



**NOTICE OF MEETING  
OF THE  
PLEASANT GROVE CITY COUNCIL**

**The Pleasant Grove City Council meeting scheduled for Tuesday, July 2, 2024, has been rescheduled to Tuesday, July 9, 2024.**

Notice is hereby given that the Pleasant Grove City Council will hold a ~~Work Session meeting at 4:30 p.m. prior to the (CANCELED)~~ regular **meeting on Tuesday, July 9, 2024**, in the Community Room 108 S 100 E, **at 6:00 p.m.** This is a public meeting and anyone interested is invited to attend.

**AGENDA**

**4:30 P.M. WORK SESSION: PLEASE NOTE THE WORK SESSION IS CANCELED**

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING AGENDA**
- 5. PRESENTATIONS**
- 6. OPEN SESSION**
- 7. 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:  
City Council Minutes for the June 6, 2024 Special meeting
  - b.** To consider for approval Payment No. 1 to Awolf Construction, LLC for the 200 W; 400 North to Center St Waterline and Roadway Reconstruction project.
  - c.** To consider approval of Payment Reports for June 27, 2024.

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

- 8. BOARD, COMMISSION, COMMITTEE APPOINTMENTS**
- 9. PRESENTATIONS**

## **10. PUBLIC HEARING ITEMS:**

- A. Public Hearing to consider for adoption an Ordinance (2024-015) amending City Code Section 10-12A-3: Design Controls in the Business Manufacturing Park to permit outdoor storage for retail uses in the Business Manufacturing Park Zone (Will Clark Applicant) *Presenter: Director Cardenas***
- B. Public Hearing to consider for adoption an Ordinance (2024-016) amending City Code Section 10-9B-9: Building Height in the R-1 (Single Family Residential) Zone to permit graduated setbacks for single-family residential structures (Jory Walker Applicant) *Presenter: Director Cardenas***
- C. Public Hearing to consider for adoption an Ordinance (2024-017) for a vicinity plan amendment, located at approximately 184 West 200 North in the Downtown Village Zone - Transitional Subdistrict. (Little Denmark Neighborhood) (Mustang Design Applicant) *Presenter: Director Cardenas***

## **11. ACTION ITEMS READY FOR VOTE**

## **12. ITEMS FOR DISCUSSION**

## **13. REVIEW AND DISCUSSION OF THE JULY 23, 2024, CITY COUNCIL MEETING AGENDA**

## **14. MAYOR AND COUNCIL BUSINESS**

## **15. SIGNING OF PLATS**

## **16. REVIEW CALENDAR**

## **17. 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](http://www.plgrove.org)) websites.

Posted by: /s/ Wendy Thorpe, City Recorder

Date: July 5, 2024

Time: 12:00 p.m.

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

\*Note: In accordance with the Americans with Disabilities Act, Pleasant Grove City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Pleasant Grove City at (801) 785-5045, at least 48 hours prior to the meeting.

**Pleasant Grove City  
City Council Special Meeting Minutes  
Thursday, June 6, 2024  
12:00 p.m.**

Mayor Pro Tempore: Todd Williams

Council Members: Eric Jensen  
Cyd LeMone

Staff Present: Tina Petersen, City Attorney  
Wendy Thorpe, City Recorder  
Kyler Brower, Assistant to the City Administrator  
Neal Winterton, Public Works Director  
Aaron Wilson, City Engineer

Excused: Steve Rogers  
Dianna Andersen  
Mayor Guy Fugal

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

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1) **CALL TO ORDER**

In the absence of Mayor Fugal, Mayor Pro Tempore Todd Williams called the meeting to order at 12:04 PM and welcomed those present.

2) **TO CONSIDER AWARDING THE 1160 NORTH UTILITIES AND ROADWAY IMPROVEMENTS PROJECT TO GOT DIRT? CONSTRUCTION, LLC WITH A TOTAL BASE BID PRICE OF \$1,922,116.72 AND AUTHORIZING THE MAYOR TO SIGN THE NOTICE OF AWARD. PRESENTER, DIRECTOR WINTERTON.**

Public Works Director, Neal Winterton, asked that the City Council consider awarding the 1160 North Utilities and Roadway Improvements Project to Got Dirt? Construction, LLC. He reported that VanCon was previously owned by Leon Van Sickle who turned ownership of the company over to his son and stepped away from the business for some time. He later came out of retirement and started a new company called Got Dirt? Construction and got the bid, which the City was excited about. It was noted that Mr. Van Sickle has a lot of experience. Director Winterton stated that the job is unique. As Staff looked at the sewer problem directly west of the Mayor's home at 1100 North 600 West, they discovered significant problems. The sewer has had issues which necessitated full reconstruction with new utilities, sewer, water, and secondary lines, and a new sidewalk. It was noted that the project will also include the utilities on 600 West and the problem will be corrected permanently.

Director Winterton reported that they had to go down 600 West, across 1100 North, and halfway to the next street on 600 West. They will also have to go down 1100 North. The project involves chasing grade and requires crews to connect the dots between the new sewer pipes. If one is off, they have to go back far enough to catch it. It is a significantly large project for the City. Director Winterton explained that they would normally want to bid on this type of project earlier in the year to complete the work this construction year. Got Dirt? Construction was the only company that agreed to get the work done this construction season. A meeting was scheduled for later in the afternoon with Mr. Van Sickle so the bid needed to be awarded prior to having further conversations.

**ACTION:** Council Member Jensen moved to AWARD the 1160 North Utilities and Roadway Improvements Project to Got Dirt? Construction, LLC with the total base bid price of \$1,922, 116.72, and authorized the Mayor or Mayor Pro Tempore to sign the Notice of Award. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Jensen, LeMone, and Williams voting “Yes”.

3) **ADJOURN.**

**ACTION:** At 12:09 PM Council Member LeMone moved to ADJOURN. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Jensen, LeMone, and Williams voting “Yes”.

The Special City Council Meeting minutes of June 6, 2024, were approved by the City Council on July 9, 2024.

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Wendy Thorpe, CMC  
City Recorder

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

**PARTIAL PAYMENT ESTIMATE  
NO. 1**

Name of Contractor:	<i>Awolf Construction, LLC</i>		
Name of Owner:	<i>Pleasant Grove City</i>		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: August 30, 2024	Original: \$802,203.42	From: May 1, 2024	
Revised: na	Revised: na	To: June 26, 2024	

Description of Job: ***200 W; 400 North to Center St Waterline and Roadway Reconstruction***

Amount	This Period	Total To Date
Amount Earned	\$131,343.00	\$131,343.00
Retainage Held	\$6,567.15	\$6,567.15
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$0.00
Amount Due	\$124,775.85	\$124,775.85

This project is on schedule

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

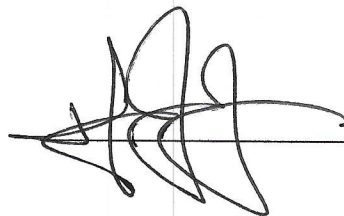
Recommended by: Pleasant Grove City Engineering

Date: 6/27/2024

*Britten Hill* 2024.06.27  
05:50:51-06'00'

Accepted by: Awolf Construction, LLC

Date: 6/26/2024



Approved by: Pleasant Grove City Mayor

Date: \_\_\_\_\_

\_\_\_\_\_

**Schedule of Values**

PROJECT: Pleasant Grove City – 200 W, 400 North to Center St Waterline and Roadway Reconstruction

PAY PERIOD: 1

6/26/2024

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS			QUANTITY		EARNINGS		
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
BASE BID									
1	Mobilization	1	Lump	\$69,950.00	\$69,950.00	0.20	0.20	\$13,990.00	\$13,990.00
2	Traffic Control	1	Lump	\$5,000.00	\$5,000.00	0.50	0.50	\$2,500.00	\$2,500.00
3	Roadway Excavation (Plan Quantity)	2,593	CY	\$28.83	\$74,756.19		0.00	\$0.00	\$0.00
4	Soft Spot Repair (Contingency Item)	111	CY	\$46.95	\$5,211.45		0.00	\$0.00	\$0.00
5	Untreated Road Base (Plan Quantity)	1,711	CY	\$47.89	\$81,939.79		0.00	\$0.00	\$0.00
6	Hot Mix Asphalt (APWA Class II)	1,557	Ton	\$99.19	\$154,438.83		0.00	\$0.00	\$0.00
7	Remove Concrete Cross Gutter	365	SF	\$8.70	\$3,175.50		0.00	\$0.00	\$0.00
8	Install Concrete Cross Gutter	280	SF	\$9.00	\$2,520.00		0.00	\$0.00	\$0.00
9	Remove and Install Curb and Gutter	597	LF	\$29.14	\$17,396.58		0.00	\$0.00	\$0.00
10	Remove and Install Concrete Sidewalk	1,434	SF	\$9.88	\$14,167.92		0.00	\$0.00	\$0.00
11	Remove and Install Concrete Driveway	1,050	SF	\$9.88	\$10,374.00		0.00	\$0.00	\$0.00
12	Pedestrian Access Ramp	7	Ea	\$3,387.00	\$23,709.00		0.00	\$0.00	\$0.00
13	Adjust Valve Collar to Grade	15	Ea	\$460.00	\$6,900.00		0.00	\$0.00	\$0.00
14	Adjust Manhole Collar to Grade	5	Ea	\$570.00	\$2,850.00		0.00	\$0.00	\$0.00
15	8" C-900 Water Line	1,590	FT	\$58.75	\$93,412.50	892.50	892.50	\$52,434.38	\$52,434.38
16	8" Gate Valves	7	Ea	\$3,163.26	\$22,142.82	4.00	4.00	\$12,653.04	\$12,653.04
17	8" bends and sleeves	4	Ea	\$1,056.05	\$4,224.20	1.00	1.00	\$1,056.05	\$1,056.05
18	8" Tee	3	Ea	\$2,402.77	\$7,208.31	2.00	2.00	\$4,805.54	\$4,805.54
19	Culinary Service Connection	29	Ea	\$2,188.20	\$63,457.80	19.00	19.00	\$41,575.80	\$41,575.80
20	Connect to Existing Fire Hydrant	1	Ea	\$4,656.38	\$4,656.38	0.50	0.50	\$2,328.19	\$2,328.19
21	Remove Fire Hydrant	1	Ea	\$1,914.90	\$1,914.90		0.00	\$0.00	\$0.00
22	Install Fire Hydrant	2	Ea	\$8,841.80	\$17,683.60		0.00	\$0.00	\$0.00
23	4" C-900 Water Line	1,255	FT	\$38.00	\$47,690.00		0.00	\$0.00	\$0.00
24	4" Gate Valves	1	Ea	\$2,075.69	\$2,075.69		0.00	\$0.00	\$0.00
25	4" Bends and Sleeves	1	Ea	\$1,968.48	\$1,968.48		0.00	\$0.00	\$0.00
26	4" Tee	2	Ea	\$1,511.54	\$3,023.08		0.00	\$0.00	\$0.00
27	Secondary Service Connection	21	Ea	\$2,292.40	\$48,140.40		0.00	\$0.00	\$0.00
28	Secondary Meter Only	8	Ea	\$1,527.00	\$12,216.00		0.00	\$0.00	\$0.00
<b>Subtotal</b>					<b>\$802,203.42</b>			<b>\$131,343.00</b>	<b>\$131,343.00</b>
<b>Total</b>					<b>\$802,203.42</b>				

TOTAL	\$131,343.00	\$131,343.00
AMOUNT RETAINED	\$6,567.15	\$6,567.15
RETAINAGE RELEASED		\$0.00
PREVIOUS RETAINAGE	-	
PREVIOUS PAYMENTS	-	
<b>AMOUNT DUE</b>	<b>\$124,775.85</b>	<b>\$124,775.85</b>

**AWC, AWOLF  
CONSTRUCTION**

Jared R Wolfgramm  
2158 North 160 East  
Pleasant Grove  
84062  
8015924570  
awolfconst@gmail.com

200 WEST ROAD IMPROVEMENTS

DRAW #1

INV146

DATE

06/26/2024

DUE

On Receipt

BALANCE DUE

USD \$131,343.00



**BILL TO**

**Britton Tveten**

323 West 700 South  
Pleasant Grove  
84062  
8017852941  
btveten@pgcity.org

DESCRIPTION	RATE	QTY	AMOUNT
MOBILIZATION 20% OF ITEM #1	\$69,950.00	0.2	\$13,990.00
TRAFFIC CONTROL 50% of Item #2	\$5,000.00	0.5	\$2,500.00
8" C-900 Water Line Item #15	\$58.75	892.5	\$52,434.38
8" Gate Valves Item #16	\$3,163.26	4	\$12,653.04
8" bends and sleeves Item #17	\$1,056.05	1	\$1,056.05
8" Tee Item #18	\$2,402.77	2	\$4,805.54

DESCRIPTION	RATE	QTY	AMOUNT
Culinary Service Connection Item #19	\$2,188.20	19	\$41,575.80
Connect to Existing Fire Hydrant	\$4,656.38	0.5	\$2,328.19

