

AMERICAN FORK CITY COUNCIL
JUNE 28, 2016
PUBLIC HEARING, REGULAR SESSION MINUTES

ATTACHMENT

Members Present:

James H. Hadfield	Mayor
Kevin Barnes	Councilman
Carlton Bowen	Councilman
Brad Frost	Councilman
Jeff Shorter	Councilman

Members Absent:

Rob Shelton	Councilman
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Staff Present:

Craig Whitehead	City Administrator
Camden Bird	Administrative Management Analyst
Nestor Gallo	City Engineer
Terilyn Lurker	City Recorder
Lynn Ruff	Finance Director, Interim
Kriss Garcia	Fire Chief
George Schade	IT Director
Kasey Wright	Legal Counsel
Colleen Eggett	Library Director
Derric Rykert	Parks and Recreation Director
Darren Falslev	Police Chief, Interim
Audra Sorensen	Public Relations/Economic Development Director
Dale Goodman	Public Works Director
Adam Olsen	Senior Planner
Wendelin Knobloch	Associate Planner

Also Present: John Woffinden, Christine Anderson, Mr. & Mrs. Russell Smart, Brian Thompson, Dale Gunther, Nan Kuhn, Laurel Shelley, Dan and Karen Adams, Darrell Child, Reggie Walker, Lela Bartholomew, Ken Berg, Allen Simpson, Gary Sanderson, Rick Roberts, Al Ruiz, Mr. & Mrs. Grossgebauer, Dan Richards, Tony Barros, A Scout leader and scouts, and approximately 10 others.

Mayor Hadfield welcomed everyone to the meeting and excused Councilman Shelton who was out of town.

2. Consideration and action on entering into a Closed Session to discuss the leasing of real property.

Councilman Frost moved to enter into a closed session to discuss the leasing of real property at 6:30 p.m. Councilman Shorter seconded the motion. Voting by voice roll call was as follows:

Councilman Barnes	Aye
Councilman Frost	Aye
Councilman Shorter	Aye

The motion carried.

The City Council entered into a closed session at 6:30 p.m. in the City Hall downstairs work room. Those present included Mayor James H. Hadfield, Councilman Barnes, Councilman Frost, and Councilman Shorter. Councilman Shelton was excused and Councilman Bowen was absent. Also present included City Attorney Kasey Wright, City Administrator Craig Whitehead, City Recorder Terilyn Lurker, Public Relations/Economic Development Director Audra Sorensen, Parks and Recreation Director Derric Rykert, David Sanderson, Rick Roberts and Al Ruiz. The executive session was audio recorded as required by statute. The closed session concluded at 7:20 p.m.

Councilman Frost moved to return to regular session at 7:20 p.m. Councilman Shorter seconded the motion. All were in favor.

PUBLIC HEARING

The American Fork City Council met in a public hearing on Tuesday, June 28, 2016, in the American Fork City Hall, 31 North Church Street as follows:

7:20 p.m. - Receiving public comment on adjustments to the fiscal year ending June 30, 2016 budget.

Mayor Hadfield stated this was to receive public comment on adjustments to the fiscal year ending June 30, 2016 budget. Mayor Hadfield asked for any comments.

There being no comments, the hearing closed at 7:21 p.m.

REGULAR SESSION

The American Fork City Council met in a regular session on Tuesday, June 28, 2016, in the American Fork City Hall, 31 North Church Street, commencing at 7:30 p.m.

1. Pledge of Allegiance; prayer by Audra Sorensen; roll call.
Mayor Hadfield welcomed everyone and excused Councilman Shelton. Those present recited the Pledge of Allegiance and Audra Sorensen offered a prayer.
2. Twenty-minute public comment period - limited to two minutes per person.
Mayor Hadfield had the scout present introduce himself.

Troop 11 Jenson Wray, (Christian Wray arrived after introductions had been made)

Russell Smart explained he was present tonight for the Smart Annexation agreement. He commented his father purchased the property in 1985 and they have been farming ever since. Now that development was taking place around them they decided it was time to annex their property into the city and develop their property. He stated they have chosen to work with Cadence Homes on the development of their land.

Michelle Brockbank stated she has talked with city staff and with the Timpanogos Art Foundation to see what could be done as they share the same needs and desires. They were excited to be in American Fork. They love the vision and what they were doing with the arts. They were looking to work with the City and different foundations to see what

they could accomplish together. She thanked them for the PARC Tax.

