

# APPROVED MINUTES

AMERICAN FORK CITY  
PLANNING COMMISSION MINUTES  
SEPTEMBER 22, 2021

The American Fork City Planning Commission met in a regular session on September 22, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Chairman John Woffinden  
Christine Anderson  
Bruce Frandsen  
Chris Christiansen

Absent: Jenny Peay  
Harold Dudley  
Rod Brocius

Staff Present: Ben Hunter, Engineer  
Lisa Halversen, Administrative Assistant

Others Present: Paul Washburn, Taylor Smith

Chairman Woffinden led the "Pledge of Allegiance." He then stated that items 1 and 2 would be discussed together but voted on separately.

1. Hearing, review and action on a land use amendment for property located at 341 North 300 East from the Medium-Density Residential to the High-Density Residential designation

Mr. Hunter stated that the applicant proposes to amend the land use and zone map designations of the residential lot located at 341 North 300 East. The land use for the entire property is classified as Residential Medium Density, but the zoning is split into the R-4-7,500 Residential zone for the southern half and the R-2-7,500 Residential for the northern half.

The applicant is asking to change the land use designation to Residential High Density to extend the R-4-7,500 Residential zone over the entire property; and plans upon approval of this petition to submit a building permit for a 5-plex.

Speaking from an engineering standpoint, the infrastructure and rights-of-way are already in place and the Engineering Division recommends approval.

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1 Chairman Woffinden asked about the zoning of neighboring properties, he doesn't want to create  
2 an island of R-4 property.

3 Mr. Hunter stated that several of the properties to the south and southeast are already zoned as R-  
4 4-7,500. To the east, west and north the properties are mostly R-2-7,500.

5 Ms. Anderson asked if the R-4 was granted before the residential medium density.

6 Mr. Hunter confirmed that on the land use map all the parcels are identified as medium  
7 residential density, so tonight's proposal requires two actions to both update the land use map  
8 and the zone map.

9 Mr. Paul Washburn, representing the property owner, gives background. At one time the two lots  
10 were separate, then the county joined them together, he doesn't know why. There is a single  
11 property owner. The home is 80-100 years old and is beyond its function. There are asbestos and  
12 wiring problems among others, it will be too expensive to bring up to code. The property owner  
13 would like to build a 5-plex townhouse project with individual owners. What they are proposing  
14 is exactly what the new zoning would support. They feel that the area is ripe for redevelopment.

15 Ms. Anderson expressed her approval of the idea, she supports adding some affordable housing.  
16 This is an example of more inclusive zoning where people can age in place and downsize. She  
17 supports the mingling of housing options, it allows people to stay in same neighborhood and  
18 have a different lot or home size. She hopes to see more of this in the future.

19

20 **Public Hearing Opened**

21 No comments received

22 **Public Hearing Closed**

23

24

25 **Ms. Anderson moved to recommend approval of the land use map amendment.**

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

27

28	<b>Chairman Woffinden</b>	<b>Aye</b>
29	<b>Christine Anderson</b>	<b>Aye</b>
30	<b>Bruce Frandsen</b>	<b>Aye</b>
31	<b>Chris Christiansen</b>	<b>Aye</b>

32

33

34

35

**The motion passed.**



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1 **Mr. Christiansen moved to approve the preliminary plan for Mott Estates Plat B, located at 485**  
2 **South 380 East with the findings listed in the staff report, and subject to any findings, conditions**  
3 **and modifications found in the engineering report.**

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

5	<b>Chairman Woffinden</b>	<b>Aye</b>
6	<b>Christine Anderson</b>	<b>Aye</b>
7	<b>Bruce Frandsen</b>	<b>Aye</b>
8	<b>Chris Christiansen</b>	<b>Aye</b>

9  
10 **The motion passed.**

11  
12 **Mr. Christiansen moved to approve the final plat for Mott Estates Plat B, located at 485**  
13 **South 380 East with the findings listed in the staff report, and subject to any findings,**  
14 **conditions and modifications found in the engineering report.**

15  
16 **Mr. Frandsen seconded the motion. Voting was as follows:**

17		
18	<b>Chairman Woffinden</b>	<b>Aye</b>
19	<b>Christine Anderson</b>	<b>Aye</b>
20	<b>Bruce Frandsen</b>	<b>Aye</b>
21	<b>Chris Christiansen</b>	<b>Aye</b>

22  
23 **The motion passed.**

24  
25  
26 **4. Other Business**

27 Chairman Woffinden reported from the city council's work session. He told commissioners that  
28 there was a lot of discussion regarding the TOD commercial requirement in that area coming  
29 down from the 75% buildout requirement. The council even discussed going to zero and  
30 allowing residential first on the ground floor and having people move out when the commercial  
31 is ready. The chairman thinks it is asinine and totally defeats the purpose of a lot of prior work.  
32 The council talked about scheduling another work session to get more input from the  
33 commission. Council also discussed traffic problems in the downtown area, it is a giant parking  
34 lot.

35 Questions were raised about the Vineyard Connector, Mr. Hunter said that there have been some  
36 UDOT meetings on the subject recently. UDOT's timeline is further out than we would like.  
37 UDOT has some rights-of-way accumulated but are still doing studies. Mr. Frandsen pointed out  
38 that Kelton Apartments is being built in the area of the initial alignment of the connector.

39 Ms. Anderson would like to take a couple minutes in the next meeting to report on the APA  
40 Conference that she attended.

