AMERICAN FORK CITY
PLANNING COMMISSION AGENDA

Regular Session
October 18th 2023
Wednesday 6:00 PM

American Fork City Hall

31 North Church Street

American Fork City, UT 84003

https://www.americanfork.gov/AgendaCenter

Planning Commission Members

Christine Anderson, Chair

Chris Christiansen, Vice Chair

Jenny Peay

Bruce Frandsen

Rod Martin

David Bird

Harold Dudley

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on October 18th, 2023, at the American Fork City Hall, 31 North Church Street commencing at 6:00 PM. The agenda shall be as follows:

1. **Regular Session**
    a. Pledge of Allegiance
    b. Roll Call

2. **Common Consent Agenda** (Common Consent is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
    a. Approval of the October 4th, 2023, Planning Commission minutes

3. **Public Hearings** (Public Hearings is that class of Commission action that requires further discussion on General Plan changes, Zone changes, and Code Text Amendments that alter the land use characteristics of American Fork City. Public Hearing items will have the chance for the public to speak upon)
    a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Hazardous Geographic Mitigation Map, of the American Fork City Municipal Code. Creating Section 17.22, the Code Text Amendment plans to identify sensitive land conditions that are common throughout the City.

4. **Action Items** (Action Items is that class of Commission action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans that alter the land use characteristics of American Fork City. The Planning Commission will have authority to approve Preliminary Plans and some Site Plans, depending on the zoning district said Site Plans are in. Final Plats and some Site plans will be recommended by the Planning Commission to the City Council for final action)
    a. Review and action on an application for an Accessory Structure, known as Topham Accessory Structure, that is 1000 square feet or greater, located at 185 S 100 W, American Fork City, UT 84003. The Accessory Structure will be on approximately 0.33 acres and will be in the Residential (R2-7500) Zone.

5. **Other Business**
    a. Upcoming Projects

6. **Adjournment**

Dated this 11th day of October 2023

Patrick O’Brien

Development Services Director

**The order of agenda items may change at the discretion of the Planning Commission Chair*

Planning Commission Staff Report
Meeting Date: October 18, 2023

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Hazardous Geographic Mitigation Map, of the American Fork City Municipal Code. Creating Section 17.22, the Code Text Amendment plans to identify sensitive land conditions that are common throughout the City.

Background

Staff has initiated a Code Text Amendment to create Section 17.22 of the American Fork City Municipal Code. The Sensitive Lands Ordinance identifies nine conditions that are identified as sensitive lands which require more stringent development requirements. This map identifies three of the conditions that are common throughout the city that will require additional efforts from the developers to design and for staff to review. Other sensitive lands conditions are determined by the geotechnical report that is provided for each development by the developer.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, adopting Section 17.22, titled Hazardous Geographic Mitigation Map, relating to identifying sensitive land conditions that are common throughout the City and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, adopting Section 17.22, titled Hazardous Geographic Mitigation Map, relating to identifying sensitive land conditions that are common throughout the City.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, adopting Section 17.22, titled Hazardous Geographic Mitigation Map, relating to identifying sensitive land conditions that are common throughout the City and instruct staff/developer to……..

ORDINANCE NO. _____

AN ORDINANCE CREATING SECTION 17.22, THE CODE TEXT AMENDMENT KNOWN AS HAZARDOUS GEOGRAPHIC MITIGATION MAP PLANS TO IDENTIFY SENSITIVE LAND CONDITIONS THAT ARE COMMON THROUGHOUT THE CITY.

WHEREAS, Section 17.22 of the American Fork Municipal Code relates to the Hazardous Geographic Mitigation Map which plans to identify sensitive land conditions of American Fork City;

WHEREAS, City Council desires to amend the Hazardous Geographic Mitigation Map;

WHEREAS, the Hazardous Geographic Mitigation Map replaces the maps found as Exhibit 2, Exhibit 3, the Proposed Liquefaction Hazard Maps on page 52 and the American Fork City Wetland Identification map on page 53 as found in the American Fork City Sensitive Lands ordinance adopted as ordinance 07-10-47.