TOTAL \$131,343.00

**Payment Info**

BALANCE DUE USD \$131,343.00

BY CHECK  
AWolf CO, LLC



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
<b>GENERAL FUND</b>							
<b>10-13100 ACCTS REC.- CITY EMPLOYEES</b>							
3080	FRATERNAL ORDER OF	06142024	PD/DUES	06/14/2024	483.00	.00	
4614	L.N. CURTIS & SONS	832627	PD/PERSONAL SUPPLIES	06/07/2024	144.00	.00	
4614	L.N. CURTIS & SONS	834362	PD/PERSONAL SUPPLIES	06/13/2024	69.58	.00	
4614	L.N. CURTIS & SONS	837192	PD/PERSONAL SUPPLIES	06/21/2024	105.44	.00	
4614	L.N. CURTIS & SONS	837205	PD/PERSONAL SUPPLIES	06/21/2024	358.99	.00	
7505	SKAGGS COMPANIES, IN	450A2211712	PD/PERSONAL SUPPLIES	06/03/2024	48.60	.00	
7505	SKAGGS COMPANIES, IN	450A2278381	PD/PERSONAL SUPPLIES	06/12/2024	11.99	.00	
7505	SKAGGS COMPANIES, IN	450A2331231	PD/PERSONAL SUPPLIES	06/03/2024	84.98	.00	
7505	SKAGGS COMPANIES, IN	450A2332221	PD/PERSONAL SUPPLIES	06/03/2024	70.00	.00	
7505	SKAGGS COMPANIES, IN	450A2337851	PD/PERSONAL SUPPLIES	06/03/2024	139.95	.00	
7505	SKAGGS COMPANIES, IN	450A2341881	PD/PERSONAL SUPPLIES	06/05/2024	85.56	.00	
7505	SKAGGS COMPANIES, IN	450A2341941	PD/PERSONAL SUPPLIES	06/05/2024	341.82	.00	
7505	SKAGGS COMPANIES, IN	450A2342061	PD/PERSONAL SUPPLIES	06/06/2024	49.99	.00	
7505	SKAGGS COMPANIES, IN	450A2343221	PD/PERSONAL SUPPLIES	06/05/2024	119.48	.00	
7505	SKAGGS COMPANIES, IN	450A2344831	PD/PERSONAL SUPPLIES	06/06/2024	99.99	.00	
7505	SKAGGS COMPANIES, IN	450A2358161	PD/PERSONAL SUPPLIES	06/14/2024	267.49	.00	
7505	SKAGGS COMPANIES, IN	450A2361271	PD/PERSONAL SUPPLIES	06/18/2024	398.96	.00	
<b>10-15610 PREPAID EXPENSES</b>							
8070	SUPERIOR VISION SERVI	830863	VISION INSURANCE	06/27/2024	1,605.48	.00	
<b>10-21355 CASH BONDS (NEW)</b>							
563	ARTISAN CONSTRUCTIO	06132024	CONSTRUCTION BOND RELEASE IN	06/12/2024	2,884.24	.00	
4824	LINDSTROM, LARRY BRE	06242024	WARRANTY BOND RELEASE INTER	06/26/2024	3,685.28	.00	
4824	LINDSTROM, LARRY BRE	06252024	WARRANTY BOND RELEASE	06/26/2024	8,500.00	.00	
4824	LINDSTROM, LARRY BRE	06262024	CONSTRUCTION BOND RELEASE	06/26/2024	8,500.00	.00	
7999	ST. JOHN PROPERTIES U	12072023	CONSTRUCTION CASH BOND REL	12/07/2023	50,000.00	.00	
<b>10-21370 Construction Inspection Bond</b>							
4824	LINDSTROM, LARRY BRE	06222024	TESTING & INSPECTION BOND REL	06/26/2024	292.04	.00	
4824	LINDSTROM, LARRY BRE	06232024	TESTING & INSPECTION BOND REL	06/26/2024	1,962.50	.00	
<b>10-24260 AMER. FAMILY LIFE PAYABLE</b>							
309	AM. FAMILY LIFE ASSUR	341294	SUSPENSE PREMIUM	06/11/2024	255.54	.00	
<b>10-24350 SENIOR CITIZEN CLEARING</b>							
5478	MOUNTAINLAND ASSOCI	05312024	SR. CNTR/CONTRIBUTION	05/31/2024	2,062.00	.00	
Total :					82,626.90	.00	
<b>NON-DEPARTMENTAL</b>							
<b>10-43-220 PRINTING AND PUBLICATION</b>							
8730	UPPER CASE PRINTING,	1824	MENU PRINTING EXPENSE	06/10/2024	269.70	.00	
8730	UPPER CASE PRINTING,	1824	NEWSLETTER PRINTING	06/10/2024	1,181.10	.00	
<b>10-43-330 PROFESSIONAL SERVICES</b>							
2949	FLINDERS, LISA	06012024	CONTRACTED SERVICES	06/01/2024	2,610.00	.00	
<b>10-43-430 STRAWBERRY DAYS</b>							
78	ACE RENTS, INC	349590-1	GENERATOR RENTAL FOR CONCE	06/17/2024	278.40	.00	
<b>10-43-760 TECHNOLOGY</b>							
4747	LES OLSON COMPANY	EA1420865	MONTHLY CONTRACTED SERVICE	06/19/2024	1,600.27	.00	
<b>10-43-770 Public Safety Trust Fund</b>							
3792	HEALTHIER YOU COUNS	06172024	FIRST RESPONDERS COUNSELING	06/17/2024	22.68	.00	
Total NON-DEPARTMENTAL:					5,962.15	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>LEGAL SERVICES</b>							
<b>10-44-220 PUBLICATION EXPENSE</b>							
5091	MATTHEW BENDER & CO	41537343	LEGAL/UT CODE 2024 CITATOR	06/10/2024	210.10	.00	
Total LEGAL SERVICES:					210.10	.00	
<b>ADMINISTRATIVE SERVICES</b>							
<b>10-46-240 OFFICE EXPENSE</b>							
1760	CINTAS CORP	5217193657	ADM/FIRST AID SUPPLIES	06/21/2024	176.29	.00	
5729	ODP BUSINESS SOLUTIO	370636344001	ADM/OFFICE SUPPLIES	06/13/2024	26.47	.00	
5729	ODP BUSINESS SOLUTIO	372593836001	ADM/OFFICE SUPPLIES	06/25/2024	43.18	.00	
<b>10-46-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	9965561472	MULTI DEPT/CELL PHONE EXEPNS	06/01/2024	40.01	.00	
Total ADMINISTRATIVE SERVICES:					285.95	.00	
<b>FACILITIES</b>							
<b>10-47-510 CITY HALL - HEATING EXPENSE</b>							
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	30.26	.00	
<b>10-47-530 CITY HALL - BLDG MAINTENANCE</b>							
5482	MOUNTAINLAND SUPPLY	S106233343.0	BUILDING MAINTENANCE	06/12/2024	115.93	.00	
5482	MOUNTAINLAND SUPPLY	S106247495.0	BUILDING MAINTENANCE	06/17/2024	38.80	.00	
5482	MOUNTAINLAND SUPPLY	S106247495.0	BUILDING MAINTENANCE	06/17/2024	38.80	.00	
5482	MOUNTAINLAND SUPPLY	S106254550.0	BUILDING MAINTENANCE	06/19/2024	36.28	.00	
8678	UNIFIRST CORPORATIO	06252024	RUG CLEANING	06/24/2024	130.72	.00	
<b>10-47-560 PARKS - BUILDING MAINTENANCE</b>							
970	BJ PLUMBING SUPPLY	001034213	BUILDING MAINTENANCE	06/12/2024	37.05	.00	
<b>10-47-580 OLD BELL SCHOOL - HEATING</b>							
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	23.76	.00	
<b>10-47-600 POLICE - HEATING</b>							
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	110.20	.00	
<b>10-47-610 POLICE - POWER</b>							
7062	ROCKY MOUNTAIN POW	06142024	PD/ELECTRICITY EXPENSE	06/14/2024	2,318.09	.00	
<b>10-47-640 FIRE/AMBULANCE - HEATING</b>							
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	125.46	.00	
<b>10-47-660 FIRE/AMBULANCE - BLDG MAINT</b>							
8678	UNIFIRST CORPORATIO	06252024	RUG CLEANING	06/24/2024	474.08	.00	
<b>10-47-670 FIRE/AMBULANCE - BLDG IMPROVE</b>							
8678	UNIFIRST CORPORATIO	06252024	RUG CLEANING	06/24/2024	180.00	.00	
<b>10-47-680 CEMETERY BLDG - HEATING</b>							
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	60.72	.00	
<b>10-47-700 CEMETERY BLDG - BLDG MAINT</b>							
8678	UNIFIRST CORPORATIO	06252024	RUG CLEANING	06/24/2024	92.32	.00	
<b>10-47-710 LIBRARY/SENIOR - HEATING</b>							
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	57.61	.00	
<b>10-47-730 LIBRARY/SENIOR - BLDG MAINT</b>							
8678	UNIFIRST CORPORATIO	06252024	RUG CLEANING	06/24/2024	82.24	.00	
<b>10-47-750 PUMP HOUSE - HEATING</b>							
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	43.41	.00	
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	26.15	.00	
<b>10-47-760 PUBLIC WORKS - HEATING</b>							
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	120.04	.00	
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	20.71	.00	
<b>10-47-780 PUBLIC WORKS - BLDG MAINT</b>							
686	B & B SPECIALTIES, LLC	89202	BUILDING MAINTENANCE	06/03/2024	60.00	.00	
<b>10-47-790 RENTAL PROPERTY EXPENSES</b>							
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	43.34	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>10-47-810 SR CENTER - HEATING</b>							
