

**Pleasant Grove City
City Council Meeting Minutes
Work Session
November 13, 2018
5:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Lynn Walker
Todd Williams

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

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

5:00 P.M. WORK SESSION

1) Harry Potter Presentation – Sheri Britsch, Library Director.

Library Director, Sheri Britsch, invited Taylor Christiansen to give the presentation, since she was the person that ran the Harry Potter event this year. Ms. Christiansen reported that the event took place on September 22 and this was their second year. They gave out at least 800 tickets, and had activities such as wand choosing, making owl bookmarks, visits from Belletrix LeStrange, a Sorting Hat Ceremony, refreshments, face painting, etc. They felt that this was a successful event.

2) Historical Preservation – Historical Décor for the Public Safety Facilities.

Mayor Fugal introduced a group from the Historical Preservation Committee who had taken on the assignment to do some projects for the new Public Safety buildings. Jeanne Holdaway explained that they would be taking on two projects. The first was to create a mural on one wall in the City Council Chambers. Their intention was to do a mural depicting the

change to Main Street from 1850 to the present. The mural would be a lot of work, so they were looking into having multiple artists participate. The Committee was also seeking artists willing to donate a portion of their time. The second project would be a brick archway with a window that would have pictures and other historical memorabilia inside.

Karen Harbold added that the Committee was currently getting bids from graphic artists that could Photoshop the window project for them.

City Administrator, Scott Darrington, stated that the brick wall with the window inset had already been ordered and delivered. The mural, however, was not yet part of the budget.

Geri Taylor, a member of the Historic Preservation Committee, said that they would like Bruce Hansen to spearhead the mural project.

3) Development Agreement ICO – Stephen Hopkins.

Administrator Darrington explained that there is property east of Water Gardens that was owned by ICO, the commercial branch of Ivory Homes Development. Their intention was to develop a 62-unit senior housing project on the property. They had entered into a Development Agreement with the City for the project in November 2013. The project would also include retail and office uses, and the City granted them an overlay for the property. ICO was waiting on government funding to complete the housing portion, but the funding never came in. They came back to the City about three years ago and asked for an extension, which was granted. They were back now with a different plan for the property.

Stephen Hopkins, from ICO, presented the new plan and explained that they want to remove some office uses and replace them with the senior housing with 55 single-family attached homes. The retail portion of the project will remain unchanged. There will be an overall reduction in density, and they had seen a great deal of success with small attached homes. The intention was to build the housing first to create an anchor for the retail uses. Mr. Hopkins noted that the plan was conceptual at this time, and they were not sure if they would be able to get 55 homes.

Council Member Jensen asked about the allowed density of the overlay zone. Administrator Darrington stated that if this were a project the Council wishes to pursue, staff recommended changing the zoning to the Downtown Village. The allowed density in that zone would depend on how much retail they provide in their development.

Community Development Director, Daniel Cardenas, stated that the Downtown Village zone allows for three residential units for every 1,000 square feet of retail. He noted that office uses were not included in that count. Based on the amount of retail proposed in the concept plan, they could have maximum of 54 or 55 residential units. Council Member Williams was more favorable to single-family housing than senior housing, but stated that there is still only one access in and out of the development, and the traffic situation on 600 West is already problematic. He would like to see less housing and more commercial.

Council Member Jensen agreed. He commented that the subject property was a struggle to develop because of the difficult access. He was pleased that the developer was keeping the planned retail.

Council Member Williams asked staff if there were plans to widen 600 West or change the intersection. Administrator Darrington explained that the City discussed straightening out the road, but it would be a \$10 million project.

Council Member Andersen stated that the proposed development would be a destination location and she was comfortable with the density of three residential units per 1,000 square feet of retail. City Attorney, Tina Petersen, stated that they could craft the Development Agreement to guarantee that retail comes into the project. In the past, the City had been concerned that a developer would build all of the residential and then leave before completing the retail portion. Council Member Jensen was in favor of moving forward with the project. Council Member Andersen was also interested but was concerned about the traffic issues.

- 4) **City Council and Staff Will Review and Discuss Items on the Agenda.**
- 5) **Staff Business.**
- 6) **ADJOURN**

ACTION: Council Member Andersen moved to adjourn the Work Session at 5:49 p.m. Council Member Jensen seconded the motion. The motion carried with the unanimous consent of the Council.

The City Council Work Session Minutes of November 13, 2018 were approved by the City Council on December 4, 2018

Kathy T. Kresser, City Recorder, MMC
(Exhibits are in the City Council Minutes binders in the Recorder's office.)