Laura Snyder commented that she was with the Alpine Community Theater, known as ACT. She stated they were a 100% volunteer organization that produced musical theater with casts between 100 and 250 people, utilizing between 150 and 300 volunteers and having an audience of 4500-5500 per show. Each of those numbers represent a person and she shared three stories of how the ACT community helped three people overcome shyness and abuse to become confident members of the community. Ms. Snyder stated they have served thousands of American Fork residents over the last fourteen years. They feel they should be considered for some of the PARC money as the ACT accomplished the goal of the PARC tax. Their casts and audience base brought people to American Fork which benefited local businesses and brought tax money into the city. She stated they believe ACT qualified for PARC Tax funds. Theater and the arts were important for the community and there was enough funding to assist many arts organizations. Ms. Snyder stated she would like their request of \$75,000 for program funding to be granted and their facilities grant request of \$200,000 be funded, as it would benefit many residents of the American Fork and surrounding communities.

Christine Anderson, a Planning Commission member, wanted to address the Smart Development annexation, specifically what was talked about in the Planning Commission meeting. They were excited about the subdivision and the Planning Commission voted to see the agreement move forward with some conditions. They felt it was a mistake to purposely place a brand new trail where they had to cross three intersections and seven driveways in the subdivision. She noted she does live in the area, but there were five members who voted this way. Ms. Anderson commented that the proposed trail was what they would expect when a trail was retro-fitted into an existing subdivision, not a new development. They felt the City was in a position to do some good planning to make this desirable and there were options in the motion they recommended. She stated the master plan called for a trail through this corridor and going over dips for driveways was not a trail. Paving the right-of-way was not a trail, it was a wider sidewalk. She represented a majority of the Planning Commission member when she stated they needed to support the master plan by requiring a safe, usable trail. They need to allow this to be an asset to the city and not an afterthought.

Mayor Hadfield pointed out the master plan comes off the Murdock Canal trail, through the Planned Unit Development to the north and ties into the south through Temple Meadows. Mr. Olsen stated that was correct and explained the Planning Commission members voted to recommend approval with one of two trail options. The petitioner had his option presented, but the commissioners felt there were two other options.

John Woffinden, Chairman of the Planning Commission, stated he voted against the annexation agreement. He wanted to make sure that a trail did go through, but he did not think the options brought forward were the best options. He did not think that widening the sidewalk was a trail.

John Miller thanked the Mayor and City Council on behalf of the Arts Council and commented it was nice to see the vision of the PARC tax.

Mayor Hadfield thanked him for his involvement in the community for the last 30 years;

he has done a great job putting a love of music in the hearts of the youth.

3. City Administrator's Report.

Craig Whitehead had nothing to report.

4. Council Reports concerning Committee Assignments.

Councilman Barnes met with the Historical Preservation Committee; they have some good things going on and would have a float in the Steel Days Parade. They were also grateful to the History Pageant reinstated at the Cemetery and they would like to contribute to that pageant.

Councilman Barnes reported he met with the Neighborhood Preservation Committee, which had not met for a couple of years. They had a good meeting that involved citizens in the community and a police representative. In the future they would be seeing more from the committee as they want to work to help maintain the atmosphere of American Fork in a good manner.

Councilman Barnes reported the Parks and Recreation committee meeting had been cancelled.

Councilman Bowen encouraged those interested in participating in the Garden Tour during Steel Days, which was were citizens open up their yards to show off their efforts and hard work.

Councilman Bowen stated the Veterans Organization was involved in parades in multiple communities. They recently sponsored Boys State, which was a nationwide event and was a hands-on participation event to keep the principals of self-government alive.

Mayor Hadfield added that the Garden Tour was well received throughout the community. They have about ten participants and this year they would also highlight the Seasons Memorial at the Cemetery.

Councilman Frost stated the flag at the Memorial Gardens was now flying high. At the groundbreaking, he asked if he could walk up the ladder truck. As he got to 100 feet, he could see the point of the mountain down to Spanish Fork. He stated that you could see the flag from I-15. Daniel Adams dedicated that sacred ground and offered a wonderful dedication. Today, the Statue of Responsibility was now fully installed. It was a sight to be seen.

