

AMERICAN FORK CITY COUNCIL  
DECEMBER 8, 2020  
REGULAR SESSION MINUTES

Members Present:

Bradley J. Frost	Mayor
Kevin Barnes	Council Member
Staci Carroll	Council Member
Barbara Christiansen	Council Member
Rob Shelton	Council Member
Clark Taylor	Council Member

Staff Present:

David Bunker	City Administrator
Camden Bird	Community Services Director
Wendelin Knobloch	Associate Planner
Stephanie Finau	Deputy Recorder
Anna Montoya	Finance Officer
Aaron Brems	Fire Chief
George Schade	IT Director
Cherylyn Egner	Legal Counsel
Adam Olsen	Senior Planner
Scott Sensanbaugher	Public Works Director

The American Fork City Council held a public hearing in conjunction with the regular session on Tuesday, December 8, 2020, electronically, commencing at 7:00 p.m.

Mayor Frost welcomed everyone and read the following statement:

In accordance with Resolution No. 2020-07-20R, Mayor Frost has determined that conducting meetings of the City Council with an anchor location, such as the City Council Chambers or Administration Conference Room, presents a substantial risk to the health and safety of those who may be present there. The following are facts upon which this determination has been made:

- Utah declared a state of emergency on November 8, 2020 due to an increase in case counts of COVID-19, a virus outbreak that has been recognized by the World Health Organization, federal, state, and local leaders as a pandemic.
- The Centers for Disease Control and Prevention (CDC) has stated that COVID-19 is easily spread from person to person between people who are in close contact with one another through respiratory droplets when an infected person coughs, sneezes, or talks. This virus can also be spread by people who are non-symptomatic.
- Federal, state, and local authorities recommend that individuals limit public gatherings, wear face masks, and follow social distancing guidelines.
- It is difficult to anticipate the number of attendees at any meeting in order to maintain social distancing to comply with State Phased guidelines. Further, regardless of the number of attendees, social distancing measures for Council, staff, and attendees will be difficult to maintain in the City Council Chambers and Administration Conference Room.
- COVID-19 continues to pose an immediate threat to the health, safety, and welfare of American Fork City residents.
- American Fork City can provide a way for the public to hear, or hear and view, open portions of City Council meetings and to provide a way to participate in public hearings.

For the next 30 days, all City Council meetings will be conducted via electronic. The meetings are broadcast live-streamed, and available at a later time, at <https://www.americanfork.gov/AgendaCenter>.

1. Pledge of Allegiance; Invocation by Council Member Shelton; roll call.

Mayor Frost led the Pledge of Allegiance. Invocation was offered by Council Member Shelton. Mayor Frost then conducted the roll call.

2. Twenty-minute public comment period - limited to two minutes per person.

There were no public comments.

3. City Administrator's Report

City Administrator David Bunker thanked the community, staff, and Council for their participation in the food drive for Tabitha's Way. He noted that they had not measured the total weight of the donated items; however, he revealed that they had filled up an entire pick-up truck bed with large totes of food to take to Tabitha's Way. He expressed that he loved the opportunity to work with great people, and that the community was filled with such generous people. He thanked them again and wished everyone a Merry Christmas.

4. Council Reports

Council Member Christiansen thanked them for the demonstration with the new ladder truck in front of her house. She said that it was efficiently done, and that they made a very quick run and saved a couple of houses. She also noted that the Park and Recreation Committee had plans to meet the next night, and that they were close to completion of the master plan and the recommendations to update it.

Council Member Shelton mentioned the finalization of the budget in the North Point district and noted that it was close to completion. He stated that they had hired a replacement for Roger, who had a retirement farewell scheduled for the next Thursday. He explained that Roger planned to move far up north to be closer to his family. Council Member Shelton stated that it may be their last time to be able to express appreciation for his hard work. He asked City Administrator David Bunker if he was on the board when they hired Roger. City Administrator David Bunker confirmed that he was, and that it was somewhere around 2002 or 2003. Council Member Shelton stated that Roger had given them around 20 years of service and that there was a lot of growth in that time period. Council Member Shelton then stated that in regard to dispatch, there was a meeting scheduled for Thursday, and that he would have more to report after that.

Council Member Barnes had nothing to report.

