

AMERICAN FORK CITY PLANNING COMMISSION
JANUARY 6, 2021
NOTICE OF ELECTRONIC MEETING
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on January 6, 2021, commencing at 7:00 pm. Pursuant to changes in the Utah Open and Public Meetings Act and Covid-19 Guidelines, this meeting will be conducted electronically. Citizens may submit comments via email at zoompubliccomment@afcity.net prior to 5:00 pm the day of the meeting and access a YouTube live stream of the meeting at afcity.org.

The agenda shall be as follows:

1. Review and action on the final plat for Serene Meadows Subdivision Plat B, located at 157 South 270 West Circle in the R2-7,500 Residential zone
2. Review and action on the final plat for Kelton Apartments Phase 1, located in the area of 1100 West 250 South in the TOD-Transit Oriented Development zone
3. Other Business
4. Site Plan Committee Report
5. Review and action on the minutes of the December 2, 2020 Planning Commission Work Session
6. Adjournment

John H. Woffinden, P.G.,
Planning Commission Chairman

The order of agenda items may change to accommodate the needs of the commission, city staff and the public

NOTICE OF ELECTRONIC MEETING

In accordance with Resolution No. 2020-07-20R, Chairman Woffinden has determined that conducting meetings of the Planning Commission with an anchor location, such as the City Council Chambers, 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 has been in a declared state of emergency due to COVID-19 since March 6, 2020, 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.
- As reported by the Utah Department of Health, reported COVID-19 cases in Utah County continue to rise at a rate higher than reported rates for the state.
- 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 Planning Commission, staff, and attendees will be difficult to maintain in the City Council Chambers.
- 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 Planning Commission meetings and to provide a way to participate in public hearings.

For the next 30 days, all Planning Commission meetings will be conducted via electronic means. The meetings are broadcast live-streamed, and available at a later time, at <https://www.americanfork.gov/AgendaCenter>. To make a public comment, email comments to zoompubliccomment@afcity.net prior to 5:00 p.m. the day of the meeting for the comment to be read into record. Please indicate in the subject line which item your comment refers to.

AGENDA TOPIC: Review and action on the final plat for Serene Meadows Plat B, located at 157 South 270 West Circle in the R2-7,500 Residential zone.

ACTIONS REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION					
Location:		157 South 270 West Circle			
Applicants:		Rodger Harper			
Existing Land Use:		Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	I-15			
	East	Residential			
	West	Residential			
Existing Zoning:		R2-7,500			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R2-7,500			
	South	PF (Public Facilities)			
	East	R2-7,500			
	West	R2-7,500			
Land Use Plan Designation:		Residential Medium Density (3-6 du/ac)			
Zoning within density range?		x	Yes		No

Background

Serene Meadows was approved in 2007. Plat B proposes a lot line adjustment between two lots within the original subdivision. No additional lots are proposed. This plat simply redraws lot lines and establishes revised easement locations.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Medium Density Residential”. The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

The Planning Commission may act to recommend approval of a final plat upon a finding that:

- a. The final plat conforms with the terms of the preliminary plan approval.

This plat adjusts the lot lines between two lots within the original subdivision. The final plat conforms to the terms of the original preliminary plan approval.

- b. The final plat complies with all City requirements and standards relating to Subdivisions.

This criterion has been met.

- c. The detailed engineering plans and materials comply with the City standards and policies.

Engineering will address concerns, if any, at the time of the Planning Commission Meeting.

- d. The estimates of cost of constructing the required improvements are realistic.

Engineering will determine whether the cost estimates of constructing any required improvements are realistic.

- e. The water rights conveyance documents have been provided.

Any water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the application for final plat approval, the following finding of fact is offered for consideration:

- 1. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat of Serene Meadows Plat B, with the finding listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat of Serene Meadows Plat B.

TABLE

Mr. Chairman, I move that we table action on the final plat of Serene Meadows Plat B.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 1/6/2021

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Serene Meadows Subdivision Plat B

Project Address: 248 West 200 South/157 South 270 West Circle

Developer / Applicant's Name: Rodger & Lois Harper/Greg & Rachelle Arnell

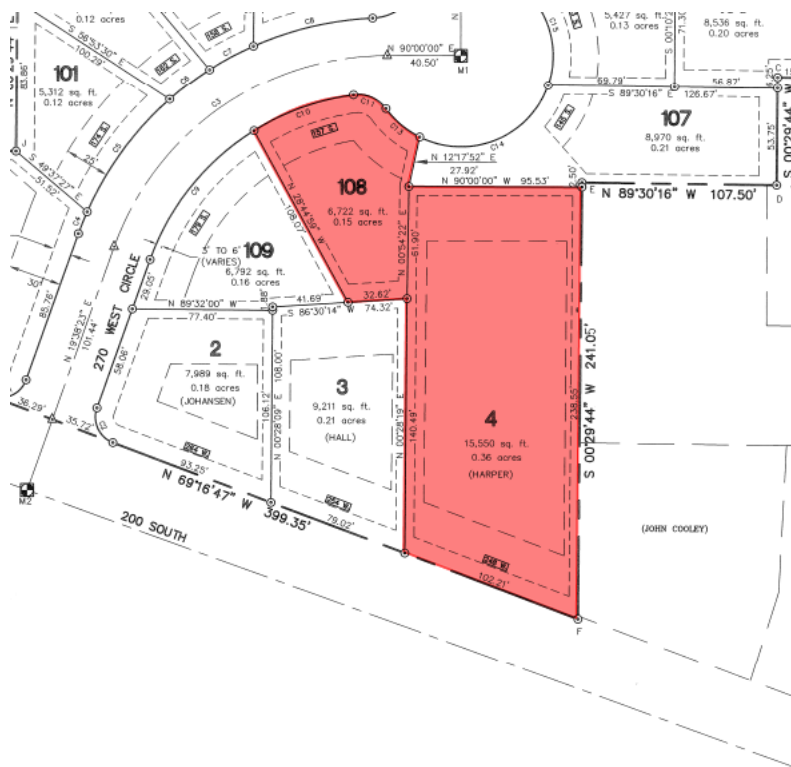
Type of Application:

- | | | |
|--|--|--------------------------------------|
| <input checked="" type="checkbox"/> Subdivision Final Plat | <input type="checkbox"/> Subdivision Preliminary Plan | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Code Text Amendment | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Commercial Site Plan | <input type="checkbox"/> Residential Accessory Structure Site Plan | |

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 1/6/2021 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:

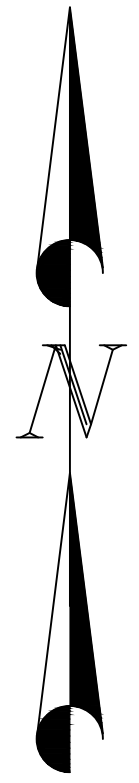


STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).



