

AMERICAN FORK CITY
COUNCIL MEETING MINUTES
SEPTEMBER 15, 2011

WORK SESSION

The purpose of City Work Sessions is to prepare the City Council for upcoming agenda items on future City Council Meetings. The Work Session is not an action item meeting. No one attending the meeting should rely on any discussion or any perceived consensus as action or authorization. These come only from the City Council Meeting.

The American Fork City Council met in a work session on Thursday, September 15, 2011, in the City Hall, 31 North Church Street, commencing at 3:30 p.m. Those present included Mayor James H. Hadfield and Councilmembers Heidi Rodeback, Keith Blake, Dale Gunther, Shirl LeBaron, and Rick Storrs.

Staff present: Chief Building Inspector Dan Rojas
Chief of Staff Melanie Marsh
City Administrator Craig Whitehead
City Engineer Andy Spencer
City Planner Rod Despain
City Recorder Richard Colborn
Deputy Recorder Terilyn Lurker
Fire Chief Kriss Garcia
Legal Counsel Karen Allen
Police Chief Lance Call
Senior Planner Adam Olsen

Also present: Lee Searle, Craig Searle, Terilyn Lurker, Bob Bonar, Caleb Warnock, and 8 additional persons.

Candidates in attendance included Rob Shelton and Rick Storrs.

Mayor Hadfield welcomed Keith Blake back to the City Council.

SNOWBIRD PRESIDENT AND GENERAL MANAGER BOB BONAR WILL PRESENT
SNOWBIRD'S EXPANSION PLANS INTO AMERICAN FORK CANYON – *Mayor Hadfield*

Mayor Hadfield stated that he had known Mr. Bonar for a number of years. Mayor Hadfield stated for the record that he was the owner of a unit at Snowbird at the Iron Blossom Lodge and served on it's the Board of Directors for the past nine years.

Bob Bonar explained that he wanted to let American Fork know that they were already part of skiing in the upper reaches of Mineral Basin in American Fork Canyon. It was always interesting to know the number of guests that come from Utah County. Also there were a lot of long term patrons from Utah County.

While the presentation was being set up, Mayor Hadfield stated that for a number of years he had been impressed with Snowbird Corporation and the attempts that they've made in the Dutchman

Flat and Mineral Basin areas to obtain the mineral rights and to close those mines for the safety of others and to clean up the tailings.

Mr. Bonar explained that Snowbird has have over 1 million visitors a year. They operated on about 50 percent of private property and 50 percent under a special use permit from the Uinta-Wasatch-Cache National Forest. In the winter time they employ 2000 persons and that drops to 1000 during the summer months. They were one of the larger employers in Salt Lake County. Over the past few years they have made a number of nice improvements including the lift and tunnel to Mineral Basin. Snowbird has put \$150 million back into projects at the resort over the past ten years. Besides skiing they have the Alpine Slide, the Zip Rider, horseback riding, ATV tours, and snowmobiling. Octoberfest was an important event. There were about 1000 rooms available.

Mr. Bonar explained that Snowbird owner Dick Bass established the tradition early on of doing the right thing on the environmental front over its 40 year history. Water quality and the land has been a top priority. They were not forced to do these things. It was voluntary. They now were working on mountain biking and they were expanding the disabled skier program that was helped by Chad Lewis and Steve Young. They were working to develop a 12,000 square foot restaurant on top of the tram.

Bob Bonar stated that one of the more exciting things that Snowbird wants to do is to expand to the south with a new tramway from Hidden Peak to American Fork Twin Peaks or on the north side of Mary Ellen Gulch. That would be about a \$40 million project and they believed it would be great for tourism as it was incredibly scenic and would be great for the guests of Snowbird on a year-round basis and also their ski offering.

Mr. Bonar pointed out that for years; Snowbird has been supportive of the forest service's multi-use concept. The Uinta-Wasatch-Cache National Forest has 650,000 acres designated wilderness area. The immediate area has three wilderness areas totaling 57,000 acres. Their expansion would be 3,000 acres. People tend to go to smaller managed recreational sites.

