Members Present:

Bradley J. Frost	Mayor
Staci Carroll	Council Member
Ryan Hunter	Council Member
Tim Holley	Council Member
Ernie John	Council Member
Clark Taylor	Council Member

Staff Present:

David Bunker	City Administrator
Terilyn Lurker	City Recorder
Derric Rykert	Community Services Director
Patrick O'Brien	Development Services Director
Anna Montoya	Finance Officer
Aaron Brems	Fire Chief
George Schade	IT Director
Heather Schriever	Legal Counsel
Cameron Paul	Police Chief
Sam Kelly	PW Director

Also present: Adam Ellison, Christina Tuiaki, Jared Payne, George Brown, Deb Anderson, Jensen Reynolds, Whitney and Ethan Ingram, Lloyd and Aniva Togisala, Chris Hupp, Scott Knight, Bryce Wadsworth, Amber Lamph, and seven additional attendees.

The American Fork City Council held a public hearing in conjunction with the regular session on Tuesday, September 9, 2025, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

PUBLIC HEARING

- Receiving public comments on the declaration of property to be surplus and disposed of.

There were no public comments.

- Receiving public comments on the vacation of a portion of a public utility easement at 1026 North 1050 East.

There were no public comments.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member John; roll call.
   Mayor Frost welcomed everyone to the meeting. Those present recited the Pledge of Allegiance and an invocation was offered by Council Member John. Roll call was taken.

2. Twenty-minute public comment period - limited to two minutes per person.
   Jared Payne. Mr. Payne expressed his concern regarding pedestrian and cycling safety, particularly at intersections. He noted he would love to share a presentation in the future on this topic. Mr. Payne commented that he would love pedestrian leading intervals at traffic lights, which would give the pedestrians about 3 to 7 seconds time to cross the road before traffic starts. He has almost been hit multiple times because the green light and pedestrian walking signs go at the same time. He would love to hear any feedback or answer any questions.

   Mayor Frost asked Mr. Payne to fill out a public comment form and informed him staff would reach out to him.

   Amber Lamph. Ms. Lamph stated she was a resident of the south side of town, where her family owns a century farm. She stated the agenda includes approval of the Station Area Plan, and she was disappointed that the plan in the packet did not include the updates the planning commission requested. She went over the items the planning commission wanted. One, the centennial farm was not marked on the map or the legend. Two, the flow chart was supposed to indicate if the owners of the property were not interested, it was nixed as a plan option and to be moved. She was specifically talking about relocating the train station to the west which was on her property. Lastly, the concept drawings needed to be updated, as they were deceiving. It shows there were buildings currently there, but it is farmland. They are a centennial farm and do not plan on changing that; five years from now they will be farming and not developing. Ms. Lamph commented the city does not have the infrastructure to support development. The Green parcel wants to be developed, but they cannot develop to the density they want as the sewer and water does not allow it. She felt it was bad planning to put that as an option on that map. She keeps getting told this was a concept, but she thought that if it was included on the plan, people would push for that. She noted that part of their land use element includes fostering agricultural and other industries, and they are being squeezed on all sides with development. They felt their farm was being pulled apart. She asked that they not include that on the plan. Also, half of the plan is in Lehi and they are not aware of this.

3. City Administrator's Report
   Mr. Bunker reported the Timpanogos Special Service District will have a board workshop on September 18th where the public is invited to hear about the 20-year planning phase. He stated that within the next decade, the district will be spending close to $1.2 billion in upgrades to the plant and outfall lines.

   Mr. Bunker reported that September 22nd is bubble day; the bubble will be put up and the pool will be closed for 3 days. The patrons can go to Pleasant Grove or Lehi during those days.

4. Council Reports

Council Member Hunter mentioned they have been working on economic development, which has been rewarding to look at and be part of the discussions. It has been exciting to look at the downtown plan and get out in front of things and be proactive.