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	49.40	.00	
<b>10-47-830 SR CENTER - BLDG MAINT</b>							
4404	JONES PAINT & GLASS I	AFI0184075	BUILDING MAINTENANCE-NEW SC	06/19/2024	30.54	.00	
8678	UNIFIRST CORPORATIO	06252024	RUG CLEANING	06/24/2024	90.60	.00	
<b>10-47-845 LIONS CENTER HEATING</b>							
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	136.94	.00	
<b>10-47-920 HISTORIC LIBRARY-HEATING</b>							
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	52.81	.00	
Total FACILITIES:					4,626.26	.00	
<b>ENGINEERING</b>							
<b>10-51-300 PPE SAFETY &amp; UNIFORM</b>							
1368	C-A-L RANCH STORES	14427/8	ENG/BOOTS	05/16/2024	149.99	.00	
<b>10-51-332 PROFESSIONAL SERVICES</b>							
2735	EPIC ENGINEERING PC	20241357	ENG/INSPECTIONS	06/18/2024	13,500.00	.00	
3970	HORROCKS, LLC.	86413	MULTI DEPT ENGINEERING	06/06/2024	4,056.63	.00	
Total ENGINEERING:					17,706.62	.00	
<b>COMMUNITY DEVELOPMENT</b>							
<b>10-52-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	9965561472	MULTI DEPT/CELL PHONE EXEPNS	06/01/2024	175.28	.00	
9131	VERIZON WIRELESS	9965561472	MULTI DEPT/CELL PHONE EXEPNS	06/01/2024	80.02	.00	
Total COMMUNITY DEVELOPMENT:					255.30	.00	
<b>POLICE DEPARTMENT</b>							
<b>10-54-240 OFFICE EXPENSE</b>							
990	BLUEFIN OFFICE GROUP	019775.00	PD/OFFICE SUPPLIES	06/21/2024	151.05	.00	
990	BLUEFIN OFFICE GROUP	019779-00	PD/OFFICE SUPPLIES	06/21/2024	61.98	.00	
2122	CULLIGAN BOTTLED WA	465X24828800	PD/BOTTLED WATER	05/31/2024	45.80	.00	
<b>10-54-250 VEHICLE EXPENSE</b>							
18	6-STAR INSTALLATIONS	1772	PD/REPAIR OF K9 DOOR	04/24/2024	237.50	.00	
2441	DISCOUNT TIRE CO.	8158543	PD/VEHICLE EXPENSE	06/17/2024	1,308.28	.00	
3468	GREASE MONKEY #790	301853	PD/VEHICLE MAINTENANCE	05/30/2024	37.80	.00	
3468	GREASE MONKEY #790	302200	PD/VEHICLE MAINTENANCE	06/07/2024	95.39	.00	
5833	O'REILLY AUTOMOTIVE I	3623-134243	PD/VEHICLE EXPENSE	06/06/2024	121.99	.00	
<b>10-54-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	9965561472	MULTI DEPT/CELL PHONE EXEPNS	06/01/2024	3,809.36	.00	
<b>10-54-480 DEPARTMENTAL SUPPLIES</b>							
3012	FORENSIC NURSING SE	1693	PD/SPECIMEN COLLECTION	06/19/2024	170.00	.00	
4655	LANGUAGE LINE SERVIC	11313594	PD/INTERPRETATION	05/31/2024	212.21	.00	
6343	PLEASANT GROVE PRIN	9847	PD/DEPARTMENTAL SUPPLIES	06/03/2024	420.10	.00	
7220	SALT LAKE WHOLESALE	98288	PD/AMMUNITION	06/03/2024	719.70	.00	
7505	SKAGGS COMPANIES, IN	450A2337061	PD/NAMEPLATE	06/03/2024	9.99	.00	
7505	SKAGGS COMPANIES, IN	450A2343291	PD/UNIFORM EXPENSE	06/06/2024	99.99	.00	
7505	SKAGGS COMPANIES, IN	450A2344351	PD/HOLSTER	06/06/2024	62.96	.00	
8361	THOMSON REUTERS - W	850264885	PD/SOFTWARE SUBSCRIPTION	06/01/2024	258.30	.00	
<b>10-54-655 CADET PROGRAM</b>							
7505	SKAGGS COMPANIES, IN	450A2286721	PD/CADET UNIFORMS	05/29/2024	30.47	.00	
<b>10-54-740 EQUIPMENT</b>							
9120	VEHICLE LIGHTING SOL	14754	PD/WATCHGUARD HARNESS KIT	05/22/2024	497.38	.00	
Total POLICE DEPARTMENT:					8,350.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>FIRE DEPARTMENT</b>							
<b>10-55-250 VEHICLE EXPENSE</b>							
675	AUTO ZONE STORES, IN	5231433128	FIRE/VEHICLE MAINTENANCE	06/21/2024	34.88	.00	
675	AUTO ZONE STORES, IN	6231429968	FIRE/VEHICLE MAINTENANCE	06/16/2024	23.75	.00	
1436	CARTERS AUTO & REPAI	23931	FIRE/VEHICLE EXPENSE	06/14/2024	268.00	.00	
<b>10-55-300 UNIFORM EXPENSE</b>							
7359	SEA WESTERN, INC	33386	FIRE/UNIFORMS	06/21/2024	443.95	.00	
<b>10-55-480 DEPARTMENTAL SUPPLIES</b>							
1060	BOUNDTREE MEDICAL, L	85392024	FIRE/DEPARTMENTAL SUPPLIES	06/24/2024	172.49	.00	
3841	HENRY SCHEIN INC.	94660127	FIRE/MEDICAL SUPPLIES	06/11/2024	91.25	.00	
3841	HENRY SCHEIN INC.	95091131	FIRE/MEDICAL SUPPLIES	06/13/2024	14.50	.00	
8015	STRYKER SALES CORPO	9206487650	FIRE/DEPARTMENTAL SUPPLIES	06/20/2024	344.40	.00	
Total FIRE DEPARTMENT:					1,393.22	.00	
<b>STREETS</b>							
<b>10-60-250 VEHICLE EXPENSE</b>							
675	AUTO ZONE STORES, IN	6231431035	STR/VEHICLE EXPENSE	06/18/2024	29.09	.00	
4727	LEGACY EQUIPMENT CO	115389CR	CREDIT FOR DOUBLE PAYMENT	03/20/2024	2,007.36-	.00	
4727	LEGACY EQUIPMENT CO	125980	STREETS/SUCTION HOSE	04/09/2024	1,597.40	.00	
5325	MOBILE MAN DIESEL	44	STR/VEHICLE REPAIR	06/14/2024	5,067.20	.00	
5833	O'REILLY AUTOMOTIVE I	3623-136521	STR/DEPARTMENTAL SUPPLIES	06/21/2024	8.77	.00	
5833	O'REILLY AUTOMOTIVE I	3623-136529	STR/DEPARTMENTAL SUPPLIES	06/21/2024	47.78	.00	
6278	PLEASANT GROVE BIG O	044250-66077	STR/VEHICLE EXPENSE	05/06/2024	853.82	.00	
<b>10-60-275 STREET LIGHT POWER</b>							
972	BLACK & McDONALD	76-1613429	STREET LIGHT MAINTENANCE	03/12/2024	5,801.45	.00	
<b>10-60-278 STREET LIGHT MAINTENANCE</b>							
972	BLACK & McDONALD	76-16.0779	STREET LIGHT MAINTENANCE	04/30/2024	93.61	.00	
972	BLACK & McDONALD	76-1617386	STREET LIGHT MAINTENANCE	03/31/2024	479.77	.00	
972	BLACK & McDONALD	76-1618359	STREET LIGHT MAINTENANCE	03/31/2024	5,280.06	.00	
972	BLACK & McDONALD	76-1623282	STREET LIGHT MAINTENANCE	04/17/2024	2,027.22	.00	
972	BLACK & McDONALD	76-1627902	STREET LIGHT MAINTENANCE	04/25/2024	5,854.37	.00	
972	BLACK & McDONALD	76-1629032	STREET LIGHT MAINTENANCE	04/26/2024	5,860.04	.00	
972	BLACK & McDONALD	76-1630776	STREET LIGHT MAINTENANCE	04/30/2024	230.84	.00	
972	BLACK & McDONALD	76-1630777	STREET LIGHT MAINTENANCE	04/30/2024	279.97	.00	
972	BLACK & McDONALD	76-1630778	STREET LIGHT MAINTENANCE	04/30/2024	290.13	.00	
972	BLACK & McDONALD	76-1630795	STREET LIGHT MAINTENANCE	04/30/2024	2,260.86	.00	
972	BLACK & McDONALD	76-1637007	STREET LIGHT MAINTENANCE	05/14/2024	1,327.07	.00	
972	BLACK & McDONALD	76-1638197	STREET LIGHT MAINTENANCE	05/22/2024	2,907.80	.00	
972	BLACK & McDONALD	76-1645222	STREET LIGHT MAINTENANCE	05/30/2024	5,851.64	.00	
972	BLACK & McDONALD	76-1647260	STREET LIGHT MAINTENANCE	05/31/2024	2,860.32	.00	
<b>10-60-420 SIDEWALKS</b>							
1277	BUSY BEE CONCRETE	06252024	STR/CONCRETE	06/25/2024	348.45	.00	
<b>10-60-480 DEPARTMENTAL SUPPLIES</b>							
974	BISCO	1690295	STREETS/VARI CUT	06/24/2024	855.72	.00	
1368	C-A-L RANCH STORES	14493/8	STR/DEPARTMENTAL SUPPLIES	06/13/2024	59.70	.00	
1368	C-A-L RANCH STORES	14496/8	STR/DEPARTMENTAL SUPPLIES	05/14/2024	40.99	.00	
1760	CINTAS CORP	5217193663	PUBLIC WORKS/FIRST AID SUPPLI	06/21/2024	25.47	.00	
1760	CINTAS CORP	9273884230	STREETS/TRAUMA BAGS AND KITS	05/30/2024	940.60	.00	
1760	CINTAS CORP	9273888803	PUBLIC WORKS/FIRST AID SUPPLI	05/30/2024	258.73	.00	
1760	CINTAS CORP	9274310119	PUBLIC WORKS/FIRST AID SUPPLI	06/01/2024	47.88	.00	
6343	PLEASANT GROVE PRIN	9857	STREETS/RECEIPT BOOKS	06/14/2024	345.00	.00	
Total STREETS:					49,924.39	.00	

