

AMERICAN FORK CITY COUNCIL  
JULY 13, 2021  
REGULAR SESSION MINUTES

Members Present:

Bradley J. Frost	Mayor
Kevin Barnes	Council Member
Staci Carroll	Council Member
Ryan Hunter	Council Member
Rob Shelton	Council Member
Clark Taylor	Council Member

Staff Present:

David Bunker	City Administrator
Wendelin Knobloch	Associate Planner
Stephanie Finau	City Deputy Recorder
Anna Montoya	Finance Officer
Aaron Brems	Fire Chief
George Schade	IT Director
Cherylyn Egnor	Legal Counsel
Adam Olsen	Senior Planner
Darren Falslev	Police Chief
Derric Rykert	Parks and Recreation Director
Scott Sensanbaugher	Public Works Director

Also present: Ken, Tim Mushata, Aubrey Moedl, Colton Bain

The American Fork City Council will hold a public hearing in conjunction with the regular session on Tuesday, July 13, 2021, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

PUBLIC HEARING

- Received public comment regarding the vacation of a ROW located at approximately 100 South and 900 West.

Ken explained that developments take a really long time. As part of an annexation the roadway master plan of the time is reviewed. Developers give the City road designations prior to starting the project's design. He said that as this project continued in its development, it was discovered that 700 West was needed as a collector road and that a roundabout was needed at the intersection of 700 West and Lakeshore Boulevard. This meant that the roadway given by the developer at annexation didn't match the actual plan. This step was to have the City return the original road designation that was now for 25 feet of a residential lot, so that the developer could in turn give the City back a road designation that matched what was actually built.

Mayor asked for any more public comments. No other comments were made.

REGULAR SESSION

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

Mayor Frost led the Pledge of Allegiance and an invocation was offered by Council Member Barnes. Roll call was taken.

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

Tim Mushata, USSSA State Director for Softball, said that he had used the Art Dye Fields. He commended the Council for the beautiful job they had done on the park. He wanted to acknowledge the contribution American Fork made to support the slow-pitch softball community both in American Fork and for the south end of the valley.

Colton Bain said that he had come before the Council on March 23rd regarding the current electronic message center ordinance. He said that at that time Mayor Frost had asked for his phone number, but that he had not heard from anyone. He had a client, Baby Cubby, who had just invested a ton of money into American Fork by bringing in a multi-use tenant space and multiple other businesses. They were then denied an EMC. When this happened, they were going to file a variance request with the Board of Adjustments, but it was made clear that financial burdens were not grounds for hardships. He did not know how that was possible. He said that Highland Gardens had been in American Fork longer than almost any business. They were growing substantially as a wedding venue, nursery, and home décor center. They continue to expand, but only have one small static sign that they are allowed to use. He said that it was unacceptable that they could not use an electronic message center sign. He continued that the staff at the zoning department had made it clear to him and his associates that the current signs were either grandfathered in or placed illegally. He said that was a direct email response he received. He said that this raised major concern; why was the zoning department intentionally, or unintentionally, complicit in illegal signs.

Mr. Bain addressed the question of enforcement by explaining that in 17-12-219, paragraph 6EA, the sign ordinance reads that, “no signs shall be 3 foot candles.” He said that he personally measured several signs and that there were a lot of signs that broke that ordinance. Paragraph 6EB states that “a sign should remain static with no transition effects.” He said that all EMC signs in American Fork violate this ordinance. 6EC states “no animation.” Again, 100% of signs in American Fork violate this ordinance. This had set a precedent that American Fork zoning was okay with signs placed illegally without repercussion when certain businesses were trying to obtain them legally and being rejected. He said that if you looked back at Google imagery you could see where two large banks, UCCU and America First Credit Union, had older, smaller EMC signs that they had replaced in the last two years with larger, better signs.

