

**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
December 4, 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

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

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**5:00 P.M. WORK SESSION**

**1) Recognition of Historic Committee Members.**

Library Director, Sheri Britsch, recognized Koram King, Jeff Mendenhall, and Steph Maxwell for their service on the Historic Preservation Commission. Messrs. King and Mendenhall both thanked the City for the opportunity to serve.

**2) Kimberly Schroppel, Victim Advocate, Council Update.**

Kimberly Schroppel presented statistics on suicides, domestic violence, family problems, sex offences, etc. from the past year. Since she ran the report last Thursday, there had already been several more offences in these categories. The area that she wanted to focus on was suicide prevention, so she had done some research into effective suicide prevention methods. She reported that Utah was one of the top 10 states for suicides in 2016. One of the suspected factors was high opioid prescription levels. Her research also showed that suicide deaths are predominantly male and are the highest among working age adults. Suicide is also the most common cause of death in

teens in Utah. A large factor in teen suicides is the use of technology and the internet. Ms. Schropfel stated that the best way to combat suicide is for individuals to have real human connections. She suggested the City focus on promoting community connection. She also suggested offering QPR (Question, Persuade, Refer) Training, which she offered to help with. She note that knowledge will be their greatest asset.

Mayor Fugal asked how Pleasant Grove ranks with surrounding communities' suicide rates. Ms. Schropfel stated that she could run those numbers, but every community faces different challenges.

After some discussion, Council Member Andersen suggested that they have a brainstorming session during the budget meeting in February.

### **3) City Council and Staff will Review and Discuss Items on the Agenda.**

City Administrator, Scott Darrington, briefly reviewed the agenda for the regular session, specifically addressing Item 9A and 10B. He explained that an overlay was created and applied to the property so that the rear portion of the property could be developed residentially and the front commercially. Per the overlay and the development agreement, the developer would be allowed to have 170 townhome units, and he would deliver 26,000 square feet of retail along the frontage with some flex/office space in between. The developer had since engaged with Richmond American Homes who wants to do a different type of project. They had proposed to do 117 single-family units on small lots; however, the existing agreement and zoning would need to be changed to allow that.

Council Member Williams was concerned that the developer keeps changing the rules for this development. Administrator Darrington stated that staff has gone through several iterations with the developer and staff felt comfortable with this option. He explained that the proposed development agreement includes options with and without the hotel. The developer will lose the flex/office space that was proposed previously. The developer indicated that they would still be able to provide 26,000 square feet of sales tax generating uses. One of the primary concerns for the City was the possibility that the developer would construct the residential portion of the project and then skip out before doing the retail and commercial portion. In the current development agreement, the project would be done in phases, and the developer would not be able to move onto the second phase of residential until the retail is provided. In the proposed development agreement, the developer would put up a \$192,000 bond instead of the phasing plan.

City Attorney, Tina Petersen, explained that the bond amount included retail sales tax that the City would receive over two years based on the proposed retail square footage. She stated that Richmond American Homes was not interested in doing a phasing plan. If the developer did not deliver 20,000 square feet of retail in two years, that money would be forfeited to the City. If he does deliver the retail, that money would be given back.

Administrator Darrington clarified that the developer is proposing to change the percentage of retail to residential in the development agreement.

### **4) Staff Business.**

5) **ADJOURN**

**ACTION:** Council Member Jensen moved to adjourn the work session at 5:50 p.m. Council Member Walker seconded the motion. The motion carried with unanimous consent of the Council.

The City Council minutes of December 4, 2018 were approved by the City Council on January 8, 2019.

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Kathy T. Kresser, City Recorder, MMC

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