

APPROVED MINUTES

01.18.2023

AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION

February 08, 2023

The American Fork City Planning Commission met in a regular session on February 08, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: Christine Anderson, Chris Christiansen, David Bird, Jenny Peay,

Absent: Rodney Martin, Harold Dudley, Bruce Frandsen

Staff Present:

Patrick O'Brien Development Services Director

Travis Van Ekelburg Senior Planner

Cody Opperman Planner 1

Ben Hunter Engineer

JJ Hsu Engineer

George Schade IT Director

Melissa White Admin Assistant

Others Present: Susan Goebel-Canning, Dustin Cuttler

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

Christine Anderson noted that David Bird would be a voting member in the absence of Harold Dudley, Bruce Frandsen, and Rodney Martin

COMMON CONSENT AGENDA

APPROVED MINUTES

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1. Minutes of the January 18, 2022 Planning Commission Regular Session.

David Bird motioned to approve the minutes. Chris Christiansen seconded the motion.

Christine Anderson	AYE
Chris Christiansen	AYE
Jenny Peay	AYE
David Bird	AYE

PUBLIC HEARINGS

1. Public hearing and recommendation on an ordinance creating section 17.5.136 of the American Fork City Municipal Code relating to rock crushing and providing an effective date for the ordinance.

Jeff Mortimer reviewed the background information for public hearing item number 1: Rock crushing provides basic road and building material by reducing the size and changing the classification of the material. This process, while important, has the potential to emit small dust particles which degrade air quality and can pose risk to those who are in the affected area. This lays out the parameters of temporary rock crushing and lays out exactly where, when, and how permits can be issued for both the city and community members under the specifics of this ordinance. The ordinance specifies specific rules, time periods, frequency, operating hours, and allowed zones.

Ms. Peay asked if the developer has two side-by-side sites, are they allowed to use one permit and then go to the next permit after the allotted days or if there was a certain parameter that must be followed. Mr. Mortimer stated his understanding that the ordinance lays out that a permit is only allowed for a specific project and not property to property.

Mr. Christiansen asked how recycled concrete crushing was defined and addressed versus regular rock crushing. Ms. Goebel-Canning stated the ordinance was set up to comply with the State Extension rule and it would depend on if recycled concrete met that rule in the timeframe or not. She further clarified that it doesn't necessarily limit the material but the particles that would be entering the air and how much of that would happen.

Public Hearing Opened

No public comment

Public Hearing Closed

Jenny Peay motioned to recommend approval of the of the proposed code text amendment of the American Fork Municipal Code, creating Section 17.5.136, relating to the rock crushing, and providing an effective date for the ordinance.

David Bird seconded the motion. Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	ABSTAIN
Jenny Peay	AYE
David Bird	AYE

Mr. Christiansen requested an alternate motion due to a conflict of interest.

Chris Christiansen motioned to table action on the proposed code text amendment of the American Fork Municipal Code, creating Section 17.5.136, relating to the rock crushing, and providing an effective date for the ordinance and requested that a new vote is done when more members of the Planning Commission are present.

David Bird seconded the motion. Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Jenny Peay	AYE
David Bird	AYE

The motion was tabled

ACTION ITEMS

1. Review and action on a Site Plan application for wall mounted antennas for Dish Wireless, located at 95 N 200 E, in the Central Commercial (CC-1) Zone.

Cody Opperman reviewed the background information for action item number 1: The applicant is applying for a Site Plan approval for Dish Wireless, for new wall mounted antennas and new equipment located in the CC-1 Zone, located in the area 95 N 200 E. The proposal consists of 4 new antennas located on the walls of the old grain silo and new equipment located on the rooftop of the building. The entire development parcel consists of approximately 0.27 acres. The antennas will include three (3) panels and one (1) microwave.

Due to the Site Plan being located in the CC-1 zone, Planning Commission will be the approval body for this application.

PROJECT CONDITIONS OF APPROVAL:

1. Provide appropriate labeling for power disconnect switches/breaker, shown on page A-2 of the plans.

Ms. Peay questioned how many existing antennas were already on the building. Mr. Opperman stated he was unsure of the exact number but believed that there were at least two.

Ms. Peay asked if a generator was attached to the building as she was concerned about the noise. Mr. O'Brien stated that there may be one specified on a previous site plan, but this approval was specifically for the removal of old antennas to be replaced with new antennas. A brief discussion was held regarding whether the code detailed a certain noise decibel level for projects within the city. Mr. O'Brien clarified that the city code deals with low power radio antenna and not the attached generators. It was determined that the decibel level may need to be addressed in the code if noise complaints were received.

David Bird motioned to approve the Site Plan for Dish Wireless, for the wall mounted antennas and equipment, located in the area 95 N 200 E, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal.

Chris Christiansen seconded the motion. Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Jenny Peay	AYE
David Bird	AYE

The motion passed

2. Review and action on a Site Plan application for upgrading antennas for AT&T Upgrade, located in the area of 1584 S 500 E, in the Industrial (I-1) Zone.

Cody Opperman reviewed the background information for action item number 2: The applicant is applying for a Site Plan approval for AT&T Upgrade, for the upgrade of new antennas on an existing monopole, located in the I-1 Zone, and located in the area 1584 S 500 E. Due to confidential documents regarding proprietary technology, only one page of the plan set was included in the packet.

Due to the Site Plan being located in the I-1 zone, Planning Commission will be the approval body for this application.

Jenny Peay motioned to approve the Site Plan for AT&T Upgrade, for the upgrade of antennas, located in the area 1584 S 500 E, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal including all of the plans that were not presented at Planning Commission but were received by staff.

David Bird seconded the motion. Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Jenny Peay	AYE
David Bird	AYE

The motion passed

3. Review and action on a Final Plat application for an extension on the approved final plat for 43 North Apartments, located in the area 43 N 100 E, in the Central Commercial (CC-1) Zone.

Patrick O'Brien reviewed the background information for action item number 3: The applicant is applying for a final plat extension on the approved final plat for 43 North Apartments, for a 14-unit apartment development, located at 43 N 100 E in the CC-1 zone. The final plat has been approved previously; the applicant is requesting an extension on the deadline.

Chris Christiansen motioned to recommend approval on the extension of the final plat for 43 North Apartments located in the area of 43 N 100 E, in the CC-1 zone, subject to any conditions found in the Staff Report.

Jenny Peay seconded the motion. Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Jenny Peay	AYE
David Bird	AYE

The motion passed

Mr. Dustin Cuttler noted that his team is ready to move forward and the reason they had not moved forward previously was due to a lack of funds.

4. Review and action on a Site Plan application for the DBN Tax Project, located at 34 West 100 North, in the Central Commercial (CC-1) Zone.

Christine Anderson noted that action item number 4 was pulled at the request of the applicant.

OTHER BUSINESS

Upcoming Projects

APPROVED MINUTES

01.18.2023

Mr. O'Brien updated the Commission on upcoming projects and annexations that will be coming before the Planning Commission in the next two to three months, many of which include the TOD and annexations.

A brief discussion was held regarding the election of a new chairperson at the February 8th PC meeting. Mr. O'Brien stated the decision would be chosen and voted on by the Commission body. Two alternate positions are available, and any American Fork resident can be recommended to fill the positions.

ADJOURNMENT

David Bird motioned to adjourn the meeting. Jenny Peay seconded the motion.

Meeting adjourned at 7:30 p.m.

Melissa White

Administrative Assistant II

The order of agenda items may change to accommodate the needs of the commissioners, public and staff.