Mr. Bain said that he had asked the Recorder’s Office multiple times to show permits for how they were able to obtain those larger, cooler signs and had asked multiple times for the office to pull permits showing the change with sign size increase. Nobody could provide that information to him. He said that it seemed that the Recorder’s Office was just allowing big banks to place bigger signs and rejecting small businesses. He brought up SB61 that was just passed by the State Labor Committee with 6-2 on the vote. He said that it took away municipalities' rights to dictate how businesses can convey their free speech if located on the 1-15 corridor. He said that all across the country, cities were losing against business owners for refusing to allow EMC signs as a form of advertising. Most recently, in Adams Outdoor Advertising vs. Burrow of Stroudsburg Pennsylvania, the Supreme Court of Pennsylvania stated that it was the City’s responsibility to

defend its total ban by presenting evidence to show that the exclusionary regulation bears a substantial relationship to the public health, safety or morality or welfare of citizens. The City failed to do so. He asked if American Fork could prove that EMCs were a risk to public safety. He asked if American Fork made money off of tax revenues. EMCs increase commerce.

Mr. Bain recognized that public safety should be American Fork's first priority, but that building commerce should be its second priority. He felt that the City should look at its restriction on businesses' free speech or a challenge to the City would be required on why this ban is allowed.

Mayor said that he was willing to look at the issue and that it was worth a work session where the Council and staff examined the ordinance. He thanked Mr. Bain for his comment.

### 3. City Administrator's Report

David Bunker, City Administrator, said that he had a ball last week. He hoped that the other 35,000 residents of American Fork and any other visitors also had a lot of fun at Steel Days. He said that there were so many people who worked hard to make Steel Days a success. He recognized the Chamber of Commerce. He also noted the many folks within the City organization who contributed. He said it was a good event that showcased American Fork City and the people who live here.

### 4. Council Reports

Council Member Carroll said that unless you are involved in an event like Steel Days, you don't have any idea the effort that goes into pulling off an event like it. She said she had no idea how Mr. Bunker and Officer Dave Christensen could stand after the week was over. It was so many hours. She said that Josh and Kristina from the Chamber also put in so much work, in addition to the Chamber Board. She also noted the Parks Department and the Fitness Center staff. She said that after working on Steel Days for four years and being personally involved, she didn't think that she could ever complain about a City festival because of the amount of work that goes into executing them. She said that the reason why they hold Steel Days, despite all the work, was because events like it build community and help bind us together. She also mentioned that on Monday night she went to the Concert in the Park at Quail Cove. She said it was also a wonderful space.

Council Member Taylor noted the softball tournament. He said that he and his wife sat in the left field of one of the five parks and watched softball for an hour and a half. He said that it had been so long since he remembered a full-scale softball tournament. He also noted the 111 teams that came for spike ball, and the kickball tournaments. He said that he had been a resident of American Fork almost his whole life and that he had always loved Steel Days, but that it only seemed to get better and better of late.

Council Member Barnes agreed with the comments of the previous council members about Steel Days. He added that pretty soon they were going to have a problem; if Steel Days continued to grow, he didn't know if they would be able to handle the crowds. He said that his favorite event was watching the kids and the bubble machine. He noted that there was something for everyone at Steel Days including opportunities to look at art or participate in the parade. He also commented on the Monday night concerts. He said that if you'd not been to a concert in Quail Cove, you'd missed out. He encouraged residents to attend.

Council Member Shelton also agreed with his fellow council members on Steel Days. He said that he noticed how they had built a foundation of traditions around Steel Days that continued to be built and expanded upon making it better and better. He highlighted the Beautification Committee and the garden tour they offered. He had a resident stop him at the big show concert who told him that he walked away so inspired from the Beautification Committee's garden tour. He also noted Chalk-It-Up. He said that one of his favorite features was the rendition of Parker's Drive-In. He offered kudos to Harrington for putting on such a successful event. Lastly, he mentioned that all of American Fork's recreation teams participated in a baseball tournament in Spanish Fork. He said that he would like to see American Fork host a similar tournament. He also wanted to talk about North Point, which offered various recycling programs. They were asking for a final time if American Fork was in or out in participating in various programs to see which cities were interested.