Council Member Carroll reported that on the next day, the Utah County Business Summit would be hosted by the American Fork Chamber of Commerce via Zoom. She explained that it was free for members and \$20 for non-members. She communicated that it was only from 9am to 10 am, and that although it was not long, they had some great speakers lined up. She mentioned that the speakers were Deidre Henderson, Jason Wilson from the hospital, Jesse Oakison from Helpside Director of HR, Brandon Fugal, Val Hale who was the outgoing co-ed director, Thurl Bailey, and Shane Farnsworth who was the Alpine School District Superintendent. Council Member Carroll said that if they had time to log on, or if they knew of other businesses that may want to participate, that it would be an exceptionally good event. She stated that she was impressed with the lineup of speakers. She said that they had put this together so that the members could have something since so many other events could not happen throughout the year. Council Member Carroll also noted

that all of the Christmas decorations around City Hall, as well as all of the discussions about City Celebrations, gave her a pain in her heart that they could not get together and have a City celebration. She asked that they please pass on her best wishes, as that was one of the things that she really enjoyed.

Council Member Taylor expressed a word of thanks. He stated that one of his longest memories was the "Happy Holidays" sign over Main Street on 100 East. He said that the sign along with the decorations on the trees in Robinson Park looked fantastic. He said he loved it, and kudos to the City crews who did that. He also said that he loved what had been done at Art Dye with the road, trees, and the murals they could go out and get a picture with. He said he appreciated it and agreed with Council Member Carroll that he was sorry they could not get together for the holidays. He wished everyone a Merry Christmas and expressed kudos to the City crew for the Christmas spirit.

### **5. Mayors Report**

Mayor Frost wholeheartedly agreed with Council Member Taylor. He felt that there was a pop and a feeling in the air. He also mentioned there was potential for a dusting of snow. He stated that one of the most fun things he had done in his time in public service had been when they went around 32 miles for over 3.5 hours with Santa in the back of the new fire truck. He said that the look on children's faces and their anticipation and excitement was a great feeling. He also appreciated the fire and police that escorted them through the town and said that it was such a special event. He also wished everyone a Merry Christmas and noted that it was the last meeting of the year.

### **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 November 17, 2020 work session minutes.
2. Approval of the November 24, 2020 City Council minutes.
3. Approval of the authorization to release the Improvements Durability Retainer of \$891,866.00 for 700 WEST, located at 700 WEST 200 SOUTH.
4. Approval of the authorization to release the Improvements Durability Retainer of \$1,020.00 for LIBERTY COVE PLAT A, located at 565 SOUTH 400 EAST.
5. Ratification of City payments (November 18, 2020 to December 1, 2020) and approval of purchase requests over \$25,000.

Mayor Frost stated that there were five items to approve on the common consent agenda. He clarified that for item #3, the durability retainer was for Keystone Construction. He explained that it was omitted from the minutes, but that all other information was correct.

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

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Staci Carroll, Council Member
<b>SECONDER:</b>	Clark Taylor, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

## ACTION ITEMS

1. Review and action on the acceptance of an encroachment agreement in Hansen Ranch subdivision.

Mayor Frost noted that before they got into the action items, as a matter of public record he wanted to explain that the information was sent out to the public in advance at the end of last week, for the Council to take up their weekend to read. He said that sometimes he failed to mention this, but it was worth the mention when they had such a big packet with so many things that needed to be reviewed. He thought it was important and nice for the public to know that the information was given in advance. Mayor Frost asked Mr. Sensanbaugh, Public Works Director, to summarize the first action item.

Mr. Sensanbaugh provided some background on the item. He explained that when Hansen Ranch was approved a few years prior, the developer had proposed, and it was approved, to have the water lines that provided the redundant loops for the subdivision go through the piece of property where they were granted an easement at that time. He stated that when the home was approved and construction had begun, that the foundation and building structure were all outside the easement. However, he noted that they had found that when under construction, there was a small piece of the eave that overhung the easement. He stated that it would not really cause the City a lot of trouble but felt that it was important to be consistent. He further stated that it was important for City government to be consistent that with anyone that was to encroach on an easement, that they have a formal agreement that stays with the property. This would show where it extends into the easement.

**Council Member Taylor moved to authorize the encroachment agreement for the Hansen Ranch Encroachment subdivision. Council Member Christiansen seconded the motion.**  
**Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Taylor, Council Member
<b>SECONDER:</b>	Barbara Christiansen, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

2. Review and action on the Water Banking Agreement for Water Shares with Layne Downs for 3.0 acre-feet of water.

**Council Member Taylor moved to authorize the Water Banking agreement for Water Shares with Layne Downs for 3.0 acre-feet of water. Council Member Carroll seconded the motion.**  
**Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Taylor, Council Member
<b>SECONDER:</b>	Staci Carroll, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

3. Review and action on a Purchase Agreement with NBFF Property, LLC for the acquisition of the 1100 West and 620 South Right-of-Way.