**LIBRARY**

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>10-65-240 OFFICE EXPENSE</b>							
5729	ODP BUSINESS SOLUTIO	371769652001	LIB/OFFICE SUPPLIES	06/17/2024	56.22	.00	
8158	TECH LOGIC CORPORAT	21001053	LIB/OFFICE SUPPLIES	04/05/2024	192.64	.00	
<b>10-65-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	9965561472	MULTI DEPT/CELL PHONE EXEPNS	06/01/2024	142.83	.00	
<b>10-65-480 BOOKS</b>							
4159	INGRAM LIBRARY SERVI	82344865	LIB/BOOKS	06/12/2024	309.23	.00	
4159	INGRAM LIBRARY SERVI	82504834	LIB/BOOKS	06/25/2024	157.07	.00	
<b>10-65-485 AUDIO/VISUAL MATERIALS</b>							
6270	PLAYAWAY PRODUCTS L	465591	LIB/AUDIO MATERIALS	06/13/2024	112.48	.00	
6270	PLAYAWAY PRODUCTS L	465786	LIB/AUDIO BOOKS	06/14/2024	348.69	.00	
<b>10-65-640 PROCESSING</b>							
2395	DEMCO, INC.	7493363	LIB/ASSORTED SUPPLIES	06/07/2024	688.06	.00	
2395	DEMCO, INC.	7494367	LIB/ASSORTED SUPPLIES	06/11/2024	140.21	.00	
2395	DEMCO, INC.	7497183	LIB/ASSORTED SUPPLIES	06/17/2024	355.30	.00	
Total LIBRARY:					2,502.73	.00	
<b>PARKS</b>							
<b>10-70-200 MOWER EXPENSE</b>							
2178	CUTLERS, INC.	672144	PARKS/MOWER	06/11/2024	310.13	.00	
6278	PLEASANT GROVE BIG O	044250-66627	PARK/MOWER EXPENSE	05/15/2024	15.95	.00	
8576	TURF EQUIPMENT	3024417-00	PARKS/MOWER EXPENSE	06/14/2024	200.39	.00	
<b>10-70-250 VEHICLE EXPENSE</b>							
675	AUTO ZONE STORES, IN	8231433257	PARKS/VEHICLE EXPENSE	06/21/2024	7.75	.00	
1436	CARTERS AUTO & REPAI	23896	PARK/VEHICLE MAINTENANCE	06/12/2024	536.00	.00	
3468	GREASE MONKEY #790	302257	PARK/VEHICLE MAINTENANCE	06/08/2024	55.79	.00	
<b>10-70-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	9965561472	MULTI DEPT/CELL PHONE EXEPNS	06/01/2024	511.34	.00	
<b>10-70-320 SPRINKLER &amp; LANDSCAPE</b>							
81	ACE INTERMOUNTAIN R	18074	PARKS/WASTE REMOVAL	05/31/2024	119.37	.00	
970	BJ PLUMBING SUPPLY	001032840	PARK/DEPARTMENTAL SUPPLIES	06/04/2024	44.90	.00	
970	BJ PLUMBING SUPPLY	001033382	PARK/DEPARTMENTAL SUPPLIES	06/07/2024	45.11	.00	
970	BJ PLUMBING SUPPLY	001034209	PARK/DEPARTMENTAL SUPPLIES	06/12/2024	149.26	.00	
970	BJ PLUMBING SUPPLY	001035184	PARKS/DEPARTMENTAL SUPPLIES	06/18/2024	408.38	.00	
970	BJ PLUMBING SUPPLY	001035386	PARKS/DEPARTMENTAL SUPPLIES	06/19/2024	22.14	.00	
970	BJ PLUMBING SUPPLY	001035480	PARKS/DEPARTMENTAL SUPPLIES	06/20/2024	27.65	.00	
970	BJ PLUMBING SUPPLY	001035542	PARKS/DEPARTMENTAL SUPPLIES	06/20/2024	19.19	.00	
970	BJ PLUMBING SUPPLY	001035596	PARKS/DEPARTMENTAL SUPPLIES	06/21/2024	389.00	.00	
970	BJ PLUMBING SUPPLY	001035613	PARKS/DEPARTMENTAL SUPPLIES	06/21/2024	93.56	.00	
970	BJ PLUMBING SUPPLY	001035713	PARKS/DEPARTMENTAL SUPPLIES	06/21/2024	350.30	.00	
2766	EWING IRRIGATION PRO	22491761	PARK/DEPARTMENTAL SUPPLIES	06/04/2024	164.13	.00	
2766	EWING IRRIGATION PRO	22501226	PARK/DEPARTMENTAL SUPPLIES	06/05/2024	15.30	.00	
2766	EWING IRRIGATION PRO	22572310	PARK/DEPARTMENTAL SUPPLIES	06/12/2024	1,207.98	.00	
2766	EWING IRRIGATION PRO	22579285	PARK/DEPARTMENTAL SUPPLIES	06/13/2024	531.94	.00	
2766	EWING IRRIGATION PRO	22587403	PARK/DEPARTMENTAL SUPPLIES	06/13/2024	107.18	.00	
2766	EWING IRRIGATION PRO	22588420	PARK/DEPARTMENTAL SUPPLIES	06/13/2024	162.99	.00	
2766	EWING IRRIGATION PRO	22633086	PARK/DEPARTMENTAL SUPPLIES	06/18/2024	26.69	.00	
2766	EWING IRRIGATION PRO	22637629	PARK/DEPARTMENTAL SUPPLIES	06/19/2024	18.96	.00	
2766	EWING IRRIGATION PRO	22644389	PARK/DEPARTMENTAL SUPPLIES	06/19/2024	909.06	.00	
3470	GREAT BASIN TURF PRO	476437	PARK/DEPARTMENTAL SUPPLIES	06/17/2024	959.60	.00	
8375	THRIVE NURSERY	41015	PARKS/COMPOST	05/22/2024	65.00	.00	
8375	THRIVE NURSERY	42032	PARKS/TOPSOIL	06/11/2024	90.00	.00	
8375	THRIVE NURSERY	42036	PARK/TOP SOIL	06/11/2024	60.00	.00	
<b>10-70-330 PLAYGROUND SUPPLIES</b>							
6450	PREVENTIVE PEST CON	487075	PARK/PEST CONTROL	06/05/2024	172.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>10-70-340 DIAMOND CREW SUPPLIES</b>							
2766	EWING IRRIGATION PRO	22639009	PARK/DEPARTMENTAL SUPPLIES	06/19/2024	574.17	.00	
<b>10-70-480 DEPARTMENTAL SUPPLIES</b>							
4208	INTERMOUNTAIN FARME	1021036584	PARKS/FISH FOOD	06/11/2024	40.99	.00	
<b>10-70-670 SAFETY EQUIP. &amp; SUPPLIES</b>							
1368	C-A-L RANCH STORES	14497/8	PARKS/BOOTS	06/14/2024	203.73	.00	
<b>10-70-751 TRAIL IMPROVEMENTS</b>							
5033	MACEYS	01-406998	PARKS/DEPARTMENTAL SUPPLIES	06/06/2024	46.83	.00	
Total PARKS:					8,662.76	.00	
<b>RECREATION</b>							
<b>10-71-240 OFFICE EXPENSE</b>							
5033	MACEYS	328804	REC/ASSORTED SUPPLIES	06/03/2024	96.20	.00	
5729	ODP BUSINESS SOLUTIO	369231826001	REC/OFFICE SUPPLIES	05/23/2024	122.38	.00	
<b>10-71-410 PROGRAM SUPPLIES &amp; EQUIPMENT</b>							
3322	GEPP OF RI, LLC	24-19499	REC/PICKLEBALL MEDALS	06/19/2024	227.34	.00	
3571	GURR'S COPYTEC	67555	REC/BANNERS	06/13/2024	102.68	.00	
3571	GURR'S COPYTEC	67680	REC/POSTERS	06/21/2024	27.94	.00	
3571	GURR'S COPYTEC	67707	REC/COPIES	06/21/2024	413.97	.00	
5033	MACEYS	258525	REC/ASSORTED SUPPLIES	06/19/2024	53.97	.00	
5033	MACEYS	270196	REC/ASSORTED SUPPLIES	06/19/2024	13.56	.00	
5033	MACEYS	328836	REC/ASSORTED SUPPLIES	06/18/2024	47.33	.00	
8219	TEXTILE TEAM OUTLET	7316	REC/SHIRTS	05/10/2024	1,026.06	.00	
Total RECREATION:					2,131.43	.00	
<b>LEISURE SERVICES</b>							
<b>10-72-250 VEHICLE</b>							
3468	GREASE MONKEY #790	302999	LEISURE/VEHICLE EXPENSE	06/26/2024	95.39	.00	
<b>10-72-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	9965561472	MULTI DEPT/CELL PHONE EXEPNS	06/01/2024	42.57	.00	
<b>10-72-480 DEPARTMENTAL SUPPLIES</b>							
5033	MACEYS	258524	ADM/WATER	06/13/2024	210.00	.00	
Total LEISURE SERVICES:					347.96	.00	
<b>CUSTODIAL SERVICES</b>							
<b>10-74-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	9965561472	MULTI DEPT/CELL PHONE EXEPNS	06/01/2024	42.57	.00	
<b>10-74-480 DEPARTMENTAL SUPPLIES</b>							
1113	BRADY INDUSTRIES OF	8926039	BUILDING MAINTENANCE	06/04/2024	1,206.58	.00	
1113	BRADY INDUSTRIES OF	8941738	BUILDING MAINTENANCE	06/10/2024	158.83	.00	
1113	BRADY INDUSTRIES OF	8968032	BUILDING MAINTENANCE	06/18/2024	1,182.27	.00	
9342	WAXIE'S SANITARY SUPP	82550387	BUILDING MAINTENANCE SUPPLIE	06/19/2024	736.44	.00	
<b>10-74-481 CHEMICALS</b>							
9342	WAXIE'S SANITARY SUPP	82550387	BUILDING MAINTENANCE SUPPLIE	06/19/2024	637.49	.00	
Total CUSTODIAL SERVICES:					3,964.18	.00	
Total GENERAL FUND:					188,950.20	.00	
<b>WATER IMPACT FEES</b>							
<b>16-70-857 STATE ST WATERLINE</b>							
3970	HORROCKS, LLC.	86413	MULTI DEPT ENGINEERING	06/06/2024	1,933.07	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>16-70-864 CULINARY MASTER PLAN</b>							
3970	HORROCKS, LLC.	86413	MULTI DEPT ENGINEERING	06/06/2024	2,046.78	.00	
Total :					3,979.85	.00	
Total WATER IMPACT FEES:					3,979.85	.00	
<b>SEWER IMPACT FEES</b>							
<b>17-90-866 SEWER MASTER PLAN</b>							
3970	HORROCKS, LLC.	86413	MULTI DEPT ENGINEERING	06/06/2024	1,819.36	.00	
Total :					1,819.36	.00	
Total SEWER IMPACT FEES:					1,819.36	.00	
<b>CLASS C ROAD FUND EXPENDITURES</b>							
<b>20-40-480 DEPARTMENTAL SUPPLIES</b>							
3312	GENEVA ROCK PRODUC	117326	CLASS C ROADS/ASPHALT	06/10/2024	211.40	.00	
3312	GENEVA ROCK PRODUC	120606	CLASS C ROADS/ASPHALT	06/20/2024	441.60	.00	
5410	MORGAN PAVEMENT MAI	J021437	CLASS C ROADS/CRACK SEAL	04/27/2024	86,161.65	.00	
7398	SHERWIN-WILLIAMS CO.	9242-8	CLASS C ROADS/ PAINT	06/13/2024	345.70	.00	
<b>20-40-808 2600 North Reconstruction</b>							
4318	JACQUES & ASSOCIATE	2031	CLASS C ROADS/2600 N STREET P	06/14/2024	12,791.54	.00	
7852	STAKER & PARSON COM	216566	2600 N IMPROVEMENTS	06/18/2024	638,974.09	.00	
<b>20-40-810 1300 East Roadway</b>							
3970	HORROCKS, LLC.	86448	MULTI DEPT ENGINEERING	06/07/2024	132.04	.00	
<b>20-40-812 Orchard Drive SRTS</b>							
3970	HORROCKS, LLC.	86413	MULTI DEPT ENGINEERING	06/06/2024	276.16	.00	
<b>20-40-819 4000 NORTH MAG MATCH</b>							
4318	JACQUES & ASSOCIATE	2041	CLASS C ROADS/2600 N STREET P	06/19/2024	1,701.89	.00	
Total EXPENDITURES:					741,036.07	.00	
Total CLASS C ROAD FUND:					741,036.07	.00	
<b>CEMETERY</b>							
<b>22-70-200 MOWER EXPENSE</b>							
5833	O'REILLY AUTOMOTIVE I	3623-136036	CEM/MOWER MAINTENANCE	06/18/2024	64.71	.00	
<b>22-70-320 SPRINKLER &amp; LANDSCAPE</b>							
970	BJ PLUMBING SUPPLY	001034116	CEM/DEPARTMENTAL SUPPLIES	06/12/2024	45.11	.00	
970	BJ PLUMBING SUPPLY	001035171	CEM/DEPARTMENTAL SUPPLIES	06/18/2024	66.95	.00	
<b>22-70-480 DEPARTMENTAL SUPPLIES</b>							
3229	GATEWAY MAPPING, INC	0174407	CEM/GIS	06/26/2024	1,445.93	.00	
Total :					1,622.70	.00	
Total CEMETERY:					1,622.70	.00	
<b>E-911 EXPENDITURES</b>							
<b>41-40-260 MAINTENANCE</b>							
1490	CENTRAL UTAH 911	958	DISPATCH EXPENSES 03/24--06/24	06/26/2024	62,454.60	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total EXPENDITURES:					62,454.60	.00	
Total E-911:					62,454.60	.00	
<b>LOCAL BLDG AUTH OF P.G. FUND EXPENDITURES</b>							
<b>42-40-490 THE RUTH (HCT) PROJECT</b>							
4691	LAYTON CONSTRUCTIO	2210140024	HALE THEATER	05/31/2024	2,444,059.00	.00	
5184	METHOD STUDIO, INC	34483	HALE CENTER THEATER	04/15/2024	40,717.52	.00	
5184	METHOD STUDIO, INC	34708	HALE CENTER THEATER	06/17/2024	40,668.21	.00	
Total EXPENDITURES:					2,525,444.73	.00	
Total LOCAL BLDG AUTH OF P.G. FUND:					2,525,444.73	.00	
<b>STORM DRAIN UTILITY FUND GENERAL GOVERNMENT</b>							
<b>48-41-330 ENGINEERING SERVICES</b>							
3970	HORROCKS, LLC.	86413	MULTI DEPT ENGINEERING	06/06/2024	454.84	.00	
Total GENERAL GOVERNMENT:					454.84	.00	
<b>STORM DRAIN PROJECTS</b>							
<b>48-70-930 I-15 TO UTAH LAKE OUTFALL</b>							
3970	HORROCKS, LLC.	86477	MULTI DEPT ENGINEERING	06/10/2024	2,473.42	.00	
Total STORM DRAIN PROJECTS:					2,473.42	.00	
Total STORM DRAIN UTILITY FUND:					2,928.26	.00	
<b>CAPITAL PROJECTS FUND</b>							
<b>49-60-920 KINDNESS PARK</b>							
887	BIG D CONSTRUCTION	73521	KINDNESS PARK	04/30/2024	116,789.77	.00	
3970	HORROCKS, LLC.	86448	MULTI DEPT ENGINEERING	06/07/2024	111,055.77	.00	
Total :					227,845.54	.00	
Total CAPITAL PROJECTS FUND:					227,845.54	.00	
<b>WATER FUND EXPENDITURES</b>							
<b>51-40-250 VEHICLE EXPENSE</b>							
675	AUTO ZONE STORES, IN	6231426382	WATER/VEHICLE EXPENSE	06/11/2024	70.65	.00	
2493	DUFF SHELLEY MOWER	06142024	WATER/REPAIRS	06/14/2024	298.94	.00	
<b>51-40-300 PPE SAFETY &amp; UNIFORM</b>							
1760	CINTAS CORP	5217193663	PUBLIC WORKS/FIRST AID SUPPLI	06/21/2024	25.48	.00	
1760	CINTAS CORP	9273888803	PUBLIC WORKS/FIRST AID SUPPLI	05/30/2024	258.74	.00	
1760	CINTAS CORP	9274310119	PUBLIC WORKS/FIRST AID SUPPLI	06/01/2024	47.88	.00	
<b>51-40-335 PROFESSIONAL ENGINEERING</b>							
3970	HORROCKS, LLC.	86413	MULTI DEPT ENGINEERING	06/06/2024	341.13	.00	
3970	HORROCKS, LLC.	86413	MULTI DEPT ENGINEERING	06/06/2024	1,023.39	.00	
<b>51-40-340 TESTING &amp; ANALYSIS</b>							
3772	HACH COMPANY	14077039	WATER/DEPARTMENTAL SUPPLIES	06/20/2024	475.83	.00	
6938	RICHARDS LABORATORI	50334	WATER TESTING	06/24/2024	500.00	.00	



