D on the Site Plan (Page 7). The total area of the two buildings is 48,960 SF. Building C is 25,840 SF and Building D is 23,120 SF.

	Square Feet (SF)
Building C	25,840 SF
Building D	23,120 SF

A street landscaping buffer of 25 feet is required from Sam White’s Lane and Grove Parkway. The site plan shows a buffer of at least 25 ft. in these locations and meets this requirement. No side or rear setbacks are required.

Landscaping requirements within the The Grove Zone – Interchange Subdistrict require a mix of landscape elements, including evergreens. At least one tree is required per 1,000 SF of required landscaped areas, and at least 30% of the total number of required trees shall be evergreen. The proposed site plan requires at least 34 trees; 77 total trees are provided. Of the required trees, 21 are evergreen (61%), and meets landscaping requirements for this Zone.

The site plan has been reviewed by the Design Review Board (DRB) and found that the site and building met the requirements for urban design as well as building materials and design.

As the proposed use for the building is professional office, parking needs for the site were estimated based on the given ratio: 1 space per 300 SF. With 48,960 total square feet, 164 parking spaces are required. The Site Plan provides 231 total stalls, exceeding parking requirements for this site. With 231 total stalls, City Code requires 7 ADA stalls – the Site Plan provides 8 total ADA stalls, meeting this requirement. Parking requirements are evaluated when a building permit or business license application is received by Community Development.

City Code requires that “Automobile parking facilities shall be supplemented by bicycle parking in the amount of five percent (5%) of the total automobile spaces.” The proposed site plan meets these requirements by providing 12 bicycle parking spaces.

The submitted plans comply with existing City Code requirements for landscaping, design, setbacks, parking, and all other requirements for The Grove Zone – Interchange Subdistrict.

Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on October 24, 2019

RECOMMEND APPROVAL

Motion: At the Public Hearing Commissioner Coombs moved that the Planning Commission forward a recommendation of approval for the request of Daniel Thomas for the proposed site plan on property at approximately 2054 West Grove Parkway, in the Interchange Subdistrict of The Grove Zone; and

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 Authors: Daniel Cárdenas -Community Development Director and Rylee Hall-City Planner

adopting the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

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

Commissioner Fugal seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

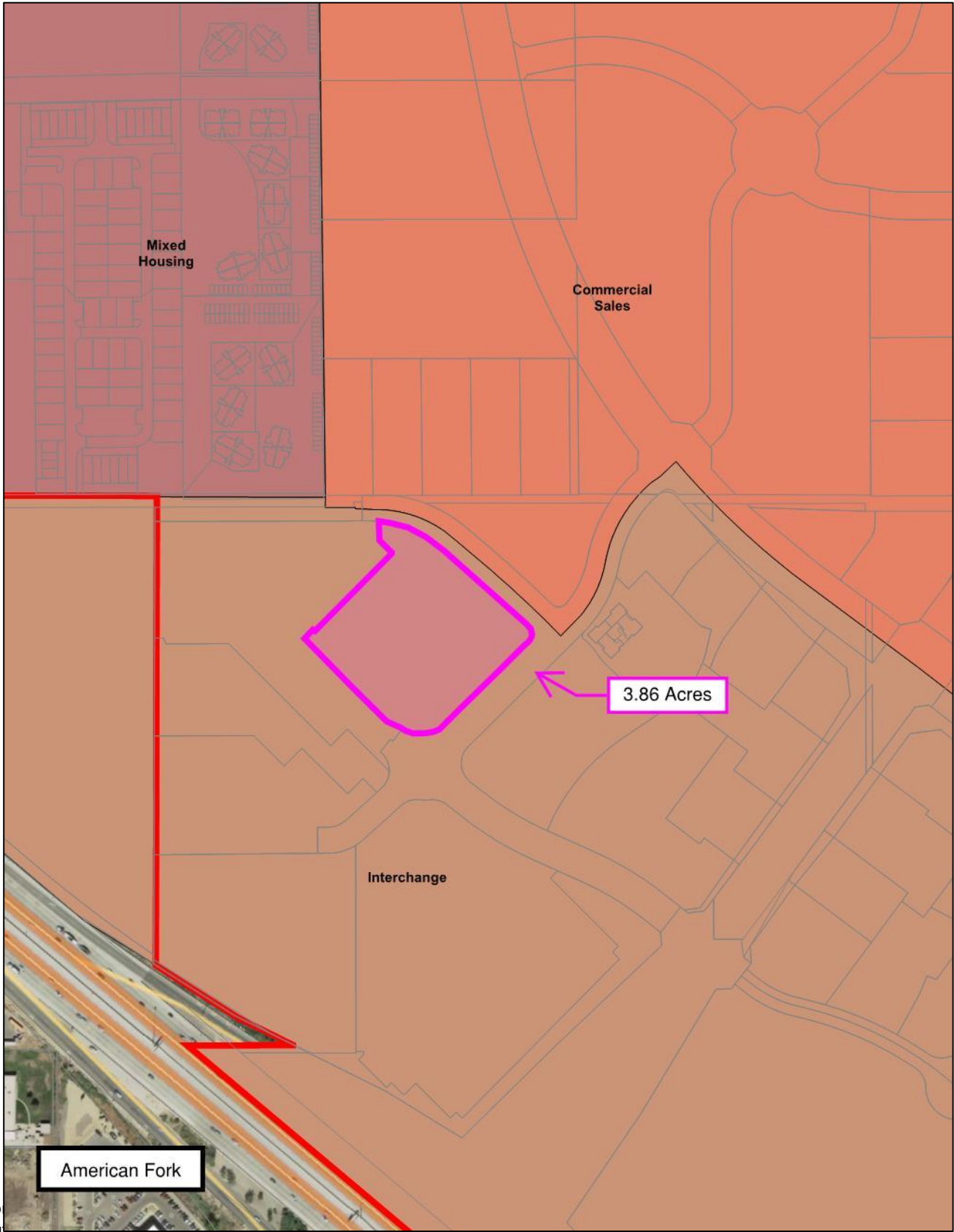
Motion by: Commissioner Coombs

Seconded by: Commissioner Fugal

AYE VOTES: Fugal, Coombs, Steele, Phillips, Oborn, Blake and Clyde.

NAY VOTES:

PROPERTY ZONING MAP

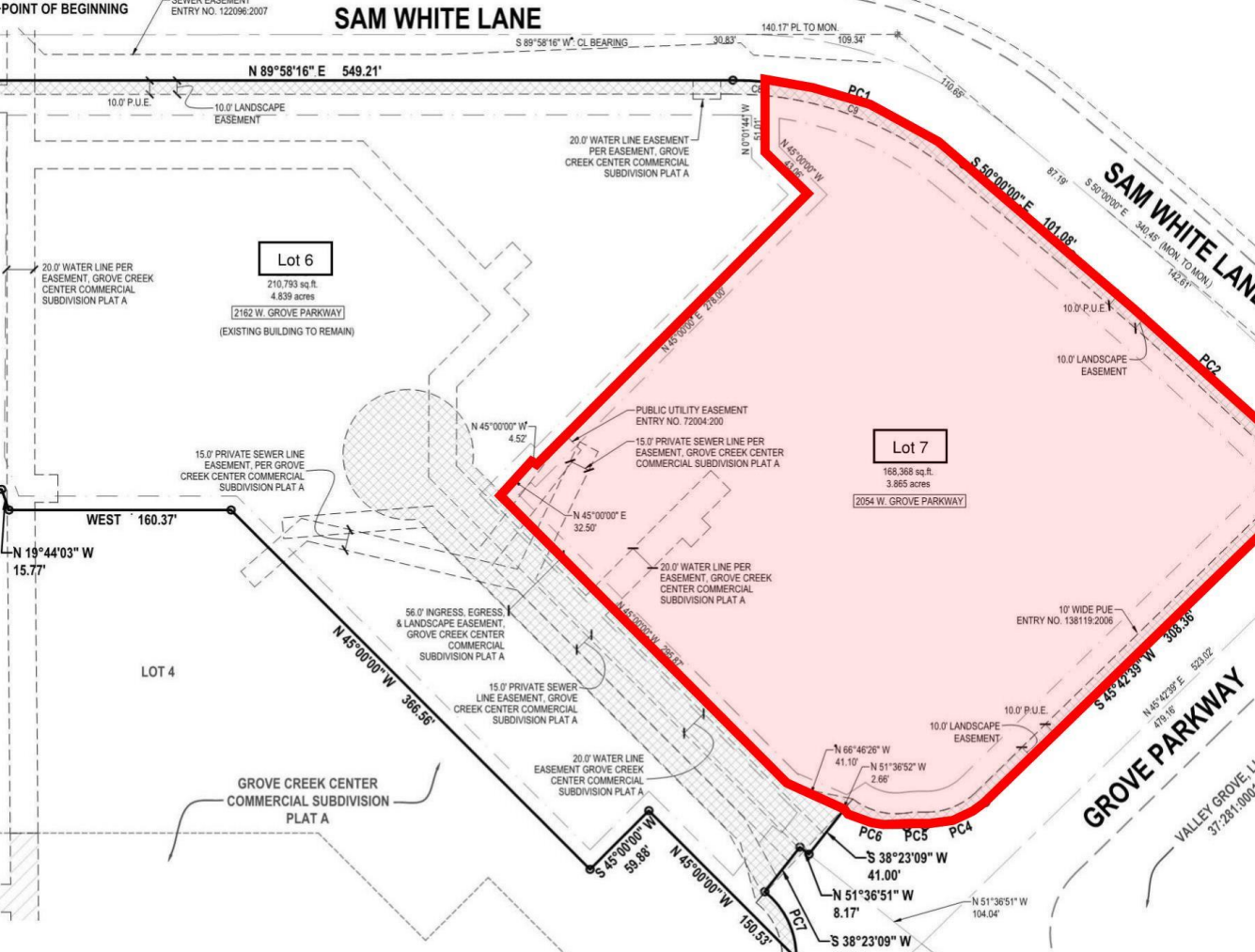


Co
Authors: Daniel Cardenas, Community Development Director and Kyle Hall, City Planner