SCALE: 1" = 20'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	139.00'	58.82'	58.38'	N 70°08'07" E	24°14'40"
C2	19.00'	20.49'	19.51'	S 66°50'44" E	61°47'39"
C3	51.00'	24.62'	24.38'	S 49°46'45" E	27°39'42"

- GENERAL NOTES:**
- OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS PRIOR TO OCCUPANCY.
 - EASEMENTS ARE 10 FEET ALONG THE ROADWAY, AND 5 FEET ALONG ALL OTHER LINES.
 - ALL PROPERTY WITHIN THE SUBDIVISION BOUNDARIES IS WITHIN THE R2-7500 ZONE.
 - THE PROPERTY WITHIN THE SUBDIVISION IS LOCATED IN ZONE X OF FIRM MAP 49049C0306F, HAVING AN EFFECTIVE DATE OF JUNE 6, 2020.

GROSS AREA OF DEVELOPMENT:	0.640 ACRES
LESS DEDICATIONS:	0.00 ACRES
NET AREA OF DEVELOPMENT:	0.640 ACRES
TOTAL NUMBER OF LOTS:	2

LEGEND

- CITY BLOCK MONUMENT
- SECTION CORNER
- 5/8" REBAR, 2' LONG, WITH 2" DIAMETER ALUMINUM OR PLASTIC CAP MARKED OAK HILLS SURVEYING



270 WEST CIRCLE

157 SOUTH

LOT 2
9,149 Sq. Feet
0.210 Acres

LOT 109
SORENSEN PROPERTY
66:223:0109

LOT 3
GREENING PROPERTY
66:223:0003

LOT 1
18,712 Sq. Feet
0.430 Acres

LOT 107
DAVIDSON PROPERTY
66:223:0107

SPRINGER PROPERTY
02:018:0028

LOT 1, PLAT "A" ROGERS ESTATES AMENDED
COOLEY PROPERTY
51:286:0001

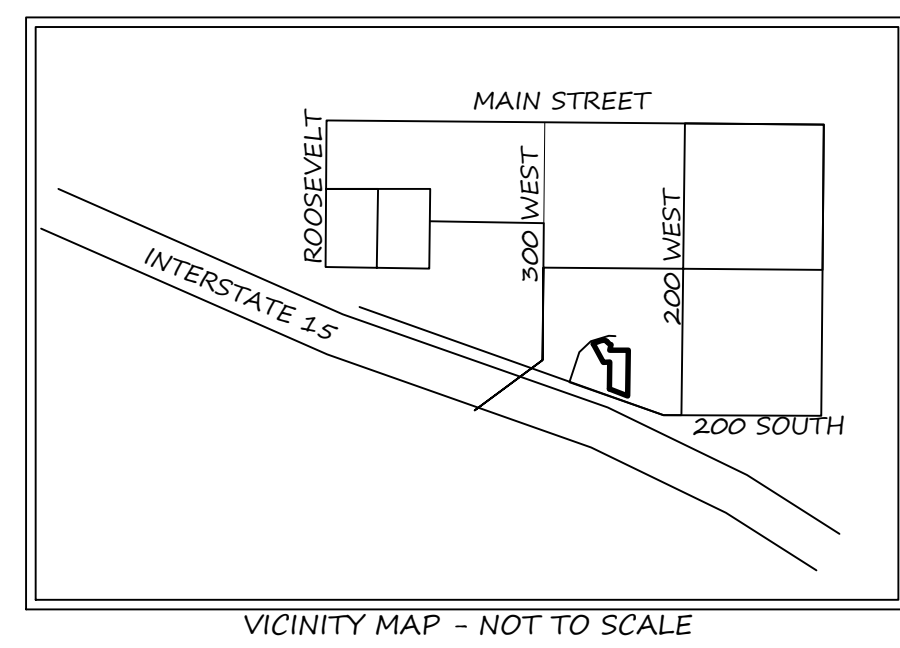
EXISTING FIRE HYDRANT

200 SOUTH STREET

STREET INTERSECTION MONUMENT
BLOCK 7
200 WEST & 100 SOUTH
FOUND BRASS CAP MONUMENT IN RING & LID

WEST 280.52'

P.O.B.



STREET INTERSECTION MONUMENT
BLOCK 7
200 WEST & 200 SOUTH
FOUND BRASS CAP MONUMENT IN RING & LID

MONUMENT LINE N00°29'14"E 330.05'
BASIS OF BEARINGS
759.41'

SURVEYOR'S CERTIFICATE

I, KEVIN S BISHOP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6508652 I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND EASEMENTS AND HAVE COMPLETED A SURVEY OF OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION

LOT 4 AND LOT 108, SERENE MEADOWS SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 4, SERENE MEADOWS SUBDIVISION, SAID POINT BEING LOCATED N00°29'14"E 330.03 FEET ALONG THE EAST MONUMENT LINE OF BLOCK 7 AND WEST 280.52 FEET FROM THE SOUTHEAST CORNER CENTERLINE MONUMENT OF BLOCK 7, PLAT "A" AMERICAN FORK CITY SURVEY OF BUILDING LOTS, THENCE ALONG LOT LINE S00°29'44"W 238.55 FEET, THENCE N69°16'48"W 102.21 FEET, THENCE ALONG THE LOT LINE N00°28'19"E 140.49 FEET TO THE SOUTHEAST CORNER OF LOT 108, THENCE ALONG LOT LINE S86°30'14"W 32.62 FEET, THENCE N28°44'59"W 108.07 FEET, THENCE 58.82 FEET ALONG THE ARC OF A 139.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N70°08'07"E 58.38 FEET), THENCE 20.49 FEET ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S66°50'44"E 19.51 FEET), THENCE 24.62 FEET ALONG THE ARC OF A 51.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S49°46'45"E 24.38 FEET), THENCE S12°17'52"W 27.92 FEET, THENCE EAST 95.53 FEET TO THE POINT OF BEGINNING.
 AREA OF ABOVE DESCRIBED PARCEL CONTAINS 0.640 ACRES.

BASIS OF BEARINGS IS N00°29'14"E ALONG THE EAST MONUMENT LINE OF BLOCK 7, PLAT "A" AMERICAN FORK CITY SURVEY OF BUILDING LOTS.

