



Members Present:

|               |                |
|---------------|----------------|
| Staci Carroll | Council Member |
| Ryan Hunter   | Council Member |
| Ernie John    | Council Member |
| Clark Taylor  | Council Member |

Members Absent:

|                  |       |
|------------------|-------|
| Bradley J. Frost | Mayor |
|------------------|-------|

Staff Present:

|                 |                               |
|-----------------|-------------------------------|
| David Bunker    | City Administrator            |
| Terilyn Lurker  | City Recorder                 |
| Patrick O'Brien | Development Services Director |
| Loralee Miller  | Executive Assistant           |
| George Schade   | IT Director                   |
| Cherylyn Egner  | Legal Counsel                 |
| Stuart Fore     | Police Lieutenant             |
| Sam Kelly       | Public Works Director         |

Also present: Josh Walker, Taylor Garent, Sam Dickson, Dustin Kuttler, Will Stewart, and four additional citizens.

The American Fork City Council held a public hearing in conjunction with the regular session on Tuesday, March 26, 2024, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

PUBLIC HEARING

- Receiving public comment on the vacation of a portion of a public utility easement for property at 499 West 1040 North, located within lot 37 of the Lakeview Farms Subdivision Plat "C".

No public comments were made.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Carroll; roll call.  
Mayor Pro Tem Taylor welcomed everyone to the meeting and excused Mayor Frost. Those in attendance recited the Pledge of Allegiance and the invocation was offered by

Council Member Carroll. Roll Call was taken. It was noted that Council Member Holley was participating electronically.

2. Twenty-minute public comment period - limited to two minutes per person.

*Taylor Garent.* Mr. Garent stated he lives south of the FrontRunner Station was there to bring to the attention of the council the parking issue. He was recently informed they can no longer park in some areas on the street; however, the residents have no other option to park there as there is no parking available for their developments. He noted there are a couple of extra lots in the area, and he questioned if those could be used as parking or if they could continue to park on the street until a solution can be found.

Mayor Pro Tem Taylor explained the city was enforcing no parking in the bike lane and didn't see them pulling it back, although the council was planning on discussing the issue. Mr. Bunker noted the city was looking at a couple of other areas to add parking.

Mr. Garent felt the two bike lanes and extra wide sidewalk was a bit excessive. Mayor Pro Tem thanked Mr. Garent for his comments.

3. City Administrator's Report

David Bunker reported there would be a meeting on Thursday at 4:30 p.m. at City Hall regarding the street closure on 200 South. Engineering staff and the contractor will be present to explain the plan. For those who can't make it, the information will be put together and shared on the city's webpage and social media page.

4. Council Reports

Council Member Carroll reported the library had the unveiling of the mural in the rotunda; it has been in process for a long time. This three-dimensional mural was created by using books and pages from books and depicts stories.

Council Member Holley reported the Memorial Day program will be on Monday, May 27<sup>th</sup>, with long-time coach David Knight as the speaker for that program. The Arbor Day celebration will be April 25<sup>th</sup> at Legacy Park. He reported there will be a garden tour once again during Steel Days and they are looking for residents interested in letting people tour their gardens.

Council Member John stated the Dispatch 911 meeting was held and they are working hard on hiring more dispatchers. They have recently hired 4, but they are still down 13 dispatchers. At the North Pointe board meeting, they discussed a potential rate increase; the consensus was to have small, incremental increases regularly. They met with residents on 200 South on Saturday, which spurred the town hall meeting. The residents expressed concerns, with parking first and foremost. They drove around with the residents and were shown things they weren't aware of.

Council Member Hunter stated he saw the library mural and thought it was great; the old one was outside the building. He noted public safety has had a couple of hectic weeks, and he expressed his gratitude for those running toward the danger rather than away.

Council Member Hunter reported the committee has been planning Steel Days and is excited for the events. He appreciated their time and energy for putting on all the events.

Council Member Taylor expressed his appreciation for our public safety personnel. The city has top notch public safety personnel that can respond quickly. They have the best trained public safety personnel to help mitigate the issues that come up.

### COMMON CONSENT AGENDA

(*Common Consent* is that class of Council action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda.)

