

# APPROVED MINUTES

AMERICAN FORK CITY  
PLANNING COMMISSION MINUTES  
MAY 19, 2021

The American Fork City Planning Commission met in a regular session on May 19, 2021 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: Chairman John Woffinden  
Christine Anderson  
Chris Christiansen  
Geoff Dupaix  
Harold Dudley  
Rod Brocious

Absent:

Staff Present: Adam Olsen, City Planner  
Wendelin Knobloch, Planner  
Ben Hunter, Engineer  
Lisa Halversen, Administrative Assistant

Others Present: David Brotherson, Roger Dudley, Craig Searle, Lee Searle

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance.

1. Review and action on an agreement for the Searle Annexation #3, consisting of 19.369 acres and located at approximately 950 North 650 West

Mr. Olsen stated that the Searle Annexation #3 consists of approximately 19.4 acres and is located in the area of 950 North 650 West. The area is one of the last remaining county islands in the northwest portion of the City. The Mitchell Hollow runs largely along the west side of the annexation. Existing use of the area is agriculture. The City's Land Use Map designates the property as Low Density Residential and the resulting zone designations will be R1-9,000 and PF (Mitchell Hollow area).

Area for the Mitchell Hollow Trail will be dedicated as part of the annexation and is identified in the agreement. The annexation agreement is the first step toward ultimate development of the property.

Mr. Brocious asked if the open space was all wetland area.

# APPROVED MINUTES

1 Mr. Olsen replied that there is area within the open space that is not wetland that can be  
2 dedicated for a trail.

3 Ms. Anderson asked if the trail requires fencing on its edge.

4 Mr. Olsen replied that there is no requirement to fence it off, it depends on what the property  
5 owner will want.

6 Mr. Dupaix was concerned about connectivity between the neighborhoods in general. He prefers  
7 to see some attempts to connect subdivisions as land is being developed.

8 Mr. Olsen said that connectivity is typically a requirement, but because of the wetland and the  
9 hollow it's not geographically possible. On the east side there is a partial street that is already  
10 constructed.

11 Mr. Christiansen lives just south of this property, and he said that this annexation will actually  
12 increase the connectivity through the wetland area.

13 Mr. Brocious added that there are existing east-west connections (700 North, 1120 North).

14 Ms. Anderson asked if these roads will go into the subdivision or if they will end at the border.

15 Mr. Olsen affirmed that these streets will go into the subdivision.

16 Mr. Hunter said that the trail dedication is part of the annexation agreement, there is no right-of-  
17 way dedication required. Most of the east-west roads will go through, the Engineering Division  
18 recommends approval.

19 Mr. David Brotherson, property developer, told commissioners that he is looking forward to  
20 doing this project. There are a possible 42 lots for custom homes in their concept plan.

21 Ms. Anderson asked what their intention is for the existing trees along the stream.

22 Mr. Brotherson said some trees will be left and some will be removed.

23 Chairman Woffinden asked that the developer please take care of the wetland areas.

24

25 **Mr. Dupaix moved to approve the Searle Annexation #3 Agreement.**

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

27

28 **Chairman Woffinden Aye**

29 **Christine Anderson Aye**

30 **Chris Christiansen Aye**

31 **Geoff Dupaix Aye**

32 **Harold Dudley Aye**

33 **Rod Brocious Aye**

34

**The motion passed.**



# APPROVED MINUTES

1 Ms. Anderson commented that the focus on designing streets should be to make them slower,  
2 safer, smaller, and designed for the speed we want people to drive.

3

4 5. Review and action on the minutes of the May 5, 2021 Planning Commission Regular  
5 Session

6

7 **Ms. Anderson moved to recommend approval of the minutes of the May 5, 2021 Planning**  
8 **Commission Regular Session.**

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

10	<b>Chairman Woffinden</b>	<b>Aye</b>
11	<b>Christine Anderson</b>	<b>Aye</b>
12	<b>Chris Christiansen</b>	<b>Aye</b>
13	<b>Geoff Dupaix</b>	<b>Aye</b>
14	<b>Harold Dudley</b>	<b>Aye</b>
15	<b>Rod Brocious</b>	<b>Aye</b>

16 **The motion passed.**

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19 6. Adjournment

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21 **Mr. Dupaix motioned to adjourn.**

22 **Mr. Christiansen seconded the motion. All voted in favor.**

23

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25 Meeting adjourned at 7:30 pm.

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31 Lisa Halversen

32 Administrative Assistant