

AMERICAN FORK CITY COUNCIL
NOVEMBER 22, 2016
REGULAR SESSION MINUTES

Members Present:

Kevin Barnes	Councilman
Carlton Bowen	Councilman
Brad Frost	Councilman
Rob Shelton	Councilman
Jeff Shorter	Councilman

Members Absent:

James H. Hadfield	Mayor
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Staff Present:

Wendelin Knobloch	Associate Planner
Nestor Gallo	City Engineer
Terilyn Lurker	City Recorder
Trevor Coombs	Finance Director
George Schade	IT Director
Kasey Wright	Legal Counsel
Derric Rykert	Parks and Recreation Director
Darren Falslev	Police Chief
Adam Olsen	Senior Planner

Also Present: John Woffinden, Collin Gordon and son, Father Blaine, Jamie Kent, Jay Meacham, Mark Johnson, Joe Rich, Vera Chadwick, Steve Smoot, and twelve others.

REGULAR SESSION

The American Fork City Council met in a regular session on Tuesday, November 22, 2016, in the American Fork City Hall, 31 North Church Street, commencing at 7:30 p.m.

1. Pledge of Allegiance; prayer by Father Blaine; roll call.
Mayor Pro-Tem Frost welcomed everyone and excused Mayor Hadfield. Those present recited the Pledge of Allegiance and Father Blaine of St. Peter's Catholic Church offered a prayer. Roll Call was taken.

Mayor Pro Tem Frost invited the scouts to come forward and introduce themselves: Brandon Thorpe, Joseph Oldham, Colby Klinger, Aut Jackson, Morgan Lish, and Brayden Butler.

2. Twenty-minute public comment period - limited to two minutes per person.
There were no public comments.
3. Council Reports concerning Committee Assignments.
Councilman Barnes reported that the Veteran's Day Program took place on November 11 and it was a great success. He thanked those who volunteered their time.

Councilman Bowen wished everyone a Happy Thanksgiving and expressed his gratitude for this truly American holiday.

Councilman Shelton reported that the Chamber of Commerce was able to attend a tri-city meeting with Lehi and Pleasant Grove. At the meeting, they had the opportunity to listen to various leaders speak about economic development and business growth at the northern end of Utah County.

Councilman Shelton also shared a story from a citizen and her positive interaction with an American Fork police officer. He asked the Police Chief to pass on the citizen's compliments to the officer.

Councilman Shorter stated that the Library Board met recently and they are seeking new members. Any interested parties should submit an application to Mayor Hadfield. He also reported that a few Eagle Projects had just been completed at the library and there were other projects that could be done.

Mayor Pro Tem Frost also spoke about the success of the Veteran's Day Program, which he viewed as a valuable City tradition.

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 by the Mayor or a Councilmember and placed in the action items.)

1. Approval of the November 3, 2016 work session minutes
2. Approval of the November 8, 2016 city council minutes
3. Approval of city bills for payment (November 7, 2016 to November 22, 2016) and purchase requests over \$25,000
4. Approval of a partial release for the performance guarantee bond in the amount of \$611,536.00 for Easton Park Phase I located at 650 S 860 E. *(Requested by Dale Goodman, Public Works)*
5. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$22,500.00 and issue a Notice of Acceptance for the Mira Vista Plats B & C construction of public improvements located at 502 South 1040 East. *(Requested by Dale Goodman, Public Works)*
6. Approval of a partial release for the performance guarantee bond in the amount of \$287,353.00 for the Mitchell Meadows Subdivision located at 900 W 1000 N. *(Requested by Dale Goodman, Public Works)*
7. Approval of a partial release for the performance guarantee bond in the amount of \$196,560.20 for Rivulet Apartments located at 860 E 460 S. *(Requested by Dale Goodman, Public Works)*

Councilman Shorter moved to approve the common consent agenda. Councilman Shelton seconded the motion.