Council Member Holley stated the Cemetery Committee met last week. There are a few members who have resigned, and he expressed his appreciation to the Hares and Bruce Frandsen for serving on the committee. He noted they will be appointing new members tonight. Council Member Holley stated the cemetery committee has been working on the Veterans Day program.

Council Member John attended one of the funerals for the officers killed in Tremonton, where he was able to spend time with our officers. Our officers were professional and compassionate, and it was a humble experience to listen to the accomplishments of those officers who died. Council Member John also attended the new South Valley Transfer station open house in Sandy, which serves seven cities. The new transfer stations were totally indoors, with the doors opening and closing behind vehicles so you do not know what is happening inside. They are in the process of looking at designs and processes for the North Pointe Transfer Station, which will take them into next year.

Council Member Carroll had nothing to report.

Council Member Taylor stated he had attended the last cemetery committee meeting where they talked about veterans and the placement of their names on the Veterans Memorial. They will be working on putting criteria together to be brought back to the council to be discussed and voted upon. He expressed his appreciation to the cemetery committee and all the work they do.

5. Mayor's Report

Mayor Frost had nothing to report.

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 August 12, 2025, city council minutes.
2. Approval of the August 26, 2025, city council minutes.
3. Approval of a resolution adopting written findings revoking the business license of Millett Massage Spa, LLC.
4. Ratification of city payments (August 20, 2025, to September 2, 2025) and approval of purchase requests over $50,000.

Council Member Taylor moved to approve the common consent agenda. Council Member John seconded the motion. Voting was as follows:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Clark Taylor, Council Member
SECONDER:	Ernie John, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

ACTION ITEMS

1. Review and action on the approval of appointments to various city committees and boards:
Mayor Frost stated that Stan Colby was very willing to serve on the Senior Board. He served previously and was excited to serve again. Also, Lloyd and Aniva Togisala are to serve on the cemetery committee. Mayor Frost expressed his appreciation for those willing to serve.

Council Member Taylor moved to approve the appointment of Stan Colby to the Senior Board with a term ending 2028 and Lloyd and Aniva Togisala to the Cemetery Committee with terms ending 2028. Council Member Carroll seconded the motion. Voting was as follows:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Clark Taylor, Council Member
SECONDER:	Staci Carroll, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

2. Review and action on a Temporary/Seasonal Use Business License, known as Strangling Brother's Haunted Circus, located at 632 E 1500 S in the Planned Industrial (PI-1) Zone.
Council Member John explained he had concerns about traffic due to road construction and he spoke to Sam Kelly regarding that. Mr. Kelly had indicated there were signs indicating ways to get to the venue.

Council Member John moved to approve the Strangling Brother's Haunted Circus as a temporary and seasonal use, at the location of 632 East 1500 South in the PI-1 Zone, subject to all requirements set forth in the American Fork City Municipal Code, including fire inspection and business license requirements. Council Member Taylor seconded the motion. Voting was as follows:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Ernie John, Council Member
SECONDER:	Clark Taylor, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

3. Review and action on a request for a Temporary/Seasonal Use License, known as Gooey Gourmet Brownies, located at approximately 850 West 700 North.
Council Member Carroll asked if the applicants had to keep coming before the council for approval, or if there was a way to avoid that, to which it was stated this was a temporary structure. Council Member Holley stated he had the same question and felt if they wanted a perpetual license, they needed to come up with a process. Mr. O'Brien stated if they wanted it to be permanent license, they would need a permanent structure. When asked if there was anything in the code establishing a limit, Mr. O'Brien stated there was not currently anything, but seasonal was typically only 3 or 4 months.

Jensen Reynolds stated they purchased this business in January. They had been shut down in December for licensing issues. They have worked with the city to obtain the correct documents needed. She noted they would prefer not to stay in the shack and are looking for a brick-and-mortar establishment. Ideally, it would only be open during the summer in this location. When they find a permanent location, they will only come in for a temporary license in the summer.

