

APPROVED MINUTES  
05.03.2023

**AMERICAN FORK CITY  
PLANNING COMMISSION REGULAR SESSION**

**June 07, 2023**

The American Fork City Planning Commission met in a regular session on June 7th, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, David Bird, Harold Dudley, Jenny Peay,

Staff Present:

Travis Van Ekelenburg	Senior Planner
Cody Opperman	Planner 1
JJ Hsu	Engineer
Melissa White	Administrative Assistant II

Others Present: Camden Bird, Jared Haynie, Adam Patterson, Kyle Spencer

**REGULAR SESSION**

**Chairwoman Anderson led the “Pledge of Allegiance”**

**Roll Call**

**COMMON CONSENT AGENDA**

- 1. Minutes of the May 03, 2023 Planning Commission Regular Session.**

**David Bird motioned to approve the minutes.**

**Chris Christiansen seconded the motion.**

**Voting was as follows:**

APPROVED MINUTES

05.03.2023

<b>Christine Anderson</b>	<b>AYE</b>
<b>Chris Christiansen</b>	<b>AYE</b>
<b>David Bird</b>	<b>AYE</b>
<b>Jenny Peay</b>	<b>AYE</b>

**The motion passed**

**PUBLIC HEARINGS**

- a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Affected Area, of the American Fork City Municipal Code. Amending Section 17.12.201 “A” Definitions, the Code Text Amendment plans to create a new definition related to affected area.**

Travis Van Ekelenburg reviewed the background information for public hearing item letter a: Staff has initiated a Code Text Amendment to amend Section 17.12.201 “A” Definitions of the American Fork City Municipal Code. The proposed amendment looks to follow Utah State’s code and provide a 500-foot radius around a subject’s property for the purpose of noticing requirements. Any property located within that 500-foot radius will receive public notice for public hearing items.

**Public Hearing Opened**

No Comments

**Public Hearing Closed**

**Chris Christiansen moved to recommend approval for the proposed Code Text Amendment, amending Section 17.12.201, titled “A” Definitions, relating to a new definition for affected area and providing an effective date for the ordinance.**

**Jenny Peay seconded the motion.**

**Voting was as follows:**

<b>Christine Anderson</b>	<b>AYE</b>
<b>Chris Christiansen</b>	<b>AYE</b>
<b>David Bird</b>	<b>AYE</b>
<b>Jenny Peay</b>	<b>AYE</b>

**The motion passed**

- b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Water Efficiency, of the American Fork City Municipal Code. Creating Chapter 17.21 Water Efficiency Standards, the Code Text Amendment plans to provide a new section in relation to water conservation.**

Travis Van Ekelenburg reviewed the background information for public hearing item letter b: Staff has initiated a Code Text Amendment to create Chapter 17.21, Water Efficiency Standards, of the American Fork City Municipal Code. The proposed chapter looks to create new standards in relation to water conservation. The ordinance creates new definitions for the chapter and new landscaping requirements for residential, commercial, and industrial projects within the City. This is not a revamped version of the current landscaping requirements of the City, but this chapter is in addition to the current landscaping requirements found in the City’s Municipal Code. This is a response to the new State law requirements.

Mr. Bird reviewed the code text amendment with the Commission. He noted a change on number three (3) of Section 17.21.020 that should be stated as a recommendation instead of a requirement and asked the Commission to note the change in the motion per the Central Utah Water’s standard. Mr. Bird noted he is seeking clarification on the definition of a side-yard area, per the City Council and Planning Commission’s request. Central Utah Water has reviewed the document and agrees with the ordinance.

**Public Hearing Opened**

No Comments

**Public Hearing Closed**

**Jenny Peay moved to recommend approval for the proposed Code Text Amendment, adopting Chapter 17.21, titled Water Efficiency Standards, relating to a new chapter for water conservation and providing an effective date for the ordinance. With an edit to include: 17.21.020 #3 “At maturity, landscapes shall have enough plant material (perennials, shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.” to be a recommendation, rather than a requirement.**

**Chris Christiansen seconded the motion.**

**Voting was as follows:**

**Christine Anderson**

**AYE**

APPROVED MINUTES

05.03.2023

<b>Chris Christiansen</b>	<b>AYE</b>
<b>David Bird</b>	<b>AYE</b>
<b>Jenny Peay</b>	<b>AYE</b>

**The motion passed**

Mr. Dudley entered the meeting. Chairwoman Anderson noted that Mr. Harold Dudley was present and would be a voting member going forward.