WHEREAS, American Fork City finds it is in the best interest of American Fork City and for the public's health, safety, and general welfare to make these amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH that:

1. **SECTION 17.22 of the American Fork City Municipal Code adopt the map titled Hazardous Geographic Mitigation Map Code Text Amendment plans to identify sensitive land conditions that are common throughout the City.**
2. **SECTION 17.22.1 shall read as follows:**

Section 17.22.1 Hazardous Geographic Mitigation Areas

Development in areas identified on the Hazardous Geographic Mitigation Map or identified by the American Fork City Sensitive Lands ordinance or identified in a geotechnical report as having sensitive lands as described by the American Fork City Sensitive Lands ordinance may require additional time for review of application submittals.

PART II
PROVISIONS AND ADOPTION

SECTION 1. Severability
The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance.

SECTION 2. Amendments to be added to the City Code.

The City Council hereby directs that the provisions enacted by this ordinance shall be made and placed in the City Code.

SECTION 3. Effective Date

This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK, STATE OF UTAH, ON THIS _____ DAY OF _____, 2023.

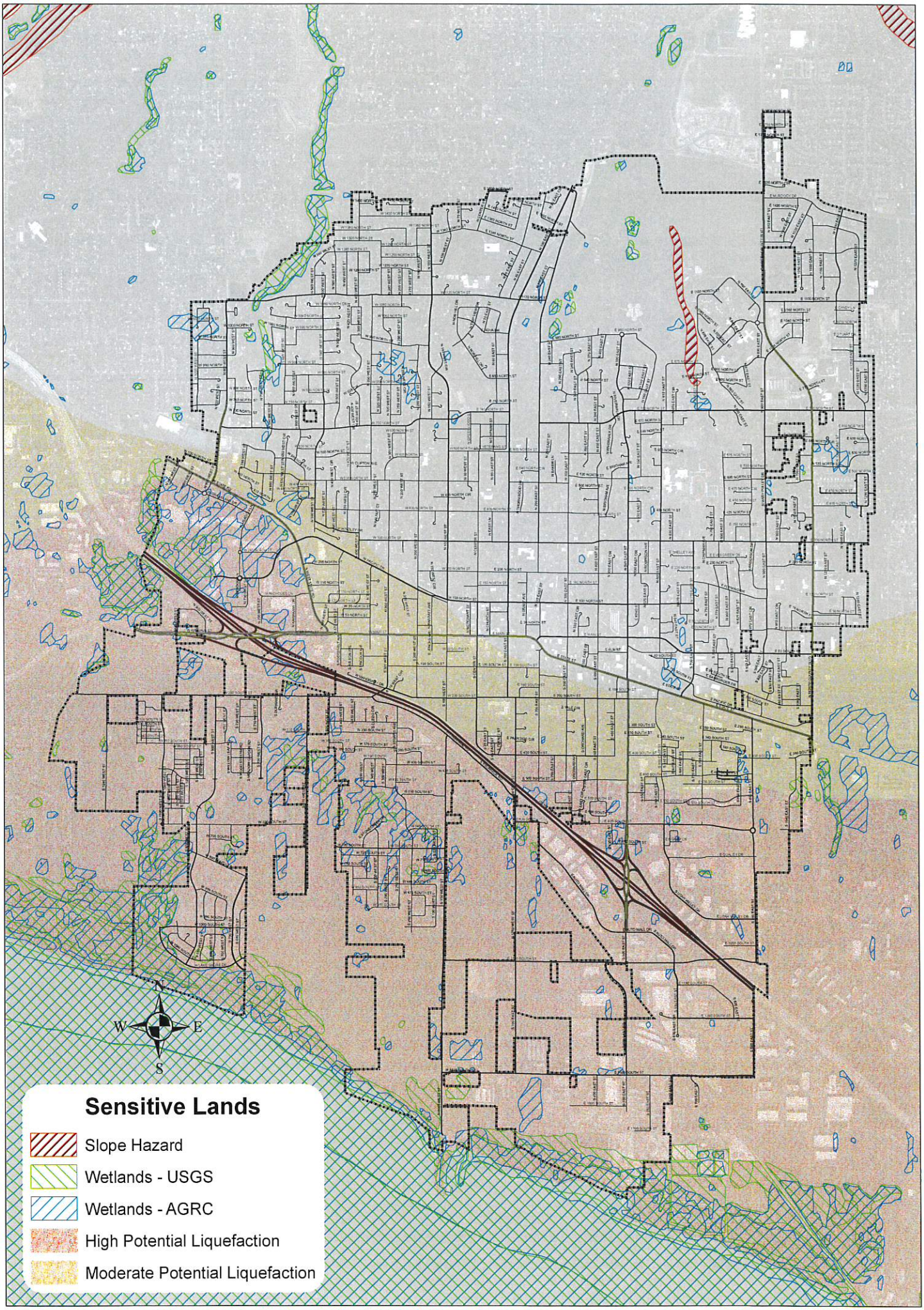
_____

Bradley J. Frost, Mayor

ATTEST:

_____

Terilyn Lurker, City Recorder


N
W
E
S
Sensitive Lands
Slope Hazard
Wetlands - USGS
Wetlands - AGRC
High Potential Liquefaction
Moderate Potential Liquefaction

Planning Commission Staff Report
Meeting Date: October 18th, 2023

Agenda Topic

Review and action on an application for an Accessory Structure, known as Topham Accessory Structure, that is 1000 square feet or greater, located at 185 S 100 W, American Fork City, UT 84003. The Accessory Structure will be on approximately 0.33 acres and will be in the Residential (R2-7500) Zone.

BACKGROUND INFORMATION		
Location:		185 S 100 W
Project Type:		Accessory Structure
Applicants:		Dorian Topham
Existing Land Use:		Residential Medium Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Medium Density
	South	Residential Medium Density
	East	Residential Medium Density
	West	Residential Medium Density
Existing Zoning:		R2-7500
Proposed Zoning:		N/A
Surrounding Zoning:	North	R2-7500
	South	R2-7500
	East	R2-7500
	West	R2-7500

Background

The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 1000 square foot threshold, requiring the application to be brought to the Planning Commission for their determination. The project looks to build an accessory building that is approximately 1700 square feet and approximately 20 feet in height in the rear yard. The property is zoned R2-7500.

Section 17.5.105 – Area of Accessory Buildings

Accessory buildings shall not be larger than an area two times the size of the footprint (foundation) of the primary structure; or cover more than twenty-five percent of the total rear yard area of a lot, whichever is less. All accessory buildings shall be of a character which is consistent and compatible with the bulk, height, style and construction materials of existing dwellings in the immediate vicinity. There shall be no signage on any portion of the accessory building and the area surrounding the accessory building shall be landscaped. An accessory building containing a building footprint of one thousand square feet or larger shall require approval of the planning commission, subject to the following findings: (1) the accessory building will be incidental to the primary use of the parcel, (2) the applicant has provided adequate assurance that neither the accessory building nor any portion thereof will be used or converted for use as living or sleeping quarters (see Section 17.5.106) or for the conduct of a business (except when located in a commercial zone permitting such activity), and (3) the bulk, height, style and construction material of the accessory structure is compatible with dwellings in the immediate vicinity and will not result in an undue negative impact upon adjacent properties.

Section 17.6.106 – Accessory Building Prohibited as Living Quarters

Living and sleeping quarters shall not be permitted in any accessory building.

Project Conditions of Approval

1. Reach out to our engineering department to set up a meeting to address what is required for their review after the Planning Commission determination.
2. Complete an Adequate Assurance Form that indicates an ADU will not be allowed for the accessory structure and record it with Utah County.

Findings of Fact

1. The Residential Accessory Structure **MEETS** the requirements of Section 17.5.105.

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.

8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Residential Accessory Structure **MEETS** the requirements of Section 17.5.105 and Section 17.5.106. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Residential Accessory Structure

Approval

Madame Chair, I move to approve the proposed Residential Accessory Structure that is in excess of 1000 square feet, located at 185 S 100 W, American Fork City, UT 84003, in the R2-7500 zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Residential Accessory Structure that is in excess of 1000 square feet, located at 185 S 100 W, American Fork City, UT 84003, in the R2-7500 zone.

Table

Madame Chair, I move to table action for the proposed Residential Accessory Structure that is in excess of 1000 square feet, located at 185 S 100 W, American Fork City, UT 84003, in the R2-7500 zone and instruct staff/developer to……..