Mr. Sensanbaugh noted that this item and the next item were similar in nature. He explained that the item was the purchase of additional right of ways that would enable the City to have cause to build the widened road that fit with the master plan. He stated that normally when they tried to

get land at the time of annexation, this land was annexed before the master plan was contemplated and approved. He stated that this was in the TOD where they experience tremendous growth, and that it was needed. He said that this extra right-of-way needed to be purchased from the developer.

Council Member Carroll asked if the plan was to purchase the entire road width. Mr. Sensanbaugher explained that the general rule of thumb was that when there were developers who needed to build a local road for their development, they did not pay for that. They instead paid for the upsize. Council Member Carroll clarified that there was an element of the road that was part of the developer's development. Mr. Sensanbaugher confirmed.

**Council Member Taylor moved to approve the Purchase Agreement with NBFF Property, LLC for the acquisition of the 1100 West and 620 South Right-of-Way. Council Member Barnes seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Taylor, Council Member
<b>SECONDER:</b>	Kevin Barnes, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carrol, Clark Taylor

4. Review and action on a Purchase Agreement with Olive Tree for the acquisition of the 1100 West and 350 South Right-of-Way.

**Council Member Carroll moved to approve the purchase agreement with Olive Tree for the acquisition of the 100 West and 350 South Right-of-Way. Council Member Christiansen seconded the motion.**

Council Member Shelton asked if this land was the one where they had had an issue with the master plan, where it was not cleared in the annexation.

Mr. Sensanbaugher replied that he was not sure, exactly which one

Mr. Bunker responded that Council Member Shelton was correct. Mr. Bunker stated that they did not have 350 initially on the master plan, and then when they came back and updated the master plan it included 350 South, and that the piece was already annexed in the City. He explained that they could not acquire it at the time of annexation.

Council Member Shelton asked if they needed to do any more updates or approvals on the master plan, as things had shifted. He wanted to ensure that they captured it and it was done at the time of annexation, so that they did not have to pay for it.

Mr. Sensanbaugher said that he felt confident that the master plan was pretty well set in that area now. He said that no annexation had been moved forward without thorough review by several people in the department, or by Senior Planner Adam Olsen in planning. He reiterated that he felt pretty confident that they got the future ones.

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

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Staci Carroll, Council Member
<b>SECONDER:</b>	Barbara Christiansen, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

5. Review and action of a Reimbursement Agreement with Bishop Holding LLC for system improvements along 1500 South at 16 West

**Council Member Carroll moved to approve the Reimbursement Agreement with Bishop Holding LLC for an amount no greater than \$8,034.86 for system improvements along 1500 South at 16 West. Council Member Taylor seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Staci Carroll, Council Member
<b>SECONDER:</b>	Clark Taylor, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

6. Review and action of a Reimbursement Agreement with Patterson Construction for system improvements on 400 South and 860 East.

**Council Member Taylor moved to approve the Reimbursement Agreement with Patterson Construction Inc. for an amount no greater than \$8,540.74 for system improvements on 400 South and 860 East. Council Member Barnes seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Taylor, Council Member
<b>SECONDER:</b>	Kevin Barnes, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

7. Review and action of an Amended Reimbursement Agreement with Roderick Enterprises for system improvements on 500 East and 1500 South.

Mayor Frost asked Mr. Sensanbaugher to tell them about the amendments.

Mr. Sensanbaugher explained that this was a large one. He stated that the Roderick Enterprises Catalyst Development had been done in several phases, and that there was quite a bit of infrastructure involved with the additional phases. He stated that they had reviewed this pretty closely and that it had been in the works for quite some time. He said that they wanted to make sure it covered all the improvements and was fair to the City and fair to the developer. He said that it was really additional infrastructure for the additional phases. He further said that the agreements were the standard template, and that there was nothing to be amended. He stated that it just covered all of the parts and pieces of that large development in that part of town.

**Council Member Barnes moved to approve the Amended Reimbursement Agreement with Roderick Enterprises for an amount no greater than \$1,225,276.43 for system improvements on 500 East and 1500 South. Council Member Carroll seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin Barnes, Council Member
<b>SECONDER:</b>	Staci Carroll, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

8. Review and action on a resolution approving an amendment to the land use element of the general plan located at 1156 East 300 North from the Low Density Residential to the Professional Office designation

Senior Planner Adam Olsen explained that the building was east of the street and north of the medical offices located just north of the hospital.