1. Approval of the February 22/23, 2024, budget workshop minutes.
2. Approval of the February 27, 2024, city council minutes.
3. Approval of the March 5, 2024, work session minutes.
4. Approval of the March 12, 2024, city council minutes.
5. Approval of the authorization to release the Improvements Durability Retainer of \$44,799.78 for The Meadows at American Fork Phase 2, located at 751 West 200 South.
6. Ratification of a Reuse Authorization Contract with TSSD for the reuse of water sewage effluent treated by Timpanogos Special Service District.
7. Ratification of a Reuse Authorization Contract with TSSD and local municipalities for the reuse of water sewage effluent treated by Timpanogos Special Service District.
8. Ratification of city payments (March 6, 2024, to March 19, 2024) and approval of purchase requests over \$50,000.

Mayor Pro Tem Taylor noted there was a minor change to the budget workshop minutes, and the council had been given the corrections.

**Council Member Carroll moved to accept the common consent agenda with the noted change to the February 22/23, 2024, Budget workshop minutes. Council Member Hunter seconded the motion. Voting was as follows:**

|                  |                                       |
|------------------|---------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>           |
| <b>MOVER:</b>    | Staci Carroll, Council Member         |
| <b>SECONDER:</b> | Ryan Hunter, Council Member           |
| <b>YES:</b>      | Carroll, Hunter, Holley, John, Taylor |

### ACTION ITEMS

1. Review and action on an ordinance approving the vacation of a portion of the public utility easement for property at 499 W 1040 N, located within lot 37 of the Lakeview Farms Subdivision Plat "C".

Patrick O'Brien explained the applicant's request was to reduce the public utility easement from 10 feet to 5 feet. He explained that staff was okay with that, but there are minimum setbacks in place that will need to be addressed on the building side. The next step in the process would be for the building department to approve the plans if everything was outside of the easement and if there were no further issues.

Council Member Hunter appreciated keeping the 5-foot setback consistent with the zone.

**Council Member Hunter moved to adopt Ordinance No. 2024-03-11 approving the vacation of a portion of the public utility easement at 499 West 1040 North. Council Member John seconded the motion. Voting was as follows:**

|                  |                                       |
|------------------|---------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>           |
| <b>MOVER:</b>    | Ryan Hunter, Council Member           |
| <b>SECONDER:</b> | Ernie John, Council Member            |
| <b>YES:</b>      | Carroll, Hunter, Holley, John, Taylor |

2. Review and action on a land use map amendment known as Buckwalter Industrial, located at approximately 7058 N 5750 W, American Fork City, UT 84003. On approximately 25.33 acres, the property proposes to change from the Residential Low-Density designation to the Design Industrial land use designation.

Mr. O'Brien explained there are two addresses noted on the agenda as the property is not currently within city limits. However, if this application is approved, the property would annex into the city under this land use designation. He explained that staff had concerns about planned industrial that far north of 1100 South, as there is a future park in the area which would create challenges being near industrial. Staff's preference is to have the park surrounded by residential.

Council Member Hunter asked about the 1100 South cross section. Mr. O'Brien explained there is a significant trail going east to west on 1100 South, which allowed for regional connectivity. This option was needed as they no longer have the trail in the diagonal linear park.

Dustin Kuttler, representing Mr. Buckwalter, stated their opinion of the use was there was a planned four-lane road in front of this property, with tracks along the northern side. He understood that the city has plans for a fire station in the park in the future. He pointed out the Church of Jesus Christ of Latter-Day Saints owns the property to the east, which was to be industrial. He does understand the park concerns, however, with the four-lane road, the Vineyard Connector, and other industrial uses in the area, they felt the land use change was justified.

Council Member Carroll stated they talked about the boundaries of industrial many times in the past. It was noted they had discussed where to draw the line for industrial designation, and they felt that industrial should stay south of 1100 South and east of 100 West. Mr. O'Brien stated there is significant traction on residential uses and didn't see a residential issue being an issue.

Council Member Carroll stated the discussions had taken place regarding where they draw the lines for the industrial designation prior to this application. She had a hard time turning something that was supposed to be residential to industrial. Council Member Hunter agreed with Council Member Carroll and commented that in his three years, they have held strong with 1100 South and 100 West being the limit and have denied other requests. Council Member John also agreed. Mayor Pro Tem Clark stated he appreciates the need for industrial, but he did not support making the change.

