

APPROVED MINUTES

06.21.2023

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION**

June 21, 2023

The American Fork City Planning Commission met in a regular session on June 21st, 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, Bruce Frandsen

Staff Present:

Patrick O'Brien	Development Services Director
Travis Van Ekelburg	Senior Planner
Levi Burr	Engineer
George Schade	IT Director
Melissa White	Administrative Assistant II

Others Present: David Jex, Ken Berg, Shawn Poor, Buck Swaney

REGULAR SESSION

Chairwoman Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

1. **Minutes of the June 07, 2023 Planning Commission Regular Session.**

Chris Christiansen motioned to approve the Common Consent agenda.

Jenny Peay seconded the motion.

Voting was as follows:

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Christine Anderson	AYE
Chris Christiansen	AYE
Jenny Peay	AYE
Rodney Martin	AYE

The motion passed

PUBLIC HEARINGS

Chairwoman Anderson noted that public hearing items letters a and b would be heard together and voted on separately.

- a. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Walton Lane Townhomes, located at 694 S 860 E, American Fork City, UT 84003. On approximately 0.97 acres, the property proposes to change from the Design Commercial designation to the Planned Community land use designation.**
- b. Public hearing, review, and recommendation on a proposed Zone Change, known as Walton Lane Townhomes, located at 694 S 860 E, American Fork City, UT 84003. On approximately 0.97 acres, the property proposes to change from the Planned Industrial (PI-1) zone to the Planned Community (PC) zone.**

Travis Van Ekelburg reviewed the background information for public hearing item letters a and b: The applicant has applied for a proposed Land Use Map Amendment and Zone Change. The project looks to amend the Land Use Map of the City from Design Commercial to Planned Community and the Zoning Map from PI-1Planned Industrial to PC Planned Community, located at approximately 694 S 860 E, and is located on approximately 0.97 acres.

The applicant has submitted along with their application a narrative for this request that details the background of the property, and the surrounding development phases. The applicant will develop the property as part of the Walton Townhome project which has been part of the Master Plan approved by the City called Lake City Row (LCR) that was initiated in approximately 2020. This parcel is listed as phase 5 of the project.

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Mr. Burr highlighted an additional requirement for the applicant, which entails the dedication of right-of-way along the frontage of the parcel.

Mr. Buck Swaney, representing MDP Land, the original developer of Lake City Row, and Mr. Shawn Poor from Brighton Homes, introduced themselves and reaffirmed the background information conveyed by Mr. Van Ekelenberg. Mr. Swaney highlighted the specific parcel under consideration, located within phase five of the project, which encompasses a zoning designation that permits either commercial or high-density residential apartments spanning three to five stories in height. Mr. Swaney expounded on phase five, which encompasses a three-story apartment concept, which would require no modifications to the existing language in the master plan. As part of optimizing the overall project and maintaining consistency, a portion of the remaining density from phase two still needs to be reallocated to phase five to enable Brighton Homes to continue the project seamlessly.

Mr. Swaney raised the question of whether it would be appropriate to initiate a motion to authorize the transfer of density from phase two to phase five. However, it was concluded that the Commission's vote should solely pertain to the land use map amendment and the currently discussed zone change as noted on the agenda.

Public Hearing Opened

No Comments

Public Hearing Closed

Rodney Martin moved to recommend approval for the proposed Land Use Map Amendment, located at approximately 694 S 860 E, American Fork City, UT 84003, from the Design Commercial to the Planned Community Land Use Designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Jenny Peay	AYE

The motion passed

Public Hearing Opened

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No Comments

Public Hearing Closed

Chris Christiansen moved to recommend approval for the proposed Zone Change, located at approximately 694 S 860 E, American Fork City, UT 84003, from the Design Commercial to the Planned Community Land Use Designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Jenny Peay seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Jenny Peay	AYE

The motion passed

- c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Monopole Overlay Zone Map, of the American Fork City Municipal Code. Amending Section 17.6.112 (C)(k)(4), the Code Text Amendment plans to create an overlay map to identify areas that contain adverse topographic conditions for monopole placement.**

George Schade reviewed the background information for public hearing item letter c: This is a Staff initiated Code Text Amendment to amend Section 17.6.112 (C)(k)(4), of the American Fork City Municipal Code. The proposed amendment looks to amend the Cell Tower Overlay Zone Map defines areas of the city where 80-foot-high monopole towers are permitted. The typical city standard is 60-foot-high except for in the cell tower overlay zone. The map was not present in the code, so it was created as defined in the code section.