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>51-40-420 STREET REPAIRS</b>							
1277	BUSY BEE CONCRETE	156582	WATER/CONCRETE	04/11/2024	2,969.38	.00	
1277	BUSY BEE CONCRETE	156582-2	WATER/CONCRETE	04/11/2024	824.38	.00	
<b>51-40-470 METER PURCHASES - NEW</b>							
5482	MOUNTAINLAND SUPPLY	S106219497.0	WATER/DEPARTMENTAL SUPPLIES	06/20/2024	3,712.51	.00	
<b>51-40-600 REPAIR &amp; MAINTENANCE</b>							
6134	PETERSON PLUMBING S	3239931	WATER/DEPARTMENTAL SUPPLIES	06/25/2024	46.82	.00	
6965	RIVENDELL TREE EXPER	6941-1	WATER/TREE REMOVAL	06/18/2024	5,950.00	.00	
<b>51-40-740 EQUIPMENT</b>							
4727	LEGACY EQUIPMENT CO	116492	WATER/EQUIPMENT	06/19/2024	286.44	.00	
4727	LEGACY EQUIPMENT CO	116516	WATER/EQUIPMENT	06/20/2024	650.99	.00	
5482	MOUNTAINLAND SUPPLY	S106209981.0	WATER/DEPARTMENTAL SUPPLIES	06/03/2024	3,220.29	.00	
Total EXPENDITURES:					20,702.85	.00	
<b>WATER CAPITAL PROJECTS</b>							
<b>51-70-951 Wade Spring Fence</b>							
7086	ROSE, WESLEE	06252024	WATER/FENCING	06/25/2024	7,628.00	.00	
7979	STEVE REGAN COMPAN	1439821	WATER/DEPARTMENTAL SUPPLIES	06/20/2024	1,790.75	.00	
<b>51-70-960 GATEWAY WELL</b>							
3970	HORROCKS, LLC.	86385	GENERAL ENGINEERING	06/05/2024	8,960.13	.00	
<b>51-70-968 NATHANIEL CANAL TANK</b>							
4542	KILGORE COMPANIES LL	1-06182024	NATHANIEL DR IMPROVEMENTS	06/18/2024	133,388.24	.00	
Total WATER CAPITAL PROJECTS:					151,767.12	.00	
Total WATER FUND:					172,469.97	.00	
<b>SEWER FUND EXPENDITURES</b>							
<b>52-40-250 VEHICLE EXPENSE</b>							
8101	TAGG N GO EXPRESS C	2186	12 MONTH PREPAID VEHICLE WAS	05/30/2024	1,789.05	.00	
<b>52-40-300 PPE SAFETY &amp; UNIFORM</b>							
1760	CINTAS CORP	5217193663	PUBLIC WORKS/FIRST AID SUPPLI	06/21/2024	25.48	.00	
1760	CINTAS CORP	9273888803	PUBLIC WORKS/FIRST AID SUPPLI	05/30/2024	258.74	.00	
1760	CINTAS CORP	9274310119	PUBLIC WORKS/FIRST AID SUPPLI	06/01/2024	47.88	.00	
<b>52-40-480 DEPARTMENTAL SUPPLIES</b>							
5482	MOUNTAINLAND SUPPLY	S106252636.0	SEC WATER/DEPARTMENTAL SUPP	06/20/2024	4,650.00	.00	
<b>52-40-740 EQUIPMENT</b>							
5482	MOUNTAINLAND SUPPLY	S106199851.0	SEC WATER/EQUIPMENT	06/24/2024	919.40	.00	
Total EXPENDITURES:					7,690.55	.00	
Total SEWER FUND:					7,690.55	.00	
<b>SECONDARY WATER EXPENDITURES</b>							
<b>54-40-270 POWER EXPENSE</b>							
7062	ROCKY MOUNTAIN POW	06172024	WALKER BOOSTER PUMP	06/17/2024	1,584.54	.00	
<b>54-40-300 PPE SAFETY &amp; UNIFORM</b>							
1760	CINTAS CORP	5217193663	PUBLIC WORKS/FIRST AID SUPPLI	06/21/2024	25.48	.00	
1760	CINTAS CORP	9273888803	PUBLIC WORKS/FIRST AID SUPPLI	05/30/2024	258.73	.00	
1760	CINTAS CORP	9274310119	PUBLIC WORKS/FIRST AID SUPPLI	06/01/2024	47.88	.00	
3970	HORROCKS, LLC.	86413	MULTI DEPT ENGINEERING	06/06/2024	1,377.17	.00	
<b>54-40-600 REPAIR &amp; MAINTENANCE</b>							
970	BJ PLUMBING SUPPLY	001035553	SEC WATER/DEPARMENTAL SUPPL	06/20/2024	94.47	.00	
3525	GRISWOLD INDUSTRIES	895872	SEC WATER/DEPARTMENTAL SUPP	06/20/2024	4,223.50	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5482	MOUNTAINLAND SUPPLY	S106226546.0	SEC WATER/DEPARTMENTAL SUPP	06/18/2024	340.49	.00	
5482	MOUNTAINLAND SUPPLY	S106256103.0	WATER/DEPARTMENTAL SUPPLIES	06/20/2024	49.22	.00	
6134	PETERSON PLUMBING S	3276610	SEC WATER/DEPARTMENTAL SUPP	06/20/2024	75.34	.00	
6965	RIVENDELL TREE EXPER	6941-1	SEC WATER/TREE REMOVAL	06/18/2024	5,950.00	.00	
Total EXPENDITURES:					14,026.82	.00	
<b>CAPITAL PROJECTS</b>							
<b>54-70-937 Mill Ditch Canal Piping</b>							
3970	HORROCKS, LLC.	86474	DIVERSION CONSTRUCTION MANA	06/10/2024	11,781.74	.00	
<b>54-70-945 SECONDARY METERING</b>							
3970	HORROCKS, LLC.	86477	MULTI DEPT ENGINEERING	06/10/2024	12,323.05	.00	
4043	HYDRO VAC EXCAVATIO	1333	PRESSURIZED IRRIGATION METER	06/15/2024	438,608.00	.00	
5482	MOUNTAINLAND SUPPLY	S106263960.0	SEC WATER/METERING	06/24/2024	67.74	.00	
Total CAPITAL PROJECTS:					462,780.53	.00	
Total SECONDARY WATER:					476,807.35	.00	
<b>SANITATION FUND EXPENDITURES</b>							
<b>62-40-437 CITY CLEANUP</b>							
3571	GURR'S COPYTEC	67682	DUMP PASSES	06/18/2024	47.61	.00	
Total EXPENDITURES:					47.61	.00	
Total SANITATION FUND:					47.61	.00	
<b>SWIMMING POOL SWIMMING POOL</b>							
<b>71-73-380 HEATING</b>							
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	446.00	.00	
<b>71-73-420 CONTRACTED SERVICES</b>							
8156	TCI SECURITY OF UTAH	39535	POOL/ALARM MONITORING	06/20/2024	45.00	.00	
Total SWIMMING POOL:					491.00	.00	
Total SWIMMING POOL:					491.00	.00	
<b>COMMUNITY CENTER</b>							
<b>72-71-060 COMMUNITY CTR - HEATING</b>							
2465	DOMINION ENERGY	06112024	MULTI DEPT/HEATING EXPENSE	06/11/2024	398.78	.00	
<b>72-71-062 COMMUNITY CTR - BLDG MAINT</b>							
970	BJ PLUMBING SUPPLY	001034925	REC/BUILDING IMPROVEMENTS	06/17/2024	34.62	.00	
4390	JOHNSTONE SUPPLY	2189845	REC/BUILDING MAINTENANCE	06/10/2024	16.05	.00	
6525	PROFESSIONAL HEATIN	81780	REC/BUILDING MAINTENANCE EXP	06/17/2024	239.00	.00	
8678	UNIFIRST CORPORATIO	06252024	RUG CLEANING	06/24/2024	260.24	.00	
<b>72-71-410 PROGRAM SUPPLIES &amp; EQUIPMENT</b>							
3571	GURR'S COPYTEC	67610	REC/PUNCH CARDS	06/17/2024	70.00	.00	
5549	NATIONAL BACKGROUN	1429	REC/BACKGROUND CHECK	06/03/2024	20.40	.00	
6343	PLEASANT GROVE PRIN	9851	REC/MAGNETS	06/05/2024	601.40	.00	
7530	SMASH ATHLETICS, INC.	18844	REC/SHIRTS	04/24/2024	44.40	.00	
7530	SMASH ATHLETICS, INC.	18855	REC/SHIRTS	04/25/2024	3,731.82	.00	
7530	SMASH ATHLETICS, INC.	19020	REC/SOCCER JERSEYS	06/06/2024	1,165.00	.00	
8219	TEXTILE TEAM OUTLET	7176	REC/UNIFORMS	05/17/2024	2,720.00	.00	
8219	TEXTILE TEAM OUTLET	7265	REC/ SHIRTS	05/01/2024	102.38	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
8219	TEXTILE TEAM OUTLET	7297	REC/SHIRTS	05/07/2024	301.10	.00	
8219	TEXTILE TEAM OUTLET	7486	REC/UNIFORMS	06/12/2024	386.25	.00	
<b>72-71-420 CONTRACTED SERVICES</b>							
1522	CERTIFIED ALARM SERVI	22691	REC/ALARM MONITORING	06/10/2024	38.00	.00	
1522	CERTIFIED ALARM SERVI	22700	MONITORING SERVICES	06/10/2024	33.00	.00	
4740	LES MILLS UNITED STAT	SIV0422293	REC/LES MILLS BASIC	06/06/2024	617.00	.00	
7420	SHIELD-SAFETY, LLC	02212804000	REC/FIRST AID SUPPLIES	06/12/2024	246.92	.00	
8071	SUPERIOR WATER & AIR,	294534814	REC/RENTAL AGREEMENT	06/03/2024	30.00	.00	
8156	TCI SECURITY OF UTAH	39535	REC/ALARM MONITORING	06/20/2024	75.00	.00	
Total :					11,131.36	.00	
Total COMMUNITY CENTER:					11,131.36	.00	
<b>75-40-484 NATHANIEL - MURDOCK TO 1300 E</b>							
3970	HORROCKS, LLC.	86413	MULTI DEPT ENGINEERING	06/06/2024	17,109.47	.00	
4542	KILGORE COMPANIES LL	1-06182024	NATHANIEL DR IMPROVEMENTS	06/18/2024	10,000.00	.00	
<b>75-40-485 ROAD REHAB</b>							
3312	GENEVA ROCK PRODUC	51366-03	2024 PAVEMENT PRESERVATION	06/19/2024	1,608,275.61	.00	
Total :					1,635,385.08	.00	
Total :					1,635,385.08	.00	
<b>RECREATION CARE TAX</b>							
<b>76-76-703 SPECIAL PROJECTS</b>							
7553	SMITH, DAVID J.	365	STRWBRY DAY CONCERT	06/17/2024	3,750.00	.00	
<b>76-76-704 LIBRARY</b>							
8075	SWANK MOTION PICTUR	3656551	LIB/SITE LICENSE	06/01/2024	750.00	.00	
<b>76-76-705 RECREATION</b>							
3155	FREEMOTION FITNESS	548126	REC/EQUIPMENT	06/21/2024	42,067.22	.00	
<b>76-76-970 ARTS PROJECT 2024</b>							
6343	PLEASANT GROVE PRIN	9861	BANNER	06/24/2024	185.00	.00	
Total CARE TAX:					46,752.22	.00	
Total RECREATION:					46,752.22	.00	
Grand Totals:					6,106,856.45	.00	

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

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City Recorder: \_\_\_\_\_

City Finance Director: \_\_\_\_\_

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Report Criteria:

Invoices with totals above \$0 included.

Only unpaid invoices included.

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# City Council Staff Report

Jul 9, 2024

## TEXT AMENDMENT PROPOSAL

**REQUEST** Request to amend City Code Section 10-12A-3: Design Controls in the Business Manufacturing Park to permit outdoor storage for retail uses in the Business Manufacturing Park Zone

**APPLICANT** Will Clark

**ZONE** City Wide

**STAFF RECOMMENDATION** Approve the proposed amendment to the City Code.

<b>ATTACHMENTS</b>	Zoning Map	<b>3</b>
	Aerial Map	<b>4</b>

## Background and Analysis

The applicant reached out to Staff with a concept plan for the subject property which requires the need for outdoor storage beyond the scope of what the Business Manufacturing Park (BMP) Zone permits. Currently, the BMP Zone permits outdoor merchandise display with certain restrictions, such as the maximum area for the storage of display products may be up to 25% of the footprint of the main building, and merchandise for display needs to be behind an enclosed area attached to the main building.

Outdoor merchandise display is similar to outdoor storage; however, some distinction may be made between storage and display uses. Outdoor merchandise display is typically for products to be sold as wholesale retail uses where storage within a building is less feasible, such as a lumber yard, machine rentals, and so on. Outdoor storage on the other hand is typically intended for more manufacturing uses, where the business takes from an inventory stored outside, fabricates the product they need from that inventory, and then sells a more complete, finished product. Because of this distinction between outdoor merchandise display and outdoor storage, the applicant requests that a new section be added to the BMP Zone specifically for outdoor storage.

*Purpose:*

The purpose of the BMP Zone is to “provide for a mixture of research, office, and certain specialized light manufacturing uses. Light manufacturing uses shall include fabricating, processing, testing, assembling, packaging and storage associated with the manufacturing of products which have a high value in relation to bulk, from previously prepared materials, but not including uses involving primary production of wood, metal, concrete asphalt, petroleum or chemical products from raw materials.”

*Analysis:*

The BMP Zone is located between the Manufacturing Distribution (MD) Zone and The Grove Zone. As its name implies, light manufacturing uses are permitted in this zone, but certain consideration should be given to the design and use of the proposed sites in relation to its proximity to The Grove Zone.

If the applicant were to request outdoor storage in the BMP Zone to be the same as the MD Zone, staff would recommend denial of the applicant’s request. Such outdoor storage should be limited to manufacturing zones, where the image of the site isn’t as important as in other zones. However, with certain restrictions to maintain a better curb appeal while still meeting the intent of the BMP Zone, Staff recommends that outdoor storage in this zone be increased to 25% of the lot size, with the additional requirements as outlined in the proposed code text amendment.

Staff recommends approval of the proposed code text amendment to amend Section 10-12A-3: Design Controls in the Business Manufacturing Park.

## **Recommendation from Planning Commission**

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on May 23, 2024.

**4. Public Hearing: Code Text Amendment – Section 10-12A-3: Design Controls  
(City Wide)**

Public Hearing to consider the request of Will Clark to amend City Code Section 10-12A-3: Design Controls in the Business Manufacturing Park to permit outdoor storage for retail uses in the Business Manufacturing Park Zone. (Legislative Item)

### **RECOMMEND APPROVAL**

**MOTION:** Commissioner Phillips moved the Planning Commission recommend that the City Council APPROVE the request of Will Clark for a Code Text Amendment to City Code Section 10-12A-3: Design Requirements, to permit Outdoor Storage for retail uses in the Business Manufacturing Park Zone; and adopt the exhibits, conditions, and findings of the staff report as modified by the condition below:

1. All Final Planning, Engineering, and Fire Department requirements be met.
2. The wording “nearby” be added back into the language, and the word “solid” remain in the language, making the proposal as is what is being shown on the screen.