PROPERTY AERIAL MAP

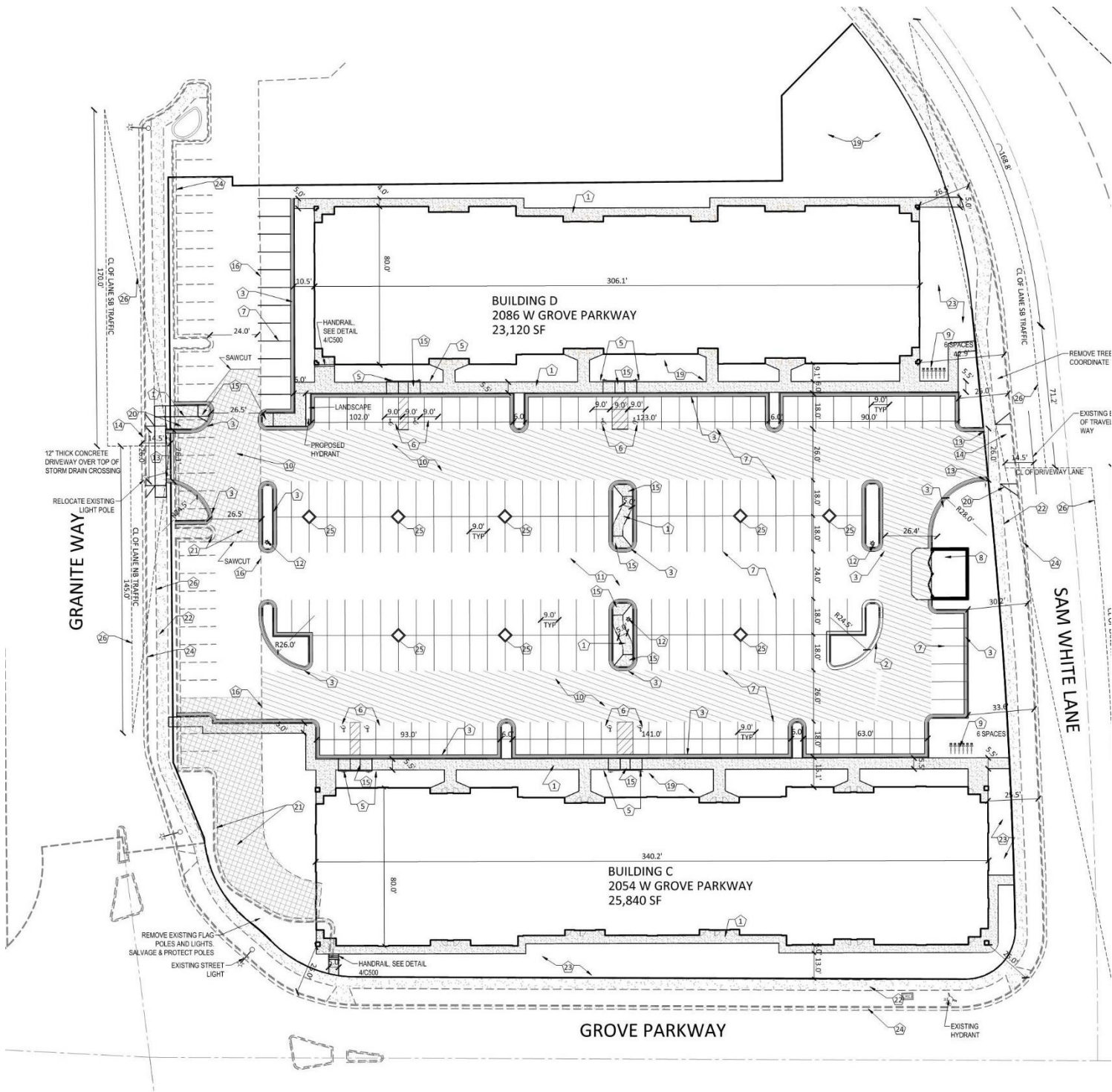


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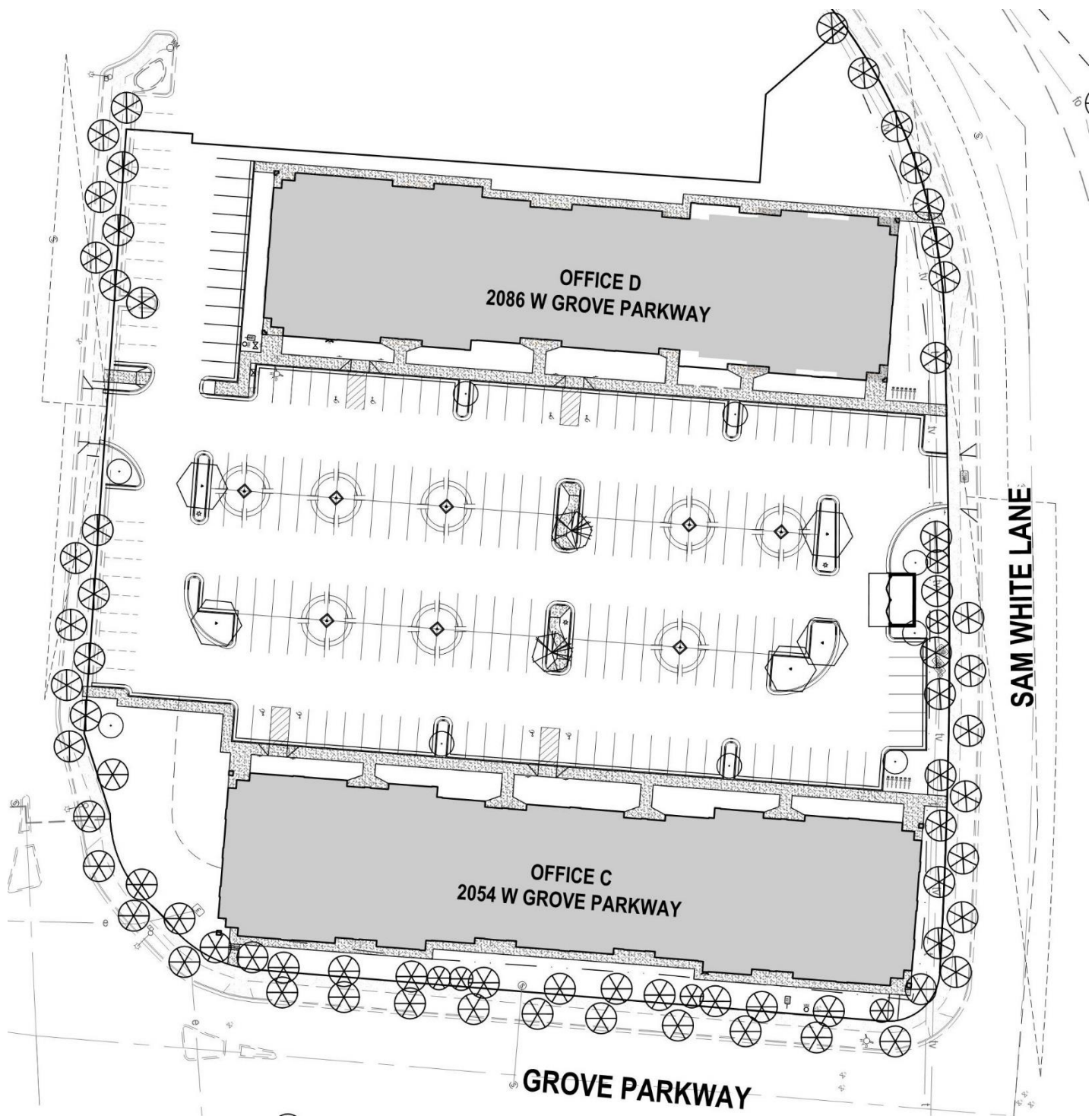


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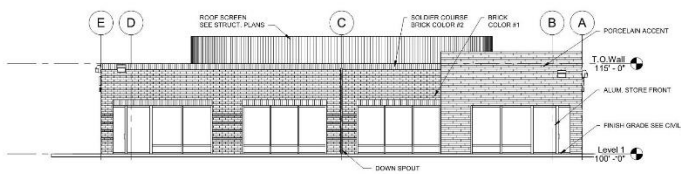
SITE PLAN



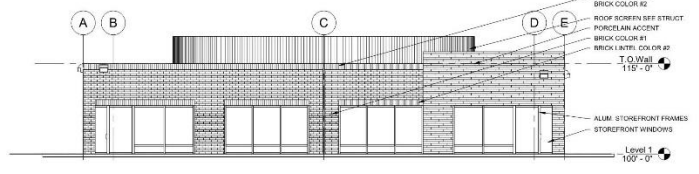
LANDSCAPE PLAN



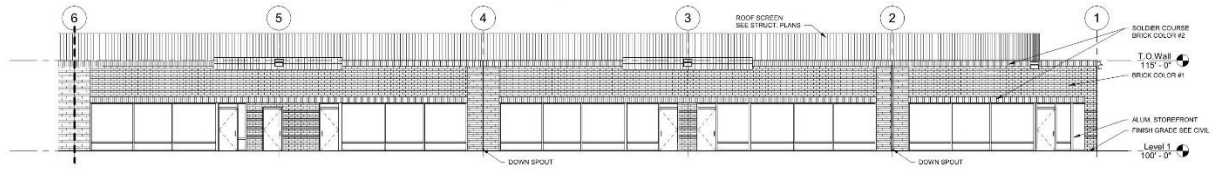
BUILDING ELEVATIONS



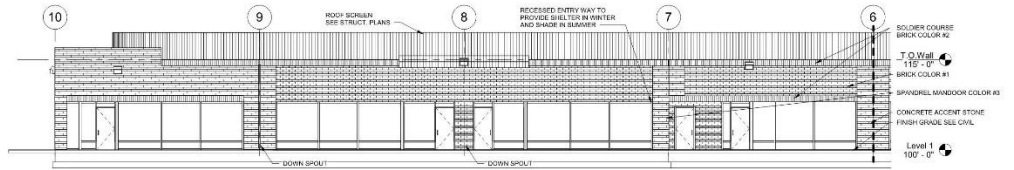
1 LEFT (SAM WHITE LANE)
SCALE: 1/8" = 1'-0"



