



AMERICAN FORK CITY COUNCIL
SEPTEMBER 8, 2026
CITY COUNCIL MINUTES

Members Present:

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

Staff Present:

David Bunker	City Administrator
Camden Bird	Assistant City Administrator
Terilyn Lurker	City Recorder
Derric Rykert	Community Services Director
Patrick O'Brien	Development Services Director
Anna Montoya	Finance Director
George Schade	IT Director
Cameron Paul	Police Chief
Sam Kelly	Public Works Director

Also Present: Dale Stewart, Nick and Robin McQueen, Clara Carlson, Daniel Sroka, Greg Hazard, Heidi Barben, George Brown, Val Larsen, Blake Heiman, and four additional attendees.

The American Fork City Council held a public hearing in conjunction with a regular session on Tuesday, September 8, 2026, in the American Fork City Hall, located at 31 North Church Street, commencing at 7:00 p.m.

PUBLIC HEARING

1. Receiving public comments on the disposition of real property at 700 South 100 West.

There were no public comments.

2. Receiving public comments on the Chipman/Stake Center Annexation, located in the vicinity of 510 South 100 West and consisting of approximately 24 acres.

There were no public comments.

REGULAR SESSION

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

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

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

Dale Stewart. Mr. Stewart stated he was at the meeting concerning the large accessory structure on 900 West approved on April 6, 2026. He noted there was news publication regarding this structure and the negative impact it has on the neighborhood. He stated he has collected signatures from the neighbors surrounding the structure. Mr. Stewart stated on the city's website under Neighborhood Preservation, there was a question that asked if one could do whatever they wanted on their property. The answer was no and that the property rights were real but so were the rights of the neighbors. If the conditions on your property diminish the value on another's property or infringe on the use and enjoyment of their property, you are infringing on their property rights. Mr. Stewart stated that in December 2023, Mr. O'Brien had stated that an accessory should be considered something that is subservient. He noted the structure in question is three times the size of the home. He calculated the footprint of the structure and using the correct definition of read yard, the 25% rule of the city code was violated and the city did not calculate it correctly. Mr. Stewart also noted the city also cited an incorrect parcel. He commented that Mayor Frost was at his home and answered questions of the neighbors; he also made a commitment and would review the matter and make it right if the city made a mistake. Mr. Stewart was asking him to follow through. He also noted he had hired an attorney and would be filing an injunction.

Robin and Nick McQueen. Ms. and Mr. McQueen commented that they live in American Fork and were hoping to open a tattoo shop, but the zoning makes it difficult for them. Body Art establishments are only allowed in the General Commercial zone, and they must be one mile away from any other body art establishment. With the one shop downtown, there is very little room for an additional tattoo shop in the city. With the zone changes being considered, that zone would shrink even further and make it almost impossible for another shop to open. They met with Council Member Holley and Mr. O'Brien, and they appreciated the fact that the city was looking at ways to address it. They wanted to make this known to the council to get the support of the council so they could open up a small business in American Fork.

Clara Carlson. Ms. Carlson was there for the Rancho Market item. Mayor Frost explained that it would be handled later in the meeting and that if they had any questions, they would ask.

Daniel Sroka. Mr. Sroka stated he mentioned at a previous meeting there were a number of third-party reviews on YouTube regarding the police incident. He noted there have now been 12 reviews by lawyers and police officers, and everyone one found issues with the conduct of the police department. Mr. Sroka noted he has been attending meetings for a few months but there has still been no change. They were asking for accountability so they could trust the officers. He commented he would love to come to the council meeting to talk about changes the city has made to help with accountability and protecting the citizens' constitutional rights. He will be here in two weeks.