 SURVEYOR
 OCTOBER 30, 2020
 DATE

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND SHOWN HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE KNOWN AS SERENE MEADOWS PLAT "B" SUBDIVISION, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____ A.D. 2020

ACKNOWLEDGEMENT

STATE OF UTAH S.S.
 COUNTY OF UTAH
 ON THE ____ DAY OF _____, A.D. 2020 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____
 A NOTARY PUBLIC COMMISSIONER IN UTAH COMMISSION NUMBER: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
 THIS ____ DAY OF _____, AD, 2020.

Mayor: _____ Council Member
 Council Member _____ Council Member
 Council Member _____ Council Member
 City Engineer _____ City Recorder

PLANNING COMMISSION APPROVAL

APPROVED AS TO FORM THIS ____ DAY OF _____ AD, 2020 BY THE AMERICAN FORK CITY PLANNING COMMISSION.
 PLANNER _____ PLANNING COMMISSION CHAIRMAN _____

**SERENE MEADOWS SUBDIVISION
 PLAT "B"**
 BEING A VACATION OF LOT 4 AND LOT 108, SERENE MEADOWS SUBDIVISION
 WITHIN BLOCK 7, PLAT "A" AMERICAN FORK CITY SURVEY
 LOCATED IN NW 1/4 SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
 AMERICAN FORK CITY, UTAH, COUNTY OF UTAH

SEWER & WATER AUTHORITY
 APPROVED THIS ____ DAY OF _____ A.D. 2020 BY THE AMERICAN FORK CITY SEWER AND WATER AUTHORITY

 SEWER & WATER AUTHORITY

RECORDER SEAL NOTARY PUBLIC SEAL SURVEYOR SEAL

PRELIMINARY

AGENDA TOPIC: Review and action on the final plat for the Kelton Apartments Phase I, located in the area of 250 South 1100 West, in the TOD (Transit Oriented Development) zone.

ACTIONS REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION					
Location:		250 South 1100 West			
Applicants:		Ensign Engineering			
Existing Land Use:		Vacant			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential/Agriculture			
	South	Residential			
	East	Residential/Agriculture			
	West	Residential			
Existing Zoning:		TOD (Transit Oriented Development)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	Residential Agriculture 5 (Utah County)			
	South	TOD			
	East	TOD			
	West	TOD			
Land Use Plan Designation:		TOD (Transit Oriented Development)			
Zoning compliant with Land Use Plan Designation?		x	Yes		No

Background

The area of the Kelton Apartments subdivision was annexed in 2015 and is located south of 200 South and north of Rockwell Ranch. It received approval of a district framework plan in 2019 (Olive Tree District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review, subdivision plats were necessary. Further lot plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping, parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development of the site.

This plat anticipates multi-family development (240 units). Because this area is located within the TOD Core, a mixed-use component is required. The plat proposes Lot 1 to be

used for commercial purposes. Within the Core area for structures abutting streets other than 200 South, an equivalent of 25% ground floor area be for uses other than residential. The applicant proposes an alternate concept to meet this requirement. The applicant has prepared an exhibit, illustrating a building on Lot 1; the square footage of the building meeting the equivalent of 25% ground floor area of all buildings abutting streets within the subdivision. The applicant may discuss this proposal at the meeting and seeks a finding by the Planning Commission that this separate building is acceptable; the required square footage being provided, meeting the minimum as identified in the Code.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “TOD”. The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

The Planning Commission may act to recommend approval of a final plat upon a finding that:

- a. The final plat and supporting materials conform with the terms of the preliminary plan approval.

The final plat conforms to the terms of a preliminary plan approval.

- b. The final plat complies with all City requirements and standards relating to subdivisions.

This criterion has been met.

- c. The detailed engineering plans and materials comply with the City standards and policies.

Engineering will address any concerns at the time of the Planning Commission meeting.

- d. The estimates of cost of constructing the required improvements are realistic.

Engineering will determine whether the cost estimates of constructing the required improvements are realistic.

- e. The water rights conveyance documents have been provided.

The water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT

After reviewing the applications for final plat approval, the following findings are offered for consideration:

1. The final plat is consistent with the Land Use Plan designation of "Transit Oriented Development".
2. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.
3. The Planning Commission finds that the applicant's proposal for a separate structure, equaling the required square footage per the TOD Code for mixed use (not residential), is permissible.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat for Kelton Apartments Phase I, with the findings listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat of Kelton Apartments Phase I.

TABLE

Mr. Chairman, I move that we table action on the final plat of Kelton Apartments Phase I.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 1/6/2021

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Kelton Apartments

Project Address: 250 South 1100 West

Developer / Applicant's Name: Neighborly Ventures

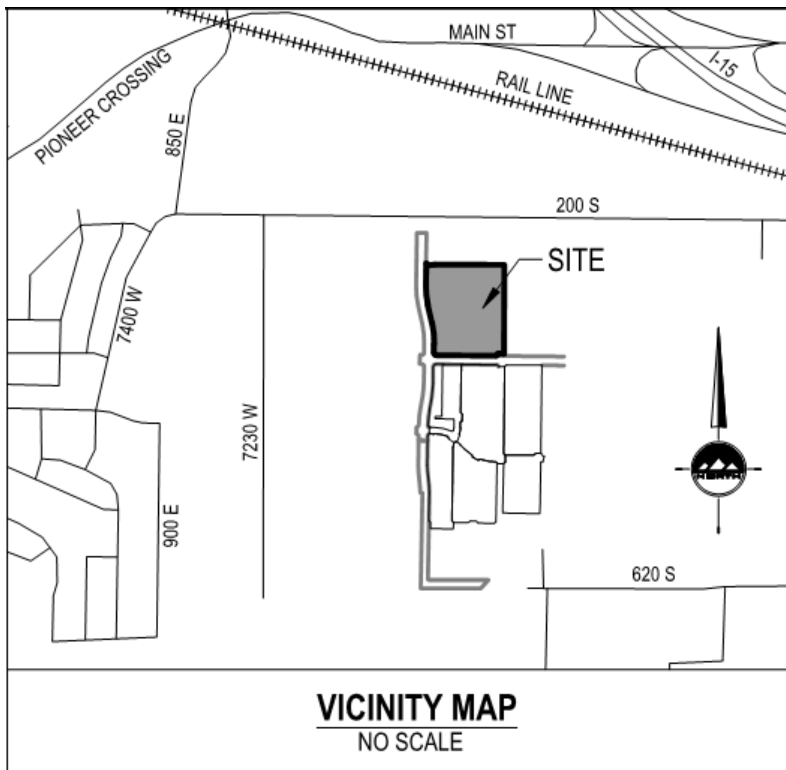
Type of Application:

- | | | |
|--|--|--------------------------------------|
| <input checked="" type="checkbox"/> Subdivision Final Plat | <input type="checkbox"/> Subdivision Preliminary Plan | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Code Text Amendment | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Commercial Site Plan | <input type="checkbox"/> Residential Accessory Structure Site Plan | |

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 1/6/2021 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

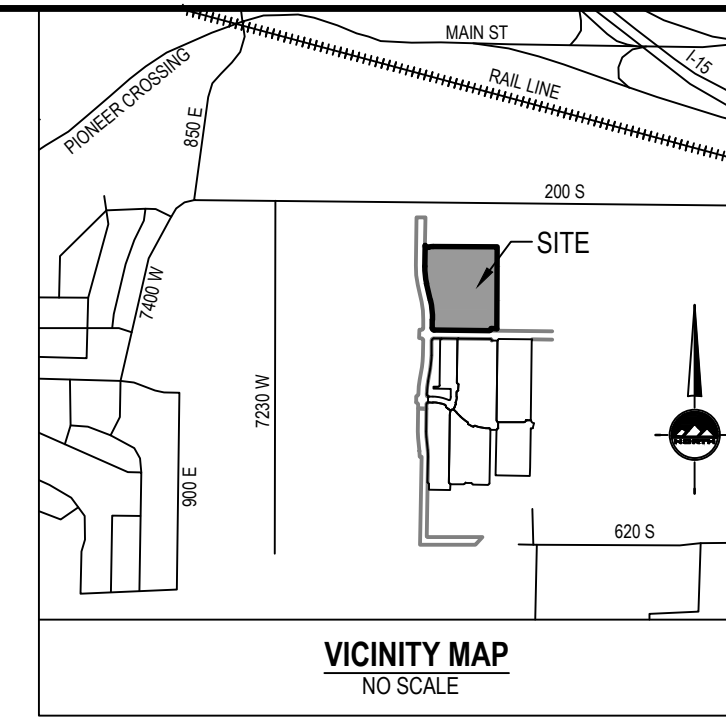
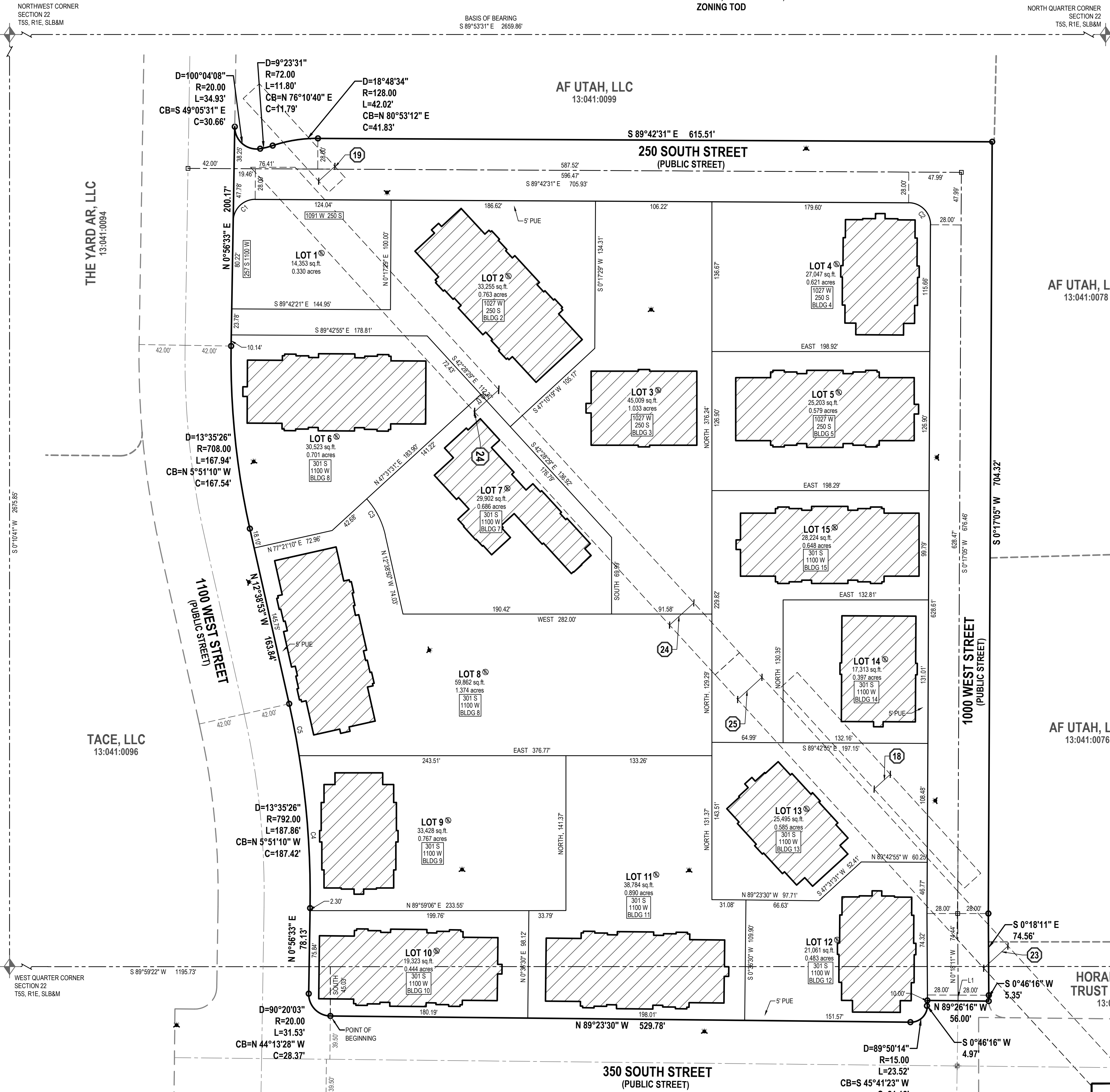
Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).
14. **3rd Party Approvals:** Approval is pending 3rd party approvals from Central Utah Water Conservancy District and Timpanogos Special Service District. Applicant shall update plans per any comments or revisions required by either party.