AFC Code Section 17.6.112(C)(k)(4): Monopole overlay zone authorized—Maximum height allowed within a designated cell tower overlay zone—Other condition. To more adequately facilitate placement and regulation of monopoles in areas containing adverse topographic conditions, there is hereby established the following cell tower overlay zone. The boundaries of said zone and the specific elevation applicable thereto shall be as hereafter adopted by the city council.

The maximum height of a monopole located within the cell tower overlay zone shall be not more than forty-five feet above the elevation of the topography surrounding the overlay zone or eighty

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feet, whichever is less. In addition, the design of the monopole shall utilize a stealth design resembling trees or other natural conditions which is acceptable to the city.

Mr. Bruce Frandsen joined the meeting.

Mr. Schade noted that this particular provision has been a longstanding component of the municipal code. An overlay map was originally intended to be included, permitting the construction of up to an 80-foot tower in specific designated areas. However, Mr. Schade was unable to locate this map within the existing code. Because of this, he collaborated with the city's Geographical Information System (GIS) team to develop a new overlay map.

The need for such an overlay map was first raised in relation to the Art Dye Park vicinity, which currently has multiple cell towers. Given the circumstances in that area, an 80-foot tower was deemed necessary to optimize connectivity. Furthermore, an opportunity arose with AT&T to address the subpar signal quality at The Meadows. The city is still navigating the process and believes that an 80-foot tower is crucial in this location. Mr. Schade's intention is to accommodate three different service providers on the same pole, which would generate revenue for the city. He anticipates that this addition would significantly enhance the area and create a lucrative revenue stream by attracting all three primary service providers. Mr. Schade acknowledged that the project is still a work in progress and stated that he is pleased with the progress made in reaching a final resolution.

Ms. Peay sought clarification regarding the coverage area indicated on the map and if it showed distance requirements. Mr. O'Brien noted that while the map depicts most of Art Dye Park, it must still adhere to all the necessary 650 feet distance requirements from residential zones. Additionally, Mr. Schade noted that no poles can be situated within a half-mile proximity of each other in a monopole system. This strategic positioning would enable the installation of all three service providers on a single pole versus three separate poles, effectively avoiding the aforementioned potential issue of spacing requirements.

Chairwoman Anderson inquired about the presence of monopoles in the Meadows area. Mr. Schade responded by stating that there used to be a pole located across the freeway, but it has since been abandoned.

Chairwoman Anderson then brought attention to a line in the code regarding the design of monopoles, which specifies the use of a stealth design resembling trees or other natural conditions, subject to the city's approval. She asked about the plans in this regard. Mr. Schade explained that thus far, the installations in similar areas have consisted of conventional monopoles. However, he noted that the design consideration may vary based on the specific location, as in this case, where the proposed monopole would be situated within the wetland area.

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He also mentioned that he has not encountered any tree-resembling poles in American Fork, indicating that the reference to such designs might pertain to an outdated section of the code.

Ms. Peay raised a question regarding whether the proposed poles would be electronic or solid in nature. Mr. Schade clarified that they would be solid cell towers. He further explained that the requirement for an 80-foot height is essential to accommodate all three service providers on a single pole. Without the 80-foot height allowance, AT&T expressed their intention to withdraw from the project.

Mr. Van Ekelenberg added that there is a requirement for a 10-foot spacing between the providers' antennas on the pole, ensuring proper functioning and allocation of space.

Public Hearing Opened

No Comments

Public Hearing Closed

Chairwoman Anderson acknowledged Mr. Frandsen's presence, stating that he had officially become a voting member of the Commission.