Councilman Frost stated he thought it was important to know that the community has a head and a heart. Some people thought that a community should only have a head and nothing like arts, recreation, etc. He has seen his sons scared out of their minds playing sports, but through sports they overcame fears and gained confidence. That could be likened to the theater or a band program. He was thankful he belonged to a community that had a heart and it was important they support that.

Councilman Shorter reported that anyone who had youth in 9th through 12th grades interested in the Youth City Council to please contact him. The Youth City Council would be starting up in September. He thanked Monica Lish, who has been the Mayor,

and Randy Lish, who has been the advisor, for all their work on the Youth City Council.

5. Mayor's Report

Mayor Hadfield stated the arts was alive in the community. The previous evening, the Wasatch Winds and the American Fork High School Marching band performed at the Concerts in the Park. Next Monday, Ryan Shupe and the Rubber band would perform at the Concerts in the Park, followed by the opening of Steel Days on Tuesday with a performance by the American Fork Symphony.

Mayor Hadfield noted that as part of Steel Days, the American Fork High School Marching Band would be having their annual breakfast on July 9. He encouraged them to support the band.

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 9, 2016 Minutes
2. Approval of the June 14, 2016 Minutes
3. Approval of city bills for payment and purchase requests over \$25,000.

Councilman Frost moved to approve the common consent agenda. Councilman Shorter seconded the motion. Voting was as follows:

RESULT:	APPROVED [3 TO 0]
MOVER:	Brad Frost, Councilman
SECONDER:	Jeff Shorter, Councilman
AYES:	Kevin Barnes, Brad Frost, Jeff Shorter
ABSTAIN:	Carlton Bowen
ABSENT:	Rob Shelton

ACTION ITEMS

1. Review and action on approval of the 2016 Independents Week Proclamation.
(*Requested by Terilyn Lurker, Recorder*)
Mayor Hadfield read the Independents Week Proclamation. See ATTACHMENT.

Councilman Shorter moved to approve Mayor Hadfield signing the 2016 Independents Week Proclamation. Councilman Frost seconded the motion. Voting was as follows:

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

2. Review and action on a resolution approving adjustments to the fiscal year ending June 30, 2016, budget. (Requested by Terilyn Lurker, Recorder)

Mayor Hadfield stated a public hearing was held at 7:20 p.m. and no comments were received. He indicated that information had been in the packet. He explained our fire department had fought a fire in Washington and those reimbursements needed to be added into the budget. There were some road improvements on 900 West and on 980 North, as well as the insurance reimbursement for the bubble replacement.

Councilman Shorter moved to approve Resolution No. 2016-06-24R approving budget adjustments to the fiscal year ending June 30, 2016 budget. Councilman Barnes seconded the motion. Voting was as follows:

RESULT:	APPROVED [3 TO 0]
MOVER:	Jeff Shorter, Councilman
SECONDER:	Kevin Barnes, Councilman
AYES:	Kevin Barnes, Brad Frost, Jeff Shorter
ABSTAIN:	Carlton Bowen
ABSENT:	Rob Shelton

3. Review and action on the approval of property and liability insurance coverage for FYE 2017. (Requested by Terilyn Lurker, Recorder)

Mayor Hadfield stated that Darrell Child of Olympus Insurance offered four options for our liability insurance coverage and recommended One Beacon.

Councilman Frost moved to approve the 2016-2017 Property and Liability Insurance package as proposed by One Beacon in the amount of \$389,782. Councilman Barnes seconded the motion.

Councilman Bowen stated he had a few questions. He wondered what the added benefit was for choosing One Beacon over Argnout, who was lowest cost option. Mayor Hadfield stated that One Beacon has been our insurance provider and they have had a good history with American Fork City. It was noted this year's premium was a reduction in cost.

Mr. Child explained they went through an extensive process where a number of insurance companies were invited to participate in the process, which resulted in an overall reduction in cost. The present provider also reduced their cost but not at the same level. Mr. Child explained that One Beacon guaranteed their rate within this plan for a period of three years, with the only change being if there was a change within the city with vehicles or equipment or if there was a significant loss activity. They recommended One Beacon because of the rate guarantee and their exceptional performance with the city.

Councilman Bowen asked if they would be locked in at this rate if the rates did go down. Mr. Child stated they do have the option to lower the rate, they just could not increase it.

Councilman Bowen asked if there was a reason for the reduction. Mayor Hadfield answered that it was due in part because of the risk management programs the city has started. Mr. Child agreed.

