

AMERICAN FORK CITY  
CITY COUNCIL MINUTES  
JULY 8, 2014  
\*ELECTRONIC PARTICIPATION\*

PUBLIC HEARING

The American Fork City Council met in a public hearing on Tuesday, July 8, 2014, in the American Fork City Hall, 31 North Church Street, commencing at 7:20 p.m. Those present included Mayor James H. Hadfield, Councilman Carlton Bowen, Councilman Brad Frost, and Councilman Clark Taylor. Councilman Rob Shelton and Councilman Jeff Shorter were excused.

Staff present:   Accounts Payable Shauna Thomas  
                  Associate Planner Wendelin Knobloch  
                  City Administrator Craig Whitehead  
                  City Attorney (Civil) Kasey Wright  
                  City Attorney Intern T.C. Taylor  
                  City Engineer Andy Spencer  
                  Deputy Recorder Terilyn Lurker  
                  Finance Officer Cathy Jensen  
                  Fire Chief Kriss Garcia  
                  Library Director Sheena Parker  
                  Parks Superintendent Jason Thomson  
                  Police Chief Lance Call  
                  Public Works Director Dale Goodman  
                  Senior Planner Adam Olsen  
                  Technology Director George Schade

Also present:   Barbara Christiansen, Neil Thomas, Leola Durrant, Pharis Blackhurst, Josh McKell, John Woffinden, Preston Kirk, Kyle Barratt, Ken Berg and 8 additional residents.

7:20 p.m. Receiving of public comment regarding the declaring of certain items to be surplus including a vehicle and miscellaneous items

Mayor Hadfield explained they were there to receive public comment regarding the declaring of certain items to be surplus. He explained the surplus items included a 1993 Ford F-350 Truck, vertical file organizer, ocean scene painting, old conference table and 9 leather conference chairs.

There were no public comments.

The hearing adjourned at 7:21 p.m.

REGULAR SESSION

The American Fork City Council met in a regular session on Tuesday, July 8, 2014, at the Historic City Hall, 31 N. Church Street, commencing at 7:30 p.m. Those present included Mayor James H. Hadfield, Councilman Carlton Bowen, Councilman Brad Frost, and Councilman Clark Taylor. Councilman Rob Shelton participated via telephone. Councilman Jeff Shorter was excused.

Staff present: Accounts Payable Shauna Thomas  
Associate Planner Wendelin Knobloch  
City Administrator Craig Whitehead  
City Attorney (Civil) Kasey Wright  
City Attorney Intern T.C. Taylor  
City Engineer Andy Spencer  
Deputy Recorder Terilyn Lurker  
Finance Officer Cathy Jensen  
Fire Chief Kriss Garcia  
Library Director Sheena Parker  
Parks Superintendent Jason Thomson  
Police Chief Lance Call  
Public Works Director Dale Goodman  
Senior Planner Adam Olsen  
Technology Director George Schade

Also present: Barbara Christiansen, Neil Thomas, Leola Durrant, Pharis Blackhurst, Josh McKell, John Woffinden, Preston Kirk, Kyle Barratt, Ken Berg, Sherri Shepherd, Mark Rhymes, Reggie Lisle, Fred Johnson and 8 additional residents.

Mayor Hadfield welcomed everyone. Mayor Hadfield noted for the record that he received notice from Councilman Rob Shelton and Councilman Jeff Shorter that they would be unable to attend the meeting in person and did request to attend electronically at least one week prior to this meeting. Mayor Hadfield excused them from attending this City Council meeting in person and noted that they would attend electronically. Mayor Hadfield stated that he would have George Schade make contact with the two council members for the common consent agenda and action items agenda.

The Pledge of Allegiance was repeated and Chief Call offered a prayer.

PRESENTATION OF A COMMUNITY SERVICE AWARD TO JOYCE MAYNE AND  
LEOLA DURRANT FOR SERVICE ON THE SENIOR CITIZEN ADVISORY BOARD –  
Mayor Hadfield

Mayor Hadfield asked Leola Durrant to come forward. He presented her with a Community Service Award for her service on the Senior Citizen Advisory Board. Mayor Hadfield thanked Ms. Durrant for her time and service.