Bob Bonar was present as part of the public process of providing information to adjacent local governments and they were seeking support of local communities.

Councilman Storrs asked how the City would support Snowbird.

Mr. Bonar responded that the best way was for him to stay in touch with the Council. There was a public comment period coming up later this year. A letter to the forest service in support would be great at the appropriate time.

Councilman Gunther asked about the land proposed to be used.

Mr. Bonar answered that the mountain biking proposal and expansion of the base facilities were on forest service land. The proposed restaurant on the top of the existing tram was on both private and public land and they had approval for that. One of the options for the expansion of the tramway was entirely on public land and the other option was totally on private property.

Councilman Gunther asked if it was anticipated that there would be opposition from environmental groups.

Mr. Bonar expressed his opinion that there was pretty much unanimous support of the proposal except from 'Save Our Canyons,' that would fight ski resorts on anything they want to do or want to do in the future. Snowbird had support of the County Commissions of both Salt Lake County and Utah County and pretty much every City he had met with. The entire Congressional delegation was also in support.

Councilman Storrs asked if any of the mines were still operational in that area.

Mr. Bonar noted that the last mine to operate up there was the Silver Bell Mine in the upper part of Mary Ellen Gulch. He knew of no others in operation. He added that with the price of gold where it was, that may change. Where they were talking about, Snowbird owned most of the surface and mineral rights. There were some areas where they owned the surface rights but not the mineral rights.

Bob Bonar asked that a seed be planted that someday in working with cities like American Fork, and Utah County and UTA that they take a serious look at an environmentally friendly transportation system that would take cars off the road that would be a link between American Fork Canyon and Snowbird Ski Resort. He thought that for a growing population, access to recreation would become more important. It would take a public-private partnership. There was a good alignment from Tibble Fork. The miners did it from the Live Yankee Mine to Tibble Fork. It would be used on a year-round basis.

Mayor Hadfield thanked Bob Bonar for the presentation.

DISCUSSION OF THE UPCOMING SEPTEMBER 20, 2011, CITY COUNCIL SPECIAL SESSION AGENDA ITEMS.

7:20 p.m. would be a public hearing regard the Barratt No. 2 Annexation at 1155 East 300 North.

The meeting would start at 7:30 p.m. There would be a Pledge of Allegiance; prayer by Fire Chaplain David Laycock; and the roll call and then a twenty-minute public comment period – limited to two minutes per person.

1. City's Administrator's Report.
2. Council Reports.
3. Mayor's Report.

COMMON CONSENT AGENDA (*Common Consent is that class of Council action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda by the Mayor or a Councilmember and placed in the action items.*)

1. Approval of the August 18, 2011, work session minutes.
2. Approval of the August 23, 2011, city council minutes.
3. Approval of the City bills for payment, manually prepared checks, and purchase requests over \$1,000.

ACTION ITEMS

1. Consideration and action that the City Council sit as a Board of Canvassers for the September 13, 2011 American Fork Primary Election. – City Recorder

Mr. Colborn will review the results with the Council.

2. Review and action on a Resolution approving a land use plan amendment for 2.41 acres located at 492 West Pacific Drive (Fackrell property), from the Medium Density Residential designation to the High Density Residential designation. – Josh Becker

Mayor Hadfield stated that the Council had seen this before as a Cottage Concept zone which was brought forward by Brent Overson with nine cottages. Now, the request was for high-density zoning with five, 4-plexes. The access was by the tracks and there was only a limited access into the parcel.

Rod Despain reported that the Planning Commission had recommended denial. There had been substantial resistance by the neighbors for even the nine units.

