

AMERICAN FORK CITY
WORK SESSION MINUTES
SEPTEMBER 18, 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, September 18, 2014, at the City Administration Building, 51 East Main, commencing at 3:30 p.m. Those in attendance were Mayor James H. Hadfield, Councilman Carlton Bowen, Councilman Brad Frost, Councilman Jeff Shorter, Councilman Clark Taylor, and Councilman Rob Shelton*.

Staff Present: City Administrator Craig Whitehead
Deputy Recorder Terilyn Lurker
Police Chief Lance Call
Public Works Director Dale Goodman
Senior Planner Adam Olsen

Also Present: Paul Washburn, Scott Higley, Ralph Moffat, Daniel Moffat and John Moffat.

Mayor Hadfield welcomed everyone.

DISCUSSION REGARDING THE APARTMENT/TRAILER COURT COMPLEX AT 400
SOUTH CENTER STREET – Paul Washburn

Mayor Hadfield stated the owners of this property were now to the point of detailed planning and they wanted to get a feel of how the council felt about the project before they make any further investments with the property.

Mr. Washburn explained the location of the project, pointing out that one home and the trailers would be taken out. Initially in order to finance the project, the owners had to have 250 units in this project and that would require they obtain additional land. They had thought they could obtain the trailer court across the river but that did not happen. The owners then went back to the bank and were able to get financing with 212 units.

*Councilman Shelton arrived at 3:35 p.m.

Mr. Washburn stated that they have a plan that would solve a majority of problems with parking and placement of buildings. They tried to put the majority of the units where they would have as little impact on the adjoining neighbors as possible. They also wanted to make sure they kept the traffic flowing for snow removal and garbage collection. He indicated that they have also ended up with a fair amount of green space. Mr. Washburn stated that the clientele for this project would be younger, urban professionals. This location would give them easy access to the library and businesses on Main Street. He indicated they were there to answer any questions the Council had.

Mayor Hadfield asked how many parking stalls were planned for the project. Mr. Washburn explained that there would be two stalls per unit with a possibility of a few extra stalls.

Councilman Shorter asked for any information on the buildings. Mr. Washburn explained there would be four buildings; two 32-plexes, one 64-plex, and one 84-plex. They would be four stories each. These buildings would be substantial and nice looking, with each unit having a balcony. There would also be setbacks and step outs throughout the building so that there would be some variation to the exteriors and the air conditioning units would be inside the towers at the top of the building.

Mayor Hadfield explained that when Geneva Steel began construction, places were needed for the workers to live and there was a cry to the City to provide temporary housing. This trailer court was an answer to that plea for help; however, they still have those “temporary houses” on the property. The trailer court is a privately-owned project where people own the trailer but rent the land.

Councilman Shorter asked if they knew how the neighbors felt about this project. Mr. Washburn stated they have not had a neighborhood meeting yet as they wanted to find out how the council felt before they brought this up with the surrounding area. As they have bought property, the neighbors seem to know that changes would take place.

Councilman Shorter asked how much notice was needed to give those who reside in the trailer court. Mr. Washburn stated that State Law allows the trailer court residents nine months to relocate.

Mr. Washburn indicated that Councilman Frost had expressed to him a concern about the displacement of people, and they were well aware of that issue. On acquiring the property, they asked to get a rent roll but the owner was not sure who was living there as they moved in and out continually. There were a lot of units that frequently changed hands, but he was also sure there were people who have lived there for a while. He did not know of many other trailer parks that would accept the trailers that were currently in this location.

Councilman Shelton asked how the maintenance of the project would be taken care of as it would be rental units. Mr. Washburn stated that they would have full-time managers on site and expected that the landscaping would be contracted out. This was a very competitive business and a substantial investment and not something they would allow to go down hill. It was noted that mortgage companies do annual or semi-annual inspections on these types of projects to guarantee the collateral is in good condition. Mr. Washburn commented that Mr. Moffat owns units in Salt Lake and in Orem and that they are in the process of revitalizing those units.

Mr. Moffat commented that there would be a manager, assistant manager, and maintenance team on-site. They would contract for landscaping and snow removal.

Councilman Taylor asked what the building height would be. Mr. Washburn stated they would be 48-feet tall.

Mayor Hadfield stated that this has been a problem area with spring run-off. There are areas they have had to sandbag the concrete along the river to keep water out of the trailer court. Mr. Washburn explained that their intention was to match the existing bank of the river so that they are protected from water run-off.