Councilman Bowen asked if this was the same coverage as last year or if there were some changed that may account for the decrease. Mr. Child stated it was the same coverage.

Councilman Bowen asked if the four options had the same financial strength rating. Mr. Child stated their standard protocol was that they would only use the top rated insurance companies which have the superior or excellent rating. Mr. Child explained that One Beacon had a rating of A10, which was in the excellent category, and AFM which provided property insurance had an A+15 rating which also fit into that category. The four companies had various ratings, but they all met the financial threshold required.

Councilman Barnes stated that the ratings were based on the financial condition and stability of the company. He called for vote on the motion.

Mayor Hadfield recognized Olympus Insurance and Mr. Child because every quarter they hold a Risk Management conference throughout the state. He held Mr. Child's recommendation in high regard.

Mayor Hadfield called for a vote on the motion.

Councilman Bowen stated he had more questions and did not understand why the Mayor would cut off the discussion. He was out of town last week for the work session and appreciated the opportunity to ask questions of Mr. Child. He felt it was important to explain why they were choosing to go with a company that had the higher premium and less financial stability.

Councilman Barnes commented that the city had a history with One Beacon, they were financially stable and they have proven their worth. They were also recommended by the experts.

The voting was as follows:

RESULT:	APPROVED [3 TO 1]
MOVER:	Brad Frost, Councilman
SECONDER:	Kevin Barnes, Councilman
AYES:	Kevin Barnes, Brad Frost, Jeff Shorter
NAYS:	Carlton Bowen
ABSENT:	Rob Shelton

4. Review and action on an Ordinance approving disbursement of 2015/2016 PARC Tax funds to the Timpanogos Arts Foundation in the amount of \$217,166.95, to American Fork Parks and Recreation in the amount of \$558,742.63, to the Daughters of the Utah Pioneers in the amount of \$7,436.68, to the Fox Hollow Golf Course in the amount of \$20,817.75, and to the American Fork Library/Rotary Club in the amount of \$14,724.63. (Requested by Terilyn Lurker, Recorder)
Mayor Hadfield explained they had the allocation estimates at the work session, but they now had the exact disbursement amounts. He complemented the committee and groups requesting funds for their efforts; it was a long and arduous task. He also complemented the citizens on voting for the PARC tax.

Councilman Bowen moved to vote on each distribution separately. There was no second to the motion. The motion died for lack of second.

Councilman Barnes moved to adopt Ordinance No. 2016-06-32 approving the disbursement of 2015/2016 PARC Tax funds to Timpanogos Arts Foundation in the amount of \$217,166.95, to American Fork Parks and Recreation in the amount of \$558,742.63, to the Daughters of the Utah Pioneers in the amount of \$7,436.68, to the Fox Hollow Golf Course in the amount of \$20,817.75, and to the American Fork Library/Rotary Club in the amount of \$14,724.63. Councilman Shorter seconded the motion.

Councilman Bowen stated that he did not think it was appropriate to tax citizens and then distribute those taxes to non-governmental organizations. While he thought some of the organizations were good organizations, he thought it was inappropriate they should receive government funds.

Councilman Bowen stated that with regards to the Timpanogos Art Foundation, he thought it was inappropriate to provide blanket funding for the arts. The TAF budget last year was approximately \$120,000, of which \$80,000 was provided by the city. They were asking for over \$200,000 and that was a huge increase, covering about two years of their budget. He felt they should take baby steps and see how they spent the funds given to them. In the past, the TAF was part of the City as the Arts Council, but was turned into a 501 non-profit organization for fundraising efforts and to make them less dependent on the city. If they wanted them to be a truly independent arts organization, this allocation did not help them accomplish that.

Councilman Bowen stated that he was opposed to this tax in general. When he noticed other cities with a higher sales tax he was discouraged from shopping there. He was disappointed that American Fork City now had a higher tax rate. He stated if they were going to have the tax, he would support something like expanding the parking lot at Quail Cove.

Councilman Bowen asked that the legal constraints on how to use the money, so they could make sure that each and every project abided by the requirements. Brian Thompson, PARC Tax Committee Chairman, stated that as the board they would meet next week and review the decision of the City Council and then hand out the contractual agreements. He noted there was a periodic audit of those who receive funds. Councilman Bowen stated that he supported the parking lot, but he wanted to make sure something like the parking lot expansion would be legal. Mr. Thompson stated that the restrictions were that funds could be used for recreational facilities, art facilities, and cultural arts programs but not recreation programs.