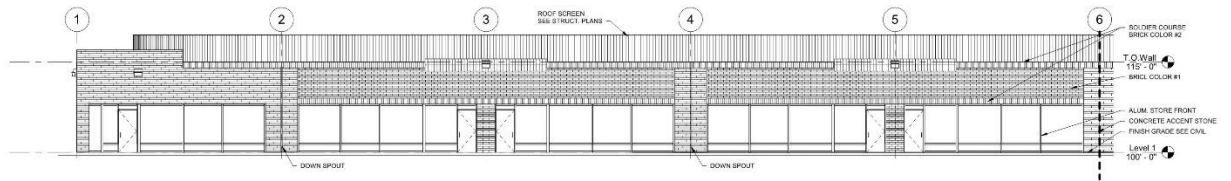
2 RIGHT (PARKING LOT)
SCALE: 1/8" = 1'-0"



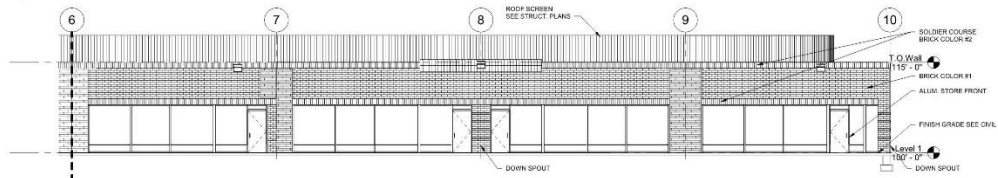
3 Grove Parkway - Right
SCALE: 1/8" = 1'-0"



4 Grove Parkway - Left
SCALE: 1/8" = 1'-0"



5 Parking Lot - Left
SCALE: 1/8" = 1'-0"



6 Parking Lot - Right
SCALE: 1/8" = 1'-0"

BUILDING RENDERINGS



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Authors: Daniel Cárdenas -Community Development Director and Rylee Hall-City Planner

SINGLE EVENT PERMIT

Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission to issue an event permit to an organization for the purposes of storage, sale, offer for sale, furnish, or allow the consumption of an alcoholic product on the event premises

AUTHORITY: Utah Code 32B-9-201

Pleasant Grove City ☒ City ☐ Town ☐ County
Local business license authority

hereby grants its consent to the issuance of a temporary single event permit license to:

Applicant Entity/Organization: Evermore Park

Event Name: Evermore's New Year's Eve Event

Event location address: 382 S Evermore Lane Pleasant Grove UT 84062
street city state zip

On the 31st day(s) of December, 2019
dates month year

during the hours of 7 pm - 12 midnight, pursuant to the provision of Utah Code 32B-9.
defined hours from - to

We recommend this entity as conducting a civic or community enterprise* ☐ Yes ☐ No
☐ Not providing a recommendation

***As Part of local consent required by 32B-9-201(1)(c), the locality may provide a recommendation as to whether the entity is conducting a civic or community enterprise. A civic or community enterprise means a function that is in the nature of a temporary special event such as a social, business, religious, political, governmental, educational, recreational, cultural, charitable, athletic, theatrical, scholastic, artistic, or scientific event. A "civic or community enterprise" generally is a gathering that brings members of a community together for the common good. Single event permits may not be issued to or obtained by an entity or organization for the purpose of avoiding or attempting to avoid the requirement of state retail alcohol licensing.**

Authorized Signature

Guy L. Fugal, Mayor
Name/Title

Nov 19, 2019
Date

This is a suggested format. A locally produced city, town, or county form is acceptable.
AS OF SEPTEMBER 1, 2015, LOCAL CONSENT MUST BE SUBMITTED TO THE DABC BY THE APPLICANT.

SINGLE EVENT PERMIT

Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission to issue an event permit to an organization for the purposes of storage, sale, offer for sale, furnish, or allow the consumption of an alcoholic product on the event premises

AUTHORITY: Utah Code 32B-9-201

Pleasant Grove City, ☒ City ☐ Town ☐ County
Local business license authority

hereby grants its consent to the issuance of a temporary single event permit license to:

Applicant Entity/Organization: Evermore Park

Event Name: Evermore's Season End Event

Event location address: 382 S Evermore Lane Pleasant Grove UT 84062
street city state zip

On the 25 day(s) of January, 2020
dates month year

during the hours of 6 - 12 midnight, pursuant to the provision of Utah Code 32B-9.
defined hours from - to

We recommend this entity as conducting a civic or community enterprise* ☐ Yes ☐ No
☐ Not providing a recommendation

***As Part of local consent required by 32B-9-201(1)(c), the locality may provide a recommendation as to whether the entity is conducting a civic or community enterprise. A civic or community enterprise means a function that is in the nature of a temporary special event such as a social, business, religious, political, governmental, educational, recreational, cultural, charitable, athletic, theatrical, scholastic, artistic, or scientific event. A "civic or community enterprise" generally is a gathering that brings members of a community together for the common good. Single event permits may not be issued to or obtained by an entity or organization for the purpose of avoiding or attempting to avoid the requirement of state retail alcohol licensing.**

Authorized Signature

Guy L Fugal, Mayor
Name/Title

Nov 19, 2019
Date

RESOLUTION NO. 2019-055

A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO DECLARE A 1998 CHEVY K-10 PICKUP TRUCK AND A 2011 FORD F-150 PICKUP 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.

WHEREAS, Pleasant Grove City Fire Department has a 1998 Chevy K-10 Pickup Truck and a 2011 Ford F-150 Pickup Truck they would like to surplus; and

WHEREAS, the City has established a process for selling or disposing of surplus property; and

WHEREAS, the City would like to declare a 1998 Chevy K-10 Pickup Truck Vin# 1GCEK19R5WR157826 and a 2011 Ford F-150 Pickup Truck Vin# 1FTFW1EFXBFC28454 as surplus and direct that they 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 a 1998 Chevy K-10 Pickup Truck and a 2011 Ford F-150 Pickup Truck as surplus and directs that they 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 19th day of November, 2019

Guy L. Fugal, Mayor

ATTEST:

(SEAL)

Kathy T. Kresser, MMC
City Recorder

RESOLUTION NO. 2019-056

A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO SIGN ADDENDUM #2 TO THE COOPERATION AGREEMENT FOR NON-DISTRICT USE OF DISTRICT LANDS WITH THE METROPOLITAN WATER DISTRICT OF SALT LAKE AND SANDY AND PLEASANT GROVE CITY (APPLICANT) FOR CONSTRUCTION AND USE OF PHASE 3 OF THE VALLEY VISTA NON-MOTORIZED MULTI-USE TRAIL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Metropolitan Water District of Salt Lake and Sandy owns and operates the Salt Lake Aqueduct (SLA) and is responsible for transporting and treating public water, and as such the District has regulatory authority to protect the SLA corridor; and

WHEREAS, Pleasant Grove City (Applicant) has requested permission for the non-exclusive use of a described portion of the SLA corridor in order to construct and maintain Phase 3 of its public trail system; and

WHEREAS, District and City previously entered into a Cooperation Agreement regarding Phase 1 of the public trail system dated May 31, 2016 wherein the terms of the Agreement were established and as amended by Addendum No. 1 to Cooperation Agreement dated March 19, 2019; and

WHEREAS, the District is willing to permit the described use of the described portion of the SLA corridor pursuant to the terms of the Cooperation Agreement and this Addendum for Phase 3 of the trail system; and

WHEREAS, this Agreement is intended to document the fact that the Applicant's described use of the described portion of the SLA corridor is acceptable to the District and consistent with District regulations; and

WHEREAS, the Applicant is solely responsible to obtain and maintain all other required agreements, permits, licenses, etc., including and necessary planning or zoning approvals; and

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

SECTION 1.

The Mayor is hereby authorized to sign Addendum #2 to the Cooperation Agreement previously entered into between the Metropolitan Water District of Salt Lake and Sandy and Pleasant Grove City as described in 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 19th day of November, 2019

ATTEST:

Kathy T. Kresser, MMC
City Recorder

Guy L. Fugal, Mayor
(SEAL)

When Recorded Return to:
Metropolitan Water District of Salt Lake & Sandy
Attn: General Manager
3430 East Danish Road
Cottonwood Heights, Utah 84093-2139

Application No.: S-15-1320.2
Version: 03-08-18

PARCEL NOs.: 140100047, 140150023, 368400083

ADDENDUM No. 2 TO COOPERATION AGREEMENT

This Addendum No. 2 to Cooperation Agreement is entered into effective this ____ day of _____, 2019, by the Metropolitan Water District of Salt Lake & Sandy (“District”) and Pleasant Grove City Corporation (“City”).

ADDENDUM PURPOSES

District owns and operates the Salt Lake Aqueduct (“SLA”) and SLA Corridor (“Aqueduct Corridor”) and certain improvements located within or on the Aqueduct Corridor. District is a subdivision of the State of Utah responsible for transporting and treating public water, and as such District has regulatory authority to protect the Aqueduct, Aqueduct Corridor, District improvements and operations, and District water.

Applicant is currently using District’s Aqueduct Corridor pursuant to a Cooperation Agreement (“Agreement”) between District and City dated May 31, 2016, and recorded June 24, 2016 as Entry 57582:2016 in the records of the Utah County Recorder, Application No. S-15-1320, and as amended by Addendum No. 1 to Cooperation Agreement dated March 19, 2019 and recorded April 8, 2109 as Entry 28881:2019 in the records of the Utah County Recorder.

