

APPROVED MINUTES

1
2
3 AMERICAN FORK CITY
4 PLANNING COMMISSION MINUTES
5 NOVEMBER 3, 2021

6 The American Fork City Planning Commission met in a regular session on November 3, 2021, at
7 the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

8
9 Present: Chairman Woffinden
10 Jenny Peay
11 Harold Dudley
12 Chris Christiansen
13 Christine Anderson
14 Rod Brocius

15
16
17 Absent: Bruce Frandsen

18
19
20 Staff Present: Scott Sensenbaugher, Public Works Director
21 Ben Hunter, Engineer
22 George Schade, Communications
23 Lisa Halversen, Administrative Assistant

24
25 Others Present:
26
27

28 Chairman Woffinden led the “Pledge of Allegiance.”
29
30

- 31 1. Hearing, review and action on an ordinance repealing chapter 17.10.400 of the American
32 Fork City Municipal Code and adopting 17.19 related to pioneering agreements for public
33 facilities
34

35 Mr. Hunter explained to commissioners what a pioneering agreement is. When improvements
36 need to go along an undeveloped parcel during the course of development, the city may enter
37 into an agreement with the first, or “pioneer,” developer that an adjoining property owner will
38 share the cost of the improvements upon developing their portion of the property with the shared
39 improvements. He stated that this Code Text Amendment has been written to clarify the City’s
40 intent to permit pioneering/connector’s agreements for all public facilities, including water and
41 sewer lines, roads, and related infrastructure. The amendment is consistent with the existing
42 policies and practices of the City and allows for a more explicit and consistent application of
43 Pioneering/Connector’s Agreements.

APPROVED MINUTES

1 The Engineering Division recommends approval of the proposed ordinance repealing Chapter
2 17.10.400 related to connector's agreements for water and sewer and adopting 17.19 related to
3 Pioneering/Connector's Agreements for public facilities and providing for the adoption and
4 enforcement of the amendment.

5 Chairman Woffinden said that he considered this to be a housekeeping issue.

6 Mr. Brocious asked if such agreements have a ten-year expiration, Mr. Hunter affirmed. The
7 expiration period varies from city to city. If adjacent properties do not develop during the ten
8 years, the original developer would bear the cost.

9 Mr. Brocious felt that there should not necessarily be a time limit on the reimbursement
10 agreement as the adjacent property always benefits from the improvements.

11 Ms. Anderson thought that a ten-year period might be too short, it is possible that someone may
12 delay development until the time expires to avoid having to reimburse the original developer.

13 Mr. Hunter stated that there should be an established timeline for the agreements, they should not
14 go in perpetuity. This establishes parameters, and is a known risk taken by the developer. In
15 many instances the original developer would be putting the improvements in anyway.

16 Ms. Anderson asked about the particulars of these types of agreements, Mr. Hunter stated that
17 they are based on the amount of frontage the property has.

18 Mr. Sensanbaugher asked commissioners to approve the ten-year time frame, he believes that
19 this recognizes that the life of improvements is not forever.

20 Ms. Anderson asked for an estimate of the lifetime of different improvements, and she pointed
21 out that in ten years the improvements would still have some value to the next developer.

22 Mr. Sensanbaugher agreed that there would be some value left, but not full value. They would
23 have depreciated. He thinks that a water line may last for thirty years, but asphalt may only be
24 ten, depending on conditions.

25 Mr. Brocious added that in his experience, infrastructure is usually planned in thirty-year
26 increments.

27

28 **Public Hearing Opened**

29 No comments received.

30 **Public Hearing Closed**

31

32 **Ms. Anderson moved to recommend approval of the ordinance repealing Chapter**
33 **17.10.400 related to connector's agreements for water and sewer and adopting 17.19**

APPROVED MINUTES

1 related to Pioneering/Connector's Agreements for public facilities and providing for the
2 adoption and enforcement of the amendment.

3 **Mr. Dudley seconded the motion. Voting was as follows:**

| | | |
|---|---------------------------|------------|
| 4 | Chairman Woffinden | Aye |
| 5 | Rod Brocious | Aye |
| 6 | Jenny Peay | Aye |
| 7 | Harold Dudley | Aye |
| 8 | Christine Anderson | Aye |
| 9 | Chris Christiansen | Aye |

10
11 **The motion passed.**
12
13

14
15 **2. Other Business**

16 Chairman Woffinden told commissioners that the city is still trying to hire people for the planning
17 department.
18

19 **3. Site Plan Committee Report**

20 Mr. Hunter indicated that there may be a discussion of a code amendment regarding parking on
21 the next agenda, and a zone change.
22

23 **4. Review and action on the minutes of the October 20, 2021 Planning Commission Regular**
24 **Session**

25
26 **Mr. Dudley moved to recommend approval of the minutes of the October 20, 2021**
27 **Planning Commission Regular Session.**

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

| | | |
|----|---------------------------|----------------|
| 29 | Chairman Woffinden | Aye |
| 30 | Rod Brocious | Aye |
| 31 | Jenny Peay | Aye |
| 32 | Harold Dudley | Aye |
| 33 | Chris Christiansen | Abstain |
| 34 | Christine Anderson | Aye |

35 **The motion passed.**

APPROVED MINUTES

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

5. Adjournment

Ms. Anderson motioned to adjourn.

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

Meeting adjourned at 7:30 pm.

Lisa Halversen
Administrative Assistant