Greg Hazard. Mr. Hazard stated he will not be at another council meeting for a while. He has enjoyed coming to these meetings to talk about ADA compliance and how to create some betterment for the police department. He attends these meetings with pure intent. About 18 months ago, he typed a letter of compliment for an officer. Often, they focus on the negative, but they need to note the positive. He has had a great number of positive experiences with most officers in American Fork. With his interactions with Officer Goodale and Office Kitchen, he has

never once asked for firing of either officer; he felt that training and evaluation would be more appropriate. Mr. Hazard stated it was okay to talk and listen. He also wanted to share that Chief Paul takes ownership and is the best guy for the job. They disagree on things, but he feels like Chief Paul is the right guy.

Heidi Barben. Ms. Barben would like to email or have a conversation about different trainings she has seen for police officers. She commented she wanted to raise a concern that prayers are said at the beginning of every council meeting, which she was surprised by. Ms. Barben stated it was uncomfortable. She respects people's beliefs, but she felt that a government meeting is not the appropriate place for a prayer. She knows they are in a religious based society, but she thought it was strange in government settings.

3. City Administrator's report.

Mr. Bunker reported that "bubble day" would be September 21 and 22, so the pool will be closed. He reported that 1500 South has been closed due to a TSSD project; this project will soon be completed, and the road will be re-opened.

4. Council reports.

Council Member Hunter commended the Recreation Department. They had their first flag football games tonight at Mary and Art Dye Park. That park was packed; there were thousands of people there. He thanked the department for their time and efforts in putting on the flag football program. He loves the community and all they do.

Council Member Holley stated the cemetery committee met to plan the Veterans Day program. He invited everyone to attend. With the 25th anniversary of September 11th coming up, he invited the community to remember and serve those around us.

Council Member John and Council Member Carroll had nothing to report.

Council Member Taylor reminded the council of the meeting on September 24th at Fox Hollow at 6 p.m.

5. Mayor's report.

Mayor Frost had nothing to report.

COMMON CONSENT AGENDA

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

1. Approval of the August 11, 2026, corrected truth in taxation public hearing minutes.
2. Approval of the August 18, 2026, work session minutes.
3. Approval of the August 25, 2026, city council minutes.
4. Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of \$41,020.00 and issue a Notice of Acceptance for the Roderick Catalyst Lot 7 construction of public improvements located at 68 East 1600 South.
5. Approval of a Class A Beer License for Rancho Markets located at 702 East State Street.

6. Acceptance of a waterline easement for the National GMC Addition Commercial Site plat at 629 East 1000 South.
7. Ratification of city payments (August 25, 2026, to September 1, 2026) and approval of purchase requests over \$50,000.

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

Result:	Approved
Mover:	Council Member Taylor
Second:	Council Member Carroll
Yes:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	

ACTION ITEMS

1. Review and action on a water banking agreement for water shares with Layne Downs for 71.92 acre-feet of water.

It was noted there was no change needed to the agreement. Council Member John stated that various water brokers or developers bank the water with the city for future use.

Council Member John noted his connection with the American Fork Irrigation Company.

David Bunker explained that in the agreement, it states that the owner can terminate the agreement, but the water would revert back to the city. He noted they cannot take it back out and move it elsewhere once it was in the name of the city.

Council Member Carroll asked whether the city accepted only water it could use and was told that it did. The water shares were considered valuable rights for the city to accept.

Council Member Taylor moved to approve the water banking agreement for water shares with Layne Downs for 71.92 acre-feet of water. Council Member Carroll seconded the motion. Voting was as follows:

Result:	Approved
Mover:	Council Member Taylor
Second:	Council Member Carroll
Yes:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	

2. Review and action on a resolution accepting the offer to purchase certain city-owned real property pursuant to a real estate purchase contract and addendum No. 2, and approving and authorizing execution of a dedication covenant.

It was noted the address of this property was approximately 700 South 100 West.

Council Member Hunter moved to approve Resolution No. 2026-09-41R accepting the offer to purchase certain city-owned real property pursuant to a real estate purchase contract and addendum No. 2 and approving and authorizing the execution of a dedication covenant. Council Member Holley seconded the motion. Voting was as follows:

Result:	Approved
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Mover:	Council Member Hunter
Seconded:	Council Member Holley
Yes:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	

3. Review and action on an ordinance approving the Chipman/Stake Center Annexation located in the vicinity of 510 South 100 West and consisting of approximately 24 acres, including the ordinance of annexation, annexation agreement, road dedication plats, and placement of the property in the PR-3.0 zone.