Council Member Holley moved to approve the Temporary/Seasonal Use for Gooey Gourmet Brownies, located at approximately 850 West 700 North, subject to the requirements of Section 17.5.122 Temporary and Seasonal Uses. Council Member Carroll seconded the motion. Voting was as follows:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Tim Holley, Council Member
SECONDER:	Staci Carroll, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

4. Review and action on for a Request for Consideration, known as Rockwell Catering, located at approximately 1325 South 500 East.

Mr. O'Brien explained there are a multitude of different uses in the PI-1 zone, with a provision that would allow the council to decide on whether a use would fit in the zone. This is a commercial kitchen, and he pointed out there are other businesses in the zone that have food production facilities from meal preparation to freeze drying. He stated that staff felt this use would fit in the zone and would not have a huge impact on the area.

Council Member Carroll thought this was a great option and was supportive.

Council Member Hunter confirmed that food trucks would have to have their own address and that there would be no food trucks at this location, to which Ethan Ingram stated that was correct. Mr. Ingram explained they are a catering business and prepare the food at that location and then deliver food to events. They are not intending to have customers on site.

Council Member Hunter stated he had wanted to make sure it was clear so that it did not become food truck alley.

Council Member Carroll moved to approve the Request for Consideration for Rockwell Catering, located at approximately 1325 South 500 East, subject to the requirements of Section 17.7.701 Planned Industrial Parks. Council Member Taylor seconded the motion. Voting was as follows:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Staci Carroll, Council Member
SECONDER:	Clark Taylor, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

5. Review and action on an ordinance approving the vacation of a portion of the public utility easement for property at 1026 North 1050 East, located within the Autumn Crest Phase 1 Plat "B" Subdivision.

Council Member Carroll moved to adopt Ordinance No. 2025-09-26 vacating a portion of the public utility easement for property at 1026 North 1050 East. Council Member Holley seconded the motion. Voting was as follows:

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Staci Carroll, Council Member
SECONDER:	Tim Holley, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

6. Review and action on a proposed Code Text Amendment, known as Operational Overlays, of the American Fork City Municipal Code. Amending Section 17.4.608 Sec 4, the Code Text Amendment plans to update the Block Type Overlay and Operational Overlay maps within the transit-oriented development zone.
Mr. Kelly explained they are updating the roadway plan maps. They are showing the original with the block plans and districts, updating it with what has been built.

Council Member Holley clarified it was only the maps that changed.

Council Member Carroll asked if the planning commission had anything discussion on this. Mr. O'Brien responded there had not been much discussion at that meeting.

Council Member Taylor moved to adopt Ordinance No. 2025-09-27 approving the Code Text Amendment, amending Section 17.4.608 Sec 4, titled Operational Overlays with instructions to the City Recorder to withhold publication of the ordinance subject to all conditions identified in the public record of the August 20, 2025, Planning Commission meeting have been met. Council Member John seconded the motion.

Council Member Hunter asked whether they needed to add a note on the centennial farm. He understood the general plan was important but felt they needed to recognize the centennial farm.

It was explained the centennial farm is a state designation for a farm that has been owned and farmed by the same family for one hundred years.

Council Member Taylor amended his motion to include the marking/designation of the centennial farm on the overlay and maps. Council Member John agreed to the amendment. Mayor Frost called for a vote on the motion. The voting was as follows:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Clark Taylor, Council Member
SECONDER:	Ernie John, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

7. Review and action on a proposed General Plan Amendment, known as American Fork Station Area Plan. The American Fork Station Area Plan looks to identify the existing conditions, the planning and visioning process, preferred development objectives, preferred development scenario, implementation strategies, and financial/funding resources for the overall Station Area.
Mr. O'Brien noted they had a work session, then this went to the Planning Commission. He acknowledged there were three items that were part of the motion from the planning commission. They generally reference those conditions but do not amend the plan as this

was the plan presented to the planning commission. They move forward with what was presented to the planning commission with notes so the council can decide.