Council Member Carroll asked if this was something they would need to vote to have added to the budget. Council Member Shelton said that originally it had been discussed that the district would pay for it because it helped save them time, money, and cost. They thought that they could leverage the cost if all of the cities worked together. He said it would be about \$15,000 a year.

Mayor Frost clarified that it would be \$15,000 a year per City. He thought that for \$15,000 he felt they could do a lot to educate the City's own citizens. He felt that they could do it for a lot less. He said that he would hate to push another app when they were already trying to get citizens to use NotifyMe. He said that had already been a monumental effort. Council Carroll agreed. It was hard to even get people to transfer over to new software. She wasn't very interested in investing in new software. Council Member Taylor agreed.

Council Member Hunter said that it was cool to be part of Steel Days. He said that he could not have been prouder of the parking arrangement and how staff were able to add to the parking. In talking about how neat it was to hold a tournament he acknowledged the role of the PARC Tax. He said that he attended 17 events and that there was huge turnout for each of the events. In regard to Council assignments, he had the opportunity to visit with the library board and take a tour of the facility. He said they were anxious, but excited about the expansion and the children's room. He also noted what a fantastic job the Parks Department did on managing the trash at Steel Days.

## 5. Mayor's Report

Mayor Frost said that for him, Steel Days started with the Miss American Fork pageant a week prior to Steel Days and ended with the Fourth of July fireworks. He said that there were so many people who reconnected at the carnival. He said that there were a lot of people who did not currently live in American Fork that came back for Steel Days. He said that he served as a judge for a lot of events.

Aubrey Moedl introduced herself as the new Miss American Fork. She said that she appreciated the opportunity to be involved in the community. She said that she was excited to start work on her social impact initiative called, "Time to Talk: Saving Lives with Real Conversations About Mental Health." She said the initiative was centered around suicide prevention and mental health awareness. She said that she had a personal investment in mental health given her education as a neuroscience major and working professionally at mental health facilities. She said that she looked forward to creating a space where those dealing with mental health challenges felt they could go

and feel the community's support. She said that she believed that American Fork was a community that had a lot of love for each other and that with the right resources and education that they could rally and help each other get through hard things.

Derric Rykert, Parks and Recreation Direct, noted that American Fork will host two more baseball and softball tournaments this year, one in August and one in September. One was a state event. It was noted that American Fork was going to try to bring a national tournament in 2022. He said that he wanted to provide some perspective on how parks and recreation was a keyway to reinvest in American Fork. He noted how at the pickleball tournament there was a new massage sponsor that offered free massages all day. At the end of the day, he asked the sponsor what they were getting out of all that time and the sponsor said they had gained 27 new customers, or \$75,000 worth of revenue. He explained that there was an economic multiplier on every dollar spent on the community.

### 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 June 8, 2021, City council minutes.
2. Approval of the June 15, 2021, work session minutes.
3. Approval of the authorization regarding authorization to release the Improvements Construction Guarantee in the amount of \$127,453.75 and issue a Notice of Acceptance for the ROCKWELL RANCH BLOCK 3 PHASE 2 construction of public improvements located at 500 South 1030 West.
4. Approval of the authorization to issue a Notice of Acceptance for the APOLLO BURGER construction of public improvements located at 504 North 900 West.
5. Ratification of City payments (June 16, 2021, to July 6, 2021) and approval of purchase requests over \$25,000.

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

<p><b>RESULT: APPROVED [UNANIMOUS]</b> <b>MOVER:</b> Clark Taylor, Council Member <b>SECONDER:</b> Rob Shelton, Council Member <b>AYES:</b> Barnes, Carroll, Hunter, Shelton, Taylor</p>
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### ACTION ITEMS

1. Review and action on an ordinance approving a zone map amendment for property located at approximately 361 East 980 North, from the RA-1 Residential Agricultural to the PR-3.0 Planned Residential zone.