Council Member John thanked staff for working hard on this to make sure everything fits.

Council Member Holley moved to adopt Ordinance No. 2026-09-19 approving the Chipman/Stake Center Annexation located in the vicinity of 510 South 100 West and consisting of approximately 24 acres, including the ordinance of annexation, annexation agreement, road dedication plats, and placement of the property in the PR-3.0 zone.

Council Member John seconded the motion. Voting was as follows:

Result:	Adopted
Mover:	Council Member Holley
Seconded:	Council Member John
Yes:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	

4. Review and action on a resolution accepting the petition for the Series 38 Annexation located in the vicinity of 330 East 580 South consisting of approximately 1.5 acres.

It was noted this was the petition only.

Council Member John moved to approve Resolution No. 2026-09-42R accepting the petition for the Series 38 Annexation located in the vicinity of 330 East 580 South consisting of approximately 1.5 acres. Council Member Carroll seconded the motion. Voting was as follows:

Result:	Adopted
Mover:	Council Member John
Seconded:	Council Member Carroll
Yes:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	

5. Review and action on a proposed Request for Consideration for a project known as American Fork Hotel located at 714 S 600 E. The applicants for this project request consideration of an adjustment in parking to decrease the number of required parking stalls as outlined in Section 17.5.133(D) of the American Fork Municipal Code.

Patrick O'Brien provided background on the item, noting that no formal application had been submitted. Although parking reductions are typically considered later in the process, the applicants approached the city first to determine whether a reduction would be approved before proceeding. He explained that a formal land-use application would require a traffic study. The

Planning Commission recommended denying the reduction, but the final decision rests with the City Council.

Council Member Holley noted that the Planning Commission's initial vote was more evenly divided. He supported the reduction, stating that the city's requirement seemed high and that a ratio of 1.1 parking spaces per room would be adequate, even at full capacity, because multiple vehicles per room were unlikely. Mr. O'Brien explained that the 1.25-space ratio accounts for hotels with conference rooms or dining facilities, neither of which was included in this proposal.

Council Member Hunter asked about the parking requirements. Mr. O'Brien explained that the concept plan uses a code option allowing landscaped islands. Because no formal application had been submitted, staff had conducted only a high-level review and had not evaluated the landscaping or individual parking stalls. At this stage, the applicants were seeking a decision on the parking reduction, and Mr. O'Brien believed making that determination early would be helpful.

Council Member Hunter supported allowing some accommodation for employee parking but did not want that support interpreted as approval to reduce landscaping to create additional stalls.

Blake Nyman, the proposed owner and operator, explained that their properties have either 122 or 65 rooms. Occupancy is typically highest at night, when fewer staff members are present. He noted that they operate or are constructing properties in five states. Four require one parking space per room, while the fifth requires one space per room plus five employee spaces. He said they would not seek any further reduction and were confident the plans would comply with city code if the requested reduction were approved.

Council Member Hunter noted that the plan was assumed to be adequate even though it had not yet been reviewed. Mr. Nyman acknowledged that the applicants would still need to work with staff through the review process but said they wanted to know upfront whether the proposed reduction to 1.06 spaces per room would be allowed.

Council Member Carroll supported the parking reduction but said she had received the Planning Commission minutes only that morning and had not had time to review them. Because the commission recommended denial, she wanted more time to understand its reasoning. Mr. O'Brien explained that one commissioner's primary concern was that trucks pulling trailers would occupy additional parking spaces.

Mr. Nyman explained that their typical guests include traveling nurses, construction workers, and people moving to the area who need lodging for a few days. He acknowledged that trucks and trailers can create parking challenges but noted that any hotel could face the same issue. He added that, on average, about 100 of the hotel's 120 rooms are occupied each night.