Ms. Mayne was not present and Mayor Hadfield noted he would visit with her at her home and present her with the award then.

SCOUTS

Mayor Hadfield had the scouts present introduce themselves.

Troop 830: Brogan Damon

TWENTY-MINUTE PUBLIC COMMENT PERIOD – LIMITED TO TWO MINUTES PER  
PERSON

Sherri Shepherd stated she was there representing the Mt. Timpanogos Village HOA. She was there again, as she was in June, because of persistent and extreme water pressure spikes at their homes. They have been told by the city that the spikes happen because they are at the end of a water line. American Fork City supplies their water, for which they pay dearly. American Fork City approved the system to be installed the way it is along 1040 East, which has allowed damage to the HOA fire suppression system again and again. In the beginning, maybe a loop system should have been approved.

Ms. Shepherd stated that they have had three recent incidents. On May 15, Building C fire riser was hit by a water spike which damaged the pressure reducing valve and caused flooding of that room with water and anti-freeze. That leak also damaged an adjoining condo. The water spike caused recently repaired fire systems to leak again, requiring additional repairs. On June 6, Building A fire riser was hit by a water spike causing a pipe stress crack, which resulted in water and anti-freeze spraying the ceiling, soaking the walls and seeping into the kitchen and hallway saturating the carpets. On July 7, the Building D fire riser was hit with a water spike causing a pipe stress crack resulting in water and antifreeze spraying the wall, covering the floor with antifreeze and seeping into the hallway carpet.

Ms. Shepherd stated that on the last incident, the company they called in for the emergency stated that the abnormally high, repetitive system pressure spiking caused the pipe stress crack and leaks throughout the building. They reported that proper measures needed to be taken, such as pressure reducing valves, to ensure proper functioning of life-safety equipment. Ms. Shepherd stated that at 6 p.m. this evening, she checked the pressures in all three riser rooms. The pressure in Building A was 200 pounds, Building B was 165 pounds, and Building D was 200 pounds.

Ms. Shepherd stated that in each incident, the fire risers have indicated pressure at over 200 pounds. In each incident, emergency call outs and repairs were required to keep their fire suppression systems in working order to protect their homes and property. Invoices have not been received by the HOA, but they did not expect the repairs to be cheap. She stated that they are currently working on finishing up the repairs needed.

Ms. Shepherd stated that over the last 10 years, the HOA has absorbed the cost for these types of problems, but they will no longer do that. She indicated that American Fork City would be receiving the invoices for the damages and repairs. As senior citizens of American Fork, they depend upon the city to fix the persistent problem before it happens again. She stated that there were friends and neighbors in attendance to show their support. If this happened in a condo, it would be a tragic situation. So far, it has happened only in the fire riser rooms and that was bad enough. Damage has occurred in some condos due to sprinkler system. Ms. Shepherd stated that something needed to be done and soon.

Ms. Shepherd had a petition signed by 81 residents of the condo complex and she gave that to Mayor Hadfield. She asked for the City's help in getting this resolved.

Councilman Bowen stated that when this was brought up in June, the Mayor had asked city staff to monitor it and come forward with some proposed solutions. He asked if there were any proposed solutions.

Dale Goodman stated that staff had been looking into the pressure issues and the fire riser rooms. He noted that they have found a number of non-compliance issues and maintenance issues in the rooms. The routine replacement of critical parts is not taking place. When they have taken measurements in the city system, they have not seen anything near 200 psi; it has been around 120 or 130 psi. Mr. Goodman stated that one of the requirements in the fire ordinance was that there had to be a Pressure Reducing Valve between the meter and the facility where the fire suppression system is located; that was never installed in any of those locations. Installing a PRV in the entire area would create a new pressure zone for the city and that did not make sense. Also, they have found that because of the construction to the south, the fire hydrant was being used to fill the water truck and when the valve was shut the pressure would spike. Staff believes that the opening and shutting of that hydrant could be the cause of those spikes. Mr. Goodman stated those were some of the issues they have found, which has been outlined in a memo to the Mayor and City Administrator.