NOW, THEREFORE, in consideration of the mutual covenants described in the Agreement as amended by this Addendum, the parties hereby amend the Agreement as follows:

1. City desires to construct Phase 3 of its public, non-motorized trail system across portions of the SLA Corridor. Phase 3 modifies certain Phase 2 trails within SLA Tracts 300, 301 and 302.

In accordance with the Agreement, City has submitted to District a written request to modify the trails. Phase 3 trails will be maintained in compliance with the Agreement as amended by this Addendum.

2. The Valley Vista Trail Phase 3 drawings attached hereto as Exhibit A are added to Exhibit B of the Agreement.

3. Legal description of SLA Corridor lands City will be using:

Those portions of the SLA Corridor shown on Exhibit A, as described in the Agreement and Addendum No. 1 to the Agreement. The modifications included in this addendum affect Utah County Parcels 140100047, 140150023, and 368400083.

4. The person(s) signing on behalf of City represents and warrants that they have been duly authorized to formal action of the governing body of City to execute this Addendum No. 2 to Cooperation Agreement on behalf of City. Certifications of the authority of persons signing on behalf of City are attached at Exhibit B.

5. The remaining terms of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Addendum No. 2 to Cooperation Agreement to be executed the day and year first above written.

DISTRICT:

METROPOLITAN WATER DISTRICT
OF SALT LAKE & SANDY

Michael J. DeVries, General Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the ____ day of _____, 2019, personally appeared before me Michael J. DeVries, and having been first duly sworn by me acknowledged that he is the General Manager of the Metropolitan Water District of Salt Lake & Sandy, that he was duly authorized by the Board of Trustees of the Metropolitan Water District of Salt Lake & Sandy to execute the above Addendum No. 2 to Cooperation Agreement for and on behalf of the Metropolitan Water District of Salt Lake & Sandy, and that he executed the above Addendum No. 2 to Cooperation Agreement on behalf of the Metropolitan Water District of Salt Lake & Sandy.

NOTARY PUBLIC

CITY:

Guy L. Fugal, Mayor

Kathy T. Kresser, City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On the ____ day of _____, 2019, personally appeared before me Guy L. Fugal and Kathy T. Kresser, who having first been duly sworn acknowledged that they are the Mayor and City Recorder, respectively, of Pleasant Grove City and they are duly authorized to sign the foregoing Addendum No. 2 to Cooperation Agreement on behalf of Pleasant Grove City, and that they signed the same on behalf of Pleasant Grove City.

NOTARY PUBLIC

Exhibit A

Pleasant Grove City Corporation Valley Vista Phase 3 (Project No. 50-19-034)

City's use of the SLA Corridor is expanded to include those portions of the SLA Corridor shown on the Phase III drawings attached within this Exhibit A. City's Phase III use includes portions of SLA Tracts 300, 301, and 302.

Tract 300 (partial description, Fee):

A tract of land in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) and in the West Half (W $\frac{1}{2}$) of Section Sixteen (16) and in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section nine (9) all in Township Five (5) South, Range Two (2) East, Salt Lake Base and Meridian, containing 76.70 acres, more or less, and being more particularly described as follows:

Beginning at the Northwest (NW) corner of said Section 16 and running thence North 0°40' West Four Hundred Fifty-six and Nine-tenths (456.9) feet; thence South 27°21'30" East One Hundred Seventy-eight and Five-tenths (178.5) feet; thence South 5°51'30" East Three Hundred (300) feet; thence South 29°56'30" East Fourteen Hundred Sixty-eight and Eight-tenths (1468.8) feet; thence South 21°36'45" East Ten Hundred Fifty-three and Seven-tenths (1053.7) feet; thence South 50°40'15" East Thirteen Hundred and One (1301) feet; thence North 81°05'15" East Four Hundred Eleven and Three-tenths (411.3) feet; thence South 44°56'30" East Four Hundred Fifty-four (454) feet; thence West Two Hundred Twenty-two and Eight-tenths (222.8) feet; thence South One Hundred Sixty-five (165) feet; thence West Two Hundred Ninety-seven (297) feet; thence South Four Hundred Ninety-five (495) feet; thence West Three Hundred Sixty-three (363) feet; thence North 57°41' West Eleven Hundred Seventy-five and Five-tenths (1175.5) feet, more or less, to a point on a curve of the Provo Reservoir Canal Right of Way at which point the tangent to the curve bears North 13°23'30" East and running thence along the regular curve to the left with a radius of Two Hundred Thirty (230) feet a distance of Two Hundred Six and One-tenth (206.1) feet; thence North 37°57' West One Hundred Sixty-eight and Four-tenths (168.4) feet; thence North 32°58'30" West Five Hundred Six and Three-tenths (506.3) feet; thence North 38°29'30" West Two Hundred Eighty-one and Three-tenths (281.3) feet; thence along a regular curve to the right with a radius of Eight Hundred (800) feet and a distance of One Hundred Sixty-seven and Six-tenths (167.6) feet; thence North 26°29'30" West Nineteen and Four-tenths (19.4) feet; thence North 63°30'30" East Two Hundred Forty-eight (248) feet; thence North 26°34' West Three Hundred Sixty-six and Three-tenths (366.3) feet; thence South 64°09' West Two Hundred Thirteen (213) feet; thence North 25°51' West Two Hundred Sixty-six and Six-tenths (266.6) feet; thence along a regular curve to the left with a radius of Eight Hundred (800) feet and a distance of One Hundred Thirteen and Three-tenths (113.3) feet; thence North 33°57'30" West One Hundred Twenty-six and Two-tenths (126.2) feet; thence North 0°40' West Fourteen Hundred Forty-seven and Eight-tenths (1447.8) feet, more or less, to the point of beginning.

Tract 301 (Fee):

A tract of land in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 17, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and being more particularly described as follows:

Beginning at the Northeast (NE) corner of said Section 17, thence South 197.1 feet; thence North 29°56'30" West 53.8 feet; thence East 885 feet to the point of beginning; containing .24 of an acre, more or less.

Tract 302 (1890s Act Easement):

That portion of Tract 302 within Pleasant Grove City, being described as a strip of land 100 feet west of the center line and 50 feet east of the center line of the Salt Lake Aqueduct, measured at right angles thereto, from Station 894+24.7 to 895+94, being the boundary line between Pleasant Grove City and Cedar Hills City. Said center line is more particularly described as follows:

Beginning at Station 894+24.7, a point in the East Half of the Southeast Quarter (E½SE¼) of Section 8, Township 5 South, Range 2 East, Salt Lake Base and Meridian which is 117.1 feet North of the Southwest corner of said Section 8; thence North 5°51'30" West 152.4 feet to Station 895+77.1; thence North 27°21'30" West 16.9 feet to Station 895+94, more or less.

PLEASANT GROVE CITY CORPORATION

VALLEY VISTA PHASE III

JULY 2019

GUY L. FUGAL, MAYOR
J. SCOTT DARRINGTON, CITY ADMINISTRATOR

CITY COUNCIL

CYD LeMONE
DIANNA ANDERSEN
ERIC JENSEN
LYNN WALKER
TODD WILLIAMS

PRELIMINARY NOT FOR CONSTRUCTION

OWNERS ACCEPTANCE

PLEASANT GROVE CITY CERTIFIES THAT THE CITY ACCEPTS THE DRAWINGS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT.

PLEASANT GROVE CITY CORPORATION
GUY L. FUGAL, MAYOR

DATE

ENGINEER'S CERTIFICATE

J-U-B ENGINEERS, INC., CERTIFIES THAT THE CORPORATION WAS EMPLOYED TO PREPARE THE DRAWINGS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT IN PLEASANT GROVE, UTAH AND THAT THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE THE INFORMATION TO BE SUBMITTED FOR APPROVAL.

J-U-B ENGINEERS, INC.
CRAIG J. FRIANT, P.E.
PROJECT ENGINEER

DATE



SHEET INDEX

- G-001 COVER & SHEET INDEX SHEET
- G-002 VICINITY MAP & GENERAL NOTES
- G-003 LINE LEGEND & DETAIL KEY
- G-004 SYMBOL LEGEND & ABBREVIATIONS
- C-001 SHEET KEY
- C-101 SITE PLAN SHEET
- C-102 SITE PLAN SHEET
- C-103 SITE PLAN SHEET
- C-104 SITE PLAN SHEET
- C-105 SITE PLAN SHEET
- C-106 SITE PLAN SHEET
- C-501 DETAIL SHEET
- C-502 DETAIL SHEET
- C-503 DETAIL SHEET
- C-504 DETAIL SHEET
- C-505 DETAIL SHEET
- C-506 DETAIL SHEET
- C-507 DETAIL SHEET
- C-508 DETAIL SHEET
- C-509 DETAIL SHEET
- C-510 DETAIL SHEET

PROJECT NO. 50-19-034



J-U-B ENGINEERS, INC.

240 West Center Street, Suite 200, Orem, UT 84057
p 801 226 0393 f 801 226 0394 w www.jub.com

OTHER J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

NOTICE AND DISCLAIMER

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LAST UPDATED: 7/30/2019

SHEET NUMBER:

G-001

MATCHLINE SEE SHEET C-103

MATCHLINE SEE SHEET C-104

MATCHLINE PROJECT LIMITS

MATCHLINE PROJECT LIMITS

MATCHLINE PROJECT LIMITS

MATCHLINE SEE SHEET C-106



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
240 W. Center St.
Suite 200
Orem, UT 84057
Phone: 801.226.0393
Fax: 801.226.0394
www.jub.com

PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF JUB ENGINEERS, INC. AND ARE NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF JUB ENGINEERS, Inc.