Boyd Grace, Galloway Engineering, stated that a comment was made during the meeting regarding the possibility of 11-foot-wide vehicles being on site. However, the maximum width permitted was 8 feet 6 inches, which would fit within the parking stall. Oversized loads would not be staying at a hotel.

Council Member Taylor stated that his only question concerned the average usage, which had been addressed. He had no concerns with the parking reduction and was comfortable with the proposed ratio of 1.06.

Council Member Holley stated that the Planning Commission members' concerns included large vehicles, trailers, on-street parking if the site reached full capacity, comparisons to high-density housing, subletting that could result in multiple cars, and the possibility of the hotel being fully occupied during the Olympics. It was noted that this was not a multifamily apartment complex where parking overflow would extend into neighboring driveways.

Council Member Carroll stated that a family could stay for an extended period and have multiple vehicles. Mr. Nyman responded that this was possible and would occur; however, when it did, the hotel was typically not at full capacity.

Council Member Taylor moved to approve the proposed American Fork Hotel request for consideration relating to a reduction in parking stalls, located at 714 South 600 East in the GC-2 Zone, to 129 stalls to their 122 rooms. Council Member Holley seconded the motion. Voting was as follows:

Result:	Approved
Mover:	Council Member Taylor
Second:	Council Member Holley
Yes:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	

6. Review and action on an ordinance repealing and replacing Chapter 12.16 of the American Fork City Code with a new Chapter 12.16 entitled “Park Strips and Trees”.

Derric Rykert stated that he and Brady McNaughton attended the Planning Commission meeting. This item was a follow-up to a couple of work sessions during which it was decided to rewrite the code to clarify and address areas needing improvement. Mr. Rykert stated that the Planning Commission wanted the code to specify that measurements be taken from the center of the tree. He reported that the item passed the Planning Commission with full support.

Council Member Taylor noted that one concern was addressing situations that currently exist, which the new ordinance would outline. Another concern was enforcement of the ordinance. He pointed to 900 West, where property owners had placed rocks in the park strips but had not maintained them.

Mr. Rykert stated that they could educate residents about the requirements and work with Code Enforcement.

Council Member Carroll noted that they had discussed at length that many property owners might not realize the park strip was their responsibility. Camden Bird stated that they wanted to

finalize the ordinance before Code Enforcement distributed educational flyers to property owners.

Council Member Holley pointed out that some residents have a park strip behind their homes and may have to travel a considerable distance to access it. Mr. Rykert stated that the ordinance would not solve every problem but would provide a place to start.

Council Member John stated that he liked the tree-related portion of the ordinance and felt it was a good place to start.

Council Member Staci Carroll moved to adopt Ordinance No. 2026-09-22 repealing and replacing Chapter 12.16 of the American Fork City Code with a new Chapter 12.16 entitled “Park Strips and Trees.” Council Member Clark Taylor seconded the motion. Voting was as follows:

Result:	Adopted
Mover:	Council Member Carroll
Seconded:	Council Member Taylor
Yes:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	

7. Review and action on a resolution approving an update to the American Fork General Plan to update all sections to establish an updated vision for growth and development in the City.

Mr. O’Brien Patrick stated that this process had taken considerable time to reach this point. He noted that there had been several iterations, with changes made after considering public comments. Mr. O’Brien stated that updates had also been made to ensure compliance with state code. Several areas throughout the document had been reviewed and updated, with the primary focus on land use, transportation, and the water element. He noted that these areas had all been updated.

Mr. O’Brien stated that one portion of the map had been inadvertently omitted. He requested that, if the plan were approved, it be updated to reflect a change to a small section of land in the northwest area, south of 1100 South and east of 100 West. The area was still designated for single-family detached housing, but the intended designation was industrial use.

Mr. O’Brien noted that several elements of the General Plan had been updated, including land use, multimodal transportation, moderate-income housing, historic preservation, parks, open space and trails, public facilities, and water. He explained that the new component was the development focus areas, which tied into economic development by identifying areas within the City where opportunities for improvement and marketing could be explored.