Commissioner Butler seconded the motion. Vote on motion: Commissioner Phillips-Yes; Commissioner Butler-Yes; Commissioner Fugal-No; Commissioner Martineau-Yes; Commissioner Redding-Yes; Commissioner Nelson-Yes; Chair Patten-Yes. The motion passed 6-to-1.

Motion by: Commissioner Phillips

Seconded by: Commissioner Butler

AYE VOTES: Chair Patten and Commissioners Phillips, Butler, Martineau, Redding, Nelson

NAY VOTES: Commissioner Fugal

**ORDINANCE NO. 2024-015**

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING CITY CODE SECTION 10-12A-3 DESIGN CONTROLS IN THE BMP (BUSINESS MANUFACTURING PARK) ZONE TO PERMIT OUTDOOR STORAGE FOR RETAIL USES ONLY FOR DEVELOPMENTS LOCATED IN THE BUSINESS MANUFACTURING PARK ZONE, INCLUDING AN EFFECTIVE DATE (WILL CLARK, APPLICANT).**

**WHEREAS**, Current design standards for any proposed developments located in the Business and Manufacturing Park Zone (BMP) restrict the amount of outside storage of goods to an area no bigger than 25% the footprint of the main building, and

**WHEREAS**, the applicant has requested to increase the area allowed for the outdoor storage of goods for the purpose of display and storage of retail products to a maximum of 25% of the total lot area; and

**WHEREAS**, the proposed change to increase the area for outdoor storage is accompanied by an update on the design controls in order to restrict the use of outdoor storage to products and goods associated with retail uses only; and

**WHEREAS**, the principle of allowing for a bigger outdoor storage area but adding more specific design controls, adheres to good planning principles for developments in a light manufacturing zone providing not just for the look and feel of the Business Manufacturing Park Zone, but also to facilitate economic development in the zone; and

**WHEREAS**, on July 5, 2024, the Pleasant Grove City Planning Commission held a public hearing to consider amending Sections 10-12A-3 Design Controls in the BMP (Business Manufacturing Park) Zone in the Pleasant Grove Municipal Code; and

**WHEREAS**, at its public hearing the Planning Commission found that the requested amendments to the Pleasant Grove Municipal Code are in the public's interest and consistent with the goals and policies of the General Plan; and

**WHEREAS**, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the request to amend Section 10-12A-3 Design Controls in the BMP (Business Manufacturing Park) Zone of the Pleasant Grove Municipal Code be approved; and

**WHEREAS**, on July 9, 2024, the Pleasant Grove City Council held a public hearing to consider the request; and

**WHEREAS**, at its meeting the Pleasant Grove City Council was satisfied that the amendments to the Pleasant Grove Municipal Code are in the best interest of the public and consistent with the goals and policies of the General Plan.



**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. Section 10-12A-3 Design Controls in the BMP (Business Manufacturing Park) Zone, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

**10-12A-3: DESIGN CONTROLS:**

Overall unity of site design shall be accomplished through:

- A. Architectural Harmony: Architectural harmony of buildings and structures.
- B. Design Integration: Design integration of the common open space system and storm drainage system.
- C. Design: Unified design of street furniture, such as street signs, poles, light standards and luminaries, pedestrian benches, bus shelters, project entrances, perimeter fencing, pavement treatment, plazas, and handicapped curb ramps; housings for power facilities, telephone service boxes, and grouped mailbox stations; illumination of buildings, outdoor sculptures and statuary, decorative fountains, walkway railings and steps.

~~D. Outdoor Merchandise Display: The storage of merchandise for display shall only be allowed in compliance with all of the following circumstances:~~

- ~~—1. The maximum area designated for the storage of display products shall not exceed twenty five percent (25%) of the footprint of the main building.~~
- ~~—2. All the merchandise for display shall be behind an enclosed area attached to the main building and the wall for such an enclosed area shall be constructed with the same exterior finish as the main building except for the gate.~~
- ~~—3. The enclosing wall shall be one foot (1') higher than the height of the display merchandise and the maximum height allowed for the storage of display merchandise shall be ten feet (10').~~
- ~~—4. The location of the designated area for the display of merchandise shall be attached to the main building and be located on the side yard or back yard area.~~
- ~~—5. The area designated for the display of merchandise shall be subject to the same setbacks required for the main building.~~

**D. Outdoor Storage and Designated Outdoor Storage Areas: The storage of materials in any designated outdoor storage areas shall be secondary and subordinate to a permitted retail use only, provided the following conditions and design requirements have been satisfied:**

- 1. The maximum area designated for outdoor storage shall not exceed twenty-five percent (25%) of the Lot Area.**
- 2. All of the storage materials shall be contained within a designated outdoor storage area that is attached to the main building and such outdoor storage area shall be enclosed by a masonry wall that meets the design standards of The Grove Zone that is not less than ten feet (10') in height.**
- 3. The storage materials cannot exceed the height of the enclosing wall.**
- 4. Any gate(s) to the designated outdoor storage areas shall be screened with opaque or solid materials.**

5. The designated outdoor storage areas shall be located in an enclosed side yard or back yard area of a lot or parcel of land.

6. A landscaped buffer of not less than ten feet (10') (measured from the property line), including, a sufficient number of mature trees to the extent feasible, shall surround the designated outdoor storage areas on all sides not directly attached to or nearby the main building. Such trees shall be three-inch (3") to five-inch (5") caliper trees, to the extent there is sufficient room to plant and maintain trees between the property line and the enclosing wall.

7. All space within the designated outdoor storage areas shall be improved with asphalt or concrete.

E. Utilities Underground: All utilities shall be placed underground.

F. Mechanical Equipment Enclosed: All mechanical equipment incidental to any building, including roof mounted mechanical equipment or communication equipment, shall be totally enclosed or screened so as to be an integral part of the architectural design of the building to which it is attached or related.

G. Loading Operations: Loading operations shall either be conducted within the building or be screened so as to not be visible from a public street and conducted in such a way that in the process of loading or unloading, no vehicle will block the passage of other vehicles on the service drive or extend into any other public or private drive or street used for traffic circulation. (Ord. 2017-37, 8-1-2017)

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 9<sup>th</sup> day of July, 2024.

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Guy Fugal, Mayor

ATTEST:

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Wendy Thorpe, CMC  
City Recorder

**Motion: Council Member** \_\_\_\_\_

**Second: Council Member** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Abstain Absent</u></b>	
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Eric Jensen	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____

**CERTIFICATE OF POSTING ORDINANCE  
Pleasant Grove City Corporation**

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. \_\_\_\_\_ was posted on the State (<http://pmn.utah.gov>) website on this \_\_\_\_ day of \_\_\_\_\_, 2024.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

# City Council Staff Report

Jul 9, 2024

## TEXT AMENDMENT PROPOSAL

**REQUEST** Request to amend City Code Section 10-9B-9: Building Height in the R-1 (Single Family Residential) Zone to permit graduated setbacks for single-family residential structures

**APPLICANT** Jory Walker

**ZONE** City Wide

**STAFF RECOMMENDATION** Approve the proposed amendment to the City Code.

**ATTACHMENTS** Images

**3**

## Background and Analysis

The applicant is requesting a code text amendment to permit an increase to the maximum height requirement for single-family structures in the R-1 Zone, with the condition that there also be an increase in required setbacks for any additional height above 35 feet.

Staff has reviewed the application and studied the zoning ordinances for surrounding cities' height requirements for single-family structures:

City	Height Requirement
Lindon	35 feet
Orem	35 feet, except single-family residences in the R12 and R20 zones may be 45 feet tall, so long as all parts of the structure that exceed 35 feet shall be locate at least 50 feet from all property lines.
Provo	35 feet, except that the front elevation shall not exceed 30 feet; however special exceptions may be granted for a greater height. Low density single-family areas have a height requirement of 30 feet.
American Fork	36 feet, except that the building inspector may approve a dwelling having a greater maximum height at a ratio of 1 foot increase in height for every 2 feet setback increase.

Saratoga Springs	35 feet, except multi-family and mixed residential uses may be 40 feet.
Cedar Hills	35 feet

The necessity of setting and enforcing height requirements becomes more important when considering protections that should be enjoyed by all residents. These protections include, but are not limited to, the following:

- Aesthetic: including the protection of the character of the neighborhood, protection of view, and protection of light and air.
  - Alone, a slight increase to the height requirement of single-family structures may not always alter the character of an entire neighborhood; but when comparing to other requirements such as lot size and setbacks, the height requirement becomes a much more important factor when considering the sight lines of neighbors. For example, when a tall building is placed in close proximity to a shorter building, shadows from the taller building may inhibit the natural light that would otherwise be enjoyed and creates a cramped and unpleasant feeling for the shorter building.
  - Current sight triangles in the R-1 Zone have a maximum rise-to-run ratio from 0.7 to 1.75. Explaining this further:
    - The smallest factor of 0.7 is calculated from the minimum rear yard setback distances between two properties. If a house is 35 feet tall, and that house is viewed from a distance of 50 feet away, representing the minimum distance between homes, then that results in a factor of 0.7. (see example on page 6)
    - Likewise, The largest factor of 1.75 is taken from side yard setbacks, as there is a 10-foot minimum setback between the home and the property line; or 20 feet between buildings.
  - There is also a balance between the setback and height requirements in conjunction with the lot size requirements of the underlying zone. Smaller lots, such as the R1-8 zone are intended to accommodate an increased density while not feeling overly crowded, and lower density zones (such as the R1-15 and R1-20 zones) are intended to be a buffer between the higher density zones and the Rural Residential area where more open space is needed for animal rights.
  - In short, sight lines in higher density zones are generally steeper than in low density zones, and an increase in building height for single-family homes throughout all of the R-1 Zone, without supporting conditions, would be objectionable.
- Population density: including the protection of single-family designation and protection of affordable housing.
  - The Pleasant Grove 2023 General Plan outlines “Pleasant Grove is caught between two trajectories of thought. On one hand, many residents want to preserve the small-town feel of the community... and have concerns regarding higher density development and the impact it will have on the feel of Pleasant Grove. At the same time, many residents also desire a greater variety of amenities and increased services not typical of a bedroom community.”

- Because of this vision, it is apparent that the single-family designation and the preservation of land associated with single-family use is of high importance to the residents of Pleasant Grove. However, when there is an increase to population in an area, there is also an associated demand to increase the density of that area either through multi-family uses or through subdivisions. With an increase in demand and lack of supply, the cost for single-family lots also increases.
- In short, an increase in density, without multi-family options, leads to more subdivisions with a smaller lot size. If taller structures are permitted on large sections of land with increased setback requirements, then that land is less likely to be subdivided unless the zoning requirements are amended; and fewer subdivisions reduce the supply of available property for sale.
- Additionally, it becomes increasingly difficult to monitor the height of existing homes when a subdivision is applied for.
- Safety: including the protection of the public and protection of privacy.

Staff recommends approval of the proposed code text amendment to amend Section 10-9B-9: Building Height in the R-1 Zone, so long as a ratio of a 1-foot increase in height is met with a 5-foot increase in additional setback requirements. With this condition in place, most of the protections that are established by having a height requirement are observed.

## Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on May 23, 2024.

### 5. **Public Hearing: Code Text Amendment – Section 10-9B-9: Building Height (City Wide)**

Public Hearing to consider the request of Jory Walker to amend City Code Section 10-9B-9: Building Height in the R-1 (Single Family Residential) Zone to permit graduated setbacks for single-family residential structures. (Legislative Item)

## RECOMMEND APPROVAL

**MOTION:** Commissioner Fugal moved that the Planning Commission recommend that the City Council APPROVE the request of Jory Walker for a Code Text Amendment to City Code Section 10-9B-9: Building Height, to permit an increase in height for single-family residential structures with a respective graduated setback; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

1. The adopted language is subject to review by the City Attorney.
2. Any material changes should be brought back to the Planning Commission for approval.