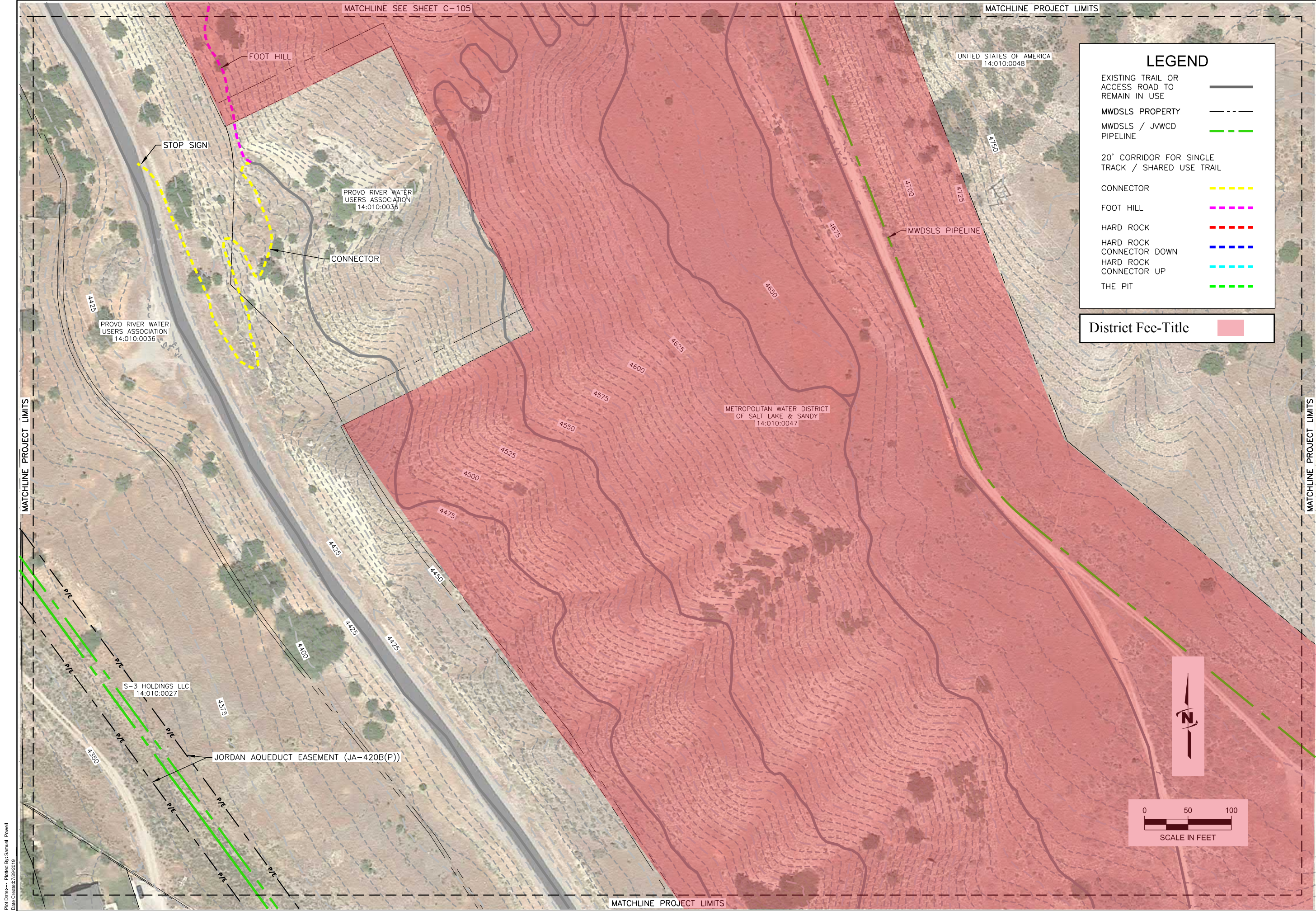
NO.	REVISION	DESCRIPTION	BY	APR.	DATE

VALLEY VISTA PHASE III
PLEASANT GROVE CITY CORPORATION

PLAN

FILE : 50-19-034_C-105
JUB PROJ. #: 50-19-034
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 7/30/2019
SHEET NUMBER:
C-105

Plot Date:--- Plotted By:Samuel Powell
Date Created:7/20/2019





J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
240 W. Center St.
Suite 200
Orem, UT 84057
Phone: 801.226.0393
Fax: 801.226.0394
www.jub.com

PRELIMINARY PLANS	NOT FOR CONSTRUCTION			
REUSE OF DRAWINGS THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF J-U-B ENGINEERS, INC. AND ARE NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, INC.	NO.	REVISION	BY	DATE

VALLEY VISTA PHASE III
PLEASANT GROVE CITY CORPORATION

PLAN

FILE : 50-19-034, C-106
JUB PROJ. # : 50-19-034
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: GJF

ONE INCH
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 7/30/2019

SHEET NUMBER:
C-106

Exhibit B
City's Authority Resolution

RESOLUTION NO. 2019-057

A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO SIGN A COOPERATIVE AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) TO CONSTRUCT AND MAINTAIN STORM WATER DRAINAGE FACILITIES IN THE STATE STREET CORRIDOR AT APPROXIMATELY 1300 WEST IN PLEASANT GROVE, UTAH COUNTY, UTAH, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, UDOT and a design consultants are engaged in preparing plans, specifications, and estimates for the construction of roadway widening and drainage facilities within the US-89 (State Street) corridor between approximately 500 East American Fork and 220 South Pleasant Grove, also known as F-0052(13)3 “US-89; State St., 220 So P.G. to 500 East A.F.” (hereinafter referred to as the “Project”; and

WHEREAS, the CITY has limited storm water drainage facilities in the above described section of US-89 and desires new storm water drainage facilities to be installed with **UDOT’s** construction of the Project; and

WHEREAS, UDOT and the **CITY** have worked together and agreed to the scope of the new storm water drainage facilities to be constructed within the Project (the “Drainage Facilities”); and

WHEREAS, as part of this project UDOT at no cost to the **CITY** will construct the drainage system as outlined in the Agreement; and

WHEREAS, UDOT has agreed to participate financially towards the cost of upscaling the **CITY’s** detention basin to accommodate the increased flows **UDOT’s** project will produce; and

WHEREAS, the CITY has agreed to be responsible for the ongoing maintenance of the new Drainage Facilities and **UDOT** has agreed to participate financially toward repairs to the Drainage Facilities.

WHEREAS, it is agreed by and between both parties to enter into the Cooperative Agreement; and

WHEREAS, the City Council finds that it is in the best interests of the citizens of Pleasant Grove to enter into the Cooperative Agreement with **UDOT**.

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

SECTION 1.

The Mayor is authorized to enter into the Cooperative Agreement with **UDOT** regarding storm drainage management within the Project Area at approximately 1300 West and State Street in

Pleasant Grove. Said Agreement which is attached hereto and incorporated herein 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, 19th day of November, 2019

Guy L. Fugal, Mayor

ATTEST:

(SEAL)

Kathy T. Kresser, MMC
City Recorder



NOTICE OF PUBLIC 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. on December 3, 2019** in the Community Room 108 S 100 E, prior to the regular City Council meeting at 6:00 p.m. This is a public meeting and anyone interested is invited to attend, however, Work Sessions are not designed to hear public comment or take official action.

AGENDA

4:30 P.M. WORK SESSION

1. Presentation from the Recognition Committee. Presenter: Administrator Darrington
2. Debrief of the fall clean up. Presenter: Administrator Darrington
3. Public Safety Building Final Numbers Presenter: Administrator Darrington
4. City Council and Staff will review and discuss items on the agenda.
5. Staff Business.

6:00 P.M. REGULAR CITY COUNCIL

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **OPENING REMARKS**
4. **APPROVAL OF MEETING'S 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:
 - b. To consider approval of payment approval reports for (, 2019).

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

7. **BOARD, COMMISSION, COMMITTEE APPOINTMENTS:**
8. **PRESENTATIONS:**
 - A. Citizen Academy Graduates
9. **PUBLIC HEARING ITEMS:**
 - A. Public Hearing to take comments on the Issuance of the Water Revenue Bonds, Series 2020 to finance all or a portion of the costs of construction of improvements to the secondary water system.

- B. Rezone and purchase agreement for Stonegate
- C. Code Text amendment – Daniel
- D. Code Text amendment – Daniel

10. ACTION ITEMS READY FOR VOTE:

- A. To consider for adoption an Ordinance (2019-) 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 2020 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 ON THE JANUARY 7, 2019 CITY COUNCIL MEETING AGENDA.

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.plgrove.org) websites.

Posted by: /s/ Kathy T. Kresser, City Recorder

Date: November 27, 2019

Time: 3:00 p.m.

Place: City Hall, Library and Community Room 108 S 100 E.

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

*Note: If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, forty-eight hours in advance of the meeting and we will try to provide whatever assistance may be required.