Mayor Hadfield stated that he did receive a five-page memo from Nestor Gallo but did not think they had a firm solution. He clarified that the continuation of the water lines to the south would not loop the water lines, but looping the water line would ultimately help. In the meantime, a pressure reducing valve needed to be installed for those buildings. He knew there would be some expenses for damages and they would look over those expenses and come back to the council.

Mark Rhymes of West Valley stated that he heard some disturbing news about Art Dye Park and the disk golf course there being removed for more ball fields. He has played disk golf for years and it was a sport he enjoyed. He stated he will be the sole representative from Utah in the amateur World Disk Golf tournament in Minnesota. He stated that if there were plans for that to be removed, he asked that they re-look at that.

Councilman Taylor stated he was very appreciative of his comments. However, that was a rumor and there was no truth to the fact that the disk course would be removed. He noted that they may need to alter one T box, but that was all.

Reggie Lisle state he lives on Hindley Drive and asked if there was a way they could petition the city to change some of the processes such as what notice is given to surrounding residents. In other communities, the developer was required to pay for the expenses to notify residents. American Fork City will only publish notices in the newspaper.

Adam Olsen stated that they place a notice on the property, place it on the city's website, the state's website and publish the notices in the newspaper. He noted that other cities do mail out notices, but they also have a greater number of staff. American Fork City does follow state law.

Mr. Lisle would like the city to require the developer to pay for a notice to go out to property owners within 300 feet.

Mayor Hadfield asked Planning Commission Chairman John Woffinden and Adam Olsen to look into that.

#### CITY ADMINISTRATOR'S REPORT

Mr. Whitehead had nothing to report.

#### COUNCIL REPORTS CONCERNING COMMITTEE ASSIGNMENTS

Councilman Bowen stated that with regards to the disk golf course, there was a master plan at the Fitness Center that would show what the plans were for Art Dye.

Councilman Bowen reported that the Beautification Committee was alive and well. They elected Rosemarie Taylor to be the new chairperson. They are involved with the Parade of Gardens during Steel Days where citizens can explore private gardens.

Councilman Frost stated that Steel Days starts this week. He invited everyone to participate during the week of Steel Days. It was now a 9 day event, starting with the Miss American Fork Pageant this Friday night. The Car Show and Car Cruise would be held on Saturday. He asked the council to be in attendance Monday night at the opening ceremonies. The culmination of Steel Days was the Big Show event at the American Fork High School, where the Flashback Brothers would be the performers and the grand finale was the wonderful fireworks show. He stated that many individuals have put a lot of time and effort into Steel Days.

Councilman Frost reported that the cemetery expansion committee was modifying some of the plans. They were moving forward and would still like to come to the council at an upcoming work session. He noted that the committee did put notices on everyone's door in the area that would be affected by the expansion.

Councilman Frost met with IFA and they were close on a final landscaping design and having the buffer zone resolved; they would then come back to the City Council for a site plan. The buffer zone has more, bigger trees and he feels the neighbors will be agreeable.

Councilman Taylor reported that they have met as a Parks and Recreation Committee and they are proposing the addition of two capable members to the Committee.

Councilman Taylor stated that they met with neighbors on 500 East near Art Dye Park to discuss what was going on with 980 North. They had good input at a meeting last week where they had 35 citizens that came out. There had been some misleading information going around, such as eliminating the disk golf course.

#### MAYOR'S REPORT

Mayor Hadfield re-stated that they were having a Miss American Fork Pageant this week and he would be having dinner with the seven young ladies the following evening. He stated the pageant would be held at 7 p.m. at the American Fork Junior High School.