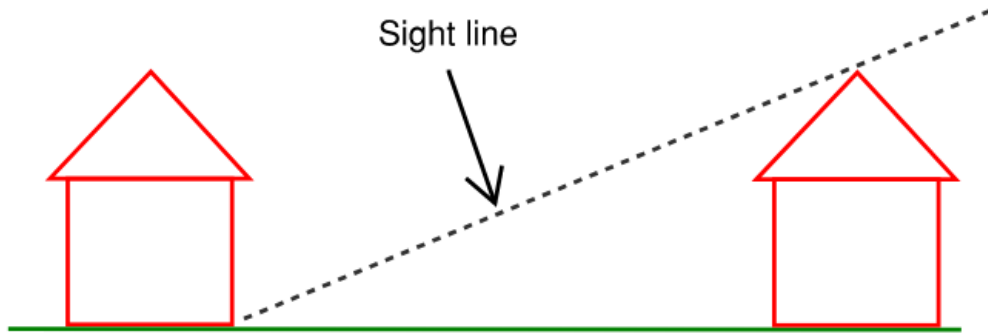
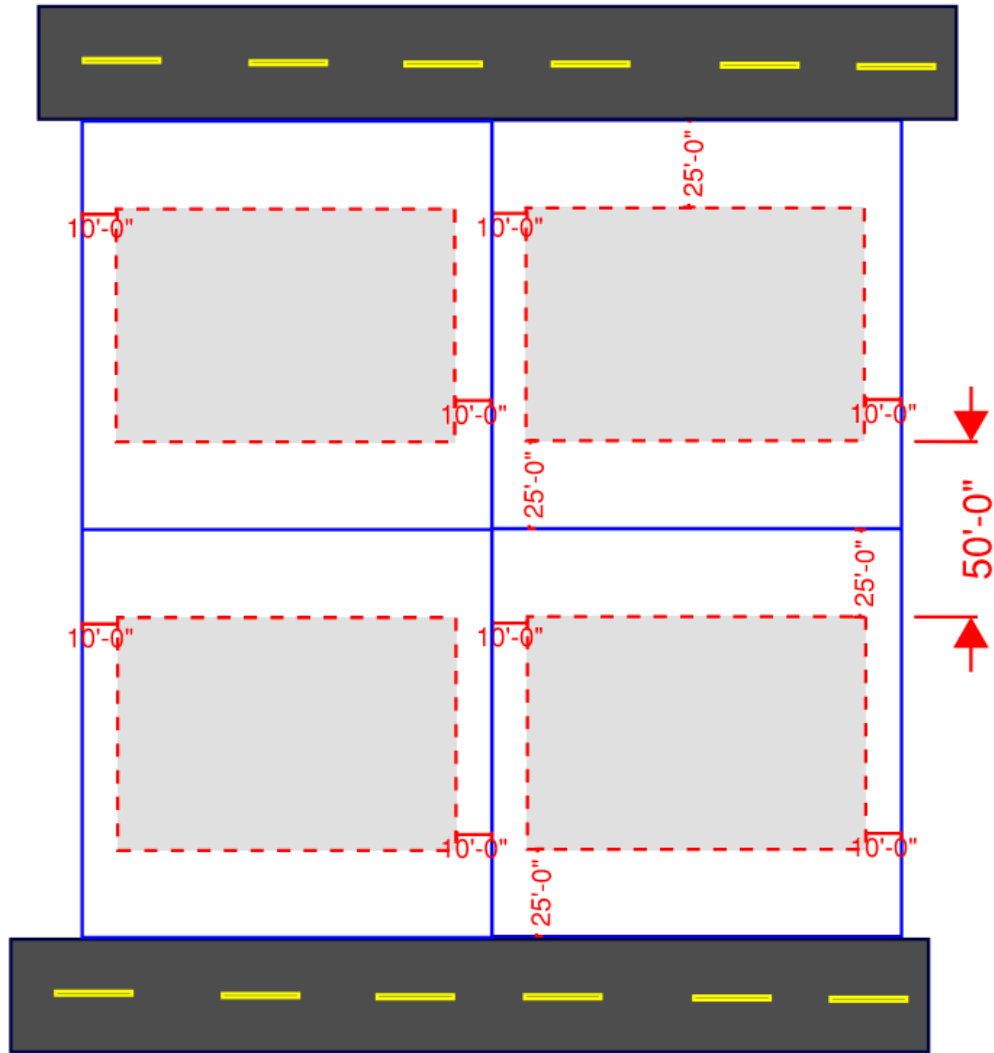
Commissioner Phillips seconded the motion. Vote on motion: Commissioner Phillips-Yes; Commissioner Butler-Yes; Commissioner Fugal-Yes; Commissioner Martineau-Yes; Commissioner Redding-No; Commissioner Nelson-Yes; Chair Patten-Yes. The motion passed 6-to-1.

Motion by: Commissioner Fugal

Seconded by: Commissioner Phillips

AYE VOTES: Chair Patten and Commissioners Phillips, Butler, Fugal, Martineau, Nelson

NAY VOTES: Commissioner Redding



A height of 35 feet, viewed from a distance of 50 feet away, means a sight line will have a factor of 0.7.



**ORDINANCE NO. 2024-016**

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-9B-9: BUILDING HEIGHT FOR PRIMARY RESIDENTIAL STRUCTURES IN THE R-1 (SINGLE-FAMILY RESIDENTIAL) ZONES. THE PROPOSED CHANGE ALLOWS THE MAXIMUM HEIGHT OF THE MAIN DWELLING TO BE INCREASED FROM THIRTY-FIVE FEET (35') TO FORTY-FIVE FEET (45') IN ALL THE SINGLE-FAMILY ZONES, SUBJECT TO AN INCREASE IN SETBACKS, INCLUDING AN EFFECTIVE DATE (JORY WALKER AND DREW ARMSTRONG, APPLICANTS).**

**WHEREAS**, City Codes establish a maximum height for main structures accordingly in all zones with the intention to protect the views (sight lines), aesthetics, privacy, and the scale and harmony of the design of the neighborhood; and

**WHEREAS**, regardless of the size of the lot (acreage) or the increase in the proposed setbacks from property lines for the main dwelling, the maximum height allowed for all main dwelling structures in all the R1 (Single Family Zones) is thirty-five feet (35'); and

**WHEREAS**, the applicant is proposing to increase the maximum height of main dwellings by ten feet (10'), allowing the main dwelling to be built with a height of forty-five (45'); and

**WHEREAS**, staff proposes that in order to protect the visual sight lines of the neighbors as well as to preserve the mass scale of taller buildings, all setbacks, back, front and sides shall be gradually increased; and

**WHEREAS**, on May 22, 2024, the Pleasant Grove City Planning Commission held a public hearing to consider the proposed amendment to increase the maximum height allowed for the main dwellings in all residential zones up to a maximum of forty-five feet (45') as long as the setbacks are gradually increased; and

**WHEREAS**, at its public hearing, the Planning Commission decided that the requested amendment to increase the maximum height for the main dwelling structures in all single-family zones is in the best interest of the public and consistent with the goals and policies of the General Plan; and

**WHEREAS**, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to the building height section in all single-family residential zoned be approved; and

**WHEREAS**, on July 9, 2024, the Pleasant Grove City Council held a public hearing to consider the request; and

**WHEREAS**, at its meeting the Pleasant Grove City Council was satisfied that the amendment to the Pleasant Grove Municipal Code is in the best interest of the public and consistent with the goals and policies of the General Plan; and

**WHEREAS**, it is the legislative body's intent that the city code amendments shall be in the interest of the public.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. Section 10-19B-9, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

**10-9B-9: BUILDING HEIGHT:**

No lot or parcel of land in an R-1 zone shall have a main building or structure used for dwelling or public assembly which exceeds a maximum height of thirty five feet (35'). Chimneys, flagpoles, church towers and similar **architectural** structures not used for human occupancy are excluded in determining height.

Main residential buildings located in a legally subdivided lot (Lots that are part of a subdivision) with a minimum area of 2.5 Acres may exceed the maximum height of thirty -five feet (35') to a limit of forty-five feet (45') if all the following conditions are met:

- a) For every foot of height exceeding thirty -five feet (35') up to a maximum of forty-five feet (45'), the rear setback shall be increase by five feet (5').
- b) For every foot of height exceeding thirty -five feet (35') up to a maximum of forty-five feet (45'), both side setbacks shall be increase by 3 feet (3').
- c) For every foot of height exceeding thirty -five feet (35') up to a maximum of forty-five feet (45'), the front setback shall be increase by five feet (5').

Accessory structures, in the R-1 zones, shall not exceed the height of the dwelling or shall have a maximum height of twenty five feet (25'), whichever is more restrictive. The height is to be based on the measurement of the average finished grade to the peak of the roof. The maximum height can only be allowed if the proper yard requirements, found in section [10-9B-7](#) of this article, have been met. (Ord. 2008-5, 3-4-2008; amd. Ord. 2021-18, passed 6-1-2021)

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 9<sup>th</sup> day of July 2024.

\_\_\_\_\_  
Guy L. Fugal, Mayor

ATTEST:

\_\_\_\_\_  
Wendy Thorpe, City Recorder (SEAL)

**Motion: Council Member** \_\_\_\_\_

**Second: Council Member** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Eric Jensen	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____

**CERTIFICATE OF POSTING ORDINANCE  
Pleasant Grove City Corporation**

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. \_\_\_\_\_ was posted on the State (<http://pmn.utah.gov>) website on this \_\_\_\_ day of \_\_\_\_\_, 2024.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

# City Council Staff Report

July 9, 2024

## VICINITY PLAN AMENDMENT

<b>REQUEST</b>	Vicinity Plan amendment	
<b>APPLICANT</b>	Mustang Design	
<b>ADDRESS</b>	Approx. 184 W 200 N	
<b>ZONE</b>	Downtown Village – Transitional	
<b>STAFF RECOMMENDATION</b>	Approve the Vicinity Plan Amendment Approve the Preliminary Subdivision Plat	
<b>ATTACHMENTS</b>	Property Zoning Map	3
	Property Aerial Map	4
	Existing Vicinity Plan	5
	Proposed Vicinity Plan	6

## Background

The applicant is requesting approval of a vicinity plan amendment and a preliminary subdivision with 21 lots, called Autumn Thyme Subdivision Plat 'A'.

The northern portion of the subject property was rezoned from R1-8 to Downtown Village – Transitional (DV-T) Zone in September 2023. Access to this proposed development is from 200 West, and this development is largely vacant except for a [warehouse/nonconforming building]. The surrounding properties have also been developed with residential uses.

## Analysis

### Vicinity Plan:

The goal of the Vicinity Plans is to provide long range planning for local neighborhood streets in undeveloped areas of Pleasant Grove. Pleasant Grove City Code requires Planning Commission approval to amend adopted Vicinity Plans.

The existing vicinity plan for this area outlines the connection of 200 North through this property. The applicant is requesting to refrain from making the connection from 200 North and only providing access to this development through a cul-de-sac extending from 200 West.

Staff supports the proposed vicinity plan because if the connection at 200 North were to be installed, it would either go through the existing residence at 205 N 100 W or the future road would have to be moved further south, which would not meet the City's requirements for intersections. The City requires that connecting roads at an intersection should not have an offset of greater than 10 feet or less than 150 feet.

The applicant has worked closely with staff to meet the above requirements, and staff recommends approval of the proposed vicinity plan and preliminary subdivision plat, with the condition that all final planning, engineering, and fire department requirements are met.

## Recommendation From Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on June 13, 2024.

**1. Public Hearing: Vicinity Plan Amendment – Located at approx. 184 W 200 N  
(Little Denmark Neighborhood)**

Public Hearing to consider the request of Mustang Design for a vicinity plan amendment, located at approximately 184 West 200 North in the Downtown Village Zone - Transitional Subdistrict. (Legislative Item)

### RECOMMEND APPROVAL

**MOTION:** Commissioner Martineau moved the Planning Commission forward a positive recommendation of APPROVAL the request of Mustang Design for a Vicinity Plan Amendment for property located at approximately 184 West 200 North in the Downtown Village – Transitional Subdistrict; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the condition(s) below:

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

Commissioner Redding seconded the motion. The Commissioners unanimously voted “yes”. The motion carried.