3. 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 an Ordinance approving a commercial site plan expansion for the White Castle Warehouse Project located at 920 East State Road in the GC-1 and GC-2 General Commercial Zones. – V. Lewis Kofford

Mayor Hadfield noted that Covenant Recordings needed warehouse space and it was proposed to be to the rear. Curb and gutter along State Street would be installed.
 - b. Review and action on an Ordinance approving a commercial site plan for the Cache Futures warehouse expansion located at 671 South Automall Drive in the GC-2 General Commercial zone. – Andy Warr

Mayor Hadfield noted that this was for Shelf Reliance. They have had phenomenal growth of over 400 percent during the last year.
 - c. Review and action on the final plat of Cambridge Court Plat B subdivision, consisting of 20 units, located at 800 North 920 West, in the R1-9,000 and the R1-12,000 residential zones. – Ryan Bybee

Mayor Hadfield turned time to Councilmember Rodeback for some discussion on this item.

Councilmember Rodeback expressed that the concern was that with this submission came the request by Mr. Bybee to waive the 14-foot landscape buffer. She was uncomfortable in waiving the requirement as it would set precedence. She felt that middle ground could be found by amending the Ordinance. She would be comfortable in amending the Ordinance to a 4-foot landscape buffer. She noted that the only unknown was if 4-feet would accommodate Mr. Bybee.

Councilman Blake asked the rationale for 14 and for 4.

Councilman Storrs stated that before the Council considered a change, the matter would have to go back to the Planning Commission.

Rod Despain responded that it was correct that it would need to go back to the Planning Commission.

Mayor Hadfield stated that Mr. Bybee had a project with approval of the annexation. Anything greater was considered to be somewhat of a taking. The property south of there would be widened. They would need to purchase some right-of-way north of the Brenchley and Healey properties. Both Indian Sky and Cottonwood Acres Subdivisions have the small road cross-sections. Every piece had some uniqueness and each needed to be looked at based on its own merits.

Councilman Storrs noted that the Searle's had a concern.

Lee Searle reported that their concern was the road that came across below Peterson's property. They would like it to go further onto their property so it lined up better with the road to Lehi.

Andy Spencer noted that Mr. Bybee added a temporary turnaround to his submission to the City Council and was contrary to what was seen by the Planning Commission. The road would need to be a full road.

Mayor Hadfield noted that lots 1 and 2 were a problem under the submitted configuration.

Councilmember Rodeback asked that they start the process. The changes to be considered were that instead of a 14-foot buffer that a buffer from 4 to 14 feet be required. She also requested that the portion regarding variances be deleted or some additional criteria be added under what conditions a variance would be granted. Also, she felt the amendment was worthy of a provision that said that the landscape buffer must be installed by the developer and that dedication be made to a Homeowners Association who maintained it. An additional option would be for it to be placed in a special assessment district for maintenance by the City.

Mayor Hadfield asked Mr. Whitehead if this was something the City could work on over the next Council meeting or two.

Craig Whitehead stated that the timetable was originally set for the 20th but that was before these suggested changes.

Mayor Hadfield noted that this had changes since the Planning Commission had seen it.

Councilman Blake noted that 900 West was an arterial road.

Mayor Hadfield stated that as drawn it did not include the additional 14 feet.

Councilman Gunther was inclined to plant more trees in the planting strip and widening the planting strip by a couple of feet. It would be a mistake to have a big space there.

Mayor Hadfield explained that staff was working on a fence ordinance change. They would not tell one okay and not another. It needed to be administered fairly across the board.

Councilmember Rodeback felt that 14 feet was excessive, but they needed to show respect for the ordinance as they made this adjustment.

Councilman Blake asked the dilemma.

Rod Despain explained that the dilemma was that there was a landscape ordinance adopted since the first version of this subdivision in 2007. The thrust was that they should have a large setback to create some openness with a curving linear sidewalk. Now the City was seeing the unintended consequences. He did not disagree that some amendments were needed or it would come to the Council again and again.

Mr. Despain commented that a special service district could happen. There would need to be some amendment to the landscaping ordinance to provide for that.