Mayor Frost said that the applicant was present and available if the Council had questions.

Council Member Taylor stated that he had been hired to do some work by the developer on this project. He said that there should not be any conflict so he would still vote. However, he wanted that he would be working with the developer on the record.

**Council Member Shelton moved to adopt Ordinance No. 2021-07-30 approving a zone map amendment for property located at approximately 361 East 980 North, from the RA-1 Residential Agricultural to the PR-3.0 Planned Residential zone, subject to the dedication of a trail corridor conditions listed in the engineering department report. Council Member Taylor seconded the motion. Voting was as follows:**

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Rob Shelton, Council Member

**SECONDER:**, Clark Taylor, Council Member

**AYES:** Barnes, Carroll, Hunter, Shelton, Taylor

2. Review and action on an ordinance approving a zone map amendment located at 400 South 600 East, from the GC-2 (Planned Commercial) zone to the PC (Planned Community) zone.

Council Member Carroll said that she was concerned about adding more acreage of high density housing when there was already a lot of high density housing in that area already and it was currently zoned commercial. She asked if anyone could speak to the density of the area and the current zoning.

Adam Olsen, Senior Planner, said that this was just a request. The City could either approve or deny it. He said that an argument the applicant could make for the zone change was that the area had been vacant for years. It had been a mess of a property, which he believed was being cleaned up by the applicant. The applicant felt that with the higher density house to the south and east, the zone change would fit in with the area over a commercial use.

Mayor Frost invited the applicant forward.

Adam Langford, Wasatch Residential Group, said that they own the park on 5th and had done the retail at the front of that development. He said that his group had since sold the retail off, but they still controlled the architecture and entrance into the development. He said that his group felt as though that was a great location for commercial. He said that this property, however, was only two acres and tucked back behind the Deseret Industries. Because of this access and visibility were not as good. He said that it was a really messy piece of property that they wanted to clean up because they were the community to the south. He said that he felt that the Wasatch Residential Group could develop a great building and incorporate it into the rest of the community. He mentioned again that they had developed commercial spaces so they understood retail. From their perspective, it was just not a good site for commercial development.

Council Member Shelton asked if the area had not been GC-2 and then changed to a planned community. Mr. Olsen said that it was an old industrial area from years ago.

Council Member Shelton said that when he looked at the request he felt that it was compatible even though high density might be a concern. He said that he felt comfortable with the 48 proposed units because there wasn't really anywhere else that could be built. He said that he was a little bit concerned about the extra right-of-way on 400 South and the traffic impact. He asked if there were any planned improvements on 400 South. Mr. Langford said that one of the conditions for the development was that staff had asked that the Wasatch Residential Group donate four feet of the property for additional right-of-way like sidewalks and park strips.

Council Member Shelton said that he was more interested in the intersection and if there might be a dedicated right hand or left hand turn lane as demand increased. Mr. Langford said that he could speak to 600 East and 620 South. He said that the Wasatch Residential Group had built from the corner there to 620 South. He said they were also working with the City for improvements and new striping plans for 620 South. He said that he couldn't speak to the bigger picture, but that based on their own traffic studies and the subsequent improvements, they were trying to draw traffic down 620 South.

Scott Sensanbaugher, Public Works Director, said that because this was just a zone change, staff had not reviewed the particular questions that Council Member Shelton had brought up. He said that traffic studies usually came through the Engineering Department with the development process.

Council Member Shelton said that he only worried about providing certain rights as a part of the zone change without addressing those traffic concerns. He said that he felt like the development fit as a compatible use. He wanted to make sure the traffic was figured out. Council Member Taylor asked for clarification about where Council Member Shelton was looking for a dedicated turn lane. Council Member Shelton said that he was looking for a dedicated turn lanes on the corner of 400 and 500.