Council Member Kevin Barnes asked for clarification that some of the items that had been through planning commission were all approved unanimously.

Senior Planner Adam Olsen confirmed that this and the zone map amendment went to the planning commission the week prior, as well as all of the following development items. He explained that they had brought them forward because they all received unanimous recommendations of approval. He said that given that there were no Council meetings until January, they felt that the items were sufficient to move forward with Council at the current meeting.

Mayor Frost stated that they have information and institutional knowledge as Senior Planner Adam Olsen was in those previous meetings but said that common practice was stretched a little due to the holiday break and the turnaround of minutes.

Council Member Shelton asked if they could have a bigger discussion of the overall zoning in the area. He said that in the last year to 18 months they had moved a lot of commercials in that area. He expressed that if he were the resident on the northeast side of that road, he would feel locked in that he would be in a commercial area pretty quickly. He asked for confirmation that just north of the Taylor home had also been zoned as commercial.

Senior Planner Adam Olsen explained that the planning commission felt that the future zoning of all four corners at 1100 East and 300 North would eventually become professional offices. They also felt that the south side of 300 North, east toward Pleasant Grove, would ultimately be professional offices for medical uses. Senior Planner Adam Olsen said that they had held the line on the north side which kept the properties residential outside of the corner property itself. He noted that they were okay with the professional offices on the property north of RA-1 because it was adjacent to the church building. He said that ultimately, they had had inquiries from the property owner on the southwest side that wanted to do professional offices on that property and the one to the south. He communicated that the planning commission had made it clear they were not willing to extend the professional offices outside of the corner properties, especially east on 300 North on the north side. He concluded that was pretty much how it would end up.

Council Member Shelton guessed that at some point in time the Taylor home would also go commercial. Senior Planner Adam Olsen agreed.

Council Member Shelton expressed that, at that point, there would be a solid surrounding of all commercial, with a little island of residential which included the church lot and the cul-de-sac. He said that was a pretty hard barrier behind that, and it would not give the area much of a

neighborhood or residential feel for those few neighbors still left on the north side. He wanted to be open and transparent with the neighborhood that it could potentially become all commercial down the road, especially since the road was only the county width, and because the buildings seemed close to a residential home that faced a commercial home. He said he was almost willing to open it up and look to have that go commercial. He expressed the opinion that if he were in that neighborhood, he would feel the change from a residential feel to a very commercialized feel.

Council Member Shelton felt that it was good to communicate that, just as they had done on 700 North by the Costco. He explained that they had held that line firm on 700 North and drew it out for residents to understand.

Senior Planner Adam Olsen said that there was a request about a year prior to put a professional office north of 300 North, right in the heart of the residential area, and that was turned down unanimously. He said that line was made pretty firm that 300 North on the south side would be professional offices, but not the north side. He further said that there was a precedent for that, but not in this area.

Council Member Shelton felt that as they did more and more, it would eventually go in that direction. He felt they should open it up in that case.

**Council Member Barnes moved to approve Resolution No. 2020-12-35R approving an amendment to the land use element of the general plan located at 1156 East 300 North from the Low Density Residential to the Professional Office designation. Council Member Christiansen seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin Barnes, Council Member
<b>SECONDER:</b>	Barbara Christiansen, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

9. Review and action on an ordinance approving a zone map amendment located at 1156 East 300 North from the R1-15,000 Residential to the PO-1 Professional Office zone.

**Council Member Taylor moved to approve Ordinance No. 2020-12-59 approving a zone map amendment located at 1156 East 300 North from the R1-15,000 Residential to the PO-1 Professional Office zone. Council Member Carroll seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Taylor, Council Member
<b>SECONDER:</b>	Staci Carroll, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

10. 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 Rockwell Ranch Block 2 located in the area of 350 South 1000 West in the TOD Transit Oriented Development zone.

Senior Planner Adam Olsen explained that items 10a through 10d were in close proximity to each other. He noted that they had a map that showed how all of the plats interacted, and where they were located in proximity to each other. He explained that there had been final plats that had been approved on one or two of them, but that for the majority or remainder, they were in the TOD area and in the middle tier towards the outside edge. He said that it was a property that was in the Frandsen family, and that 350 South was the northern boundary of the areas and 200 South was just north of there.