KELTON APARTMENTS PHASE 1 PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 286882. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION

Beginning at a point being North 89°59'22" East 1,195.73 feet along section line and South 45.03 feet from the West Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running
 thence Northwesterly 31.53 feet along the arc of a 20.00 foot radius curve to the right (center bears North 00°36'30" East and the chord bears North 44°13'28" West 28.37 feet with a central angle of 90°20'03");
 thence North 00°56'33" East 78.13 feet;
 thence Northwesterly 127.86 feet along the arc of a 792.00 foot radius curve to the left (center bears North 89°03'27" West and the chord bears North 05°51'10" West 187.42 feet with a central angle of 13°35'28");
 thence North 12°38'53" West 163.84 feet;
 thence Northwesterly 167.54 feet along the arc of a 708.00 foot radius curve to the right (center bears North 77°21'07" East and the chord bears North 05°51'10" West 167.54 feet with a central angle of 13°35'28");
 thence North 00°56'33" East 200.17 feet;
 thence Southwesterly 34.33 feet along the arc of a 20.00 foot radius curve to the left (center bears South 89°03'27" East and the chord bears South 49°18'31" East 30.66 feet with a central angle of 100°14'03");
 thence Northwesterly 11.80 feet along the arc of a 72.00 foot radius curve to the left (center bears North 09°07'34" West and the chord bears North 76°10'40" East 11.79 feet with a central angle of 09°23'31");
 thence Northwesterly 42.22 feet along the arc of a 128.00 foot radius curve to the right (center bears South 18°31'05" East and the chord bears North 80°53'12" East 41.83 feet with a central angle of 18°48'34");
 thence South 89°42'31" East 615.51 feet;
 thence South 00°17'05" West 704.32 feet;
 thence South 00°18'11" East 74.56 feet;
 thence South 00°46'16" West 5.35 feet;
 thence North 89°26'16" West 56.00 feet;
 thence South 00°46'16" West 4.97 feet;
 thence Southwesterly 23.52 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°13'44" West and the chord bears South 45°41'23" West 21.18 feet with a central angle of 89°50'14");
 thence North 89°23'30" West 529.78 feet to the point of beginning.

OWNER'S DEDICATION

Known all men by these present that we, all of the undersigned owners of all of the property described in the surveyor's certificate herein and shown on this map, have caused the same to be subdivided into streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____ A.D. 20____

NAME _____
COMPANY _____

NAME _____
COMPANY _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____) S.S.
COUNTY OF _____)
ON THE _____ DAY OF _____ A.D. 20____ I, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO. _____ NOTARY PUBLIC RESIDING IN _____ COUNTY _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____) S.S.
COUNTY OF _____)
ON THE _____ DAY OF _____ A.D. 20____ I, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO. _____ NOTARY PUBLIC RESIDING IN _____ COUNTY _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____) S.S.
COUNTY OF _____)
ON THE _____ DAY OF _____ A.D. 20____ I, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO. _____ NOTARY PUBLIC RESIDING IN _____ COUNTY _____

APPROVAL BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

ATTEST: _____
CLERK - RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE AMERICAN FORK CITY PLANNING COMMISSION.

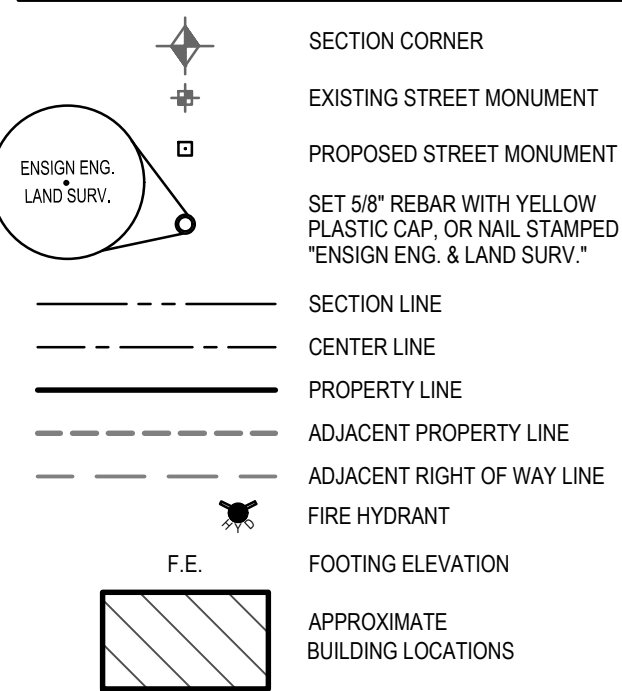
PLANNER

PLANNING COMMISSION CHAIRMAN

KELTON APARTMENTS PHASE 1 PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

LEGEND



NOTES

- OFFSET PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE AND 5" BY 2" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY BUILDING UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
- PARK-STRIP ALONG PUBLIC RIGHT OF WAY TO BE MAINTAINED BY HOME OWNER.
- ALL LOTS WITHIN THIS SUBDIVISION SHALL BE REQUIRED TO PROVIDE RECIPROCAL CROSS ACCESS AND UTILITY ACCESS TO ADJOINING LOTS WITHIN THE SUBDIVISION.
- AREAS OUTSIDE OF THE APPROXIMATE BUILDING LOCATIONS SHOWN ON THIS PLAT ARE GRANTED AS A PUBLIC EASEMENT AND RIGHT-OF-WAY FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.
- LOTS NUMBER 1-16 MAY NOT BE SOLD INDIVIDUALLY WITHOUT CONSENT FROM ALL LOTS IN THE SUBDIVISION. IF ANY LOT IS SOLD SEPARATELY UNDER THE FORGOING CONDITION, THE NEW OWNER SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN A SEPARATE SECONDARY METER FOR THE LOT THAT HAS BEEN SOLD.

Easement Information

- Easement in favor of Timpanogas Special Service District, by instrument recorded November 4, 1977 as Entry No. 37078 in Book 1596 at Page 17.
- Easement in favor of Timpanogas Special Service District by instrument recorded November 4, 1977 as Entry No. 37081 in Book 1596 at Page 28.
- Grant of Easement in favor of Central Utah Water Conservancy District, by instrument dated August 26, 2011 and recorded September 19, 2011, as Entry No. 65829-2011.
- Grant of Easement in favor of Central Utah Water Conservancy District, by instrument dated August 29, 2011 and recorded September 19, 2011, as Entry No. 65836-2011.
- Grant of Easement in favor of Central Utah Water Conservancy District, by instrument dated August 29, 2011 and recorded September 19, 2011, as Entry No. 65837-2011.