Mr. Bunker said that because 500 East was a UDOT right-of-way, staff would have to work with UDOT to design that. He said that the intersection was not contiguous to the parcel discussed. He said that there already was a light at 400 South and 500 East. The master plan did call for the roadway to be extended to the west. That intersection design would have to be submitted to UDOT because of 500 East.

Council Member Shelton said that he just wanted to know if there was enough space to put in dedicated turn lanes. Cherylyn Egner, Legal Counsel, said that she was confused about Council Member Shelton asking about a right-of-way that was not next to the parcel being discussed. She did not know how they could tie the right-of-way back to the parcel.

Council Member Shelton said that he had questions more about traffic flow, then about requiring anything of the developer. He said that if they were going to add 48 units of high density housing that were not planned on before, he wanted to know if they had the right-of-way to make the intersection work so that they didn't have to go back later and purchase ground from Cascade Shadows or from the LDS church.

Ms. Egner said that because 500 East belonged to UDOT, it was not a road that the City would have the ability to connect. She said that the City could not go out and purchase the right-of-way in order to expand the roadway. Mayor Frost said it was UDOT who put up the light.

Council Member Barnes said that the property had been a trashy area for quite a while. He said that he was glad to see it be improved and he thought that the proposal fit in with the surrounding area. There was a lot of housing in the area already. He did not know if 48 more units was all that big of a deal.

Council Member Barnes motioned to adopt the amendment.

Council Member Carroll voted NO. She said that she understood some of the rational, but because residents were so concerned about adding more high-density acreage, she felt an obligation to vote NO.

**Council Member Barnes moved to adopt Ordinance No. 2021-07-31 approving a zone map amendment located at 400 South 600 East, from the GC-2 (Planned Commercial) zone to the PC (Planned Community) zone. Council Member Taylor seconded the motion. Voting was as follows:**

<p><b>RESULT: APPROVED [4-1]</b> <b>MOVER:</b> Kevin Barnes, Council Member <b>SECONDER:</b> Clark Taylor, Council Member <b>AYES:</b> Barnes, Hunter, Shelton, Taylor <b>NAYS:</b> Carroll</p>
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3. Review and action on a development agreement for the Lake City Row project.

Mayor Frost said that this item had been pulled from the agenda at the request of the applicant.

4. Review and action on approval of a development agreement with Blue Peak Holdings, LLC, regarding the construction of Lakeshore Drive.

Ms. Egner said that this item was related to the Dixie Farms development on the south side. She said that Lakeshore Drive had been a point of discussion since the beginning of the development. Ultimately, it was the recommendation of staff that Lakeshore Drive be developed by the developer and that the City would pay for the upsizing of the road from a local road to a minor collector. There was also a provision in the agreement that eliminated the trail on the south side of Lakeshore Drive. This was because there was already a sidewalk on the north side of the road and there would not be development on the south side. If the City wanted to come in and put the trail in at a later date, they would have the right-of-way to do so, but it would not be a requirement of the developer now. The other provision of note was that after further review of the plat, staff found that there was one portion of the development that only had one access point to a stretch of properties. There were about 10 lots that only had one access point. This agreement would require that the developer dedicate an emergency access easement across one of the lots in order to provide a secondary access in the event of an emergency, until the property to the north was developed and created a secondary access point. She said that the agreements would allow the later item on the agenda of the plats to be recorded with the dedication of the easements.

Council Member Barnes said that he was confused about the exhibits. He said that this agreement referenced exhibits A, B, C, D, but when you looked at them there was nothing to look at. He said that it was hard to visualize what was being presented because he could see what they were voting on. Council Member Carroll said that she agreed. It would have been nice to have a map of what was being proposed.

Mr. Bunker said that the exhibits should have been included in the packet. He said that they could make sure that the exhibits were included in the minutes. The exhibits were the layout of the subdivision which showed Lakeshore Drive and its location in the development.



