

**Pleasant Grove City
City Council Meeting Minutes
Work Session
August 7, 2018
5:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Eric Jensen
Cyd LeMone
Lynn Walker
Todd Williams

Excused: Dianna Andersen

Staff Present: Scott Darrington, City Administrator
Denise Roy, Finance Director
Deon Giles, Parks and Recreation Director
Kathy Kresser, City Recorder
Daniel Cardenas, Community Development Director
Dave Thomas, Fire Chief
Tina Petersen, City Attorney
Sheri Britsch, Library Director
Marty Beaumont, Public Works Director
Kyler Ludwig, Assistant to the City Administrator
Mike Roberts, Police Captain

The City Council and staff met in the Library, Main Level, at 30 E Center Street.

5:00 P.M. WORK SESSION

a) UDOT to Update Council on Work on State Street from American Fork to Pleasant Grove.

Lea Jaramillo, Communications Manager for the above stated project, reported that they were planning to widen State Street from American Fork to Pleasant Grove. The project had been part of UDOT's plan since 2013, but they did not have enough funding to do so until now. The road will be expanded to a full three lanes in each direction and they plan to make improvements to several intersections. The intent of the project was to add capacity, improve drainage, replace sidewalks, and bring everything up to current engineering standards. Ms. Jaramillo briefly described the improvements to the intersection at Pleasant Grove Boulevard, including dual left turn lanes in both directions and dedicated right turn lanes.

Mayor Fugal asked if they would be adding curbing to the north side of the road. Ms. Jaramillo stated that they would add curbing but would not include pedestrian facilities because of the railroad.

Ms. Jaramillo reported that UDOT was in the process of property acquisition, which would be required mostly on the south side of the roadway. The intention was to begin construction in the spring of 2019, if they are able to acquire the necessary property quickly. Administrator Darrington asked how many property owners will be affected by the property acquisition process. Ms. Jaramillo indicated that it would be around 40 owners. They wanted to be sure that the City and the businesses owners are aware of what is going on during the process.

Director Beaumont reported that he had been meeting with UDOT for several years regarding this project and one of the concerns was easing traffic at Center Street. With regard to lighting, UDOT would be providing street lighting, but the community would be responsible for providing pedestrian walkway lighting. Ms. Jaramillo added that UDOT could handle decorative lighting upgrades through cooperative agreements with the municipality.

b) Discussion with McKay Christensen on Proposed Development.

Administrator Darrington explained that three weeks prior the City Council was presented with a Code Amendment that would create an overlay to accommodate a very specific project. During the course of the discussion, several issues came up and staff felt that the Council should be able to have a dialogue with the applicant about the project.

The applicant, McKay Christensen, stated that the two main concerns raised at the last meeting were density and parking. These were two concerns he discussed with staff and the Planning Commission extensively. The original proposal for parking was 1.25 stalls for one-bedroom apartment units and 1.75 stalls for two-bedroom apartment units. All of the townhomes would have two parking stalls. Assuming that the unit count is roughly 50/50, they would end up with a parking ratio of about 1.5 stalls per unit. He briefly addressed the size of the apartment units and stated that they do not anticipate many units being occupied by more than one tenant. Their target demographic was single, working professionals that will work at the nearby office facilities. The ratio of 1.5 stalls per unit would require 322 stalls in the parking structure. After the discussion with the Planning Commission and staff, the proposal was changed to 1.75 stalls for one-bedroom units and two stalls for every two-bedroom units. That would create an overall ratio of 1.87 stalls per unit and a total of 403 stalls in the parking structure. Mr. Christensen did not feel that the additional stalls were necessary and it would increase their project cost by \$2 million. The parking structure alone would cost \$10 million to construct, so they did not want to have more parking than necessary. Mr. Christensen asked that the City work with him on density because he was willing to bring up the parking ratio and increase his expenses. He explained that they need the additional density to make the project financially feasible.

Council Member Williams was mostly concerned that patrons of the retail would use the doTERRA parking area across the street if the development is under parked. Mr. Christensen stated that the office uses will be helpful in this situation. The offices will be only daytime use, so the nighttime uses could use the parking stalls in the evening. That would open up about 160 stalls

for the restaurants and retail uses. He confirmed that all office and retail uses will be parked per City Code. Council Member Williams was comfortable with the 1.87 parking ratio for residential.

Mr. Christensen addressed density and stated that he was proposing 25 units per acre. There would be 47 townhomes and 215 apartments. They had discussed reducing the density to 23 units per acre with staff but that would create a large financial burden on him as a property owner. Visually and functionally, there wasn't much difference between 18 and 25 units per acre.