Next Step
Approved with Conditions

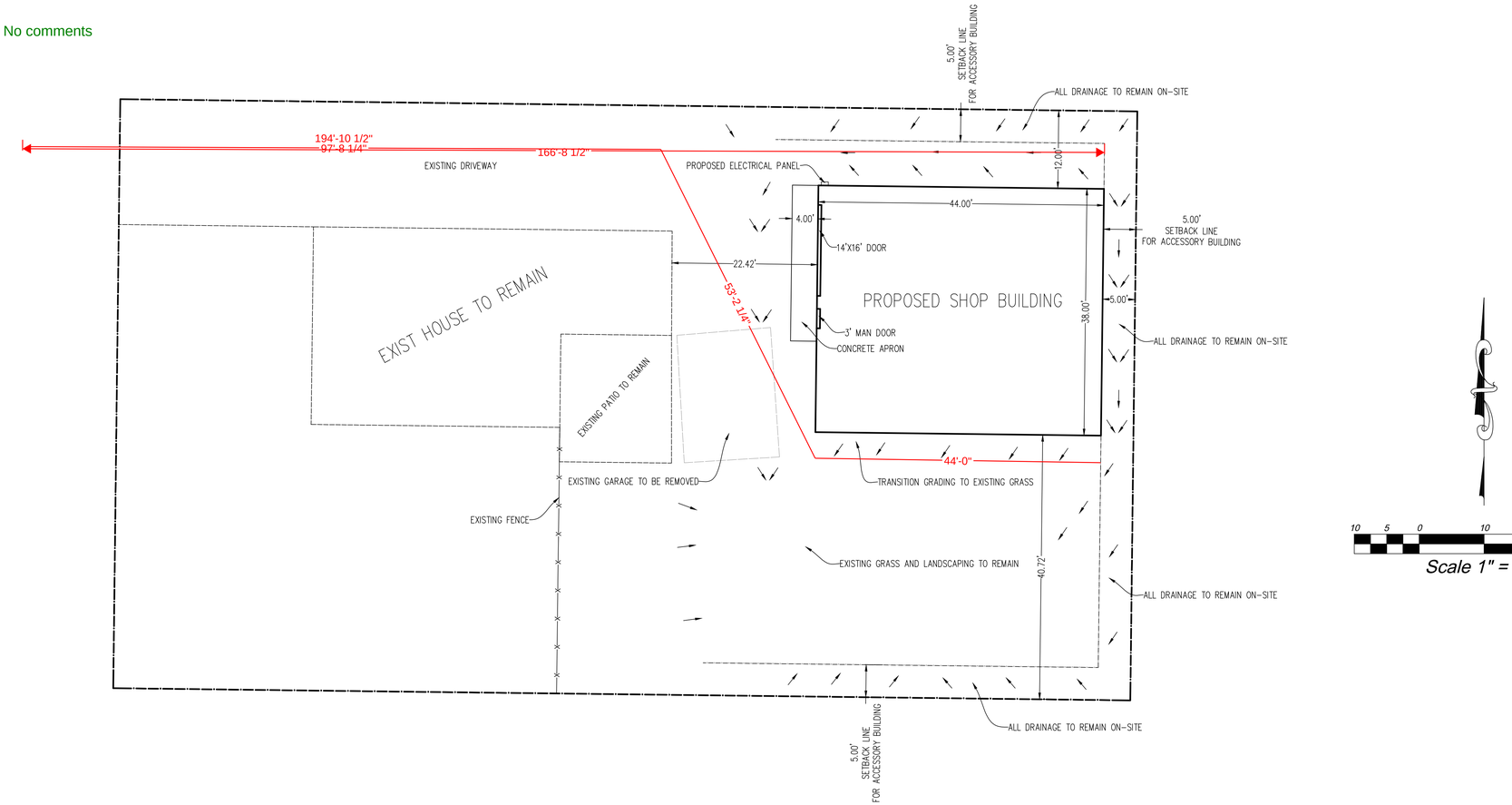
Proceed to Planning Commission on 10/18/2023

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 10/03/2023

No comments

Fire Department
Reviewed
M. Sacco 10/11/2023



REVISIONS		
Rev.	Date	Description

Property Owner: Dorian Topham
185 South 100 West, American Fork, UT 84003
801-319-2855

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

TOPHAM SHOP

AMERICAN FORK 185 S. 100 W. UTAH

Drawn by:	D.W.P.
Designed by:	D.W.P.
Checked by:	D.W.P.
Scale:	1"=10'
Date:	10/02/23

SITE PLAN

C1

GET A QUOTE



The Building will be of metal beams and purlins with PBR panels for roofing and siding, made of 29 gauge steel sheet metal, with 1.25 inch high ribs spaced 12 inches apart.