Mr. O'Brien explained they were not adopting an ordinance but the approval as to form. Essentially, the council is stating they agree that this meets all the requirements as outlined in state code. If the council approved this as to form, it will be sent to the MAG certifying committee where they would review it and make any necessary changes they feel need to be made. At that point, it would come back to the council for final approval by ordinance. The general plan would then be amended to include this Station Area Plan. He stated that because we have a front runner, the city had to adopt a Station Area Plan.

Mr. O'Brien stated they did have discussions with Lehi on the plans as there was an overlap. They are planning for the default location, so there is only a marginal overlap. They did have a robust discussion with Lehi, but Lehi didn't think it would affect them. If the station was to move, they would have to amend the Station Area Plan. Mr. O'Brien explained they have a default plan, which is where the current station is, and the goal was to plan that out. If something changes, they have option 1 or option 2.

Mr. O'Brien noted they did not have a problem adding the centennial farm note, and that was something that could easily be accomplished. The other item required was to more boldly identify this as a concept. He stated the workflow item would require a deep dive; if the land is owned by someone who doesn't want to develop, then they wouldn't develop.

Council Member Hunter understood it was a concept but stated it was concerning that this was the first time they saw the entire plan. He noted there were several things on there, such as the flyover, that needed to be a priority. He pointed out the conceptual image on the cover page does not include that flyover, and he doesn't understand why they would create this image without that. He felt this was rushed and would have loved to have this taken back to a work session.

Council Member Taylor stated this has gone out to the public, and this was the first exposure the public had. He would rather not have that image on the cover.

Council Member Carroll stated that when they put out an image or rendering, people take that as what will happen. They need to be careful.

Mayor Frost asked if this could be submitted without an image. Mr. O'Brien stated the station area plan committee would look at the contents of the document, not the images. He apologized for not having the correct image and agreed that the flyover was a mistake to leave off.

Chris Hupp noted the flyover was in the picture, but it was not prominent enough. It was a 3D model where they photoshopped the top. He indicated that it was an easy fix and taking the photo out made sense as it was not the default concept.

Council Member Carroll didn't even look at the rendering until Council Member Hunter mentioned it. She stated it meant nothing, but people could get upset. Mr. O'Brian stated that removing the image would be beneficial so people will look at the plan rather than the image.

Council Member Carroll asked if the 500 East Station was included. Mr. O'Brien stated that was option 2. There were three options: default (current location), Option 1 was moving to the west, and Option 2 was the 500 East location. He pointed out that Option 1 would have multiple phases, and he did not want them to think that it was more of a priority. They would prefer the default location; Option 1 would have more problems.

Council Member Hunter did not intend to imply they were intentionally misleading. He also stated there was a section where they talked about two potential stations, and he asked if that was a phase of Option 2. Mr. O'Brien explained they could have two stations if they wanted.

Council Member Hunter brought up the intersection at 1020 West and Main Street. He felt they needed a traffic light, and worried that it was left off because the state did not want that. Mr. Hupp explained that it was included when they designed it.

Council Member Carroll stated the plan talked about the HZRT and she questioned why since they cannot overlay that with a CRA. Mr. O'Brien stated one of their goals was to investigate how they can capture that. Mr. Hupp agreed and stated they are hoping to push that to the state level.

Council Member Carroll stated she did not like the 500 East option, as it would muddy the water. However, she was okay with approving this with the addition of those items brought up previously.

Mr. O'Brien stated that renderings were not binding, only the implantation plan was binding.

Mr. Hupp explained the default station was required, but they did need to show multiple options in case it was needed. Council Member Carroll stated she did not think 500 East would be a great option.

Council Member Hunter agreed; he didn't want to move the train station and start over somewhere else. However, he could get on board of having a second station and wanted it to be shown as a second station option rather than replacement option.

Mr. O'Brien noted the second station would be a minor station at that location.

Council Member Holley noted that at the work session, they did give Mr. Hupp instruction on showing an option for a station on 500 East. Council Member Carroll stated at the most recent discussion she stated she felt it was too many.

Council Member Holley stated he could see the need to move the station, and he saw it as a viable option if they could not get any of the road projects done.