Council Member LeMone was not concerned about the visual impact but with the impact to roads and schools. This was already a congested area. She was not willing to go beyond 16 units per acre. Adding another 215 units would make it impossible to navigate the roads safely. She was in favor of the retail aspect of the project but not the density.

Council Member Williams commented that the property is unique and difficult to develop. In addition to the oddly shaped lots, the applicant was being required to include a road through the middle of the development and he would have to deal with the high water table. He had spoken to other developers about the property and he had come to the conclusion that the property cannot be developed any other way. He did not like the density, but the City needs the retail sales tax revenue. Of all of the locations in the City, this was where high density could work. The only reason he was supportive of the proposal was because of the uniqueness of the property. He did not want to see this kind of project anywhere else.

Council Member LeMone preferred to see the property sit empty until someone else can figure out how to develop it without so many residential units. She noted that the community does not want or need density right now.

Council Member Jensen asked about a Development Agreement for the project. Mr. Christensen did not object to entering into an agreement with the City. The language they were drafting for the overlay ordinance would essentially require everything he had proposed in the concept plan. The ordinance would require a specific amount of retail on the project and they would not be able to build anything else. Mr. Christensen wasn't worried about retail coming into the project because the pads are along Pleasant Grove Boulevard.

Council Member LeMone remarked that there are numerous retail spaces sitting vacant in the City currently. The developer had a bottom line, but the Council's bottom line was to represent the City and community, and this is not what they want. Every time a residential unit comes in, it takes away from potential sales tax revenue.

Mr. Christensen commented that the reason he felt confident in delivering the retail was because they will be creating an environment where restaurants can thrive. He could carry the retail through the financing of the apartments, and could be patient while tenants come in. He did not believe that retail alone could sustain itself on the site. On the 8.4-acre property, the commercial yield was 7,798 square feet. Even without the retail, the property would yield the same commercial square footage. In his opinion, the vertical residential enables retail to come to the project. With respect to traffic, they anticipated that the project would create less traffic than a commercial office

development. They hoped that the residential component would help capture people traveling to the area to work and reduce traffic.

Council Member Walker agreed that this may be the best solution for this unique property. He expressed his support.

Council Member Jensen agreed that the property was unique and that it would be difficult for retail alone to thrive there. He was in favor of drafting a Development Agreement for the project.

Administrator Darrington stated that staff would make sure that the Code text reflects the discussion today. He did not think a Development Agreement would be necessary. The proposal would go back to the Planning Commission and the City Council would see the project again the first meeting of September.

c) Discussion Regarding 2nd Chamber of Commerce City Representative.

Administrator Darrington explained that Pleasant Grove City had two spots on the Board for the Chamber of Commerce. Dianna Andersen was the first representative and David Larsen was the second until recently. Staff wanted Kyler Ludwig to take on a few things for the City rather than serve on the Board, so they asked if another City Council Member would be interested in serving on the board.

Council Member Williams asked if the Board representative has to be a City employee or official, or if it could be a resident. Administrator Darrington stated that there was nothing prohibiting a resident from serving, and they could submit an application for the position. Council Member Williams suggested asking the Planning Commission if anyone there was willing to serve. Administrator Darrington confirmed that they would have Director Cardenas speak with the Planning Commission and if no one is willing to serve, they will open up the application process up to residents.

Mayor Fugal asked Council Member Jensen to attend the meetings in the interim.

Council Member LeMone asked if they could have Josh Walker come update the Council on the Chamber. Administrator Darrington agreed.

d) Discussion about Military Welcome – Presenter: Council Member LeMone.

Administrator Darrington stated that the issue was brought to his attention by Council Member LeMone and he asked her to explain. Council Member LeMone reported that Mayor Frost from American Fork announced on social media that they would begin welcoming home military personnel by providing a police escort from the freeway exit to their homes. She wondered if this was something that Pleasant Grove could implement as well.

Administrator Darrington stated that the Pleasant Grove Police Department serves as an escort for those who request it, but many do not know about it. The program is in place, the City just needs to advertise it better.

Police Captain, Mike Roberts, stated that they would be doing an escort for someone the next day. He estimated that they do four or five per year. He agreed to advertise the service on the Department's Facebook page.

ACTION: Council Member LeMone moved to adjourn the Work Session. Council Member Williams seconded the motion. The motion carried with the unanimous consent of the Council.

The Work Session adjourned at 5:50 p.m.

ACTION: Council Member Williams moved to adjourn. Council Member Jensen seconded the motion. The motion carried with the unanimous consent of the Council.

The meeting adjourned at 5:50 p.m.

The minutes of August 7, 2018 City Council Work Session were approved by the City Council on August 21, 2018

Kathy T. Kresser, City Recorder, MMC

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