Jenny Peay moved to recommend approval for the proposed Code Text Amendment, amending Section 17.6.112 (C)(k)(4), titled Monopole overlay zone authorized—Maximum height allowed within a designated cell tower overlay zone—Other condition, and providing an effective date for the ordinance.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Jenny Peay	AYE
Bruce Frandsen	AYE

The motion passed

ACTION ITEMS

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- a. Review and action on an application for a Final Plat, known as Meadowbrook Phase 2 Final Plat, located at approximately 560 South 800 West, American Fork City, UT 84003. The Final Plat will be on approximately 6.21 acres and will be in the Transit Oriented Development zone.**

Patrick O'Brien reviewed the background information for action item letter a: The applicant has applied for a Final Plat to develop a multifamily subdivision within the Transit Oriented Development (TOD) Zone. The project looks to create 84 townhome units for this multi-phase development. This is Phase 2 of the whole project area. This is the final stage for the Phase 2, as the Block and Lot Plans have been approved. The Final Plat meets the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends approving the application with conditions.

Project Conditions of Approval

1. High groundwater was identified, ensure that all lots on the plat have a B with a "not allowed" circle and line through it.

Mr. Frandsen sought clarification regarding previous approvals granted by the Commission for the northern portion of the project. He mentioned that there is currently construction activity taking place in that area, suggesting that approval may have been granted. Mr. O'Brien confirmed this and explained that Meadowbrook 1B had received approval from the Planning Commission a few weeks ago at a previous Planning Commission meeting. He further clarified that Meadowbrook would be divided into multiple phases and plats, with the project under discussion represented phase two, encompassing an additional six acres. The presentation map displayed the entire boundary of the Meadowbrook project, which explained why construction is currently underway for phases 1A and 1B. Jim Clark explained that the project is divided into two sub-sections, and the purpose of the proposed development in phase two is to connect these two sub-sections in an L shape. He further mentioned that there are two additional phases planned after phase two. Ms. Peay clarified that the other two phases would come before the Commission at another time. Mr. Clark confirmed that the information was correct and stated his belief that the third stage would be presented to the Commission in two to three months.

Ms. Peay inquired about the typical timeline for completing one of the projects. Mr. Clark explained that for smaller developments like phase two, once they complete the necessary preparations and begin paving, it typically takes around five months to reach the point where construction can begin. However, this timeframe may vary depending on weather conditions, as winter weather can extend the duration of the project. He also noted that breaking the development into smaller phases allows for more manageable progress, avoiding the challenge of handling everything at once.

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Ms. Peay expressed her interest in seeing the building elevations. Mr. O'Brien clarified that building elevations are not typically included in the plat packet as they are part of the lot plan and fall under the design standards specified in the TOD (Transit-Oriented Development) code. Mr. O'Brien confirmed that he would be glad to show her the building elevations if she desired.

Mr. Frandsen expressed concerns about Woodside's actions, emphasizing the importance of staying within their own property boundaries and not encroaching on the neighbor's land. He mentioned instances of digging holes, piling dirt, and causing damage to neighboring properties including his own. Mr. Frandsen also expressed frustration with the lack of communication and professionalism from the workers. Mr. Clark acknowledged the issues and apologized for the incidents, assuring Mr. Frandsen that they would rectify the situation by reimbursing the cost of reseeded and offering assistance in other ways if needed. Mr. Clark took responsibility and provided his contact information, offering to address any further concerns promptly. Chairwoman Anderson expressed her optimism regarding Woodside's commitment to improving their relationship with the community and their efforts to become better neighbors.