Mayor Hadfield thanked the committee for a job well done.

Councilman Frost also thanked the committee. This tax was passed by the people and put in the Council's trust. They have a great committee full of volunteers. Those who received funds would be accountable to the funds received. He encouraged those who were unsuccessful in receiving funds to try again next year.

Councilman Barnes also agreed with Councilman Frost. He commented that the citizens voted for this tax and they now had the obligation to spend the money in the best way possible. He had discussed with members of the committee some of the things that took place. They were not all in agreement but when things were said and done, they did what they felt was in the best interest of this community. He thanked them for their efforts.

Mayor Hadfield called for a vote on the motion. The voting was as follows:

RESULT:	APPROVED [3 TO 1]
MOVER:	Kevin Barnes, Councilman
SECONDER:	Jeff Shorter, Councilman
AYES:	Kevin Barnes, Brad Frost, Jeff Shorter
NAYS:	Carlton Bowen
ABSENT:	Rob Shelton

Councilman Bowen clarified that with regards to the parking lot, his preference would be to pay for the parking lot expansion without the tax. He would prefer not to have this PARC Tax.

5. Review and action on an agreement for the Smart Annexation, consisting of 29.87 acres, located in the area of 1100 North 1200 East. (Requested by Adam Olsen, Planning)
Mayor Hadfield asked if there were questions on the Smart annexation agreement. This was for the annexation agreement and not the subdivision plat.

Councilman Shorter moved to approve the agreement for the Smart Annexation, consisting of 29.87 acres, located in the area of 1100 North 1200 East, with the condition that the concept plan be modified to comply with the planning commission motion. Councilman Barnes seconded the motion.

Ryan Bybee, Cadence Homes, wanted to speak on the trail issue which was in the annexation agreement. The motion stated that the concept plan needed to be modified to comply with the Planning Commission motion, but they were not in agreement with the motion and he would like to discuss it before action was taken.

Mr. Bybee stated that it was portrayed that they designed this concept plan without input of staff; however, they had multiple conversations with engineering and planning. When they originally brought this forward, they looked at the trail and where the trail would connect to in the surrounding area. To the north it would connect to a four-foot sidewalk. To the south it would connect to a ten-foot trail that went down to a four-foot sidewalk. He noted there was no definition of what the trail should look like, all they needed was a trail in that area to get them to the regional trail. Mr. Bybee commented that in other areas, they were encouraged not to place trails behind homes due to safety and maintenance issues nor do residents like having trails behind their homes. In discussions with staff, they talked about the options they had and having the ten-foot trail through the community as they proposed. They felt this was a valid option and do not feel comfortable having the trail behind the homes. Where they were not connecting to a ten-foot trail to the north and the south, they felt the ten-foot or even eight-foot wide trail would be better. He commented their proposal was done in conjunction with the city staff. They disagree with the motion because the Planning Commission wanted a ten-foot

trail with an eight-foot park strip in front of the homes or the trail along the east side of the property in people's backyards.

Mr. Olsen explained that when this initially came forward, they let the developers know there was to be a trail corridor in this area and then took this to the Planning Commission to see what their thoughts were on the trail. The Planning Commission initially wanted to have the trail be a separate corridor along the east side, which they then relayed to the applicant. The developer wanted to move forward with this scenario, which staff felt was not ideal but would still work. The Planning Commission members had different ideas on the trail corridor and where they felt it should be and how it should look. What has been included in the annexation agreement was what was proposed by the application. Since the motion, Mr. Bybee had another idea on how to keep the trail and park strip but have it a bit narrower. The Planning Commission motion was that the trail should be one of those two but Mr. Bybee had a third option.

Mr. Bybee stated that typically, they have an eight-foot park strip and a five-foot sidewalk right-of-way. The third option was to maintain the typical right-of-way on one side of the street but have a five-foot park strip and eight-foot concrete trail on the other side. He noted that would meet ASHTO standards.

Mayor Hadfield noted that was what they had on the Art Dye trail along 500 East and he was comfortable with that option and it seemed to work well for the city in other areas of the community.

Christine Anderson stated that she was representing the Planning Commission in their feeling that those were allowances made for retro-fitting trails through an existing subdivision. She commented that a couple of blocks north of this area, they had the beautiful Cedar Hills trail that went between homes; it was a gorgeous trail and a real asset to the community. This was a new development and they had the opportunity to make this what it should be and she did not think they needed to make allowances. They had the opportunity to make this a real asset to the community.