LINE TABLE

LINE	BEARING	LENGTH
L1	N0°46'16"E	5.19'

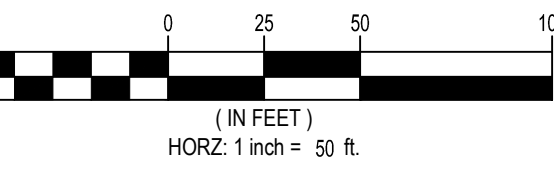
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	31.19'	89°20'56"	S45°37'01"W	28.12'
C2	20.00'	31.41'	89°59'35"	N44°42'43"W	28.28'
C3	73.00'	37.30'	29°16'33"	N27°17'06"W	36.90'
C4	792.00'	139.67'	10°06'16"	N4°06'55"W	139.49'
C5	792.00'	48.19'	3°29'10"	N10°54'18"W	48.18'

DEVELOPER

NEIGHBORLY VENTURES
2925 RIVER RD S., STE 100
SALEM, OREGON 97302
503.584.4593

HORIZONTAL GRAPHIC SCALE



WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49049C0302F EFFECTIVE JUNE 19, 2020.



LAYTON Phone: 801.541.1100 TOOLE Phone: 434.3980 CEDAR CITY Phone: 439.965.1453 RICHFIELD Phone: 439.692.2893

SHEET 1 OF 1

PROJECT NUMBER: 8799H
MANAGER: JKF
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 10/5/20

PROFESSIONAL LAND SURVEYOR

No. 286882
PATRICK M. HARRIS
STATE OF UTAH

UNAPPROVED MINUTES

1
2
3 AMERICAN FORK CITY
4 PLANNING COMMISSION MINUTES
5 DECEMBER 2, 2020

6 The American Fork City Planning Commission met in a regular session on December 2, 2020 in
7 an electronic meeting on the Zoom platform, viewable on the City’s YouTube link, commencing
8 at 7:00 p.m.
9

10 Present: John Woffinden
11 Chris Christiansen
12 Christine Anderson
13 Harold Dudley
14 Geoff Dupaix
15

16 Absent: Rod Brocious
17 Ryan Hunter
18

19 Staff Present: Adam Olsen, City Planner
20 Wendelin Knobloch, Planner
21 Ben Hunter, Engineer
22 Lisa Halversen, Administrative Assistant
23
24

25 Others Present: Clark Sheffield
26

27 Public Comments Received: none
28

29 Chairman Woffinden read the “Notice of Electronic Meeting.” He said that items 1 and 2 will be
30 discussed together but voted on separately.
31

- 32 1. Hearing, review and action on a land use map amendment located at 1156 East 300 North from
33 the Low Density Residential to the Professional Office designation
34

35 Mr. Olsen stated that the applicant proposes to amend the land use and zone map designations at
36 1156 E. 300 N., from a residential designation to the professional office designation. With its
37 proximity to the American Fork Hospital, the area is undergoing transition and development from
38 residential to medical/professional office uses in support of the hospital. The existing home is
39 slated for removal and the site proposed for medical/office use. A subdivision was recently
40 approved in anticipation of such conversion. Directly west, at the corner of 300 North and North
41 County Boulevard, a medical facility is under construction. Additional professional office uses
42 are being constructed in the vicinity. Staff supports the request to amend the land use and zone
43 map designations.

UNAPPROVED MINUTES

1 Mr. Dupaix asked what the likelihood is that some of the remaining existing homes will change
2 use. He is concerned about leaving a residential island.

3
4 Mr. Olsen said that on the south side of 300 North the uses will probably change, as well as on the
5 corners to the northeast and northwest.

6
7 Mr. Dupaix thinks it would be advisable to establish a line of demarcation between commercial
8 and residential, perhaps 300 North would be a good place to do this.

9
10 Chairman Woffinden believes that the hospital has future plans to fill in that entire section with
11 medical use.

12
13 Mr. Dupaix said that it makes sense to have an established medical campus since it is becoming a
14 major regional medical center for the north county.

15
16
17 **Public Hearing Opened**

18
19
20 **Public Hearing Closed**

21
22
23 **Mr. Dupaix moved to approve the land use amendment.**

24
25 **Mr. Christiansen seconded the motion. Voting was as follows:**

26		
27	Chairman Woffinden	Aye
28	Chris Christiansen	Aye
29	Christine Anderson	Aye
30	Harold Dudley	Aye
31	Geoff Dupaix	Aye
32		
33		

34 2. Hearing, review and action on a zone map amendment located at 1156 East 300 North from
35 the R1-15,000 Residential to the PO-1 Professional Office zone

36
37
38 **Public Hearing Opened**

39
40 **Public Hearing Closed**

UNAPPROVED MINUTES

1 **Mr. Dupaix moved to approve the zone map amendment.**

2

3 **Mr. Christiansen seconded the motion. Voting was as follows:**

4

5 **Chairman Woffinden Aye**

6 **Chris Christiansen Aye**

7 **Christine Anderson Aye**

8 **Harold Dudley Aye**

9 **Geoff Dupaix Aye**

10

11

12 3. Review and action on the final plat for Rockwell Ranch Block 2 located in the area of 350
13 South 1000 West in the TOD Transit Oriented Development zone

14

15 Mr. Olsen said that all of the Rockwell Ranch plats are related but will be discussed separately.

16 The area of Rockwell Ranch was annexed in 2015. It received approval of a district framework
17 plan in 2019 (Olive Tree District Framework Plan), followed by block plan approval (staff level
18 review). As part of the lot plan submittal and review, subdivision plats are necessary. Further lot
19 plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping,
20 number of multi-family units, parking, etc. be compliant with the TOD Code. The subdivision
21 plat acts as a formal instrument in proceeding toward development of the site. This plat anticipates
22 an 87-lot townhome development.

23 Mr. Ben Hunter said the plat meet minimum requirements and roadway dedications, but one of the
24 roadways will be constructed with another plat. The Engineering Division recommends approval.

25 Ms. Anderson asked if the proposed homes will face front or rear.

26 Mr. Olsen replied that they are rear-loaded and the garages are in the back. The homes will be
27 facing the road. This will help create a more open feel.

28 Ms. Anderson said that as new living units are built next to existing structures, it is important to
29 avoid walls and barriers between existing residents.

30 Mr. Olsen agreed, and said that this is by design.

31 Ms. Anderson is concerned about connectivity. She asked if there is a way to see how all the plats
32 on tonight's agenda interrelate. Is there connectivity going through the plats and not just around
33 them?

34 Mr. Olsen replied that common areas connect. Pedestrian paths and streets connect as well.

35 Chairman Woffinden likes the common areas where kids can play and be away from the streets.

UNAPPROVED MINUTES

1 Ms. Anderson moved to recommend approval of the final plat of Rockwell Ranch Block 2,
2 with the findings listed in the staff report and subject to any findings, conditions, and
3 modifications listed in the engineering report.