Mayor Hadfield asked George Schade to contact Council members Shelton and Shorter via telephone.

Mayor Hadfield stated that Councilman Shelton was on the phone; they were unable to reach Councilman Shorter.

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 June 19, 2014 work session minutes.
2. Approval of the June 24, 2014 City Council minutes.
3. Approval of the City bills for payment, manually prepared checks, and purchase requests over \$25,000 – Cathy Jensen.

**Councilman Taylor moved approval of the common consent agenda. Councilman Frost seconded the motion. Mayor Hadfield asked for a roll call vote. Voting was as follows: Aye, Councilman Frost, Councilman Shelton, and Councilman Taylor. Nay, Councilman Bowen. Councilman Shorter was absent. The motion carried.**

### ACTION ITEMS

REVIEW AND ACTION ON A RESOLUTION NOTIFYING THE UTAH COUNTY COMMISSION OF THE CITY'S INTENT TO SUBMIT AN OPINION QUESTION TO AMERICAN FORK RESIDENTS REGARDING THE POSSIBLE IMPOSITION OF A CITYWIDE TAX TO FUND PARKS, ARTS, RECREATION AND CULTURAL ACTIVITIES AND ORGANIZATIONS IN AMERICAN FORK CITY – Craig Whitehead

Mayor Hadfield explained this tax equaled one cent on a ten dollar purchase and would help further some of the parks, arts, recreation and cultural projects in the city. This would be placed on the ballot for residents to vote on. He indicated the necessary documentation was prepared to notify the County.

**Councilman Taylor moved approval of Resolution No. 2014-07-27R notifying the Utah County Commission of the City's intent to submit an opinion question to American Fork residents regarding the possible imposition of a citywide tax to fund Parks, Arts, Recreation, and Cultural activities and organizations in the City of American Fork. Councilman Frost seconded the motion.**

Councilman Taylor wanted to make sure it was clear that this was a sales tax that everyone who purchased anything in American Fork City would be assessed this tax; it was not just a tax on the city residents.

Mayor Hadfield stated that about 30% of the tax income comes from residents and the rest from residents of other communities. He noted that Orem has been very successful with their CARE tax and they were now working on their next ten years with this revenue source. In Utah Valley, Orem City has the premier facilities and has been able to accomplish many things with this tax.

Councilman Bowen stated he opposed tax increases, even this tax increase. He shops these stores in American Fork and it does impacts our residents.

**Mayor Hadfield asked for a roll call vote. Voting was as follows: Aye, Councilman Frost, Councilman Shelton, and Councilman Taylor. Nay, Councilman Bowen. Councilman Shorter was absent. The motion carried.**

REVIEW AND ACTION ON A RESOLUTION DECLARING CERTAIN ITEMS TO BE SURPLUS - Staff

Mayor Hadfield noted there was a public hearing held at 7:20 p.m. and no comments were made.

**Councilman Frost moved to approve Resolution No. 2014-07-28R declaring certain items to be surplus. Councilman Taylor seconded the motion. Mayor Hadfield asked for a roll call vote. Voting was as follows: Aye, Councilman Frost, Councilman Shelton, and Councilman Taylor. Nay, Councilman Bowen. Councilman Shorter was absent. The motion carried.**

REVIEW AND ACTION ON APPOINTMENTS TO CITIZEN COMMITTEES AND BOARDS – Mayor Hadfield

- a. Bonnie Smith to the Senior Citizen Advisory Board
- b. Joe Heaps to the Parks & Recreation Committee
- c. Pharis Blackhurst to the Parks & Recreation Committee

**Councilman Taylor moved to approve the appointments to citizen committees and boards. Councilman Frost seconded the motion. Mayor Hadfield asked for a roll call vote. Voting was as follows: Aye, Councilman Bowen, Councilman Frost, Councilman Shelton, and Councilman Taylor. Councilman Shorter was absent. The motion carried.**

