

AMERICAN FORK CITY  
COUNCIL MEETING MINUTES  
APRIL 17, 2014

WORK SESSION

*The purpose of City Work Sessions is to prepare the City Council for upcoming agenda items on future City Council Meetings. The Work Session is not an action item meeting. No one attending the meeting should rely on any discussion or any perceived consensus as action or authorization. These come only from the City Council Meeting.*

The American Fork City Council met in a work session on Thursday, April 17, 2014, in the American Fork City Offices, 51 East Main Street, commencing at 3:33 p.m. Those present included Mayor James H. Hadfield and Councilmembers Carlton Bowen, Brad Frost, Rob Shelton, Jeff Shorter, and Clark Taylor.

Staff present: Associate Planner Wendelin Knobloch  
City Administrator Craig Whitehead  
City Engineer Andy Spencer  
City Planner Adam Olsen  
City Recorder Richard Colborn  
City Treasurer Melanie Marsh  
Finance Director Cathy Jensen  
Fire Chief Kriss Garcia  
IT Specialist George Schade  
Legal Counsel Melissa Mellor  
Public Works Director Dale Goodman

Also present: Paul Washburn

DISCUSSION OF THE UTAH COUNTY ETHICS COMMITTEE – Kasey Wright

Melissa Mellor was present on behalf of Kasey Wright. She explained that in 2012 the Utah State Legislature provided that cities could create local ethics commissions to review complaints against elected officials, municipal officers or employees who were subject to the Municipal Officers and Employees Ethics Act. If a City decided not to create a local commission then all ethics complaints would be filed with the Political Subdivision Ethics Review Commission which was essentially the State Ethics Commission. She cautioned against the City forming their own. Another option was to enter into an Interlocal Agreement with other Utah County Cities and together form a Utah County Ethics Commission.

The Utah County Ethics Commission agreement set forth the process for filing a complaint and dealing with a complaint. The filing fee for a complaint would be \$50. The agreement gave the commission the authority to review complaints, make findings, and make recommendations. Attorneys for the respective cities would serve on the Ethics Commission. By entering into the Interlocal agreement and passing the Ordinance, American Fork would become a part of this Ethics Commission. Attorney's, other than the City in which the complaint was filed, would serve for that particular issue.

Councilman Taylor noted there were no Orem, no Provo, and no Lehi in the proposed Interlocal Agreement.

Ms. Mellor reported that Provo has chosen not to participate even though they were the City that originally spearheaded this. Orem has decided to join.

Councilman Bowen felt that handling it on a local level could have a chilling effect on free speech. He was okay with just going with the State Program.

Mayor Hadfield commented that when it got to the State Level local control was lost and sometimes the people that were looking at it were greatly removed the problem. He thought this was a good deal. They have worked together with Mayors. He was sure the State had their hands full too as result of the last Attorney General. He felt it was the way to go and that it was a great recommendation. He asked Ms. Mellor to update the Agreement and then he would consider moving it forward for action.

Councilman Bowen felt it was positive to have less control.

#### DISCUSSION OF A REDEVELOPMENT OF THE TRAILER PARK AT 355 SOUTH CENTER STREET - *Paul Washburn*

Mayor Hadfield explained that Paul Washburn wished to make a presentation regarding the trailer park at 355 South Center. It was the same that he gave to the Planning Commission.

Mr. Washburn explained that originally it was an area used to house workers that had come to build the steel plant. The area had become run-down. He had brought this area up to a number of developers over the years to see if the area couldn't be cleaned up. One of the problems with trailer courts was that they may be run-down and they may be ugly, but they were cash cows to the owners. They were looking at acquiring the two trailer courts on the west side of the river and they have been valued at over \$2 million. There were no reasons for the owner to sell it for less than that as they get a very strong return on their investment.

Mr. Washburn continued that up until a couple of years ago, there was not a need for this type of development in this part of the County. There was now. The proposed density would be much higher than any other development in American Fork in the past. It was well located for high density with mostly rental homes around it. There was some buffering of parks and an elevated section of freeway. Old growth trees were on the property and they would preserve everything adjacent to the river and probably in the center as well. The properties were under contract. Surveyors have been threatened with ball bats and once with a gun. The current owner of the park did not know who actually owned the trailers.