Mr. O’Brien explained that they had worked with MAG, which funded the majority of the project. The total cost was \$222,000, with the City's portion being \$22,000. The plan was intended to bring the City's vision more in line with its goals. He emphasized that the plan was a living document that would be reviewed periodically and updated as necessary.

There was a brief discussion regarding the use of green paint for bike lanes. Council Members felt that this requirement should be removed. It was noted that removing the requirement would require a code text amendment.

Council Member John stated that more than 20 years ago, he and Mayor Hadfield had walked along the water ditches and discussed the City's future. He noted that this was the fifth iteration of the plan and that considerable effort had gone into incorporating their input. He felt the plan was where it needed to be at this time but acknowledged that changes could be made in the future. Mr. O'Brien agreed, stating that projections and requirements change over time, necessitating updates to the plan.

Council Member John asked whether the plan met state requirements. Mr. O'Brien responded that he believed it met the requirements and represented the best document for guiding the City's future, while allowing for updates as needed.

Council Member John moved to adopt Resolution No. 2026-09-44R approving the updated General Plan including the change to parcel number 13:067:0017. Council Member Carroll seconded the motion. Voting was as follows:

Result:	Adopted
Mover:	Council Member Carroll
Second:	Council Member Taylor
Yes:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	

8. Review and action on an Engineering and Design Services Contract for the CDBG 11 King Street Waterline and Infrastructure Improvement Project.

Council Member Taylor moved to approve the design contract with Hansen, Allen & Luce (HAL), Inc. for the CDBG 11 King Street Waterline and Infrastructure Improvement Project, as presented, authorize the city to execute the associated documents, and approve an engineering contingency of \$6,100 to be held by the city. Council Member Hunter seconded the motion. Voting was as follows:

Result:	Approved
Mover:	Council Member Taylor
Second:	Council Member Hunter
Yes:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	

9. Review and action on an Engineering and Design Services Contract for the Main Street from Grant Ave to 200W Water Line and Infrastructure Improvement Project.

Council Member Carroll moved to approve the Engineering and Design Services Contract with Hansen, Allen & Luce (HAL) Inc. for the Main Street from Grant Avenue to 200 West Waterline and Infrastructure Improvement Project (WA2026005), as presented, authorize the city to execute all associated documents, and approve an engineering contingency in the amount of \$15,200 to be administered by the city. Council Member Taylor seconded the motion. Voting was as follows:

Result:	Approved
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Mover:	Council Member Carroll
Seconded:	Council Member Taylor
Yes:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	

10. Consideration and action on entering into a closed session to discuss (A) the sale, purchase, and/or lease of real property; (B) pending or reasonably imminent litigation; and (C) the professional character or competence of an individual(s) as described in Utah State Code 52-4-204 and 52-4-205.

Mayor Frost explained they would enter into a closed session to discuss the sale, purchase, and/or lease of real property, pending or reasonably imminent litigation, and the professional character or competence of an individual.

Council Member Taylor moved to enter into a closed session at 8:20 p.m. Council Member John seconded the motion. Voting was as follows:

Result:	Approved
Mover:	Council Member Taylor
Seconded:	Council Member John
Yes:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	

Mayor Frost explained they would meet downstairs in the conference room for the closed session. At the end of the closed session, they would return to the regular session and adjourn the meeting from that location.

The City Council met in a closed session at 8:31 p.m. Those present included Mayor Frost, Council Member Carroll, Council Member Holley, Council Member Hunter, Council Member John, and Council Member Taylor. Also present were City Administrator David Bunker, Police Chief Cameron Paul, and City Recorder Terilyn Lurker.

The closed session was audio recorded as required by law.

Council Member John moved to end the closed portion of the meeting and return to open meeting at 9:30 p.m. Council Member Carroll seconded the motion. Voting was as follows:

Result:	Approved
Mover:	Council Member John
Seconded:	Council Member Carroll
Yes:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	

ADJOURNMENT

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

The meeting adjourned at 9:30 p.m.



Terilyn Lurker, City Recorder