Councilman Bowen asked if the City Council Members had been able to review the City bills and if they had noticed the bank card information listed. He was grateful to see those charges accounted for on the statement, but he wanted to see what categories those

charges went toward. He also expressed a desire for the City, under the direction of Mayor Hadfield, to reinstitute the Finance Committee so that any questions about the finances could be answered prior to the City Council Meeting.

Councilman Shelton reported that he had recently met with Finance Director Trevor Coombs, who had shared some ideas that could help to improve the finance reporting.

Councilman Bowen stated that he would be voting against the consent item until he was able to address his questions with Mr. Coombs. However, he did support the bond releases.

Councilman Barnes noted the exact amounts listed on a number of the consent items and thanked the Financing Department for keeping track of every penny spent by the City.

Mr. Coombs stated that he would be willing to entertain any suggestions or recommendations from the City Council in regards to what is shown on the staff reports. He explained how he had implemented a better “checks and balance” system when it came to finances. Mr. Coombs then noted that a change needed to be made to Item 6. The Public Works Director wished to hold a portion of the funds as retainage, so the invoice amount should be changed to \$258,861.10.

Councilman Shorter amended the motion to reflect the change in Item 6. Councilman Shelton seconded the amendment.

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

RESULT:	APPROVED [4 TO 1]
MOVER:	Jeff Shorter, Councilman
SECONDER:	Rob Shelton, Councilman
AYES:	Kevin Barnes, Brad Frost, Rob Shelton, Jeff Shorter
NAYS:	Carlton Bowen

AGENDA ITEMS

1. Review and action on a Resolution amending the Transportation Element of the American Fork City General Plan in order to eliminate a local class road referred to as the Art Dye Connector, located near 980 North and 500 East. (Requested by Dale Goodman, Public Works)

City Engineer, Nestor Gallo, explained that the amendment to the Transportation Element of the General Plan would eliminate the Art Dye Connector, which was originally included to provide a connection to 980 North. That connection is no longer necessary as the access issue has been addressed with another road. The Art Dye Connector would have been financially costly to the City and there were environmental and safety concerns for the park if that connector were to be constructed.

Councilman Bowen stressed the importance of having an east-west connection, and it was unlikely that the Murdock Connector would be established in the near future since the residents of Highland were opposed to it. He asked staff to consider adding another possible connection to the Master Plan in the event that the Murdock Connector does not happen.

Mr. Gallo stated that the removal of the Art Dye Connection would help in getting the Murdock Connector completed. He also reported that the City was working on a proposal for traffic calming measures on the more dangerous road in the area.

Councilman Shelton moved to approve Resolution No. 2016-11-36R amending the Transportation Element of the American Fork City General Plan in order to eliminate a local class road referred to as the Art Dye Connector, located near 980 North and 500 East. Councilman Barnes seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Shelton, Councilman
SECONDER:	Kevin Barnes, Councilman
AYES:	Kevin Barnes, Carlton Bowen, Brad Frost, Rob Shelton, Jeff Shorter

2. Review and action on a Class A Beer License for 7-Eleven #36765A at 109 East Main. (Requested by Terilyn Lurker, Recorder)

Councilman Shorter moved to approve the Class A Beer License for 7-Eleven #36765A located at 109 East Main Street. Councilman Shelton seconded the motion. Voting was as follows:

RESULT:	APPROVED [4 TO 1]
MOVER:	Jeff Shorter, Councilman
SECONDER:	Rob Shelton, Councilman
AYES:	Kevin Barnes, Brad Frost, Rob Shelton, Jeff Shorter
NAYS:	Carlton Bowen

3. Review and action on a Class A Beer License for Harts Gas and Food at 21 North 1020 West. (Requested by Terilyn Lurker, Recorder)

Councilman Shorter moved to approve the Class A Beer License for Harts Gas and Food at 21 North 1020 West. Councilman Shelton seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Shorter, Councilman
SECONDER:	Rob Shelton, Councilman
AYES:	Kevin Barnes, Carlton Bowen, Brad Frost, Rob Shelton, Jeff Shorter

4. Review and action on a resolution indicating the City's intent to annex the Mitchell Farms Annexation consisting of 28.25 acres at approximately 850 West 700 North. (Requested by Terilyn Lurker, Recorder)

Mr. Olsen noted that this resolution was the first step in the annexation process.