REVIEW AND ACTION ON A LONG TERM AGREEMENT BETWEEN AMERICAN FORK LIBRARY AND SIRSIDYNIX – Sheena Parker

**Councilman Taylor moved to approve the long term agreement between the American Fork Library and SirsiDynix. Councilman Frost seconded the motion. Mayor Hadfield asked for a roll call vote. Voting was as follows: Aye, Councilman Bowen, Councilman Frost, Councilman Shelton, and Councilman Taylor. Councilman Shorter was absent. The motion carried.**

REVIEW AND ACTION ON EXTENSION OF AN AGREEMENT WITH GEORGE K. BAUM & COMPANY FOR FINANCIAL ADVISORY AND SUPPORTIVE SERVICES IN CONJUNCTION WITH FINANCIAL INSTRUMENTS – Cathy Jensen

Preston Kirk was present representing the company.

Councilman Bowen stated that he did not see a dollar amount specified and asked if there was a dollar amount in addition to the amount negotiated per transaction. Mr. Kirk explained that they work with American Fork City under a promise of trust that they will work with them in good faith in getting compensated for the work they do. Mr. Kirk was proud to report that over the last four years, they have been able to save the citizens \$480,000 and he hoped the services would be a small subset of the savings they deliver to the City. The contract says a mutually agreed upon fee based on the work and services they provide.

Councilman Bowen thanked him for his remarks and clarified that he had wanted to know if there was any compensation in addition to any deals.

Mr. Kirk stated they work for the city and what they see is what they get.

**Councilman Frost moved to approve the extended contract with George K. Baum & Company, noting he trusted them and what they do for the city. Councilman Taylor seconded the motion. Mayor Hadfield asked for a roll call vote. Voting was as follows: Aye, Councilman Frost, Councilman Shelton, and Councilman Taylor. Nay, Councilman Bowen. Councilman Shorter was absent. The motion carried.**

REVIEW AND ACTION ON A MEMORANDUM OF UNDERSTANDING (MOU)/INDEMNITY AGREEMENT BETWEEN THE SALT LAKE CITY FIRE DEPARTMENT AND THE CITY OF AMERICAN FORK FIRE AND RESCUE DEPARTMENT – *Chief Garcia*

Chief Garcia explained that this was an agreement that would hold the Salt Lake City Fire Department harmless in the event that our employees get hurt using their tower. There was no facility in the western United States other than in Salt Lake City and the Fire Department could use that free of cost with this agreement.

**Councilman Frost moved to approve the Memorandum of Understanding between the Salt Lake City Fire Department and the City of American Fork Fire and Rescue. Councilman Taylor seconded the motion. Mayor Hadfield asked for a roll call vote. Voting was as follows: Aye, Councilman Bowen, Councilman Frost, Councilman Shelton, and Councilman Taylor. Councilman Shorter was absent. The motion carried.**

REVIEW AND ACTION TO CONFIRM AN AGREEMENT WITH THE UTAH LOCAL GOVERNMENTS TRUST FOR WORKERS COMPENSATION INSURANCE – *Craig Whitehead*

Mr. Whitehead stated that there was a representative in attendance if they had any question. He was pleased to make this recommendation. The City was faced with a significant increase but they looked around and contacted numerous agencies for a proposal. The Utah Local Governments Trust gave a proposal and he was impressed with that. One of the first things we were going to do was to work with staff and identify areas to decrease our loss ratio. Mr. Whitehead would recommend the agreement.

Councilman Bowen summarized that every year the City entered a contract for workers compensation and based on the City's history over the last two years, the provider wanted to increase our premium. The Utah Local Governments Trust offered a premium of \$109,000 the first year and if certain statistics were met the City would get a refund. Mr. Whitehead stated the savings would be ongoing.

Councilman Bowen stated he did not think it was a lot of savings. He commented that their rating shows A+ for workers compensation. He asked if they were a government agency. Josh McKell stated that they were a government agency that uses Reinsurance, one of the top insurers in the world.