2019

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
27	28	29 	30	31	1	2
3 	4	5 General Election No City Council	6	7	8	9 
10 Veteran's Day	11 Veteran's Day Observed City Offices will be closed. Veterans Day Program 11am	12 Work Session 4:30 pm City Council 6pm	13	14	15	16
17	18	19 Work Session 4:30 pm City Council 6pm	20	21	22	23
24	25	26 No City Council meeting	27	28  Thanksgiving City offices will be closed	Thanksgiving Holiday City offices will be closed	30
1 	2	NOTES: 				

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
GENERAL FUND							
10-13100 ACCTS REC.- CITY EMPLOYEES							
7505	SKAGGS COMPANIES, IN	3154646	PD/PERSONAL SUPPLIES	04/22/2019	51.50-	.00	
7505	SKAGGS COMPANIES, IN	3160589	PD/PERSONAL SUPPLIES	05/15/2019	51.50	.00	
7505	SKAGGS COMPANIES, IN	3187039	PD/PERSONAL SUPPLIES	09/11/2019	26.97	.00	
7505	SKAGGS COMPANIES, IN	3187042	PD/PERSONAL SUPPLIES	09/11/2019	169.00	.00	
7505	SKAGGS COMPANIES, IN	3188761	PD/PERSONAL SUPPLIES	09/18/2019	135.50	.00	
7505	SKAGGS COMPANIES, IN	3198934	PD/PERSONAL SUPPLIES	10/29/2019	112.97	.00	
10-15820 SDA EXPENSE ACCOUNT							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	295.73	.00	
10-21355 CASH BONDS (NEW)							
1345	CADENCE HOMES BLDG.	11062019	CASH BOND RELEASE	11/06/2019	145,000.00	.00	
1345	CADENCE HOMES BLDG.	11072019	CASH BOND RELEASE INTEREST	11/07/2019	661.53	.00	
5355	MONSON ACRES SUBDIV	11142019	CASH BOND FINAL INTEREST	11/14/2019	75.46	.00	
10-34-280 AMBULANCE FEES							
3350	GOLD CROSS SERVICES	2037	AMB/BILLING SERVICES	10/31/2019	2,753.30	.00	
Total :					149,230.46	.00	
JUDICIAL							
10-42-240 OFFICE EXPENSE							
2122	CULLIGAN BOTTLED WA	465X127369	JUDICIAL/DRINKING WATER	10/31/2019	21.65	.00	
10-42-330 PROFESSIONAL SERVICES							
222	ALL PRO SECURITY LLC	2019-1770	JUDICIAL/CONSTABLES	10/24/2019	416.00	.00	
457	ANDERSEN LANGUAGE	11062019	JUDICIAL/INTERPRETER	11/06/2019	80.00	.00	
Total JUDICIAL:					517.65	.00	
NON-DEPARTMENTAL							
10-43-220 PRINTING AND PUBLICATION							
2234	DAILY HERALD	10272019	ASSORTED NOTICES	10/27/2019	882.66	.00	
3151	FREEDOM MAILING SER	37072	NEWSLETTERS	11/08/2019	94.27	.00	
8730	UPPER CASE PRINTING,	15092	NEWSLETTER PRINTING	11/01/2019	599.72	.00	
10-43-370 EMPLOYEE ASSISTANCE							
988	BLOMQUIST HALE CONS	19153	MONTHLY FEES	11/01/2019	475.60	.00	
10-43-610 MISCELLANEOUS EXPENSE							
3151	FREEDOM MAILING SER	37072	ELECTION FLYER	11/08/2019	83.79	.00	
10-43-760 TECHNOLOGY							
343	AMERICAN FORK CITY	2180289	DARK FIBER LEASE	11/01/2019	250.00	.00	
Total NON-DEPARTMENTAL:					2,386.04	.00	
LEGAL SERVICES							
10-44-220 PUBLICATION EXPENSE							
5091	MATTHEW BENDER & CO	14179946	LEGAL/UT CODE COURT RULES 20	10/18/2019	59.19	.00	
10-44-400 PROFESSIONAL SERVICES							
7670	SNOW, CHRISTENSEN &	461346	LEGAL/PROFESSIONAL SERVICES	11/07/2019	3,669.12	.00	
7754	SPAULDING LAW, LLP	881	LEGAL/CONTRACTED SERVICES	11/05/2019	47.00	.00	
Total LEGAL SERVICES:					3,775.31	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
ADMINISTRATIVE SERVICES							
10-46-240 OFFICE EXPENSE							
5610	NEOFUNDS BY NEOPOS	10042019	ADM/POSTAGE	10/04/2019	3,000.00	.00	
Total ADMINISTRATIVE SERVICES:					3,000.00	.00	
FACILITIES							
10-47-250 VEHICLE							
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	79.95	.00	
10-47-480 DEPARTMENTAL SUPPLIES							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	17.04	.00	
10-47-520 CITY HALL - POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	1,361.14	.00	
10-47-530 CITY HALL - BLDG MAINTENANCE							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	16.58	.00	
10-47-540 CITY HALL - PD BLDG MAINTENANCE							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	42.93	.00	
2122	CULLIGAN BOTTLED WA	465X127079	PD/BOTTLED WATER	10/31/2019	46.80	.00	
6850	REPUBLIC SERVICES	11142019	MULTI DEPT/GARBAGE COLLECTIO	11/14/2019	239.42	.00	
10-47-550 PARKS - LIGHTS							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	205.76	.00	
10-47-560 PARKS - BUILDING MAINTENANCE							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	22.43	.00	
3327	GILES, CRAIG KAY	71696	NEW DOOR LOCKS	10/05/2019	555.00	.00	
3327	GILES, CRAIG KAY	871655	LOCK REPAIR	11/01/2019	25.00	.00	
6850	REPUBLIC SERVICES	11142019	MULTI DEPT/GARBAGE COLLECTIO	11/14/2019	2,680.43	.00	
10-47-650 FIRE/AMBULANCE - POWER							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	1,465.37	.00	
10-47-660 FIRE/AMBULANCE - BLDG MAINT							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	21.46	.00	
6850	REPUBLIC SERVICES	11142019	MULTI DEPT/GARBAGE COLLECTIO	11/14/2019	304.20	.00	
10-47-690 CEMETERY BLDG - POWER							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	205.68	.00	
10-47-700 CEMETERY BLDG - BLDG MAINT							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	3.45	.00	
6850	REPUBLIC SERVICES	11142019	MULTI DEPT/GARBAGE COLLECTIO	11/14/2019	313.22	.00	
10-47-720 LIBRARY/SENIOR - POWER							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	1,061.77	.00	
10-47-770 PUBLIC WORKS - POWER							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	729.59	.00	
10-47-780 PUBLIC WORKS - BLDG MAINT							
6850	REPUBLIC SERVICES	11142019	MULTI DEPT/GARBAGE COLLECTIO	11/14/2019	202.28	.00	
10-47-790 RENTAL PROPERTY EXPENSES							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	394.69	.00	
10-47-820 SR CENTER - POWER							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	311.90	.00	
10-47-830 SR CENTER - BLDG MAINT							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	13.36	.00	
1522	CERTIFIED ALARM SERVI	14424	MONITORING SERVICES	11/10/2019	38.00	.00	
6850	REPUBLIC SERVICES	11142019	MULTI DEPT/GARBAGE COLLECTIO	11/14/2019	145.68	.00	
10-47-840 LIONS/SPORTSMAN - BLDG MAINT							
6850	REPUBLIC SERVICES	11142019	MULTI DEPT/GARBAGE COLLECTIO	11/14/2019	143.70	.00	
Total FACILITIES:					10,646.83	.00	