**Council Member Carroll moved to approve the development agreement with Blue Peak Holdings, LLC, regarding the construction of Lakeshore Drive. Council Member Taylor seconded the motion. Voting was as follows:**

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Staci Carroll, Council Member

**SECONDER:** Clark Taylor, Council Member

**AYES:** Barnes, Carroll, Hunter, Shelton, Taylor

5. Review and action on an ordinance approving a vacation of a trail right-of-way at approximately 1100 South and 900 West.

Council Member Carroll said that she had a hard time understanding the rationale behind this item. She said that the trail was on the master plan. Was it going to be replaced somewhere else to ensure connectivity?

Ms. Egner said that this would be a vacation of a portion of the trail that actually went through some lots. The lots were approved, but when they went to record the plats the developer didn't own the property beneath the lots and so were not able to be recorded. Because of this, the trail got shifted and at the time of annexation they were required to dedicate right-of-way for the trail. The trail was on the plats, but in a different location than the previously dedicated property.

**Council Member Taylor moved to adopt Ordinance No. 2021-07-32 approving a vacation of a trail right-of-way at approximately 1100 South and 900 West. Council Member Barnes seconded the motion. Voting was as follows:**

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Clark Taylor, Council Member

**SECONDER:** Kevin Barnes, Council Member

**AYES:** Barnes, Carroll, Hunter, Shelton, Taylor

6. Review and action on an extension of the approval on the final plats and ordinance adopting the site plans of Dixie Farms A, B, C, and D located in the area of 900 West and 1000 South.

Ms. Egner said that the suggested motion did not include the modifications that were adopted in the development agreement. She asked if a provision could be added to the motion to include any modifications to the plat as noted in the development agreement it does not include the modifications that were adopted in that plat.

Council Member Shelton clarified that that was with Blue Peak Holdings.

**Council Member Shelton moved to approve final plats and ordinance adopting the site plans of the Dixie Farms Plats A, B, C, and D located in the area of 900 West and 1000 South in the PR 3.0 Planned Residential zone and to authorize the mayor and city council to sign the plats 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 March 20, 2019 and April 17, 2019, planning commission meetings and the development agreement just adopted with Blue Peak LLC. Voting was as follows:**

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Rob Shelton, Council Member

**SECONDER:** Kevin Barnes, Council Member

**AYES:** Barnes, Carroll, Hunter, Shelton, Taylor

7. Review and action on a resolution placing an opinion question on the November 2, 2021 general election ballot as to whether or not the City of American Fork should enact a local sales and use tax of one-tenth of one percent to fund parks, arts, recreation, and cultural facilities and programs

Council Member Taylor moved to accept the resolution.

Council Member Shelton asked if the language on there had been approved? Council Member Carroll asked if how the language appeared on the ballot was dictated by state code or if they could use the PARC acronym because that was how the city had been advertising it to residents. Mr. Bunker said that the language that went on the ballot could include the PARC tax as residents recognize it.

Council Member Taylor amended his motion to include PARC tax acronym on the language for the ballot.

**Council Member Taylor moved to approve the Resolution 2021-07-27R placing an opinion question on the November 2, 2021 general election ballot as to whether or not the City of American Fork should enact a local sales and use tax of one-tenth of one percent to fund parks, arts, recreation, and cultural facilities and programs and authorize the City Recorder to notify the Lt. Governor's office of the placement of the opinion question and include the PARC tax acronym on the language for the ballot. Voting as follows:**

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Clark Taylor, Council Member

**SECONDER:** Staci Carroll, Council Member

**AYES:** Barnes, Carroll, Hunter, Shelton, Taylor

8. Review and action on a resolution approving the updated map for the Transportation Master Plan element of the General

Mr. Sensanbaugher said that updates to the Transportation Master Plan had been discussed over a year ago. There were several items that were tabled for approval so that staff could work through some of the timing of the elements. However, there were a couple of areas in the TOD where there was a more urgent need to go ahead and make minor adjustments to the map. Staff asked that the Council approve the proposed changes to the drawing in regard to where roads need to go.