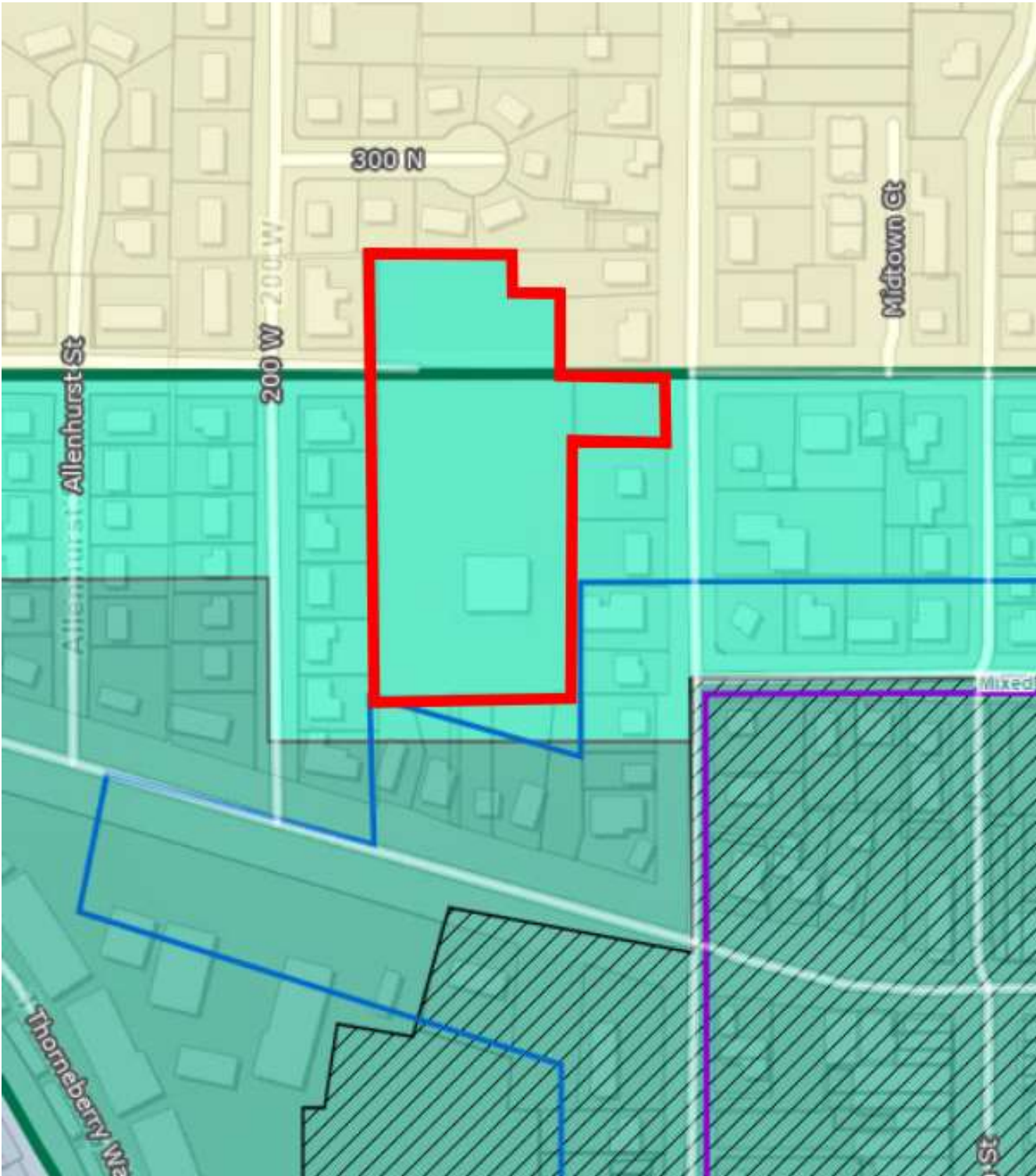
Motion by: Commissioner Martineau

Seconded by: Commissioner Redding

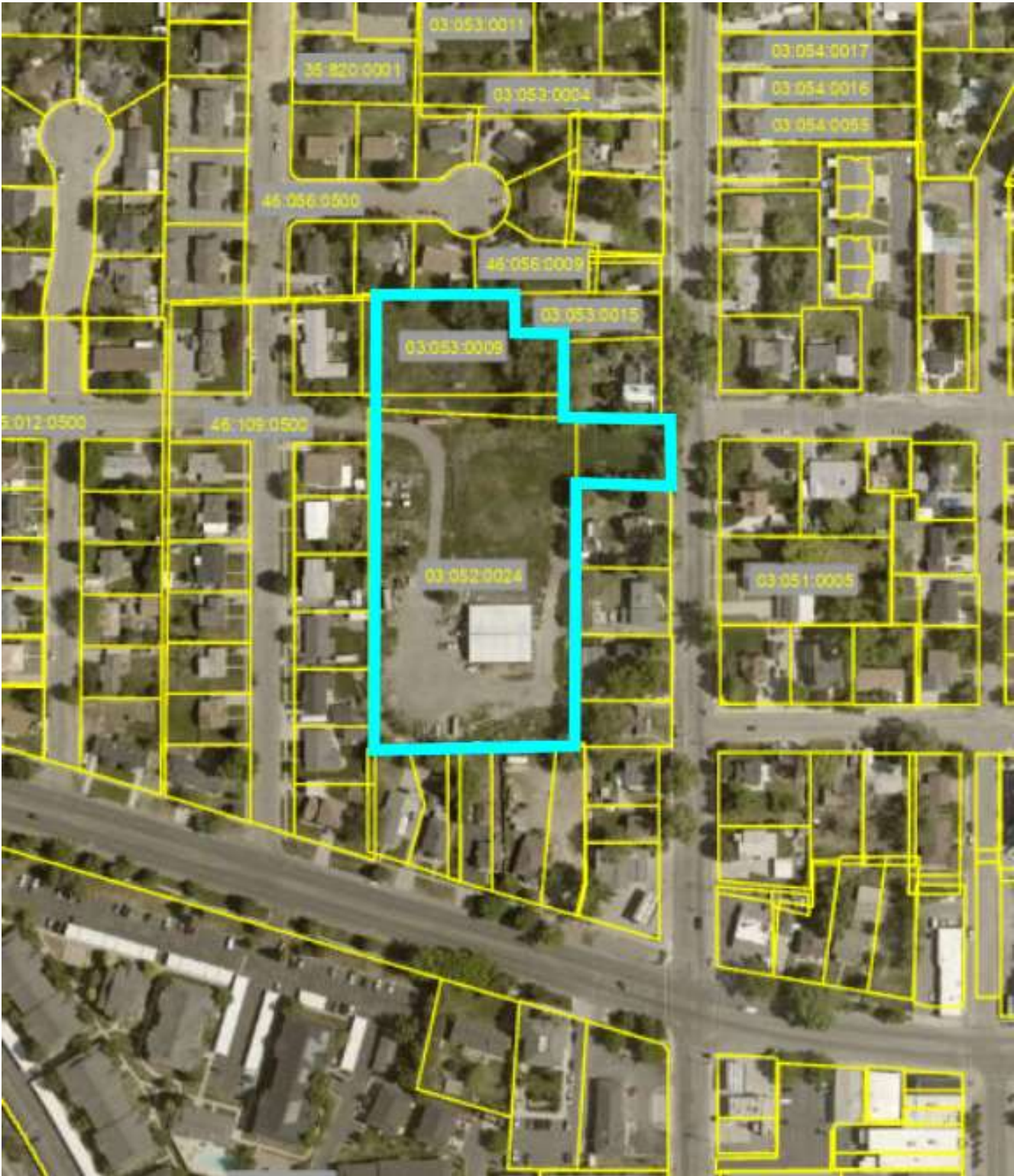
AYE VOTES: Chair Patten and Commissioners Phillips, Martineau, Redding, Trickler, Nelson

NAY VOTES:

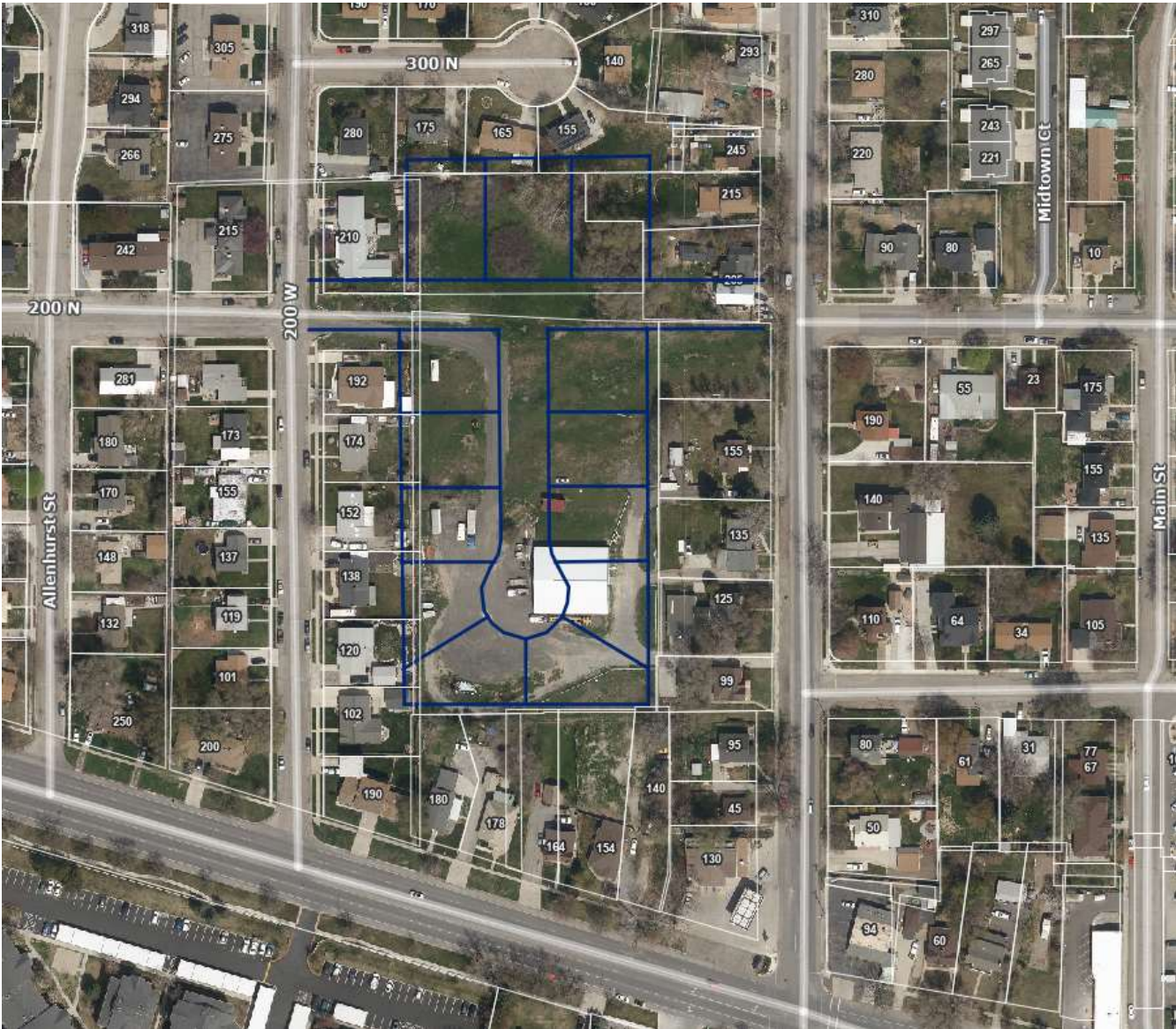
**PROPERTY ZONING MAP**



**PROPERTY AERIAL MAP**



**EXISTING VICINITY PLAN**





**VICINITY PLAN – Proposed Amendment**



## **ORDINANCE # 2024-017**

**AN ORDINANCE AMENDING THE OFFICIAL VICINITY PLAN OF PLEASANT GROVE CITY, ADOPTING THE NEW PROPOSED VICINITY PLAN FOR THE AREA APPROXIMATELY BOUNDED BY 200 WEST ST, 100 WEST ST, AND 200 NORTH ST IN THE DOWNTOWN VILLAGE ZONE. MUSTANG DESIGN APPLICANT.**

**WHEREAS**, the legislative body has previously adopted codes and plans to provide direction for the future needs, growth and development of the community; and

**WHEREAS**, City Code Section 10-5-4 calls for the adoption of a vicinity map which will provide long range planning for local neighborhood streets; and

**WHEREAS**, the current adopted vicinity plan for the area bounded by 200 West St, 100 West St. and 200 North St makes future development of the area impractical and not feasible due to road offset connectivity; and

**WHEREAS**, on June 13, 2024, the Pleasant Grove City Planning Commission held a public hearing to consider an amendment to the previously adopted Pleasant Grove City Vicinity Map; and

**WHEREAS**, at its public hearing the Planning Commission decided that the requested amendment to the Pleasant Grove City Vicinity Map was in the public interest and consistent with the goals and policies of the City and the General Plan; and

**WHEREAS**, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Vicinity Map be adopted; and

**WHEREAS**, on July 9, 2024, the Pleasant Grove City Council held a public hearing to consider the request; and

**WHEREAS**, at its meeting the Pleasant Grove City Council was satisfied that the request to amend the Pleasant Grove City Vicinity Map was in the best interest of the public and was consistent with the goals and policies of the City; and

**WHEREAS**, at its meeting the Pleasant Grove City Council approved the request that the Pleasant Grove City Vicinity Map be amended concerning properties located at the area approximately bounded by 200 West St, 100 West St. and 200 North St, in the Downtown Village Zone.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT GROVE:**

**SECTION 1.** The Pleasant Grove City Council has evaluated the Amended Pleasant Grove City Vicinity Map (Exhibit A) and supporting document (Exhibit B). The Amended Vicinity Map is hereby **ADOPTED**.

**SECTION 2.** The Pleasant Grove City Council finds that the Amended Vicinity Map is in the best interest of the public and is consistent with the goals and policies of the City.

SECTION 3. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

SECTION 4. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 5. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council or Pleasant Grove City, State of Utah, on this 9<sup>th</sup> day of July, 2024.

\_\_\_\_\_  
Guy L. Fugal, Mayor

ATTEST:

\_\_\_\_\_. (SEAL)  
Wendy Thorpe,  
City Recorder

**Motion: Council Member** \_\_\_\_\_

**Second: Council Member** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Eric Jensen	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____

**CERTIFICATE OF POSTING ORDINANCE**  
**Pleasant Grove City Corporation**

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Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

**Exhibit “A”**

**Proposed Vicinity Plan**



**Exhibit “B”**

**Current Vicinity Plan**