ENGINEERING

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-51-250 VEHICLE EXPENSE							
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	74.59	.00	
10-51-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	9841184095	MULTI DEPT/CELL PHONE EXEPNS	11/01/2019	54.85	.00	
10-51-745 SIGNALS & FLASHERS							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	191.45	.00	
10-51-760 TECHNOLOGY							
9131	VERIZON WIRELESS	9841184096	MULTI DEPT/CELL PHONE EXEPNS	11/01/2019	26.04	.00	
Total ENGINEERING:					346.93	.00	
COMMUNITY DEVELOPMENT							
10-52-250 VEHICLE EXPENSE							
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	481.83	.00	
Total COMMUNITY DEVELOPMENT:					481.83	.00	
POLICE DEPARTMENT							
10-54-240 OFFICE EXPENSE							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	15.66	.00	
10-54-250 VEHICLE EXPENSE							
5833	O'REILLY AUTOMOTIVE I	3623-299944	PD/VEHICLE EXPENSE	11/03/2019	129.59	.00	
5833	O'REILLY AUTOMOTIVE I	3623-300606	PD/VEHICLE EXPENSE	11/07/2019	149.93	.00	
7052	ROCKY MOUNTAIN COLL	25960	PD/VEHICLE REPAIR	11/05/2019	308.00	.00	
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	6,686.44	.00	
10-54-480 DEPARTMENTAL SUPPLIES							
4614	L.N. CURTIS & SONS	334329	PD/DEPARTMENTAL SUPPLIES	11/08/2019	289.50	.00	
Total POLICE DEPARTMENT:					7,579.12	.00	
FIRE DEPARTMENT							
10-55-250 VEHICLE EXPENSE							
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	1,568.36	.00	
10-55-480 DEPARTMENTAL SUPPLIES							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	157.55	.00	
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	109.39	.00	
Total FIRE DEPARTMENT:					1,835.30	.00	
ANIMAL CONTROL							
10-57-250 VEHICLE EXPENSE							
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	432.48	.00	
Total ANIMAL CONTROL:					432.48	.00	
STREETS							
10-60-250 VEHICLE EXPENSE							
2681	ELITE REPAIRS AND SPE	7261	STR/VEHICLE REPAIR	11/07/2019	649.00	.00	
7122	R.P.M. AUTO PARTS	949519	STR/VEHICLE MAINTENANCE	10/09/2019	1,560.43	.00	
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	851.41	.00	
10-60-275 STREET LIGHT EXPENSE							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	3,600.75	.00	
10-60-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	9841184095	MULTI DEPT/CELL PHONE EXEPNS	11/01/2019	329.11	.00	
9131	VERIZON WIRELESS	9841184096	MULTI DEPT/CELL PHONE EXEPNS	11/01/2019	104.17	.00	
10-60-480 DEPARTMENTAL SUPPLIES							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	324.58	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3948	HOME DEPOT CREDIT S	10032019	STR/DEPARTMENTAL SUPPLIES	10/03/2019	87.84	.00	
3948	HOME DEPOT CREDIT S	10042019	STR/DEPARTMENTAL SUPPLIES	10/04/2019	109.53	.00	
3948	HOME DEPOT CREDIT S	10102019	STR/DEPARTMENTAL SUPPLIES	10/10/2019	49.97	.00	
3948	HOME DEPOT CREDIT S	10172019	STR/DEPARTMENTAL SUPPLIES	10/17/2019	101.90	.00	
4264	INTERWEST SAFETY SU	45982	STR/ASSORTED SIGNS	11/07/2019	133.84	.00	
5833	O'REILLY AUTOMOTIVE I	3623-299452	STR/DEPARTMENTAL SUPPLIES	10/31/2019	18.77	.00	
Total STREETS:					7,921.30	.00	
LIBRARY							
10-65-240 OFFICE EXPENSE							
2122	CULLIGAN BOTTLED WA	465X128083	LIB/BOTTLED WATER	10/31/2019	25.90	.00	
4747	LES OLSON COMPANY	78125	LIB/TONER	10/31/2019	100.00	.00	
10-65-480 BOOKS							
4159	INGRAM LIBRARY SERVI	42591923	LIB/BOOKS	11/01/2019	62.36	.00	
4159	INGRAM LIBRARY SERVI	42596894	LIB/BOOKS	11/01/2019	202.68	.00	
4159	INGRAM LIBRARY SERVI	42630761	LIB/BOOKS	11/05/2019	920.67	.00	
4159	INGRAM LIBRARY SERVI	42646080	LIB/BOOKS	11/06/2019	129.00-	.00	
4159	INGRAM LIBRARY SERVI	42647533	LIB/BOOKS	11/06/2019	86.67	.00	
6700	RAINBOW BOOKS, INC.	178509	LIB/BOOKS	11/06/2019	1,567.01	.00	
10-65-640 BOOK BINDING							
2395	DEMCO, INC.	6717563	LIB/ASSORTED SUPPLIES	11/06/2019	304.91	.00	
4159	INGRAM LIBRARY SERVI	42596894	LIB/BOOKS	11/01/2019	5.52	.00	
4159	INGRAM LIBRARY SERVI	42630761	LIB/BOOKS	11/05/2019	25.53	.00	
Total LIBRARY:					3,172.25	.00	
SR. CITIZEN CTR & AUDITORIUM							
10-67-240 OFFICE EXPENSE							
7420	SHIELD-SAFETY, LLC	2212801621	SC/FIREST AID SUPPLIES	10/23/2019	151.66	.00	
Total SR. CITIZEN CTR & AUDITORIUM:					151.66	.00	
PARKS							
10-70-200 MOWER EXPENSE							
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	241.38	.00	
10-70-250 VEHICLE EXPENSE							
4523	KEN GARFF FORD	4FCS864485	PARK/VEHICLE EXPENSE	11/04/2019	218.74	.00	
4673	LARKIN TIRES, INC.	1042762	PARK/TIRE EXPENSE	10/15/2019	90.45	.00	
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	894.76	.00	
10-70-320 SPRINKLER & LANDSCAPE							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	111.60	.00	
10-70-340 DIAMOND CREW SUPPLIES							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	13.43	.00	
10-70-350 SERVICE PROJECT SUPPLIES							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	70.07	.00	
3948	HOME DEPOT CREDIT S	10112019	PARK/ SUPPLIES	10/10/2019	586.03	.00	
10-70-420 SPECIAL SERVICES							
3950	HONEY BUCKET	551299186	PARK/RESTROOM RENTAL	10/29/2019	181.50	.00	
10-70-480 DEPARTMENTAL SUPPLIES							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	496.82	.00	
10-70-670 SAFETY EQUIP. & SUPPLIES							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	13.43	.00	
10-70-750 CHRISTMAS LIGHTS							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	83.14	.00	
7868	STANDARD PLUMBING S	KFV927	PARK/CHRISTMAS LIGHTS	10/31/2019	294.96	.00	
7868	STANDARD PLUMBING S	KFVJ12	PARK/LED LIGHTS	10/30/2019	414.96	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7868	STANDARD PLUMBING S	KFX846	PARK/LED LIGHTS	10/31/2019	990.45	.00	
7868	STANDARD PLUMBING S	KFXC67	PARK/CHRISTMAS LIGHTS	10/31/2019	323.28-	.00	
7868	STANDARD PLUMBING S	KFXR04	PARK/CHRISTMAS LIGHTS	10/31/2019	884.88	.00	
7868	STANDARD PLUMBING S	KGDR38	PARK/CHRISTMAS LIGHTS	11/04/2019	589.92	.00	
7868	STANDARD PLUMBING S	KGLG16	PARK/CHRISTMAS LIGHTS	11/07/2019	589.92	.00	
7868	STANDARD PLUMBING S	KGLH63	PARK/CHRISTMAS LIGHTS	11/07/2019	703.20-	.00	
Total PARKS:					5,739.96	.00	
RECREATION							
10-71-240 OFFICE EXPENSE							
6196	PETTY CASH-RECREATI	11142019	REC/ASSORTED SUPPLIES	11/14/2019	21.44	.00	
10-71-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	22.44	.00	
10-71-480 DEPARTMENTAL SUPPLIES							
8219	TEXTILE TEAM OUTLET	1364	REC/SHIRTS	10/17/2019	1,174.81	.00	
8219	TEXTILE TEAM OUTLET	1365	REC/ SHIRTS	10/17/2019	607.25	.00	
8219	TEXTILE TEAM OUTLET	1366	REC/UNIFORMS	10/17/2019	71.70	.00	
8219	TEXTILE TEAM OUTLET	1367	REC/UNIFORMS	10/17/2019	138.69	.00	
8219	TEXTILE TEAM OUTLET	1368	REC/UNIFORMS	10/17/2019	373.88	.00	
8219	TEXTILE TEAM OUTLET	1404	REC/UNIFORMS	11/04/2019	50.86	.00	
Total RECREATION:					2,461.07	.00	
LEISURE SERVICES							
10-72-220 PUBLICATION EXPENSE							
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	44.47	.00	
10-72-480 DEPARTMENTAL SUPPLIES							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	88.07	.00	
Total LEISURE SERVICES:					132.54	.00	
CUSTODIAL SERVICES							
10-74-250 VEHICLE							
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	58.28	.00	
10-74-480 DEPARTMENTAL SUPPLIES							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	20.98	.00	
Total CUSTODIAL SERVICES:					79.26	.00	
Total GENERAL FUND:					199,889.99	.00	
WATER IMPACT FEES							
16-70-934 300 E 200 S - 200 N							
1880	CODY EKKER CONSTRU	10142019	300 E STR & UTILITY IMPROVEMEN	10/14/2019	26,337.92	.00	
Total :					26,337.92	.00	
Total WATER IMPACT FEES:					26,337.92	.00	
CLASS C ROAD FUND							
EXPENDITURES							
20-40-480 DEPARTMENTAL SUPPLIES							
1880	CODY EKKER CONSTRU	10142019	300 E STR & UTILITY IMPROVEMEN	10/14/2019	215,674.03	.00	
3312	GENEVA ROCK PRODUC	2183673	CLASS C ROADS/ASPHALT	11/05/2019	196.00	.00	
3312	GENEVA ROCK PRODUC	2184241	CLASS C ROADS/ASPHALT	11/06/2019	157.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7398	SHERWIN-WILLIAMS CO.	4629-1	CLASS C ROADS/ PAINT	11/04/2019	110.96	.00	
7852	STAKER & PARSON COM	5087419	CLASS C ROADS/CONCRETE	10/30/2019	494.16	.00	
7852	STAKER & PARSON COM	5089073	CLASS C ROADS/CONCRETE	10/31/2019	504.21	.00	
Total EXPENDITURES:					217,136.36	.00	
Total CLASS C ROAD FUND:					217,136.36	.00	
CEMETERY							
22-70-200 MOWER EXPENSE							
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	204.82	.00	
22-70-250 VEHICLE							
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	371.76	.00	
22-70-550 HEADSTONE REPAIR							
9210	WALKER MONUMENT IN	3724	CEM/MOVE EXISTING BENCH	09/24/2019	200.00	.00	
22-70-650 GREENHOUSES							
3470	GREAT BASIN TURF PRO	414788	CEM/DEPARTMENTAL SUPPLIES	10/30/2019	1,560.00	.00	
22-70-670 SAFETY EQUIP. & SUPPLIES							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	28.78	.00	
Total :					2,365.36	.00	
Total CEMETERY:					2,365.36	.00	
DONATIONS							
23-40-315 Donations-Trails							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	116.10	.00	
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	124.79	.00	
973	BLACK CANYON SIGNS, I	4381	ASSORTED SIGNS	11/11/2019	2,199.00	.00	
973	BLACK CANYON SIGNS, I	4382	ASSORTED SIGNS	11/11/2019	132.00	.00	
Total :					2,571.89	.00	
Total DONATIONS:					2,571.89	.00	
E-911							
EXPENDITURES							
41-40-260 MAINTENANCE							
1516	CENTURY LINK	10282019	E-911/PHONE LINES	10/28/2019	80.46	.00	
1516	CENTURY LINK	10292019	E-911/PHONE LINES	10/28/2019	60.58	.00	
1516	CENTURY LINK	11012019	E-911/PHONE LINES	11/01/2019	109.14	.00	
4655	LANGUAGE LINE SERVIC	4687255	PD/INTERPRETATION	10/31/2019	64.64	.00	
41-40-300 UNIFORM EXPENSE							
9420	WESTPRO, INC.	47852	E-911/UNIFORMS	11/04/2019	342.50	.00	
Total EXPENDITURES:					657.32	.00	
Total E-911:					657.32	.00	
CDA-HAMMOND							
44-40-340 PROFESSIONAL CONSULTANTS							
4770	LEWIS YOUNG ROBERTS	219-0023A	CONSULTING SERVICES	10/31/2019	1,450.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total :					1,450.00	.00	
Total CDA-HAMMOND:					1,450.00	.00	
RDA - 1300 WEST CDA							
EXPENDITURES							
45-40-340 PROFESSIONAL CONSULTANTS							
4770	LEWIS YOUNG ROBERTS	219-0023A	CONSULTING SERVICES	10/31/2019	1,450.00	.00	
Total EXPENDITURES:					1,450.00	.00	
Total RDA - 1300 WEST CDA:					1,450.00	.00	
STORM DRAIN UTILITY FUND							
GENERAL GOVERNMENT							
48-41-250 VEHICLE EXPENSE							
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	1,544.89	.00	
48-41-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	9841184095	MULTI DEPT/CELL PHONE EXEPNS	11/01/2019	329.11	.00	
9131	VERIZON WIRELESS	9841184096	MULTI DEPT/CELL PHONE EXEPNS	11/01/2019	78.13	.00	
48-41-480 DEPARTMENTAL SUPPLIES							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	106.23	.00	
1806	CLEAN LINE SWEEPING,	11393	STRM DRN/STREET SWEEPING	11/04/2019	8,960.00	.00	
48-41-610 MISCELLANEOUS EXPENSE							
3151	FREEDOM MAILING SER	37072	UTILITY BILL MAILING	11/08/2019	560.69	.00	
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	31.97	.00	
Total GENERAL GOVERNMENT:					11,611.02	.00	
STORM DRAIN PROJECTS							
48-70-951 SD 300 EAST/380 EAST							
1880	CODY EKKER CONSTRU	10142019	300 E STR & UTILITY IMPROVEMEN	10/14/2019	10,786.46	.00	
Total STORM DRAIN PROJECTS:					10,786.46	.00	
Total STORM DRAIN UTILITY FUND:					22,397.48	.00	
CAPITAL PROJECTS FUND							
EXPENDITURES							
49-40-500 OTHER CAPITAL PROJECT EXPEND.							
4375	JELLYFISH LIGHTING	50	INSTALLATION OF LIGHTS	11/08/2019	18,115.00	.00	
Total EXPENDITURES:					18,115.00	.00	
Total CAPITAL PROJECTS FUND:					18,115.00	.00	
WATER FUND							
51-23310 CUST WATER METER RENAL DEP							
1880	CODY EKKER CONSTRU	11132019	REFUND FIRE HYDRANT METER D	11/13/2019	1,500.00	.00	
2195	D DYER INC	11132019	REFUND FIRE HYDRANT METER D	11/13/2019	1,350.00	.00	
Total :					2,850.00	.00	