Senior Planner Adam Olsen mentioned that there had been other apartment and condo plats that had been submitted for the area. He stated that all of the Rockwell plats interplayed with each other were all related. He communicated that the planning commission had a question as to where they all sat in proximity to one another, so they sent the map out to them, and also thought it was helpful for the Council. He explained that all of them had been through the district framework plan, the block plan approval, and as part of the lot plan approvals the subdivision plats came before them in the meeting that night.

Senior Planner Adam Olsen noted that one thing that was mentioned at the planning commission meeting that they appreciated and that filled the intent of the TOD zone, was that any townhome units in the developments faced outwards. This meant the access was from behind, and that the front of the units faced either common green space or adjacent roadways. He explained that they would not have the walled corridors seen in other areas. He said that all of them were recommended for approval.

Council Member Kevin Barnes asked if they were single family townhomes and condos. Senior Planner Adam Olsen confirmed that they were townhomes and condo plats, and that there were some single-family homes on the far southern ends as it feathered out into the low-density areas.

Council Member Kevin Barnes mentioned that there was a note on the agenda information they received that stated 12/4 which indicated that the engineering department requested that all their plats that were submitted by the developer after the planning commission be attached to this item. Senior Planner Adam Olsen confirmed. He said that for the applicants for two of the plats at the planning commission meeting, it was the timing. He explained that in the plats that initially went to the planning commission, the roadway dedication occurred in one plat but not the other. He said that it had been brought up at the meeting, and that a change had been requested, and that planning commission seemed to be okay with that discussion. Senior Planner Adam Olsen said that was why it had been brought forward to the meeting. He noted that it was difficult to tell the difference because the layout had not changed. He explained that it was just which plat had the roadway dedication, and that it did not affect the layout or the number of units.

Council Member Kevin Barnes said that the last sentence in what they had read said that the “planning commission had approved the original plats as shown in the attached minutes.” Council Member Kevin Barnes said it sounded like it was presented to the planning commission the previous week when they met. Senior Planner Adam Olsen confirmed. Council Member Kevin Barnes inquired if they were okay with it.

Senior Planner Adam Olsen said that they seemed to be because they were notified of the requested change at the meeting. As it did not alter the number of units or the layouts, they felt it was fine

to move forward. Council Member Kevin Barnes restated that his point was to ensure they were okay with it.

Council Member Carroll stated that it was nice to see all of the plats together. She thanked Senior Planner Adam Olsen. She thought they were on the way to where they wanted to be, and that the plats shown together made her very hopeful. She thought it would be something really great.

Mayor Frost mentioned that it was six months to a year of their lives, and to see it on the way to fruition was nice.

Council Member Shelton asked Senior Planner Adam Olsen what the total number of units to be approved for items A through E was. He said he tried to add up on the plats but did not know if he counted correctly. Senior Planner Adam Olsen replied that he would have to double count them as well. He said he believed the total number of units was in his staff report, and he would have to go through it again.

Council Member Shelton thought it looked like there was a substantial number of units as one of the plats listed 500 units. Senior Planner Adam Olsen replied that the area referred to with 500 units was in a completely different area. He explained that it was for a site plan that was already approved near 860 East. He said that the Rockwell Ranch plats went to 10d, and that 10e and 10f were other areas of the City.

Council Member Shelton said that he just wanted to make sure, and he wanted to keep in mind the residents down there. He noted that they did not have all of the roads fully built out yet but thought they could take some time to get the other roads fixed to take pressure off of 200 South. He knew that the decision of what to do with that road was in the works but felt that if they continued to approve these it was important to come up with a plan to widen 200 South in a year from then. He said that otherwise they were compounding themselves.

Council Member Kevin Barnes said that the very last line on page 82 of the packet, which was relative to the block, indicated that the plat anticipated an 87-lot townhome development. He thought there was a number like that on the end of each of them, and that if someone wanted to be smart and add them up while they were in the meeting, they could.

Council Member Shelton said that he thought there were a few hundred extra daily trips that were added to that road. He expressed that it put a lot of stress on the area with limited infrastructure, and that they really need to focus on that. He wanted to be able to help relieve that pressure in a year from then when the water project moved out. Mayor Frost agreed.

**Council Member Carroll moved to approve the final plat of Rockwell Ranch Block 2 located in the area of 350 South 1000 West in the TOD Transit Oriented Development 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 December 2, 2020 planning commission meeting. Council Member Taylor seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Staci Carroll, Council Member
<b>SECONDER:</b>	Clark Taylor, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

- b. Review and action on the final plat of Rockwell Ranch Block 3 Phase 2 located in the area of 480 South 1060 West in the TOD Transit Oriented Development zone.