Councilman Bowen appreciated her willingness to share her concerns and asked what Ms. Anderson's ideal trail would be. Ms. Anderson stated the motion had two options, one was to place the trail to the east of the property and the other was to widen the park strip to eight feet with a ten-foot trail in front of the homes. When they do not have trails in the existing development, they can go down to an 8-foot trail but she did not feel they needed to make that allowance. She also pointed out the trail would cross three intersections and seven driveways. That was not ideal, but they did say the developer could do that if he widened the park strip.

Councilman Bowen stated he viewed trails as public rights-of-way just like roads and sidewalks. He noted he lived north of this project and utilized the trails and commented that the Murdock trail was used a lot. He has also used the American Fork trail and where it did get narrower, it was noticed. His personal opinion was that the trail system works best when they are separated from traffic; it was safer for bikers and made it more usable for those who want to walk or jog the trails. Councilman Bowen understood the concerns of the Planning Commission with wanting the trail to be along the east of the property, but he also understood there were property rights involved. Councilman Bowen has

spoken to people who border the Murdock Trail and they love being along the trail, even though the trail was raised and people could see into their back yards.

Mr. Bybee did not disagree with some of the comments, but noted that Cedar Hills maintained that forty-foot wide right-of-way trail. The Murdock Canal Trail right-of-way was 100 feet. It was not a ten-foot wide trail with possible fences on both sides. There were safety issues with a trail in that location. He noted that serious bikers did not use trails; they used roads.

Councilman Bowen asked if the lot sizes would be reduced if they had the trail along the east side or if this was a Planned Unit Development. Mr. Bybee stated they were not in a PUD and they did not want to develop a PUD as people do not like to be in them nor did they want smaller lots. He noted that if they had the trail along the east of the property it would have an economic impact on the project and would cost them money.

Mr. Bybee stated he did know the master plan going into the project. If he was connecting to a trail as described to the north and south, he was on board. However, they were not connecting to any trails. As the only piece of property in the area he would do what he needed to do but unless the city was going to buy up other property to construct a similar trail to get them to the Murdock Canal trail, he did not see why he needed to build a ten-foot wide trail that connected to a four-foot wide trail. He thought that his proposal tonight was a compromise and would get people to the Murdock Canal trail, which was the goal.

Councilman Bowen clarified that they were voting on the wider right-of-way in front of the homes or the trail along the east side of the home. It was noted it could be either option. Mr. Bybee further explained it was a ten-foot trail with eight-foot park strip as opposed to his third option of an eight-foot trail with five-foot park strip.

Mayor Hadfield 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, Jeff Shorter
ABSENT:	Rob Shelton

6. 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 the final plat of Grossgebauer Subdivision Plat A, consisting of 2 lots, located in the area of 1370 North 100 East in the R-1-9,000 Residential zone. (Requested by Adam Olsen, Planning)

Councilman Frost moved to approve the final plat of Grossgebauer Subdivision Plat A, consisting of 2 lots, located in the area of 1370 North 100 East in the R-1-9,000 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 subject to all conditions identified in the public record associated with the June 8, 2016 planning commission meeting. Councilman Shorter seconded the motion. Voting was as follows:

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

- b. Review and action on an ordinance approving a commercial site plan for a retail building located at 586 North 900 West in the GC-2 Planned Commercial zone. (Requested by Adam Olsen, Planning)

Councilman Shorter moved to adopt Ordinance No. 2016-06-33 approving a commercial site plan for a retail building located at 586 North 900 W in the GC-2 Planned Commercial 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 June 8, 2016 planning commission meeting. Councilman Frost seconded the motion. Voting was as follows:

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

- c. Review and action on the final plat of Mitchell Meadows Subdivision Plat B, consisting of 13 lots, located in the area of 900 West 1000 North in the RA-1 Residential Agricultural and R-1-12,000 Residential zones. (Requested by Adam Olsen, Planning)

Councilman Bowen asked if Dan Richards was satisfied with the subdivision and Mr. Richards answered that he was satisfied.

Councilman Barnes noted part of this subdivision could be horse property.

