

APPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
AUGUST 18, 2021

The American Fork City Planning Commission met in a regular session on August 18, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Vice Chair Christine Anderson
Jenny Peay
Bruce Frandsen
Chris Christiansen

Absent: Chairman John Woffinden
Rod Brocious
Harold Dudley

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

Others Present: Jon Davis, Roger Dudley, Chad Claybaugh, Scott & Julie Fambrough, George Bills, Josh Bushman

Vice Chair Anderson led the “Pledge of Allegiance.”

1. Hearing, review and action on the site plan and final plat for Bonneville Vista Townhomes Plat D located in the area of 118 South 1100 East in the R-4-7,500 zone

Mr. Olsen informed commissioners that Bonneville Vista Plat A (20 units) was approved in 2013. Plats B and C, consisting of 32 units, were approved in 2015. This is a request for approval of Plat D, consisting of 12 units. Plat D will finalize the development and will provide an access to 1100 East, creating a loop from 50 South, through the development to 1100 East. Open space is provided per the Code and the structures will be similar to the existing townhomes. An existing home on the property will be demolished.

Mr. Hunter indicated that the developer has met all the requirements and responded to all concerns and comments and the Engineering Division recommends approval.

Mr. Roger Dudley, civil engineer for the project, added that the plan is for 12 townhomes similar to the ones that have been built and they will have a second access. The office building will come before the planning commission later separately.

APPROVED MINUTES

1 **Public Hearing Opened**

2 No comments received.

3 **Public Hearing Closed**

4

5 **Mr. Christiansen moved to recommend approval of Bonneville Vista Townhomes Plat D,**
6 **with the findings as outlined and subject to any findings, conditions and modifications**
7 **listed in the engineering report.**

8 **Mr. Frandsen seconded the motion. Voting was as follows:**

9

10	Vice Chair Christine Anderson	Aye
11	Jenny Peay	Aye
12	Bruce Frandsen	Aye
13	Chris Christiansen	Aye

14 **The motion passed.**

15

16 2. Other Business

17 Mr. Olsen discussed the planning commission summer dinner that will be held on Thursday,
18 September 2 at 6:30 pm at Rotary Park. It will be catered by Wallaby's.

19 He added that city council will be scheduling a joint work session to discuss:

- 20 1. How do we deal with issue of applicants wanting to diminish the mixed-use requirement
21 in the TOD zone?
- 22 2. Should we look again at the downtown CC-1 architectural standards? Would it make
23 sense to consider changing to a maximum of 3 instead of a minimum of 4 exterior
24 materials?

25 There will be an architect present at the meeting. Mr. Olsen will send out an invite soon, a firm
26 date hasn't been set yet. Mr. Olsen asked if since the joint work session will be at 4 pm, would it
27 help more commissioners be able to attend if it was held via zoom?

28 Ms. Anderson felt that these kinds of conversations are easier in person. Mr. Christiansen, Mr.
29 Frandsen and Ms. Peay all indicated they will be able to attend.

30

31 3. Site Plan Committee Report

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33 Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on
34 Wednesday, September 8, 2021. There will be a code text amendment for the TOD zone dealing

APPROVED MINUTES

1 with the mixed-use requirement as well as the Greenwood Creek subdivision on Searle property.
2 There will likely be more items, there is an extra week this month so the agenda will be sent out
3 next week.

4

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

7

8 **Mr. Frandsen moved to recommend approval of the minutes of the August 4, 2021**
9 **Planning Commission Regular Session.**

10 **Ms. Peay seconded the motion. Voting was as follows:**

11	Vice Chair Christine Anderson	Aye
12	Jenny Peay	Aye
13	Bruce Frandsen	Aye
14	Chris Christiansen	Aye
15		The motion passed.

16

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18 5. Adjournment

19

20 **Mr. Christiansen motioned to adjourn.**

21 **Mr. Frandsen seconded the motion. All voted in favor.**

22

23 Meeting adjourned at 7 :15 pm.

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27

28 Lisa Halversen, Administrative Assistant