There was a short discussion on density requirements around a station. Mr. O'Brien explained the difference between the default and 500 East station was that the default station would be utilized by residents and the 500 East station was more for people who would travel to American Fork for work.

Mayor Frost stated this was conceptional and noted that requirements by the state can change. He also pointed out this was a living document that could change.

Council Member Hunter commented he was tired of being a doormat. He wanted a flyover and a semaphore on Pioneer Crossing and he does not want everyone to ship everything to them for American Fork to figure out. Mr. Hupp explained that is generally what this plan was saying.

The consensus was to remove the image from the document.

Council Member Taylor commented that the chances of the station being moved was ridiculous. However, he knew they needed to pass this and move on.

Council Member Carroll commented that she didn't want to give the station options that they didn't like. She agreed that the state would not move the station. She suggested they pass it with the stipulations of centennial farm designation, a note that this was a concept only and no requirements tied to it, and it was created to meet the state requirements for Station Area Plans.

Mr. O'Brien stated there was a checklist for the requirements within the plan.

Council Member Carroll moved to approve the station area plan with creating a note in the plan that there are no entitlements or requirements tied to it, that they mark the Hunting Family Centennial Farm, that this was a concept plan created to meet the state requirements for station area plan, and that it proceed to the Station Area Plan Policy Committee for consideration of approval and certification. Council Member Holley seconded the motion. Council Member Holley seconded the motion. Voting was as follows:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Staci Carroll, Council Member
SECONDER:	Tim Holley, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

8. Review and action on a resolution approving the first amendment to the interlocal agreement for AF 200 S Multi-Modal Improvements Project between Utah County, Utah, and American Fork City.
Council Member Holley clarified this was before them because the original agreement expired in 2022. Mr. Kelley explained they are extending the agreement for another three years so they can receive MAG funding.

Council Member Taylor moved to adopt Resolution No. 2025-09-19R approving the first amendment to interlocal agreement 2019-873 for the AF 200 S Multi-Modal Improvements Project. Council Member Carroll seconded the motion. Voting was as follows:

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Clark Taylor, Council Member
SECONDER:	Staci Carroll, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

9. <u>Review and action on a resolution approving the declaration of property to be surplus and disposed of.</u>
Council Member Taylor moved to adopt Resolution No. 2025-04-20R approving the declaration of real property to be surplus and disposed of. Council Member Holley seconded the motion. Voting was as follows:

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Clark Taylor, Council Member
SECONDER:	Tim Holley, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

10. <u>Review and action on a resolution approving the disposition of lost or mislaid property or seized property.</u>
Council Member Taylor moved to adopt Resolution No. 2025-09-21R authorizing the disposition of lost or mislaid property or seized property. Council Member John seconded the motion. Voting was as follows:

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Clark Taylor, Council Member
SECONDER:	Ernie John, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

11. <u>Review and Action on the approval of change order #7 for the Auto Mall Drive Extension Project awarded to Landmark Excavating, Inc.</u>
Council Member Hunter stated one thing they have talked about was that the bids were low, however, they come back with change orders. He pointed out this change order was significant.

Mr. Kelly explained the change order was because they could not get the road surface to heal, so they had to approve a change order to do the work that would allow them to pave the road. Mr. Kelly pointed out that the bulk of the change orders was due to the change in scope of the project, such as adding a water line.

Council Member John stated this was a challenging place to build, and he thought Landmark Excavating was doing a great job.

Council Member John moved to approve change order #7 for the Auto Mall Drive Extension Project in the amount of $130,000.00 to Landmark Excavating, Inc. which is inclusive of contingency funds. Council Member Holley seconded the motion. Voting was as follows:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Ernie John, Council Member
SECONDER:	Tim Holley, Council Member
YES:	Carroll, Hunter, Holley, John, Taylor

12. Adjournment

Council Member Taylor moved to adjourn the meeting. Council Member Holley seconded the motion. All were in favor.

The meeting was adjourned at 8:26 p.m.

Terilyn Lurker

Terilyn Lurker, City Recorder