EXPENDITURES

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
51-40-240 OFFICE EXPENSE							
3151	FREEDOM MAILING SER	37072	UTILITY BILL MAILING	11/08/2019	1,121.38	.00	
51-40-250 VEHICLE EXPENSE							
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	626.35	.00	
51-40-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	24,757.50	.00	
51-40-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	9841184095	MULTI DEPT/CELL PHONE EXEPNS	11/01/2019	329.11	.00	
9131	VERIZON WIRELESS	9841184096	MULTI DEPT/CELL PHONE EXEPNS	11/01/2019	104.17	.00	
51-40-480 DEPARTMENTAL SUPPLIES							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	91.91	.00	
51-40-540 IRRIGATION WATER ASSESSMENTS							
5715	NORTH POINTE SOLID W	3114	ASSESSMENT FOR RENTAL SHARE	10/22/2019	330.00	.00	
51-40-600 REPAIR & MAINTENANCE							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	430.99	.00	
3948	HOME DEPOT CREDIT S	10012019	WATER/DEPARTMENTAL SUPPLIES	10/01/2019	86.41	.00	
3948	HOME DEPOT CREDIT S	10082019	WATER/DEPARTMENTAL SUPPLIES	10/08/2019	54.05	.00	
6938	RICHARDS LABORATORI	1136821	WATER/TESTIING	10/28/2019	180.00	.00	
51-40-603 SECONDARY WATER PHASE 2							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	895.00	.00	
Total EXPENDITURES:					29,006.87	.00	
WATER CAPITAL PROJECTS							
51-70-925 BATTLECREEK SPRING REPLACEMENT							
7159	S & L INCORPORATED	10312019	BATTLE CREEK SPRINGS REHABILI	10/31/2019	543,754.39	.00	
51-70-934 300 EAST 200 S - 200 N							
1880	CODY EKKER CONSTRU	10142019	300 E STR & UTILITY IMPROVEMEN	10/14/2019	10,242.53	.00	
51-70-946 380 East 1100 - 1280 North							
1880	CODY EKKER CONSTRU	10142019	300 E STR & UTILITY IMPROVEMEN	10/14/2019	8,482.88	.00	
Total WATER CAPITAL PROJECTS:					562,479.80	.00	
Total WATER FUND:					594,336.67	.00	
SEWER FUND							
EXPENDITURES							
52-40-240 OFFICE EXPENSE							
3151	FREEDOM MAILING SER	37072	UTILITY BILL MAILING	11/08/2019	1,121.38	.00	
52-40-250 VEHICLE EXPENSE							
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	626.35	.00	
52-40-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	18.40	.00	
52-40-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	9841184095	MULTI DEPT/CELL PHONE EXEPNS	11/01/2019	274.26	.00	
9131	VERIZON WIRELESS	9841184096	MULTI DEPT/CELL PHONE EXEPNS	11/01/2019	26.04	.00	
52-40-600 REPAIR & MAINTENANCE							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	26.80	.00	
Total EXPENDITURES:					2,093.23	.00	
52-90-927 STATE ST/PG BLVD TO 200 SOUTH							
1962	CONDIE CONSTRUCTION	09302019	2019 SEWER IMPROVEMENT PROJ	09/30/2019	658,910.68	.00	
Total :					658,910.68	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total SEWER FUND:					661,003.91	.00	
METROPOLITAN WATER DIST.							
53-40-540 IRRIGATION WATER ASSESSMENTS							
6322	PLEASANT GROVE IRRIG	11042019	ASSESSMENT FOR RENTED SHAR	11/04/2019	39,758.46	.00	
6322	PLEASANT GROVE IRRIG	11042019	METRO/ASSESSMENTS	11/04/2019	63,962.80	.00	
Total :					103,721.26	.00	
Total METROPOLITAN WATER DIST.:					103,721.26	.00	
SECONDARY WATER EXPENDITURES							
54-40-250 VEHICLE							
7925	STATE OF UTAH GASCAR	11142019	MULTI DEPT VEHICLE FUEL EXPEN	11/14/2019	313.16	.00	
54-40-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	28.53	.00	
54-40-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	9841184096	MULTI DEPT/CELL PHONE EXEPNS	11/01/2019	26.05	.00	
54-40-480 DEPARTMENTAL SUPPLIES							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	27.01	.00	
54-40-540 WATER SHARE ASSESSMENTS							
6322	PLEASANT GROVE IRRIG	11042019	SEC WATER/ASSESSMENT	11/04/2019	60,157.90	.00	
54-40-600 REPAIR & MAINTENANCE							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	53.52	.00	
Total EXPENDITURES:					60,606.17	.00	
Total SECONDARY WATER:					60,606.17	.00	
SWIMMING POOL							
71-73-382 POWER							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	2,151.25	.00	
71-73-390 BUILDING MAINTENANCE							
6850	REPUBLIC SERVICES	11142019	MULTI DEPT/GARBAGE COLLECTIO	11/14/2019	320.23	.00	
Total SWIMMING POOL:					2,471.48	.00	
Total SWIMMING POOL:					2,471.48	.00	
COMMUNITY CENTER							
72-71-061 COMMUNITY CTR - POWER							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	5,429.30	.00	
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	14.58	.00	
72-71-062 COMMUNITY CTR - BLDG MAINT							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	16.50	.00	
3327	GILES, CRAIG KAY	871655	LOCK REPAIR	11/01/2019	65.00	.00	
6850	REPUBLIC SERVICES	11142019	MULTI DEPT/GARBAGE COLLECTIO	11/14/2019	177.24	.00	
72-71-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	11052019	MULT DEPT/ELECTRICITY EXPENS	11/05/2019	908.00	.00	
72-71-410 PROGRAM SUPPLIES & EQUIPMENT							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	4.59	.00	
6196	PETTY CASH-RECREATI	11142019	REC/ASSORTED SUPPLIES	11/14/2019	145.66	.00	
8219	TEXTILE TEAM OUTLET	1343	REC/UNIFORMS	11/08/2019	475.68	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
72-71-420	CONTRACTED SERVICES						
7420	SHIELD-SAFETY, LLC	2212801622	REC/FIRST AID SUPPLIES	10/23/2019	77.93	.00	
Total :					7,314.48	.00	
Total COMMUNITY CENTER:					7,314.48	.00	
CULTURAL ARTS							
PROGRAM EXPENDITURES							
73-71-552 PG PLAYERS							
239	ALLRED ACE HARDWAR	10302019	MULT DEPT/DEPARTMENT SUPPLI	10/30/2019	328.25	.00	
73-71-554 UTAH CHILDRENS CHOIR							
570	ASAY, KAY	11052019	UCC/PROFESSIONAL FEES	11/05/2019	600.00	.00	
2429	DICKSON, TERESA	11052019	UCC/PROFESSIONAL FEE	11/05/2019	400.00	.00	
5681	NIELSON, MARILYN	11052019	UCC/PROFESSIONAL SERVICES	11/05/2019	100.00	.00	
7083	RODEBACK, HEIDI	11052019	UCC/PROFESSIONAL FEES	11/05/2019	125.00	.00	
Total PROGRAM EXPENDITURES:					1,553.25	.00	
Total CULTURAL ARTS:					1,553.25	.00	
Grand Totals:					1,923,378.54	.00	

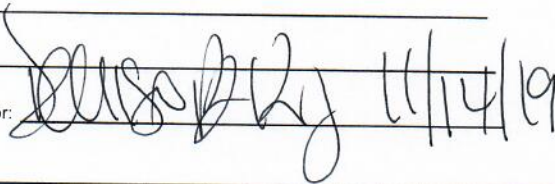
Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Finance Director: _____

11/14/19

Report Criteria:

Invoices with totals above \$0 included.
Only unpaid invoices included.