Mr. Washburn stated that it would have a low impact on the surrounding neighborhood and virtually no impact on schools. It was proposed to fill a "nitch" for young professionals looking for a higher standard that included two managers on site, security on site, and recreational features. Most units would have 2 bedrooms and there would be some with 3 bedrooms.

Councilman Shorter asked if Mr. Washburn had talked with any of the surrounding neighbors of the trailer park.

Mr. Washburn responded that he had not.

Councilman Shorter asked about the rules when a trailer park was to be shut down.

Mr. Washburn answered that it required nine months notice. They would need to remove the infrastructure and he expected there would also be some environmental cleanup.

Mayor Hadfield noted that the trailer park was a low area. During high water it was necessary to sandbag along the river in that area. There was some uniqueness there. He asked how this matter was received by the Planning Commission.

Adam Olsen reported that this went to the Planning Commission at the beginning of March 2014. The major concern was 200+ units, 4-stories high, might not fit well. They asked that the developers meet with the neighbors so nothing was sprung on them at the last minute. Another issue brought up by the Commissioners was if there was super high density here, how do you stop it from going to another area. At the meeting Mr. Washburn proposed a new rehabilitation zone with very specific findings.

Mr. Olsen reported that he had received some calls from residents in the neighborhood regarding “why were you kicking us out” and “where will we go.”

Mayor Hadfield noted that 100 East was a collector class road and the City had been working to eliminate the Double T intersection at 200 South including federal funding to pipe the river.

Mr. Washburn stated that it was possible to write a zone for a very specific area, for a specific project, and that was what was proposed.

Councilman Frost wanted to know where one could go to look at a similar project.

Mr. Washburn responded Northgate in Orem. Those were about 1500 square feet. This proposal was 800 to 1100 square feet and would have a pool, tennis courts, play area for young children, and possibly a pathway along the river.

Councilman Frost noted the real reality was that this area was possibly the poor of the poor, low income area.

Mr. Washburn commented that this project would not be one they would most likely be able to step up to. The Utah County Housing Authority could help some. Some of the trailers were 40 to 50 years old. He reported that his role in this was a “gunslinger” working to get the project approved and equitable on the side of the developer and on the side of the City. This was on the bubble now and he felt it could work. The units would be rentals. Economies of Scale make a project of this size work. The 210 units are what made it work. They could not go much bigger or much smaller. He asked that the Council take a look, look at other projects and report their findings and suggestions. The trailer court was not going to clean itself up.

Councilman Frost thought that the market could drive it. They would need persons that knew different languages, knew the area and was sympathetic, to explain what was going on.

Councilman Shelton asked what the tallest apartment building was in the City.

Chief Garcia answered that 4-stories was fine. This area did not meet any of the fire codes. When one starts on fire it may not allow someone to get out of the one next to it. There were times that the fire department would go there that they could not get through especially in the winter.

Councilman Bowen asked if Mr. Washburn currently owned the property.

Mr. Washburn responded that it was under contract and they were doing due diligence. There were in excess of 20 boundary issues that had to be resolved. It was really a mess.

Councilman Bowen thought if someone wanted to come in and spend the money that it would be great. In talking about density, there might be other areas like downtown that this would fit.

Mayor Hadfield commented that the City was looking at higher density around the Transit Oriented Development area. He continued that he found it interesting that the Anderson Family was able to acquire Geneva and was able to get all kinds of tax breaks because of the cleanup responsibilities for Geneva Steel. Maybe American Fork City should jump on the bandwagon. This was part of Geneva Steel. Maybe we should get some tax breaks from the government and from the State and from the County in order to clean this up.

Councilman Shorter asked if there was to be one building or multiple buildings.

Mr. Washburn explained that there would be five buildings with varied façades staggered around the property and they would preserve many of the existing trees. It would require an investment in excess of \$20 million. Before it would come to the Council they would spend \$150,000.