**Councilman Shelton moved to approve the agreement with the Utah Local Governments Trust for workers compensation insurance coverage. Councilman Taylor seconded the motion. Mayor Hadfield asked for a roll call vote. Voting was as follows: Aye, Councilman Frost, Councilman Shelton, and Councilman Taylor. Nay, Councilman Bowen. Councilman Shorter was absent. The motion carried.**

REVIEW AND ACTION REGARDING A LEASE AGREEMENT WITH SYRINGA NETWORKS, LLC FOR SPACE IN THE CITY'S NETWORK OPERATIONS CENTER – George Schade

George Schade stated they were looking at an agreement with a company called Syringa, which already had access to the Network Operations Center to provide the bandwidth. They would like to get unescorted access 24/7 and in order to do that they had to enter into this agreement. Mr. Schade noted that the City would receive the fee in the agreement and that Syringa was licensed and bonded and he recommended the City approve this agreement.

**Councilman Taylor moved to approve the Lease Agreement with Syringa Networks, LLC. Councilman Frost seconded the motion. Mayor Hadfield asked for a roll call vote. Voting was as follows: Aye, Councilman Bowen, Councilman Frost, Councilman Shelton, and Councilman Taylor. Councilman Shorter was absent. The motion carried.**

REVIEW AND ACTION ON THE VACATION OF A PORTION OF AN EXISTING REAR YARD PUBLIC UTILITY EASEMENT WITHIN QUAIL HOLLOW NORTH SUBDIVISION, PLAT A, LOT 9, 1262 NORTH 70 EASTS – Chris Russell

Andy Spencer was there to answer any questions.

Mayor Hadfield stated it was common for a ten-foot rear yard easement in a standard subdivision. Mr. Russell has a child with special needs and wanted to build a pool to assist with the physical growth of his child, but the pool would have to be within five feet of that ten-foot easement. Mayor Hadfield noted that Mr. Russell has received approval from the utility companies that they have nothing buried in that easement and he can encroach into that ten-foot easement. The request before the City Council was to approve a five-foot easement instead of a ten-foot easement on that lot.

**Councilman Frost moved to approve the easement vacation for a portion of the rear lot easement on Quail Hollow North Subdivision, Plat A, Lot 9, and authorize the Mayor to execute and instruct the City Recorder to record the document at the office of the Utah County Recorder. The final easement documents shall be reviewed and approved by the City Engineer to ensure compliance with the plan representation prior to recording and receipt of AFIC letter. Councilman Taylor seconded the motion.**

Councilman Bowen commented that he supported reducing the easement, but he hoped the city would work with someone who did not have a special needs child in the situation where the easements are not being used.

**Mayor Hadfield asked for a roll call vote. Voting was as follows: Aye, Councilman Bowen, Councilman Frost, Councilman Shelton, and Councilman Taylor. Councilman Shorter was absent. The motion carried.**

REVIEW AND ACTION ON SUBDIVISIONS, COMMERCIAL PROJECTS, CONDOMINIUMS, AND PUD'S INCLUDING 1) PLAT APPROVAL; 2) METHOD OF SATISFACTION OF WATER RIGHTS REQUIREMENTS; 3) POSTING OF AN IMPROVEMENT BOND OR SETTING OF A TIME FRAME FOR IMPROVEMENT

INSTALLATION; AND 4) AUTHORIZATION TO SIGN THE FINAL PLAT AND ACCEPTANCE OF ALL DEDICATIONS TO THE PUBLIC AND TO HAVE THE PLAT RECORDED.

- a. Review and action on an Ordinance adopting the final plat and project documentation for Harbor Village Plat B Flexible Lot PUD consisting of 35 units, located at 700 South 100 West in the PR 3.0 Planned Residential zone – Ivory Homes-Berg Engineering

Ken Berg was present to answer any questions.

Councilman Taylor commented that there were just bringing back what was approved two years ago.