Council Member Carroll asked if anything else changed. Mr. Sensanbaugher said that staff were bringing some changes to the map. These included:

1. Modification to the map at State Street and 700 East. Previous versions of the map showed 700 East curving to connect with 680 East. While this would still be a good design, a developer had come in and wanted to develop some private property that the City would need to acquire if they wanted to make that connection. After talking this over internally

and with Mr. Bunker staff felt that acquiring that property was not the City's highest financial priority. The property owner, however, could not develop their property without making this change to the master plan. Staff did not feel this was fair to the developer just because the City was not able to acquire that property right away.

2. On Lakeshore Drive, the current drawing showed a roundabout where 700 West intersects Lakeshore Drive. Lakeshore Drive was located on the south boundary and ended at the development described in the previous action item. It was always intended to have Lakeshore Drive continue west and intersect with 1300 West. It was just an oversight that this was not included in the previous drawing.
3. The last change was where 100 West intersected Lakeshore Drive, which is 1500 South. The road that continues on 1100 South shows it looping into Stores Avenue. The road actually looped into 570 West that ran right past the train station. This would also help facilitate emergency services to get from the southeastern part of the City up to the train station.

Council Member Taylor asked about the gray hashed area. Mr. Sensanbaugher said that was the UDOT environmentally cleared area for the Vineyard Connector. Staff opposed this connector. It was his opinion that it was highly unlikely that the connector would ever happen because it would cut the heart out of the TOD. However, it was left on the map because it was still the environmentally cleared route.

Council Member Shelton noted that the Council only received the map without the extra data for things like the storm drain. He asked if those utilities were also reviewed. Mr. Sensanbaugher said that there were changes regarding other utilities that were discussed by the Council more than a year ago that had not yet been reviewed. Although it would be ideal to make all of the changes at the same time, there were a couple of time sensitive changes that needed approval before all of the extensive changes could be made.

Council Member Shelton said that he was concerned about not approving everything all at once because it might give a false impression to developers. He asked when the Council could see the whole plan. Mr. Sensanbaugher said that there were quite a few things to work on in regard to the Master Plan so he could not give an estimate as to when it would be ready for review by the Council.

Council Member Shelton said again that he was concerned about the whole plan not being complete. He expressed that he would like to speed up completing the changes to the whole plan. He said that if it had been 18 months since they had talked about the plan, he would have expected more progress. He said that the master plan was a huge document and really important given the amount of growth in American Fork. He said that once infrastructure improvements went in, it was very hard to change them down the road. He did not want to be developing faster than what was researched and planned.

Council Member Barnes asked if it was fair to call the changes a "concept plan." For him, he viewed a concept plan as a big picture without the detail. He clarified that 1500 South turned into Lakeshore Drive. He wanted to know at what intersection the name of the road would change. Mr. Sensanbaugher said that the place where the road name would change was yet to be determined. He then wanted to explain more about a concept plan. He said that when the City received a development submittal, many times developers approach the City and say that it would help them to move a master plan road 100 feet east, or to put a slight bend or curve in it. The City

had been willing to work with developers. This was why all of these roads were general locations with the possibility of being slightly moved based on development plans.

Council Member Barnes then asked about all of the little plus signs on the map. He said that on the map the plus sign symbol was defined as an intersection improvement. He assumed that simply designated that something, which could be a whole variety of things, was going to be done to those intersections. Mr. Sensanbaugher said that was correct. Generally the plus sign indicated that a signal or roundabout would be placed in the future.