Councilman Shelton moved to approve Resolution No. 2016-11-37R indicating the City's intent to annex the Mitchell Farms Annexation consisting of 28.25 acres at approximately 850 West 700 North. Councilman Bowen seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Shelton, Councilman
SECONDER:	Carlton Bowen, Councilman
AYES:	Kevin Barnes, Carlton Bowen, Brad Frost, Rob Shelton, Jeff Shorter

5. Review and action on the Smart Annexation consisting of 30.01 acres at 1100 North 1200 East including the Ordinance of Annexation, Annexation Agreement, and placement of the property in the R1-12,000 Residential Zone. *(Requested by Terilyn Lurker, Recorder)*

Councilman Bowen moved to adopt Ordinance No. 2016-11-52 approving the Smart Annexation consisting of 30.01 acres at 1100 North 1200 East including the Ordinance of Annexation, Annexation Agreement, and placement of the property in the R1-12,000 zone. Councilman Shelton seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carlton Bowen, Councilman
SECONDER:	Rob Shelton, Councilman
AYES:	Kevin Barnes, Carlton Bowen, Brad Frost, Rob Shelton, Jeff Shorter

6. Review and action on the Bennett Annexation consisting of 23.57 acres at 80 North 1020 West including the Ordinance of Annexation, Annexation Agreement, and placement of the property in the GC-2 Planned Commercial and the PF Public Facilities zones. *(Requested by Terilyn Lurker, Recorder)*

Councilman Shorter moved to adopt Ordinance No. 2016-11-53 approving the Bennett Annexation consisting of 23.57 acres at 80 North 1020 West including the Ordinance of Annexation, annexation agreement, and placement of the property in the GC-2 and PF zones. Councilman Shelton seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Shorter, Councilman
SECONDER:	Rob Shelton, Councilman
AYES:	Kevin Barnes, Carlton Bowen, Brad Frost, Rob Shelton, Jeff Shorter

7. Review and action on an ordinance providing restrictions and regulations over the American Fork City Watershed Area to protect the City's water quality. *(Requested by Terilyn Lurker, Recorder)*

The item was withdrawn and would be placed on a future agenda.

8. Ordinance approving a commercial site plan for the Golf Skills Training Center at Fox Hollow Golf Course, located at 300 East 1600 North, in the PF Public Facilities zone. *(Requested by Adam Olsen, Planning)*

Senior Planner Adam Olsen explained that this request was heard by the Planning Commission the previous week and was expedited onto the City Council Meeting agenda. This is why the staff report did not include any minutes from the Planning Commission meeting. The Planning Commission was in favor of the proposal with the recommendation that the parking area to the south be paved.

Councilman Shorter asked if the City could pave the parking area. Mr. Olsen stated that the parking area was City property, so the City could take that responsibility.

Councilman Barnes asked about the size of the facility and the construction timeframe. Mr. Olsen was unsure, but stated that the applicant was present to answer such questions. As the facility and the southern parking area were separate, the applicant could begin construction on the facility immediately and take care of the parking area next spring.

Mark Johnson, with Mustang Designs, and Jay Meacham, with Civil Science, came forward representing the applicant. Mr. Johnson stated that the facility would be approximately 20,000 to 25,000 square feet in size. He noted that there was already a paved access to the area, although it was not wide enough to be considered a full road. The subject property was owned by the City and being leased to a non-profit organization.

Councilman Shelton was in favor of having the parking area paved.

Mr. Johnson explained that the majority of the participants of the training facility would be bussed in from the local universities. The parking area to the south would mostly be used when public events or seminars were held at the facility. There would be seven parking stalls directly adjacent to the facility, and these would be used daily by staff members.

Councilman Bowen asked if the facility would be open for public use, and it was explained that the facility would be available to the public during certain hours.