**Councilman Taylor moved to approve Ordinance No. 2014-07-24 adopting the final plat and project documentation for Harbor Village Plat B Flexible Lot PUD consisting of 35 units, located at 700 South 100 West in the PR 3.0 Planned Residential zone and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat and publication of the ordinance subject to: (1) posting of a performance guarantee to ensure the timely construction of required public improvements and (2) all conditions as identified in the June 18, 2014 planning commission meeting. Councilman Bowen seconded the motion.**

Fred Johnson stated he owns property adjacent to the west of this property. He thought it was a fine project and thought it was always good when people come together to plan the developments. However, he was not aware of the change in the City's Master Plan for the roadway. It appeared that this was a request to modify that and he questioned why the City felt it necessary of the city's master plan.

Mayor Hadfield stated that to his knowledge they were not modifying the Master Plan and asked Adam Olsen to address this.

Mr. Olsen commented that the alignment of Storrs Avenue has been on the master plan for ten years with no modification.

Mayor Hadfield stated that Storrs Avenue was publicly owned to a certain point and then privately owned farther south; it was used as a lane but was privately owned. The City swung the road over the slough and then continued the public road south.

Mr. Johnson stated that as an adjacent property owner, he felt it was a travesty that they were not included to share the input on the development and they were now there to ask what the master plan was for his 9 acre parcel. By allowing Ivory Homes to develop their subdivision, it now impeded his property from being developed.

Mr. Olsen explained that access for Mr. Johnson's property has not changed. The master plan had always shown the jog in the road to accommodate the slough.

Mr. Spencer clarified that the additional bend in Storrs Avenue was to allow the existing Storrs Avenue to remain as an access for farms that would then be converted to a trail when developed.

Mr. Johnson stated he was baffled as to how they have a trail when they have acres and acres of property that have not been annexed into the city and zoned for residential uses. He asked where the engineering and the planning for the City regarding ingress and egress was.

Mr. Olsen commented that the street plan shows the backbone of the road system; there was no way to plan all of the streets until a proposal comes forward. Mr. Olsen felt that Mr. Johnson would have sufficient access when he chose to develop.

Mr. Johnson stated he was in error, but felt there should be more noticing for adjacent property owners. He felt they were being impeded as Ivory Homes was gaining three additional spaces. They also had a dedicated easement on the south of his property. It was troublesome to see how far this has gone without notice.

Mayor Hadfield stated that he served on the Planning Commission and this piece of property had been looked at in the early 1990's. The development of this property has been discussed and looked at for a number of years.

Councilman Bowen wanted Mr. Johnson to know that he was supportive of Mr. Johnson and his future efforts for development.

Mr. Johnson stated that Master planning was critical and it looked like it was going against the grain of what the city had planned. He thought they were getting the cart before the horse. He didn't think there had been enough notice given.

Mayor Hadfield stated there had been open houses on the property. He also noted that they do not design the property until it comes in for development.

Mr. Spencer stated that he has been talking with Mr. Berg and they could accommodate Mr. Johnson's request easily. With regards to Lot 301, they felt that Ivory Homes would be willing cut back the top of that lot and dedicate it to the public which would allow it to be used for access into Mr. Johnson's property in the future. He did not think it would be fair to make Ivory Home build anything on that lot, only that they would dedicate the property.

Councilman Taylor asked if he needed to amend the motion. Mr. Johnson stated that he was satisfied as long as the comments were included in the minutes.

**Mayor Hadfield asked for a roll call vote. Voting was as follows: Aye, Councilman Bowen, Councilman Frost, Councilman Shelton, and Councilman Taylor. Councilman Shorter was absent. The motion carried.**

Councilman Bowen clarified that his support for this was relying on good faith on the City Engineer's assertion that Ivory Homes would be supportive of that suggestion.

AJOURNMENT

**Councilman Taylor moved to adjourn the meeting. Councilman Bowen seconded the motion. All were in favor. The motion carried.**

The meeting adjourned at 8:41 p.m.

A handwritten signature in cursive script that reads "Terilyn Lurker".

Terilyn Lurker  
Deputy Recorder