4 Mr. Dudley seconded the motion. Voting was as follows:

5	Chairman Woffinden	Aye
6	Chris Christiansen	Aye
7	Christine Anderson	Aye
8	Harold Dudley	Aye
9	Geoff Dupaix	Aye

10 The motion passed.

11

12

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

15

16 This plat is just south of the previously discussed plat. Mr. Olsen stated that the area of
17 Rockwell Ranch was annexed in 2015. It received approval of a district framework plan in
18 2019 (Olive Tree District Framework Plan), followed by block plan approval (staff level
19 review). As part of the lot plan submittal and review, subdivision plats are necessary. Further
20 lot plan review (staff level review) will ensure placement of structures, setbacks, height,
21 landscaping, number of multi-family units, parking, etc. be compliant with the TOD Code.
22 The subdivision plat acts as a formal instrument in proceeding toward development of the site.
23 This plat anticipates a 52-lot townhome development.

24 Mr. Ben Hunter stated that 480 South is included in this plat but will be updated to be in the
25 plat directly to the north. He added that the developer has been asked to provide updated plats
26 before the council meeting.

27 Ms. Anderson asked what this connects to on the east side.

28 Mr. Olsen said that there is an empty property at this time. There is not a road currently slated
29 for that location.

30 Ms. Anderson asked that this be kept open and not have a wall put up there.

31 Mr. Olsen doesn't anticipate a wall in that location.

32 Chairman Woffinden wants to keep it a flowing neighborhood without fences or walls.

UNAPPROVED MINUTES

1 **Mr. Dupaix moved to approve the final plat of Rockwell Ranch Block 4, with the findings**
2 **listed in the staff report and subject to any findings, conditions, and modifications listed in**
3 **the engineering report.**

4 **Mr. Christiansen seconded the motion. Voting was as follows:**

5 **Chairman Woffinden Aye**

6 **Chris Christiansen Aye**

7 **Christine Anderson Aye**

8 **Harold Dudley Aye**

9 **Geoff Dupaix Aye**

10 **The motion passed.**

11

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

15

16 Mr. Olsen stated that the area of Block 3, Phase 1, Plats F, G, H and J, Rockwell Ranch was
17 annexed in 2015. It received approval of a district framework plan in 2019 (Olive Tree District
18 Framework Plan), followed by block plan approval (staff level review). As part of the lot plan
19 submittal and review, subdivision plats are necessary. Further lot plan review (staff level review)
20 will ensure placement of structures, setbacks, height, landscaping, number of multi-family units,
21 parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument
22 in proceeding toward development of the site. These plats anticipate a 40-unit, multi-family condo
23 development.

24 Mr. Ben Hunter said that all requirements have been met and he recommends approval.

25 Ms. Anderson would like to see how all the plats fit together, connectivity and the road layout are
26 not clear.

27 Chairman Woffinden and Mr. Dupaix agreed that this plat is confusing to them as well.

28 Mr. Olsen indicated that these units are rear-loaded as well with garage space for each unit.

29 Mr. Dupaix added that the developer needs to make sure that the wall between the garages and
30 ground-level units should be made of concrete to avoid possible penetration by vehicles.

31 Chairman Woffinden is concerned about ventilation, he wants to make sure that exhaust from the
32 cars cannot enter the ground-floor condo unit as well.

33 Mr. Ben Hunter said that those issues would be similar to an attached garage in a traditional house,
34 there are no special parameters that he knows of. This is a common layout for condos in other
35 cities. He doesn't anticipate it being an issue or problem.

UNAPPROVED MINUTES

- 1 Mr. Olsen indicated that all building codes will be enforced and followed.
- 2 Mr. Dupaix expressed hope that there will be a foundation wall between units and the garage.
- 3 Mr. Knobloch said that these are good concerns that will be considered in the building permit
4 process.
- 5 Chairman Woffinden asked about snow removal in the winter and if there will be an HOA.
- 6 Mr. Olsen said that there probably will be an HOA, these are private streets which require their
7 own snow removal.

8

9 **Ms. Anderson moved to recommend approval of the final plats of Rockwell Ranch Block 3,
10 Phase 2, Plats F, G, H and J, with the findings listed in the staff report and subject to any
11 findings, conditions, and modifications listed in the engineering report.**

12 **Mr. Christiansen seconded the motion. Voting was as follows:**

13	Chairman Woffinden	Aye
14	Chris Christiansen	Aye
15	Christine Anderson	Aye
16	Harold Dudley	Aye
17	Geoff Dupaix	Aye

18 **The motion passed.**

- 19
- 20
- 21 6. Review and action on the final plat for Rockwell Ranch Block 3 Phase 2 located in the area
22 of 480 South 1060 West in the TOD Transit Oriented Development zone
- 23

24 Mr. Olsen stated that this area of Rockwell Ranch was annexed in 2015. It received approval of a
25 district framework plan in 2019 (Olive Tree District Framework Plan), followed by block plan
26 approval (staff level review). As part of the lot plan submittal and review, subdivision plats are
27 necessary. Further lot plan review (staff level review) will ensure placement of structures,
28 setbacks, height, landscaping, number of multi-family units, parking, etc. be compliant with the
29 TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development
30 of the site. This plat anticipates a 62-lot townhome development. It is similar to the previous
31 townhome plats seen tonight.

32 Mr. Ben Hunter stated that this plat meets all requirements, he recommends approval.

UNAPPROVED MINUTES

1 **Mr. Christiansen moved to approve the final plat of Rockwell Ranch Block 3 Phase 2, with**
2 **the findings listed in the staff report and subject to any findings, conditions, and**
3 **modifications listed in the engineering report.**

4 **Mr. Dupaix seconded the motion. Voting was as follows:**

5 **Chairman Woffinden Aye**

6 **Chris Christiansen Aye**

7 **Christine Anderson Aye**

8 **Harold Dudley Aye**

9 **Geoff Dupaix Aye**

10 **The motion passed.**

11

12

13 7. Review and action on the preliminary plan and final plat for Stonecreek Plat F, located in
14 the area of 850 South 330 West in the PR 3.0 Planned Residential zone

15

16 Mr. Olsen stated that Stonecreek Plat F is a 37-lot phase of an overall 143-acre development. The
17 preliminary plan is being processed concurrently with the final plat. The final plat is consistent
18 with terms of a preliminary plan approval.

19 Plat F is located at the southern portion of the overall development. An annexation in process will
20 add property directly south of Plat F and will be a continuation of the overall development. Access
21 to Plat F is provided off 330 and 420 West.