**ACTION ITEMS**

- a. Review and action on an application for a Final Plat, known as Autumn Crest Phase 2 Plat A, located at approximately 1100 North 1100 East, American Fork City, UT 84003. The Final Plat will be on approximately 6.13 acres and will be in the R1-9000 Zone.**

Travis Van Ekelenburg reviewed the background information for action item number 1: The applicant has applied for a Final Plat to develop a single-family subdivision in the R1-9000 residential zone. The project looks to create twenty (20) lots for a minimum of 9000 square feet in the subdivision. Each lot has a minimum requirement of ninety (90) feet of lot width at minimum setback range, one hundred (100) feet of lot depth, and nine thousand (9000) square feet of total lot area. All lots within this subdivision meet the minimum requirements.

**Project Conditions of Approval**

- a. Text correction required on plat.

**Chris Christiansen moved to recommend approval for the proposed Final Plat, known as Autumn Crest Phase 2 Plat A, located at approximately 1100 North 1100 East, American Fork City, UT 84003, in the R1-9000 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.**

**David Bird seconded the motion.**

**Voting was as follows:**

APPROVED MINUTES

05.03.2023

<b>Christine Anderson</b>	<b>AYE</b>
<b>Chris Christiansen</b>	<b>AYE</b>
<b>David Bird</b>	<b>AYE</b>
<b>Harold Dudley</b>	<b>AYE</b>
<b>Jenny Peay</b>	<b>AYE</b>

**The motion passed**

Mr. Andrew Patterson expressed his excitement to see this project move forward. He does not have a specific timeline in mind, but his hope is to minimize the disruption to the neighbors in the area.

Chairwoman Anderson introduced the next agenda items and noted all AF Warehouse Condos agenda items letters (b-d) would be heard together and voted on separately.

- b. Review and action on an application for a Preliminary Plan, known as AF Warehouse Condos, located at approximately 90 South 700 East, American Fork City, UT 84003. The Preliminary Plan will be on approximately 1.67 acres and will be in the GC-1 Zone.**

Cody Opperman reviewed the background information for action items letter b: The applicant has applied for a Preliminary Plan to develop eight (8) commercial/warehousing units within the GC-1 zone. The applicant has submitted a Preliminary Plan, Final Plat, and Commercial Site Plan concurrently for the project. As this first item of their three (3) submittals, the Preliminary Plan will be determined by the Planning Commission.

**Project Conditions of Approval**

1. Address TIS review comments per Traffic Impact Study requirement.
- c. Review and action on an application for a Final Plat, known as AF Warehouse Condos, located at approximately 90 South 700 East, American Fork City, UT 84003. The Final Plat will be on approximately 1.67 acres and will be in the GC-1 Zone.**

## APPROVED MINUTES

05.03.2023

Cody Opperman reviewed the background of action item letter c: The applicant has applied for a Final Plat to develop eight (8) commercial/warehousing units within the GC-1 zone. The applicant has submitted a Preliminary Plan, Final Plat, and Commercial Site Plan concurrently for the project. As this second item of their three (3) submittals, the Final Plat will be recommended by the Planning Commission and determined by the City Council.

### **Project Conditions of Approval**

1. Address TIS review comments per Traffic Impact Study requirement.

**d. Review and action on an application for a Commercial Site Plan, known AF Warehouse Condos, located at approximately 90 South 700 East, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.67 acres and will be in the GC-1 Zone.**

Cody Opperman reviewed the background information for action item letter d: The applicant has applied for a Commercial Site Plan to develop eight (8) commercial/warehousing units within the GC-1 zone. The applicant has submitted a Preliminary Plan, Final Plat, and Commercial Site Plan concurrently for the project. As this third item of their three (3) submittals, the Commercial Site Plan will be recommended by the Planning Commission and determined by the City Council.

### **Project Conditions of Approval**

1. Address TIS review comments per Traffic Impact Study requirement.

Mr. Hsu noted the remaining TIS comments needed for this project were for the applicant to establish the morning peak hours for the traffic study.