Councilman Bowen thought the water table to be high there.

Mr. Washburn reported that had not yet been addressed.

Mayor Hadfield added that it was also in a low spot in the City and some accommodations would need to be made there.

Andy Spencer made Mr. Washburn aware that the FEMA Flood Plain Map was out for public comment.

Councilman Shelton observed that some cleanup was necessary inside the main flow.

Mr. Washburn asked if this was the worse idea you had ever heard to let him know.

Councilman Taylor thought it might be a battle with the neighbors but he felt it was a fantastic idea and would be more of a sales job to realize how awesome it could be and what it would provide compared with what was there now.

DISCUSSION OF A RESOLUTION TO IMPLEMENT OUTDOOR WATER RESTRICTIONS ON THE CITY PRESSURIZED IRRIGATION USERS – *Staff*

Dale Goodman reported that they were seeing about the same amount of snowpack as last year. The river flow was staying pretty low. The snow on the Timp Divide was lower than last year. The snow on the Snowbird side was lower than last year but more than on the Timp Divide.

Last year with the water restrictions they were trying to even out the peaks and they were able to iron out the spikes. The restrictions resulted in very little water conservation. Restrictions were needed now at the beginning of the season. He felt there was also a need for some penalties for those who were not compliant. Penalties could be a stepped approach.

1. Warn them
2. Double bill them
3. Shut off like culinary water
4. Code Enforcement Officer visit them and cite them

Mr. Goodman continued that they would clean up the language in the flyer so it was not so confusing and begin water restrictions on May 1.

Councilman Shelton asked if there was the same concern in the culinary system.

Mr. Goodman answered that there was not.

Mr. Goodman explained that of the 180 irrigation days, the City pumped a well 75 days to augment that water supply and they pumped 2 wells for 30 days.

Councilman Frost felt that the citizens needed to know the bill attached to pumping.

Councilman Taylor wanted to see that information in the flyer. It needed to be clear that they were being conservative so that all had the water they needed.

Mr. Goodman expressed that we lived in a desert and this ought to be standard operations.

Mayor Hadfield explained that when it was the American Fork Irrigation, their season was April 15 through September 15. Now with pressurized irrigation they have been successful in obtaining other storage water and even though there was nothing coming out of the canyon, we have the storage water in Jordanelle and in Deer Creek. Last year we used just about everything we were entitled to.

Mr. Goodman commented that there seemed to be a little more water in the reservoirs than last year at this time.

Mayor Hadfield asked the Council to review this and it was on the action agenda for Tuesday's meeting.

Councilman Bowen asked how Lehi addressed their water situation. He understood that there were voluntary restrictions and it went to a tiered approach. He thought that might be something to look at.

Mr. Goodman responded that Lehi came out with a green light, yellow light, red light system. If they wanted people to stop watering outdoors, that was a red light situation.

Councilman Frost asked how they informed the public about that.

Mr. Goodman did not know for sure but an automated calling system, website, and mailings, could be used.

Mayor Hadfield thought Lehi had their wells down for about 12 days.

Councilman Shelton commented that it was worry some to him that the City was already pumping two wells.

Councilman Taylor thought that sprinkling systems and clocks were meant to be a no-brainer. They needed to pay attention. There needed to be some education.

Mayor Hadfield commented that the use of Conservation Gardens provided valuable education. Education was the key. Utah was the second driest state in the United States. The message to use water wisely had to get across.

Councilman Frost wanted to see the penalties included.

Councilman Shorter asked about new landscaping.

Adam Olsen explained that when a new development came in, they were required to bring water.

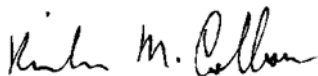
Councilman Frost felt people needed to link conserving water with conserving money.

Councilman Taylor suggested that pumping cost information be included in the letter. He thought people would adjust.

Mr. Goodman added that they would continue to put out educational things.

#### ADJOURNMENT

The work session adjourned at 5:02 p.m.



Richard M. Colborn, City Recorder