22 Conservation Subdivision Projects within the PR-3.0 zone must adhere to certain parameters.
23 Subdivisions must have a minimum project area of five (5) acres, and a maximum density of 3
24 units per acre. Plat F is the sixth phase in a 143-acre development, with an overall density of 3
25 units per acre; falling within the parameters of a Conservation Subdivision project in the PR-3.0
26 zone.

27 As with plats A, B, C, D and E the applicants request Planning Commission consideration and
28 allowance for modification of building site requirements, allowing the ability to average lot sizes
29 for greater overall consistency. This modification is allowed pursuant to Sections 17.7.401,
30 allowing the “harmonizing (of) development within a project”. The Planning Commission may,
31 but is not required, to make this finding. A finding allowing the modification is offered below.

32 Conservation Subdivisions within a PR-3.0 zone require 25% open space. The overall project area
33 provides for 26% open space upon buildout. Plats A, B, C, D and E provided dedication of land.
34 Plat F continues this dedication; further dedications occurring as the property to the south is
35 annexed, and property directly southwest is platted.

UNAPPROVED MINUTES

1 Ms. Anderson asked to see the map of all the connected plats.

2 Mr. Ben Hunter said there are still a couple plats that haven't been annexed yet, but the submitted
3 plats include all storm drainage and public utility requirements. The City will retain access to
4 detention systems in even of unanticipated problems.

5 Chairman Woffinden identified a mistake in street names on the plat, Mr. Ben Hunter said that
6 will be corrected.

7 Ms. Anderson likes the cul-de-sacs with open access to the open space behind them. She thinks
8 that is a good strategy for connectivity. She would like to see that continue in the last plat.

9 Mr. Olsen said the last cul-de-sac area may actually be in the path for the Vineyard Connector.

10 Mr. Ben Hunter points out UDOT property that aligns with the proposed Vineyard Connector.

11

12 **Mr. Christiansen moved to approve the preliminary plan and recommend approval of the**
13 **final plat of Stonecreek Plat F, with the findings listed in the staff report and subject to any**
14 **findings, conditions, and modifications listed in the engineering report.**

15 **Ms. Anderson seconded the motion. Voting was as follows:**

16 **Chairman Woffinden Aye**

17 **Chris Christiansen Aye**

18 **Christine Anderson Aye**

19 **Harold Dudley Aye**

20 **Geoff Dupaix Aye**

21 **The motion passed.**

22

23 8. Review and action on the final plat for 860 Apartments Subdivision located at 802 East
24 Quality Drive in the PC-Planned Community zone

25

26 Mr. Olsen stated that this property was annexed in 2019 as part of the Vest Annexation. A concept
27 plan approval followed, designating this area as high density residential/potential mixed use. A
28 subsequent development agreement was approved, allowing an overall development parking ratio
29 of 1.8 stalls per unit.

30 A site plan was approved in September 2020. The site plan proposed 513 apartment units; a
31 combination of studio and 1-3 bedroom units. 949 parking stalls will be provided, slightly above
32 the 1.8 ratio required in the development agreement approved by the Council and master developer.
33 Access to the project and subdivision will be off Quality Drive and 860 East. This development
34 will frame the southwest corner of Quality Drive and 860 East.

UNAPPROVED MINUTES

1 The subdivision plat proposes two lots over the entirety of the approved site plan. This is largely
2 for financial purposes, although the two lots will act as one combined project area. Documentation
3 is provided and will be recorded with the plat ensuring the project will function as one site, while
4 on two lots. A similar example is the subdivision of properties in The Meadows shopping district.

5 Mr. Dupaix asked what the proposed occupancy will be.

6 Mr. Olsen informed commissioners that the site plan is for just over 500 apartments.

7 Mr. Ben Hunter said that the developer will be making improvements to Quality Drive and 620
8 South as part of this development. Previous concerns have been addressed and this plat solidifies
9 plans for hydrants, etc. The Engineering Division recommends approval.

10 Ms. Anderson asked if the main change is that this is divided into two lots instead of one, Mr.
11 Olsen confirmed.

12

13 **Mr. Dupaix moved to recommend approval of the final plat of 860 Apartments Subdivision,**
14 **with the finding listed in the staff report and subject to any findings, conditions and**
15 **modifications listed in the engineering report.**

16 **Mr. Dudley seconded the motion. Voting was as follows:**

17	Chairman Woffinden	Aye
18	Chris Christiansen	Aye
19	Christine Anderson	Aye
20	Harold Dudley	Aye
21	Geoff Dupaix	Aye

22 **The motion passed.**

23

24 9. Other Business

25 Mr. Olsen gave a short recap of the joint work session with city council where they discussed the
26 CC-zone boundaries. He said that he looks forward to discussing this further as a discussion item
27 on a future planning commission agenda. The main question will be where the boundary should
28 be. Do we want it to be on a street, a hard boundary, or a midblock boundary? It may make sense
29 to do a combination of these.

30 Chairman Woffinden said that the east and west boundaries need to be discussed and defined as
31 well.

32 Ms. Anderson said that in order to keep the residential feel of the road, the boundary should be in
33 the back.

UNAPPROVED MINUTES

1 Chairman Woffinden thinks it is easiest to manage if the boundary is in the road. There are
2 good points to be made on both sides. He asks commissioners to study the issue and be prepared
3 to make a decision that's best for the city as a whole.

4 5 10. Site Plan Committee Report

6
7 Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on
8 Wednesday, December 16, 2020. It does not appear that anything is ready for the next agenda, so
9 there will probably will not be a meeting on December 16.

10 Chairman Woffinden indicated that Ms. Anderson will be in charge of the first meeting in January.
11 She will also attend a meeting with the planners earlier that morning at 10 via zoom.

12 13 11. Review and action on the minutes of the November 4, 2020 Planning Commission Regular 14 Session

15 **Ms. Anderson moved to recommend approval of the minutes of the November 4, 2020**
16 **Planning Commission Regular Session.**

17 **Mr. Christiansen seconded the motion. Voting was as follows:**

18	Chairman Woffinden	Aye
19	Chris Christiansen	Aye
20	Christine Anderson	Aye
21	Harold Dudley	Aye
22	Geoff Dupaix	Abstain

23 **The motion passed.**

24 25 12. Adjournment

26
27 **Mr. Dupaix motioned to adjourn.**

28 **Ms. Anderson seconded the motion. All voted in favor.**

29
30 Meeting adjourned at 8 pm.

31
32
33
34
35 Lisa Halversen, Administrative Assistant