Councilman Bowen moved to approve the final plat of Mitchell Meadows Subdivision Plat B, consisting of 13 lots, located in the area of 900 West 1000 North in the RA-1 Residential Agricultural and R-1-12,000 Residential zones 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 subject to all conditions identified in the public record associated with the June 8, 2016 planning commission meeting. Councilman Barnes seconded the motion. Voting was as follows:

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

- d. Review and action on an ordinance approving a commercial site plan for Pads A through D of Lot 3 of American Fork Commercial Center Plat J Amended, located in the area of 655 West Pacific Drive, in the SC-1 Planned Shopping Center zone. (Requested by Adam Olsen, Planning)

Mayor Hadfield noted this project was west of Chick-Fil-A, north of CAL Ranch and south of the Sherwin Williams building.

Councilman Frost moved to adopt Ordinance No. 2016-06-34 approving a commercial site plan for Pads A through D of Lot 3 of American Fork Commercial Center Plat J Amended, located in the area of 655 West Pacific Drive, in the SC-1 Planned Shopping Center 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 June 8, 2016 planning commission meeting. Councilman Shorter seconded the motion. Voting was as follows:

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

- e. Review and action on the final plat of Northshore Corporation Center Plat E, consisting of 1 lot, located in the area of 758 South Auto Mall Drive in the PI-1 Planned Industrial zone. (Requested by Adam Olsen, Planning)

Councilman Shorter moved to approve the final plat of Northshore Corporation Center Plat E, consisting of 1 lot, located in the area of 758 South Auto Mall Drive in the PI-1 Planned Industrial 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 subject to all conditions identified in the public record associated with the June 8, 2016 planning commission meeting. Councilman Bowen seconded the motion. Voting was as follows:

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

- f. Review and action on an ordinance approving a commercial site plan for the Brubaker Office Warehouse, located in the area of 758 South Auto Mall Drive in the PI-1 Planned Industrial zone. (Requested by Adam Olsen, Planning)

Councilman Frost moved to adopt Ordinance No. 2016-06-35 approving a

commercial site plan for the Brubaker Office Warehouse, located in the area of 758 South Auto Mall Drive in the PI-1 Planned Industrial 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 June 8, 2016 planning commission meeting. Councilman Barnes seconded the motion. Voting was as follows:

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

7. Review and action on an ordinance amending the American Fork City Development Code by adding Section 17.4.608, entitled “TOD Zone”. (Requested by Adam Olsen, Planning)

Mayor Hadfield explained this had gone through several discussions with the Planning Commission.

Mr. Olsen explained this zone would allow for higher density and mixed uses around the FrontRunner station area. He noted that one of the potential developers would not be able to make it but wanted to pass on his support for this ordinance. Mr. Olsen also stated this was intended to be flexible in nature and they were excited to see what happened in the area.

Councilman Shorter moved to adopt Ordinance No. 2016-06-36 amending the American Fork City Development Code by adding Section 17.4.608, entitled “TOD Zone.” Councilman Frost seconded the motion.

Mayor Hadfield stated this was discussed at four or five different study sessions.

Councilman Bowen stated he did not know how restrictive this was to the developers. He thought there were times the developer should be able to open it up and do what they thought was best with their property. He thought it would be great being more flexible.

Mayor Hadfield noted they had a lot of input from developers as they have gone through this. He thought this would be great for the city.

Jeff Wells commented that he was a member of AF Utah LLC, which was a group of developers focused on developing the TOD area. They were excited about where they were at right now. The city had an incredible concept, and this gave them the opportunity to take this concept and make it viable. They wanted to make this a place people could live, work and play. They were currently trying to tie together all the variables necessary. He stated they would be coming back to them with some possible changes, such as the size of the streets so it would be more like a village setting.

Mr. Wells stated that to make this possible, they want to utilize the area to the north of the tracks which was currently owned by UDOT. UTA owned the station property and the parking on the south side of the train platform. He stated UDOT and UTA have agreed verbally to work amongst themselves to give the UDOT property to UTA so they

could work on moving the parking area to the other side of the freeway. This would open up the south area so they could create a park or village feel.

Councilman Bowen stated he was going to abstain from the vote because he was concerned with the restrictions, although he was excited for the development.