Jenny Peay moved to recommend approval for the proposed Final Plat, located at approximately 560 South 800 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Bruce Frandsen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Jenny Peay	AYE
Bruce Frandsen	AYE

The motion passed

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- b. Review and action on an application for an Amended Final Plat, known as Autumn Crest Phase 1 Plat “G”, located at 1046 East 1100 N, American Fork City, UT 84003. The Final Plat will be on approximately 0.41 acres and will be in the R1-9000 zone.**

Patrick O’Brien reviewed the background information for action item letter b: The applicant has applied for an Amended Final Plat to consolidate two (2) lots of the Autumn Crest Phase 1 Plat “C” Final Plat into one single property. The two (2) lot consolidation will be turned into the Autumn Crest Phase 1 Plat “G.” The property meets the current standards of the R1-9000 zones for lot requirements. The application has also met Utah State Code for getting signatures from all property owners within the Autumn Crest Phase 1 Plat “C.” The Amended Final Plat meets the requirements of Utah State Code 10-9a-608, Section 17.8.216, and Section 17.8.217. Staff recommends approving the application.

Ms. Peay inquired about the replating of easements. Mr. Burr explained that there was an easement in the middle that needed to be vacated, while Mr. O'Brien clarified that existing easements were already present on the outer perimeter. Therefore, only the adjoining property line would be vacated, while the easements along the perimeter would remain. Ms. Peay further questioned if there were any existing easements or utilities on that adjoining line, to which Mr. O'Brien responded that to their knowledge, there were none.

Mr. Frandsen inquired about the possibility of taking action on the vacation of the easement. Mr. O'Brien clarified that such decisions were within the purview of the city council, as they have the authority to approve easement vacations. The matter does not fall under the jurisdiction of the Planning Commission.

Mr. David Jex explained that his parents purchased the land a couple of years ago with the intention of installing a pool. However, due to the current size of the property they own, they were unable to do so. The additional land was acquired specifically for the purpose of constructing a pool on the property.

Rodney Martin moved to recommend approval for the proposed Amended Final Plat, located at 1046 East 1100 North, American Fork City, UT 84003, in the Residential (R1-9000) Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Chris Christiansen seconded the motion.

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Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Jenny Peay	AYE
Bruce Frandsen	AYE

The motion passed

- c. Review and action on an application for a Commercial Site Plan, known as Lakeshore Landing Amenities, located at 900 West 695 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.22 acres and will be in the Planned Residential (PR-3.0) Zone.**

Patrick O'Brien reviewed the background of action item letter c: The applicant has applied for a Commercial Site Plan to develop amenities for the HOA community living near the area. The project looks to develop a swimming pool, playground, basketball court, and tennis court to be enjoyed by the community members. The Commercial Site Plan meets the requirements of Section 17.6.101. Staff recommends approving the application and the Planning Commission is the approving body for this item.

Ms. Peay inquired about any potential problems or issues related to the entrance and exit of the area. Mr. Burr, though not directly involved in the review process, stated that it appears to be straightforward without any obstructions that could affect sight triangles. Mr. O'Brien confirmed that the 26-foot width meets the required standards set by the fire marshal, fire code, and engineering regulations. Ms. Peay then asked about the fence surrounding the pickleball courts and its potential impact on the roadway. Mr. Burr indicated that the site triangles would begin approximately 10 feet behind the sidewalk, and the design should ensure sufficient clearance from the pickleball court when extending onto 900 West. Mr. O'Brien mentioned that landscaping is in place up to the specified dashed line and also included trail area. In response to Ms. Peay's concern regarding fire department approval and the need for a turnaround, Mr. O'Brien explained that the length requirements are met, and the amenity building is expected to be sprinklered as a commercial structure. Any further considerations can be addressed during the building department stage.

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Bruce Frandsen moved to approve the proposed Commercial Site Plan, located at 900 West 695 South, American Fork City, UT 84003, in the Planned Residential (PR-3.0) Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Jenny Peay seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Jenny Peay	AYE
Bruce Frandsen	AYE

The motion passed

Chairwoman Anderson noted that Item D had been withdrawn. Mr. O'Brien confirmed this and explained that the intention behind the withdrawal was to pursue a new extension, but the matter was resolved when information was provided to staff prior to the meeting.

Upcoming Projects

Other Business

There will be no Planning Commission meeting on July 5, 2023. The next meeting will be July 19th, 2023.

Adjournment

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Rodney Martin motioned to adjourn the meeting.

Jenny Peay seconded the motion.

Meeting adjourned at 6:39 PM

Melissa White

Administrative Assistant

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