Mayor Hadfield stated that he would instruct staff to pull back the approvals of Cambridge Court Plat B at this time and to begin work immediately on some suggested amendments to the landscape ordinance.

Councilmember Rodeback noted that Mr. Bybee would be disappointed one way or another on Tuesday night.

Mayor Hadfield responded that it was going to take some work on the City's part to waive the 14-foot requirement. Mr. Bybee would need to be a little bit patient with the City.

Rod Despain noted that the original version said nothing about it. He believed there was no set back.

Mayor Hadfield noted that there was a change now on Lot 1 and Lot 2. He asked Mr. Whitehead to reopen the landscaping ordinance and look at some suggested changes by members of the Council. When it was ready for action they would put on that same agenda this project, but warn Mr. Bybee that Lots 1 and 2 were not acceptable.

Councilman Storrs asked that the developer work with the Searle's on their concern.

Mayor Hadfield noted that the Searle's still had two lots and they needed to leave that so that it did not damage the Searle's ability to develop in the future.

Rod Despain stated that the Planning Commission had a motion for a waiver, but it did not pass.

Mayor Hadfield noted that there were other developments that this would affect including Autumn Crest just north of the LDS Temple.

4. Review and action on the Annexation Agreement for the Skyline Annexation, consisting of 7.77 acres, located at 500 South 570 West. – Annette Beck

Mayor Hadfield explained that there were some issues raised by the fire department regarding the use and occupancy of existing buildings. Conditions have been written in the agreement.

Rod Despain reported the City's attorney was comfortable with the agreement. Ms. Beck has not yet signed it. There were some deeds also that needed to be signed.

5. Adjournment.

Mayor Hadfield asked Mr. Whitehead to notify Mr. Bybee of the anticipated change as discussed. He would state on Tuesday night that the Council was looking at this further and they would not take action that night.

Councilman Storrs reminded the Council about the request of Pharis Blackhurst and UDOT's garbage dump. It needed to get cleaned up. It had not been touched.

Mayor Hadfield asked Andy Spencer that when he met with them to address the situation.

Craig Whitehead would follow up on that.

Councilman LeBaron noted that UDOT had agreed to maintain the Pioneer Crossing entrances both north and south until 500 East was completed. It was a mess with weeds and debris.

Councilman Storrs thought that it had been discussed with UDOT they were going to get the frontage road finished before they closed 500 East. Everything was blocked off.

Andy Spencer reported that with regard to the frontage road the City told UDOT that they could not close 100 West and Storrs Avenue at the same time. When they rebuilt Storrs Avenue they were supposed to have 100 West open. He was going to follow up on that right after this meeting.

Mr. Spencer continued that with regard to the interchange, the City was to take over maintenance with regard to mowing and weeds. A lot of it was native landscaping. The contractor walk-through had been going on during August. It was now the City's. It was understood that the City would take care of the manicured portion, UDOT would mow the weeds. They were getting that clarified.

Councilman Gunther commented that if that failed, that they have the City Attorney write UDOT a letter.

Councilman Blake noted that there was a community cleanup in the City by the LDS Stake's and Ward's planned for September 24th. One of the areas was the trails. He asked about Pioneer Crossing.

Mayor Hadfield stated that they could not have volunteers on Pioneer Crossing. It was different than the Adopt a Highway Program.

Councilmember Rodeback asked if the City has done a formal thank you to those organizations that have provided service recently.

Mayor Hadfield reported that has been done in the case of the North Stake.

Councilman LeBaron noted that the Central Stake did projects at the Presbyterian Church and Robinson Park.

Mayor Hadfield explained that one of Melanie Marsh's responsibilities was volunteer services and has been very good at that.

Craig Whitehead stated that the City appreciated the service and were willing to work with them. The City was bringing in more staff and equipment to help with the projects and it was worth it.

The regular Council schedule was altered because of the primary elections.

ADJOURNMENT

The work session adjourned at 4:43 p.m.



Richard M. Colborn, City Recorder