Mr. Washburn stated they would also need to do some property swaps with the city for a trail along the river.

Mayor Hadfield asked if they have met the requirements for open space and Mr. Olsen answered that they did. Mr. Washburn pointed out that there would be a clubhouse and a pool along with some sports courts.

Councilman Frost stated that he was sympathetic to the people in that trailer court. However, they do need to think of the community and this was a real blight and it would be harder to clean up later on. He asked what they needed from the city council.

Mr. Washburn stated that the City Council cannot make decisions in a work session, but they wanted to know if the council was against the project or for the project before they move ahead with further plans.

Councilman Shelton stated that he did have some concerns, but he would not say no to the project. He felt they needed to have some open houses and be very transparent with the neighbors. This was something different in American Fork and he would hold a lot of weight with the neighbor's concerns.

Mayor Hadfield asked what the density was of this project. Mr. Olsen stated that under the current scenario, they could go up to 12 units but this would be up to 30 units; the TOD zone would allow more but that was concentrated around the TRAX station.

Councilman Frost clarified that no one was asking for participation from the City. Mr. Washburn stated that cities are resistant for housing RDA projects so they did not think to come forward with a request. He noted that housing projects do not generate sales tax. This would generate a substantial amount of property tax and they don't necessarily think any should come back to them. However, if the city wanted to help the displaced residents then that was an idea as the project owners did not have the funds to help with displaced residents. He understands that this will impact those residents.

Mayor Hadfield stated that at night, there were many cars that caused problems with vehicle travel. He agreed that there should be some neighborhood meetings to see how the neighbors felt; this impacted the entire community and not just the surrounding neighbors.

Councilman Shelton asked if there would be improvement bonds for the project. Mr. Olsen did not know what those requirements would be.

Councilman Shorter stated that everyone wants to live in rural Utah but it won't stay that way for long. He was in favor of cleaning up the blight and making it a nice area.

Mayor Hadfield stated it also had easy access to the freeway.

Councilman Taylor stated that when this was first presented, he went down to the site and he thought it was a tough situation down there. He asked the height because of blocking light and mountain views. Councilman Taylor stated that the trailer court is frightening at best. He thought this was a better option but they did need to hold some town meetings. In the end, unless the residents want to keep the trailer court it was up to the council to make that decision to upgrade the quality of life for the community. He was behind the project as it made sense.

Mayor Hadfield commented that anytime there was change, there was apprehension. There would be some resistance because they were rental units.

Councilman Shelton stated that one other concern he had was the expense and scale and completion of the project; he did not want it to be like Mid-Town in Orem and stay unfinished for years. Mr. Washburn stated that with Mid-Town Village in Orem, that was a \$200 million project as opposed to this \$20 million project. He understood that concern, but they did not want to move forward and have this remain unfinished.

Mr. Washburn stated that there were two areas they will need help from the Council. The first was the property swap to construct the trails along the river. The second was that they would be petitioning the City for credit on impact fees for the units that already exist; there are approximately 65 existing units.

Mr. Moffat mentioned that they would be doing back ground checks on tenants to keep the criminals out as much as possible, making for a safer community.

Councilman Bowen stated he was supportive of their rights to improve their property. He asked if the current trailer park property owners were voluntarily selling their property and he was told they were.

Mr. Washburn stated that the tenants would have amenities provided for them in the form of a pool and club house. He noted that the parks adjacent to the property were also a benefit.

Mr. Whitehead asked what the range for rent would be. Mr. Moffat stated it would be an average of \$1,000; they want to rent to the start-up families and young couples.

Councilman Frost stated that as a Council, they get a heads up on going through the emotional phase of projects. They would probably get the same reaction from the citizens that he had initially; they would be concerned about the project but would come to understand it and look at it and like it.

Mayor Hadfield reiterated that the neighbors would be interested in what was going on and they needed to be open and transparent to the public.

Mr. Washburn stated that they would like to have two neighborhood meetings inviting all the neighbors in the area and then one with store owners along Main Street in American Fork as it would impact them as well. He would keep the council informed of when those would be held.

Mayor Hadfield thanked them for their efforts and wished them well.

ADJOURNMENT

The work session adjourned at 4:15 p.m.

A handwritten signature in cursive script, appearing to read "Terilyn Lurker".

Terilyn Lurker
Deputy Recorder