**Council Member Taylor moved to approve the final plat of Rockwell Ranch Block 3 Phase 2 located in the area of 480 South 1060 West in the TOD Transit Oriented Development 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 December 2, 2020 planning commission meeting. Council Member Barnes seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Taylor, Council Member
<b>SECONDER:</b>	Kevin Barnes, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

- c. Review and action on the final plats of Rockwell Ranch Block 3 Phase 2 Plats F, G, H, and J located in the area of 480 South 1030 West in the TOD Transit Oriented Development zone.

Senior Planner Adam Olsen mentioned that these plats were the multi-family condo plats and not the townhome plats.

**Council Member Barnes motioned to approve the final plats of Rockwell Ranch Block 3 Phase 2 Plats F, G, H, and J located in the area of 480 South 1030 West in the TOD Transit Oriented Development 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 December 2, 2020 planning commission meeting. Council Member Carroll seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin Barnes, Council Member
<b>SECONDER:</b>	Staci Carroll, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

- d. Review and action on the final plat of Rockwell Ranch Block 4 located in the area of 480 South 1000 West in the TOD Transit Oriented Development zone.

Mayor Frost asked Senior Planner Adam Olsen if there was anything he wanted to add. Senior Planner Adam Olsen explained that once again it was a townhome plat.

**Council Member Taylor moved to approve plat of Rockwell Ranch Block 4 located in the area of 480 South 1000 West in the TOD Transit Oriented Development 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 December 2, 2020 planning commission meeting. Council Member Christiansen seconded the motion. Voting was as follows:

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Taylor, Council Member
<b>SECONDER:</b>	Staci Carroll, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

- e. Review and action on an ordinance adopting the final plat for Stonecreek Plat F, located in the area of 850 South, 330 West in the PR 3.0 Planned Residential zone.

Senior Planner Adam Olsen explained that this was the next phase of Stonecreek. He said they had seen those phases come forward in the past year or so. He stated that this was one of the most southern phases until more property was annexed into the City. He explained that they were all single-family lots, which totaled 37 units, and that the overall density for the subdivision was 3 units per acre, which was the requirement of the TOD section of the development code that they worked with. He further explained that it complied with the underlying land use designation of low density residential. He did not think that there was much to add to it other than it was the next phase. They were in the process of annexing some adjacent properties, and once that was in the City, they would most likely see one more phase.

Council Member Taylor motioned to approve Ordinance No. 2020-12-60 adopting the final plat for Stonecreek Plat F, located in the area of 850 South 330 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 all conditions identified in the public record associated with the December 2, 2020 planning commission meeting. Council Member Carroll seconded the motion. Voting was as follows:

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Taylor, Council Member
<b>SECONDER:</b>	Staci Carroll, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

- f. Review and action on the final plat of 860 Apartments Subdivision located at 802 East Quality Drive in the PC-Planned Community zone.

Mayor Frost asked Senior Planner Adam Olsen if there was anything that might be of value, even out of the normal, that they needed to know about.

Senior Planner Adam Olsen replied not necessarily. He mentioned that the site did have a site plan approval in September 2020. He explained that there was a site plan for an apartment project on that particular site, which was one piece of property that due to financing, the property owners and the developers had looked to split the property into two lots. He qualified that the site would still continue to function as one unit, and that there was documentation provided that will provide for that. He said that there was no change to the site plan. He explained that where the property line goes down the middle on the site plan, it went through an open space corridor. He communicated that the lot line did not go through any parking lot or any structure, and that it just went through

some open area. He said that the planning commission had looked at it and recommended approval.

**Council Member Carroll moved to approve the final plat of 860 Apartments Subdivision located at 802 East Quality Drive in the PC-Planned Community 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 December 2, 2020 planning commission meeting. Council Member Taylor seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Staci Carroll, Council Member
<b>SECONDER:</b>	Clark Taylor, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

11. Review and action on a Construction Contract for the Art Dye Park Roundabout and Parking Improvements Project.

Mayor Frost said that this was a fun one to talk about. Mr. Sensanbaugh provided a general synopsis for the project. He said that it had been talked about for quite a while, and that they had really looked at how to improve the safety and efficiency of the intersection at 550 East. He explained that it went north near the pickleball courts.

Mr. Sensanbaugh pointed out that there was a lot of traffic and large events, and that they wanted to make sure that it was safe and efficient for people to get in and out, and also to accommodate pedestrians. He communicated that the roundabout was the best solution, as they went through the design and loved it, and felt that it would be the best roundabout they had seen. He discussed how they had incorporated several items that were not present at other roundabouts, that really focused on pedestrian safety. He recommended they award the bid to build the roundabout.