Mayor Hadfield called for a vote on the motion. Voting was as follows:

RESULT:	APPROVED [3 TO 0]
MOVER:	Jeff Shorter, Councilman
SECONDER:	Brad Frost, Councilman
AYES:	Kevin Barnes, Brad Frost, Jeff Shorter
ABSTAIN:	Carlton Bowen
ABSENT:	Rob Shelton

8. Review and action on an agreement with IHC Health Services, Inc. To allow Fire Department personnel to shadow American Fork Hospital staff in an educational environment. (Requested by Kriss Garcia, Fire/Rescue Department)
Mayor Hadfield stated they have done this for years but they now were required to have an agreement to allow them to continue.

Councilman Shorter moved to approve the agreement with IHC Health Services, Inc. Councilman Barnes seconded the motion.

Councilman Bowen stated he would be abstaining as he had a contractual employment relationship with IHC.

Mayor Hadfield called for a vote on the motion. Voting was as follows:

RESULT:	APPROVED [3 TO 0]
MOVER:	Jeff Shorter, Councilman
SECONDER:	Kevin Barnes, Councilman
AYES:	Kevin Barnes, Brad Frost, Jeff Shorter
ABSTAIN:	Carlton Bowen
ABSENT:	Rob Shelton

9. Review and action on a Class A Beer License for 7-Eleven #36331 at 290 West Main. (Requested by Terilyn Lurker, Recorder)
Mayor Hadfield stated that when an establishment changed ownership a new beer license was required. This was the same 7-Eleven but under new ownership.

Councilman Frost moved to approve the Class A Beer License for 7-Eleven #36331 located at 290 West Main. Councilman Barnes seconded the motion. Voting was as follows:

RESULT:	APPROVED [3 TO 1]
MOVER:	Brad Frost, Councilman
SECONDER:	Kevin Barnes, Councilman
AYES:	Kevin Barnes, Brad Frost, Jeff Shorter
NAYS:	Carlton Bowen
ABSENT:	Rob Shelton

10. Review and action on the approval of a long-term lease agreement between the City and GSTC for certain real property located next to Fox Hollow Golf Course. (Requested by Terilyn Lurker, Recorder)

Mayor Hadfield stated a closed session was held earlier in the meeting to discuss this matter.

Councilman Shorter moved to approve the lease agreement between the City and GSTC. Councilman Frost seconded the motion. Voting was as follows:

RESULT:	APPROVED [3 TO 0]
MOVER:	Jeff Shorter, Councilman
SECONDER:	Brad Frost, Councilman
AYES:	Kevin Barnes, Brad Frost, Jeff Shorter
ABSTAIN:	Carlton Bowen
ABSENT:	Rob Shelton

11. Adjournment

Councilman Shorter moved to adjourn the meeting. Councilman Frost seconded the motion. All were in favor.

The meeting adjourned at 9:09 p.m.



Terilyn Lurker
City Recorder

INDEPENDENTS WEEK PROCLAMATION

Whereas, Independents Week provides a time to celebrate the independence of the members of the community of American Fork and the entrepreneurial spirit represented by our core of local independent businesses; and

Whereas, the individual decisions every community member makes today affect the future of American Fork; and

Whereas, American Fork's local independent businesses help preserve the uniqueness of the community and give us a sense of place; and

Whereas, American Fork's core of independently-owned businesses give back to this community in goods, services, time and talent; and

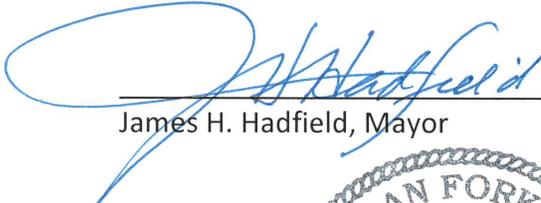
Whereas, the health of American Fork's economy depends on our support of businesses owned by our friends and neighbors; and

Whereas, American Fork's independent business owners and employees enrich community members' shopping experiences with their knowledge & passion;

Therefore, as we celebrate Independents Week 2016, we acknowledge that the ability to choose the direction of American Fork lies within each of us.

NOW, THEREFORE, I, James H. Hadfield, Mayor of the City of American Fork, do hereby proclaim the week of July 1-7 2016, as: "Independents Week" and salute our community members and locally owned independent businesses who are integral to the unique flavor of American Fork and honor their efforts to make American Fork the place we want to live and work.

IN WITNESS WHEREOF, I hereunto set my hand and cause the seal of American Fork to be affixed this 28 day of June, 2016.


James H. Hadfield, Mayor

ATTEST:


Terilyn Lurker, City Recorder