**Council Member Hunter moved to deny the proposed land use map amendment located at 7058 North 5750 West from the Residential Low-Density designation to the Design Industrial designation. Council Member John seconded the motion.**

**Voting was as follows:**

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|------------------|---------------------------------------|
| <b>RESULT:</b>   | <b>DENIED [UNANIMOUS]</b>             |
| <b>MOVER:</b>    | Ryan Hunter, Council Member           |
| <b>SECONDER:</b> | Ernie John, Council Member            |
| <b>YES:</b>      | Carroll, Hunter, Holley, John, Taylor |

3. Review and action on an ordinance amending Section 17.5.121, related to design standards within the landscaping section of the Municipal Code.  
Mr. O'Brien explained this ordinance would pull some design standards out of the code to be included in a standalone document. This would allow them to have more flexibility based on needs and requirements, and it would not clutter the code with design standards.

Council Member Carroll felt it was a great idea, but commented they were trying to get things in one area. Ms. Egner explained that the text of the code specifies what the requirements are, but the code would direct people to a separate handbook that contained the drawings and diagrams. She noted there would be general updates periodically that would be brought forward to the council. This will also be done with the engineering specs.

It was noted that most cities have separate standards for drawings, with their code sending them to that standard.

**Council Member Carroll moved to adopt Ordinance No. 2024-03-12 approving the code text amendment amending Section 17.5.121, titled Landscaping, relating to design standards and providing an effective date for the ordinance. Council Member Hunter seconded the motion. Voting was as follows:**

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|------------------|---------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>            |
| <b>MOVER:</b>    | Staci Carroll, Council Member         |
| <b>SECONDER:</b> | Ryan Hunter, Council Member           |
| <b>YES:</b>      | Carroll, Hunter, Holley, John, Taylor |

4. Review and action on a proposed Code Text Amendment, known as "R" Definitions, of the American Fork City Municipal Code. Amending Section 17.12.218, the Code Text Amendment plans to provide a new definition for retail and service commercial structures.  
Mr. O'Brien explained they have had a few items come forward with concept plans that are pushing the interpretation level of what is permitted. For instance, applicants are trying to put in office/warehouse type structure under retail and service commercial warehouse use. Those functions are similar, but it does not fit the intent of the zone. Staff initiated this change to clarify the purpose and use it as a retail and service commercial structure and not retail and service commercial with warehouse being a major component. They did not want a mass warehouse in the back of retail; that does not fit the intent of the use of the zone. Mr. O'Brien stated this does tie into the next item on the agenda.

**Council Member Hunter moved to adopt Ordinance No. 2024-03-13 amending Section 17.12.218 of the American Fork City Code entitled “R” definitions. Council Member John seconded the motion. Voting was as follows:**

|                  |                                       |
|------------------|---------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>            |
| <b>MOVER:</b>    | Ryan Hunter, Council Member           |
| <b>SECONDER:</b> | Ernie John, Council Member            |
| <b>YES:</b>      | Carroll, Hunter, Holley, John, Taylor |

5. Review and approval on an ordinance amending Section 17.7.601(B), relating to allowed uses in planned commercial developments.

Mr. O’Brien explained this amendment was initiated by staff and removes to two uses from the zone, office/warehouse structures and car washes. The planning commission made the recommendation to remove one of the two uses, leaving in car washes as being allowed. He stated that staff feels different as they already allow for carwashes in other zones. The addition of car washes in the zone was relatively new and it came forward with the intention for utilizing it for a specific site, however, they found that it does impede traffic and doesn’t fit the overall intent of the zone. The GC 2 zone should be where people drive to a location for multiple vehicles. While the planning commission made one recommendation, staff is moving forward with a request the council approve the ordinance as presented. Mr. O’Brien stated if they have too many uses allowed in multiple zones then there isn’t much of a difference. There should be some level of transition, and the GC-1 has more of the service type uses. The two uses do not seem to fit with the intent of the GC-2 zone, which is to attract customers who will get out of their vehicles and spend money.

**Council Member Hunter moved to adopt Ordinance No. 2024-03-14 amending Section 17.7.601(B) of the American Fork City Code relating to allowed uses in planned commercial developments. Council Member Carroll seconded the motion.**

Mayor Pro Tem Clark commented he felt they were doing the right thing in preserving some of the elements of the zone.

**Mayor Pro Tem Clark called for a vote on the motion. Voting was as follows:**

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|------------------|---------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>            |
| <b>MOVER:</b>    | Ryan Hunter, Council Member           |
| <b>SECONDER:</b> | Staci Carroll, Council Member         |
| <b>YES:</b>      | Carroll, Hunter, Holley, John, Taylor |

6. Adjournment.

**Council Member Hunter moved to adjourn the meeting. Council Member Carroll seconded the motion. All were in favor.**

The meeting adjourned at 7:47 p.m.



Terilyn Lurker, City Recorder