Councilman Bowen did not feel that the parking was sufficient, and the distance between the facility and the south parking area was undesirable. Councilman Shorter commented that the geographical location of the facility made adjacent parking difficult, and he argued that the distance between the facility and the parking area was not that significant.

Councilman Bowen stated that the Murdock Connector was intended to be the main access for this facility, but it was likely that this connection would not be established for quite some time. Mr. Johnson explained that they were aware of the issues, but they believed that the connection would eventually be made. He reminded the City Council that there was already a paved access to the facility.

Councilman Shorter moved to adopt Ordinance No. 2016-11-54 approving a commercial site plan for the Golf Skills Training Center at Fox Hollow Golf Course, located at 300 East 1600 North, in the PF Public Facilities zone with instructions to the city recorder to withhold publication of the ordinance subject to all conditions identified in the public record associated with the November 16, 2016 Planning Commission meeting. Councilman Shelton seconded the motion. Voting was as follows:

RESULT:	APPROVED [4 TO 1]
MOVER:	Jeff Shorter, Councilman
SECONDER:	Rob Shelton, Councilman
AYES:	Kevin Barnes, Brad Frost, Rob Shelton, Jeff Shorter
NAYS:	Carlton Bowen

9. Review and action on an Ordinance approving amendments to the Development and Construction Standards for trails and street cross sections. (Requested by Dale Goodman, Public Works)

City Engineer, Nestor Gallo, presented a brief background of the ordinance and stated that the amendments would include some new trail and street cross sections. Based on previous discussions, the side-path width requirement would be changed from ten feet to eight feet with a five foot park strip minimum.

Mayor Pro-Tem Frost opened the hearing for public comment.

John Sumsion asked if the plan amendments would attempt to push bicycle traffic off of the roads and onto the sidewalk. He explained that riding a bicycle on City streets was a lot safer than riding on the sidewalk, which was dangerous to both bikers and pedestrians.

Councilman Shelton stated that the amendments were intended to affect recreational bicycle use rather than commuters.

Councilman Shelton move to approve Ordinance No. 2016-11-55 amending the Development and Construction Standards for trails and street cross sections. Councilman Shorter seconded the motion.

Councilman Bowen noted that the term side-path essentially referred to the sidewalk, and a shared-use path was really a trail.

Councilman Bowen felt that eight-foot sidewalks was excessive for local class streets and would prefer to require only five-foot sidewalks. He was opposed to the proposal.

Councilman Barnes also believed that an eight-foot sidewalk was unnecessary, and he worried about how much property would be taken away from homeowners or City streets to compensate for the width. However, he believed it to be a good compromise and would be voting in favor of the amendment.

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

RESULT:	APPROVED [4 TO 1]
MOVER:	Rob Shelton, Councilman
SECONDER:	Jeff Shorter, Councilman
AYES:	Kevin Barnes, Brad Frost, Rob Shelton, Jeff Shorter
NAYS:	Carlton Bowen

10. Review and action on an ordinance adopting an amendment to Section 17.5.128.D.6.c. of the American Fork City Development Code. (Requested by Adam Olsen, Planning)

Senior Planner Adam Olsen explained that the proposed amendments related to project identification signs for large commercial development, and it would only apply to the

Meadows Commercial District. The applicant wished to put an additional sign into State Street. The Planning Commission recommended approval.

Councilman Shorter moved to approve Ordinance No. 2016-11-56 adopting an amendment to Section 17.5.128.D.6.c. of the American Fork City Development Code. Councilman Barnes seconded the motion.

Councilman Bowen was supportive of the request, believing that the amendment would be helpful to the developer and the City.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Shorter, Councilman
SECONDER:	Kevin Barnes, Councilman
AYES:	Kevin Barnes, Carlton Bowen, Brad Frost, Rob Shelton, Jeff Shorter

11. Adjournment

Councilman Shelton moved to adjourn the meeting. Councilman Bowen seconded the motion. All were in favor.

The meeting adjourned at 8:26 p.m.



Terilyn Lurker
City Recorder