Council Member Taylor addressed Mr. Sensanbaugh and noted that they had talked about the problem with the roundabout on 980 & 500, and how they did not do enough to keep people off the center island. Council Member Taylor assumed that they had discussed the incorporation of those things the last time they had talked about the roundabout.

Mr. Sensanbaugh said that they were and explained that it included pedestrian refuges to make sure pedestrians only crossed one lane of traffic at a time. He said it also included a Danish offset, where the design encouraged people and drivers to have eye contact when they crossed. This helped communicate intent when they crossed. Mr. Sensanbaugh also mentioned the curbs and the flares at the entry angles, which allowed for the right width for the cars and forced them to slow down. He said that there would be a lot of foot traffic and kids, and that those items would improve it a lot.

Mr. Bunker conveyed that on the interior of the island, the center of the roundabout was a mountable curb. This was crucial when a large fire truck or dump truck was needed. He said that he understood that people cut that corner and went up on the curb, but it was actually designed that way. He asked Council Member Taylor if he was okay with that.

Council Member Taylor replied that he did not and clarified that what he had referred to was that the mountable curb would be the exception and not the rule. He stated that with the one that existed

now, they could look at the tire tracks on top and see that it was evident that some of them just wanted to go over the top and not around. He hoped to prevent that with the curbing Mr. Sensanbaugh had talked about. Council Member Taylor hoped that it would force them in the right direction, as well as encourage them to slow down and not cut through the center island.

Mr. Sensanbaugh said that was what he had referred to as the entry angle. He noted that if you looked pulled up and yielded at the current roundabout, and looked straight ahead, you would look over the truck apron. This old design encouraged people to hit that truck apron, especially if they wanted a thrill out of it. He explained that the new design would not have that, and that the center island flare forced drivers in the right direction. He said that people could still drive over the truck apron, but they would have to work on it.

Council Member Taylor said that was his question, so it was good to know.

Council Member Shelton felt excited to see it come to fruition. He said that it was something he had discussed with Mayor Frost and Mr. Bunker when they first came in. Council Member Shelton said he loved the new park down where the trees and murals were at and was glad to see some crosswalks and pedestrian guidance added to that area. He wished they had an opportunity to see the design. He asked if there was a way to put a median down the middle. He asked for clarification that there were two entry points from the parking lot.

Mr. Sensanbaugh confirmed that there was one from the north and one from the east. He stated that there were medians to be added all around. He communicated that the medians that flared and forced that was crucial to the design. He said that there would be some concrete work done in the parking lot.

Council Member Shelton was interested to see what that would look like. He did not know if there was anything, they could do on the crosswalk that currently existed. He said that when they looked at places like Orem, they put a landscaping median down the middle of that center row, which gave that area to stop. Council Member Shelton said he noticed where cars stopped really close to that crosswalk from the softball field to where the bathrooms were at, and said it was a blind spot area. He noted that it may be too far down into the design work, but he would love to see a way to increase safety through the whole parking lot. He said that if not now, they should look in the next phase at how to increase pedestrian safety between the ballpark and the playground east by the trail, as well as the crosswalk between the baseball diamonds and the bathrooms. He said that they should make sure those three partials had good access.

Council Member Taylor asked Mr. Sensanbaugh if he meant an entrance on the south and east, since he had said the north.

Mr. Sensanbaugh said that he meant the north. He clarified that there were four entrances, and that there would be one that came from the north where the pickleball court was, and then one from the east. He stated that those were the two that came from the parking lot, and that the other two lanes were from actual streets.

Council Member Barbara Christiansen asked what the timeframe was for construction.

Mr. Sensanbaugh replied that they would start immediately and work through the winter. He could not remember the exact date but said it would be late winter or early spring. He said one

thing they were assured of was that access would not be cut off. He said that he would get back on the exact date.

**Council Member Taylor motioned to accept the bid submitted by Jordan Valley Construction for construction of the Art Dye Park Roundabout and Parking Improvements Project in the amount of \$291,038.00 and approve the construction contract as Presented. Council Member Christiansen seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Taylor, Council Member
<b>SECONDER:</b>	Barbara Christiansen, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

12. Review and action on a resolution indicating the City's support for preserving Bridal Veil Falls for Natural Scenic and Recreational purposes.