Council Member Carroll asked if Horrocks had any comments about changing the map without having any data because it seemed as though they had looked at the map, too. Mr. Sensanbaugher said that Horrocks involvement was relatively minor. He said that most of their thorough review was done when staff presented to the Council before with the bigger document. Staff were working on the document with them. He stated again that, “it was pretty involved what the overall plan needed in regard to research, data, and changes.” He said that he did not think that any of those changes impacted what was presented to the Council at the meeting. Rather, they were simply just connecting roads.

**Council Member Barnes moved to approve the updated Master Transportation Map for the Transportation Master Plan Element of the General Plan as presented by Staff and Horrocks Engineers. Voting as follows:**

**RESULT: APPROVED [4-1]**  
**MOVER:** Kevin Barnes, Council Member  
**SECONDER:** Clark Taylor, Council Member  
**AYES:** Barnes, Carroll, Hunter, Taylor  
**NAY:** Shelton

9. Review and action on a resolution approving the 2021 Storm Drain Master Plan element of the General Plan

Mr. Sensanbaugher said that one substantial difference between this action and the previous item was not brought before the Council until some other changes were made in regard to pipe sizes and where drainage was directed. Staff felt that they had gotten those changes right. This was a complete Storm Drain Master Plan that was presented to the Council.

Council Member Barnes said that he had spent some time reading the plan and thought the document was well put together and easy to understand.

**Council Member Taylor moved to approve the 2021 Storm Drain Master Plan element of the General Plan as presented by Staff and Franson Engineers. Council Member Carroll seconded the motion. Voting as follows:**

**RESULT: APPROVED [UNANIMOUS]**  
**MOVER:** Clark Taylor, Council Member  
**SECOND:** Staci Carroll, Council Member  
**AYES:** Barnes, Carroll, Hunter, Shelton, Taylor

10. Review and action on a Construction Contract for the FY22 Infrastructure Rehabilitation Project (ST2022001)

Mr. Sensanbaugher said that this was for ongoing road projects. The RCA was written as an infrastructure rehabilitation project. However, it was basically implementing the next stage of the road plan. Geneva Rock was the successful bidder for the project.

Council Member Shelton asked if Mr. Sensanbaugher could provide the distances associated with the listed roads: 1120 North, 300 North and 850 East. Mr. Sensanbaugher said that 1120 North was from 150 West to 100 East. 300 North ran from 100 East to 400 East. He said that although staff would want to do more, that was all that the budget would allow for. 850 East was being rehabilitated from 300 North up to 575 North.

Council Member Barnes asked if there was some reason why the City only got one bidder for the project. Mr. Sensanbaugher said that he wasn't sure. There were quite a few more companies that showed up for the pre-bid meeting. Staff anticipated that they would get more bids. Although he liked to see lots of bids, at the end of the day they only needed one good one and the bid from Geneva Rock came in under the project estimate.

Council Member Barnes noted that good timing of 1150 East. He said that the Council received lots of comments and questions about why they were working on road projects when school was in session. He said that if the City actually accomplished completing the project before school went back in session people would be really impressed.

**Council Member Taylor that we accept the bid submitted by Geneva Rock Products for construction of the FY22 Infrastructure Rehabilitation Project (ST2022001) in the amount of \$1,805,403.60 and the City to sign the contract documents. Voting as follows:**

<b>RESULT: APPROVED [UNANIMOUS]</b> <b>MOVER:</b> Clark Taylor, Council Member <b>SECONDER:</b> Ryan Hunter, Council Member <b>AYES:</b> Barnes, Carroll, Hunter, Shelton, Taylor
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- 11. 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 Shelton moved to enter into a closed session to discuss items described in Utah State Code 52-4-204 and 52-4-205. Council Member Taylor seconded the motion. Voting as follows:**

<b>RESULT: APPROVED [UNANIMOUS]</b> <b>MOVER:</b> Rob Shelton, Council Member <b>SECONDER:</b> Clark Taylor, Council Member <b>AYES:</b> Barnes, Carroll, Hunter, Shelton, Taylor
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- 12. Adjournment

  
Stephanie Finau  
Deputy Recorder