Mr. Jared Haynie and Mr. Kyle Spencer provided an update on the process of their project and stated their assurance that the information regarding morning peak hours will be provided to city staff. Mr. Haynie and Mr. Spencer stated their thoughts that the project would improve the area and they are excited to see the project move forward. Mr. Spencer expressed his gratitude to the traffic professionals who worked with his team on the access points for this site. The Commission questioned if there was enough space for fire apparatus to have access to the area and received confirmation that the Fire Marshall had approved the plans.

**David Bird moved to approve the proposed Preliminary Plan, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-1 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.**

**Harold Dudley seconded the motion.**

**APPROVED MINUTES**

**05.03.2023**

**Voting was as follows:**

<b>Christine Anderson</b>	<b>AYE</b>
<b>Chris Christiansen</b>	<b>AYE</b>
<b>David Bird</b>	<b>AYE</b>
<b>Harold Dudley</b>	<b>AYE</b>
<b>Jenny Peay</b>	<b>AYE</b>

**The motion passed**

**Harold Dudley moved to recommend approval for the proposed Final Plat, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-1 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.**

**Chris Christiansen seconded the motion.**

**Voting was as follows:**

<b>Christine Anderson</b>	<b>AYE</b>
<b>Chris Christiansen</b>	<b>AYE</b>
<b>David Bird</b>	<b>AYE</b>
<b>Harold Dudley</b>	<b>AYE</b>
<b>Jenny Peay</b>	<b>AYE</b>

**The motion passed**

**Chris Christiansen moved to recommend approval for the proposed Commercial Site Plan, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-1 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.**

**Jenny Peay seconded the motion.**

APPROVED MINUTES

05.03.2023

**Voting was as follows:**

<b>Christine Anderson</b>	<b>AYE</b>
<b>Chris Christiansen</b>	<b>AYE</b>
<b>David Bird</b>	<b>AYE</b>
<b>Harold Dudley</b>	<b>AYE</b>
<b>Jenny Peay</b>	<b>AYE</b>

**The motion passed**

- e. Review and action on an application for an extension of an approved Final Plat from June 14, 2022, known as Autumn Crest Plat “F”. The Final Plat is located at approximately 935 East 1060 North, American Fork City, UT 84003. The Final Plat will be on approximately 3.98 acres and will be in the R1-9000 Zone.**

Cody Opperman reviewed the background information on action item number 5: The applicant has applied for an extension to an approved Final Plat to develop an eleven (11) lot subdivision for single-family homes. The project has been previously approved by City Council on June 14<sup>th</sup>, 2022, and they are requesting for an extension for Autumn Crest Phase 1 Plat “F.” No modifications have been made to the plat since June 14<sup>th</sup>, 2022, and the applicants are currently working on their development checklist items with the City.

**David Bird move to recommend approval for the proposed Final Plat extension, located at approximately 935 East 1060 North, American Fork City, UT 84003, in the R1-9000 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.**

**Harold Dudley seconded the motion.**

**Voting was as follows:**

<b>Christine Anderson</b>	<b>AYE</b>
<b>Chris Christiansen</b>	<b>AYE</b>
<b>David Bird</b>	<b>AYE</b>
<b>Harold Dudley</b>	<b>AYE</b>
<b>Jenny Peay</b>	<b>AYE</b>

**The motion passed**

**Upcoming Projects**

## APPROVED MINUTES

05.03.2023

Development Services is receiving resubmittals for the Transit Oriented Development area which will be a higher density for block type 4.

In an effort to meet State requirements, the consultants for the Station Area Plan would like to have a booth at the upcoming Steele Days to provide education to the community regarding the TOD zone and surrounding areas for the Station Area Plan. The Commissioners expressed their support of receiving more public engagement and their thoughts that a booth would be a good way to educate the community about the pros and cons of growth happening within the city.

### **OTHER BUSINESS**

There will be no Planning Commission meeting on July 5, 2023.

### **ADJOURNMENT**

**Harold Dudley motioned to adjourn the meeting.**

**David Bird seconded the motion.**

Meeting adjourned at 7:04 PM

Melissa White

Administrative Assistant

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