Mayor Frost said that he did not know if they were aware of this iconic area, but it was under threat of privatization, which would limit or completely bar public access. He stated that they wanted to follow the lead of Provo City and the other groups that wanted to preserve it. He declared that they wanted to add their voice to that support to keep it as part of the public and even offer improvements in the future. Mayor Frost stated that it personally struck a nerve because they had something similar happen to their own canyon where public interest and access was threatened, as was access to their watershed. He expressed full support of this item and felt that the commissioners would vote for it the next day, and that it added momentum and showed support. He asked if there were any questions or comments.

Council Member Shelton noted that Mayor Frost had mentioned possible participation in the future. Council Member Shelton said he did not see any current plans on the table and asked if it was just in general down the road. Mayor Frost replied that was up to the commission. He stated that this lent their support to preserve it as a public entity, and to not bring a private entity to the Bridal Veils Fall area.

Council Member Shelton wanted to clarify that they were not financially obligated to contribute. Mayor Frost said no.

**Council Member Shelton moved to approve Resolution No. 2020-12-36R indicating the City's support for the preservation of Bridal Veil Falls for Natural Scenic and Recreational purposes. Council Member Taylor seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rob Shelton, Council Member
<b>SECONDER:</b>	Clark Taylor, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

13. Review and action on an agreement with Pleasant Grove City for Installation of the Phase Two Spring Line.

Mayor Frost asked Mr. Sensanbaugh if he wanted to pop in about this item.

Mr. Sensanbaugh explained that they had recently replaced the line down the canyon from the source up to the springs. He said that got it to the mouth of the canyon, and to the southeast corner

intersection of Canyon Road and the section of highway up the canyon. He stated that this project would take it from there the old-line location down to the chlorinator. He noted that a lot of the reason for the timing was to work with Pleasant Grove as they piped an irrigation ditch. Mr. Sensanbaugh said that there were quite a few things that went on as their line went through the golf course. He further said that it was a new location, a new line, and was the same material that went up the canyon to replace the old cast iron pipe. He expressed excitement about it and said that it was basically Pleasant Grove's project and American Fork would pay for portions of it.

Mayor Frost asked what size the line was. Mr. Sensanbaugh said it was the same size that was up there. He asked Mr. Bunker if he remembered the exact size. Mr. Sensanbaugh thought it was 24 inches but could not recall. Mr. Bunker confirmed that it was 24 inches in that section.

**Council Member Taylor moved to authorize the City to enter into the agreement with Pleasant Grove City as presented. Council Member Barnes seconded the motion.**

Mr. Sensanbaugh notified Mayor Frost that he received a text from the City engineer that clarified it was 16 inches.

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

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Taylor, Council Member
<b>SECONDER:</b>	Kevin Barnes, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

14. Review and action on rescinding approval of, or termination of, the CenturyLink Right-of-Way Licensing agreement dated September 24, 2019.

Mayor Frost called to remove this item from the agenda.

15. Review and action on an ordinance setting the time and place of the 2021 City Council meetings.

**Council Member Taylor moved to adopt Ordinance No. 2020-12-61 setting the time and place of the 2021 City Council meetings. Council Member Christiansen seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Taylor, Council Member
<b>SECONDER:</b>	Barbara Christiansen, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

16. Consideration and action to enter into a closed session to discuss items described in Utah State Code 52-4-204 and 52-4-205.

**Council Member Carroll motioned to enter closed session at 8:15 p.m. to discuss items described in Utah State Code 52-4-204 and 52-4-205. Council Member Barnes seconded the motion. Voting was as follows:**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Staci Carroll, Council Member
<b>SECONDER:</b>	Kevin Barnes, Council Member
<b>AYES:</b>	Kevin Barnes, Staci Carroll, Barbara Christiansen, Rob Shelton, Clark Taylor

Mayor Frost publicly acknowledged that they would enter a closed session virtually, after which time the Council would return to this meeting to adjourn.

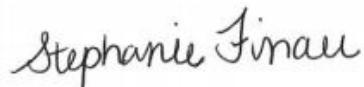
The City Council entered into a closed session to discuss pending or reasonably imminent litigation at 8:20 p.m. Those present included Mayor Frost, Council Member Barnes, Council Member Carroll, Council Member Christiansen, Council Member Shelton, and Council Member Taylor. Also present were Mr. Bunker and City Civil Attorney Cherylyn Egner.

**Council Member Carroll moved to return to the regular session at 9:35 p.m. Council Member Taylor seconded the motion. All were in favor.**

17. Adjournment

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

The meeting adjourned at 9:37 p.m.



Stephanie Finau, Deputy Recorder