PBR panel stands for purlin bearing R panel. This means that the panels have a larger overlap section that completely overlaps the next panel. This creates more metal-to-metal contact which yields a stronger connection and more weather-tight metal roof panels. See diagram below.

PBR metal panels are a low-maintenance, durable alternative to conventional roofing. The PBR panel profile adds extra protection against the elements by including a purlin bearing leg that overlaps between panels sealing out moisture and wind. These panels can be installed either on a solid substrate or open framing such as metal purlins or wood support beams.



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View

Dimensions

Edit

Leantos

Openings

Bays

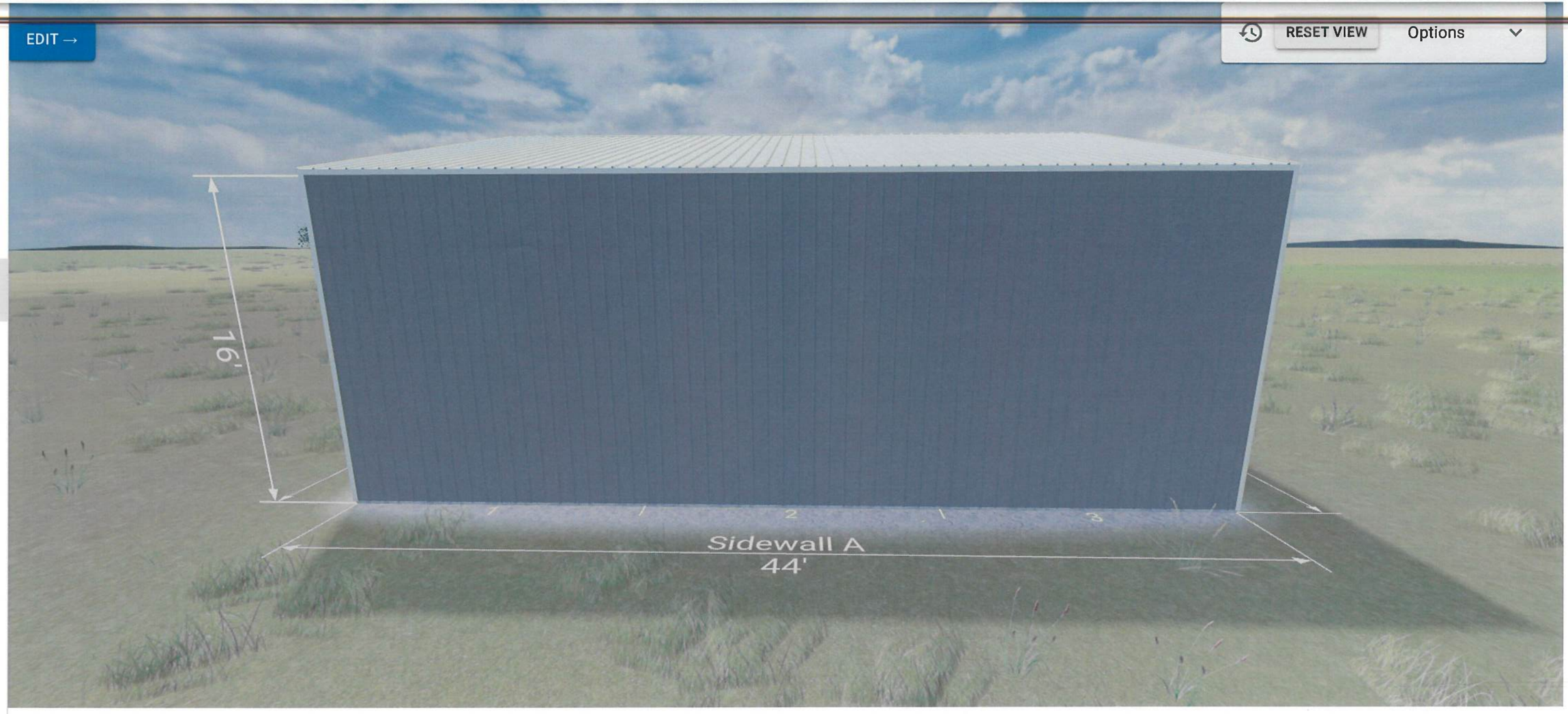
Mezzanine

Props

EDIT →

RESET VIEW

Options



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View

Dimensions

Edit

Leantos

Openings

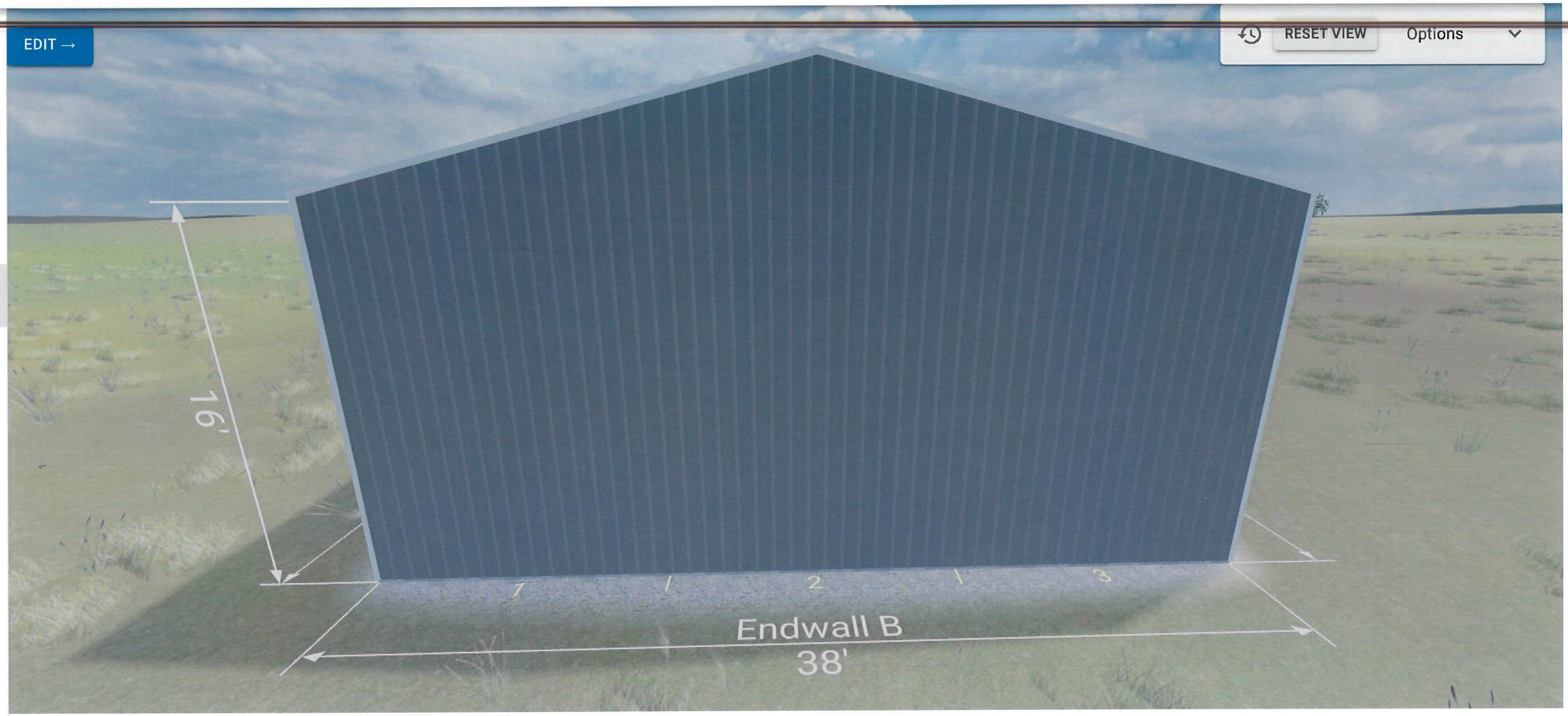
Bays

Mezzanine

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RESET VIEW

Options



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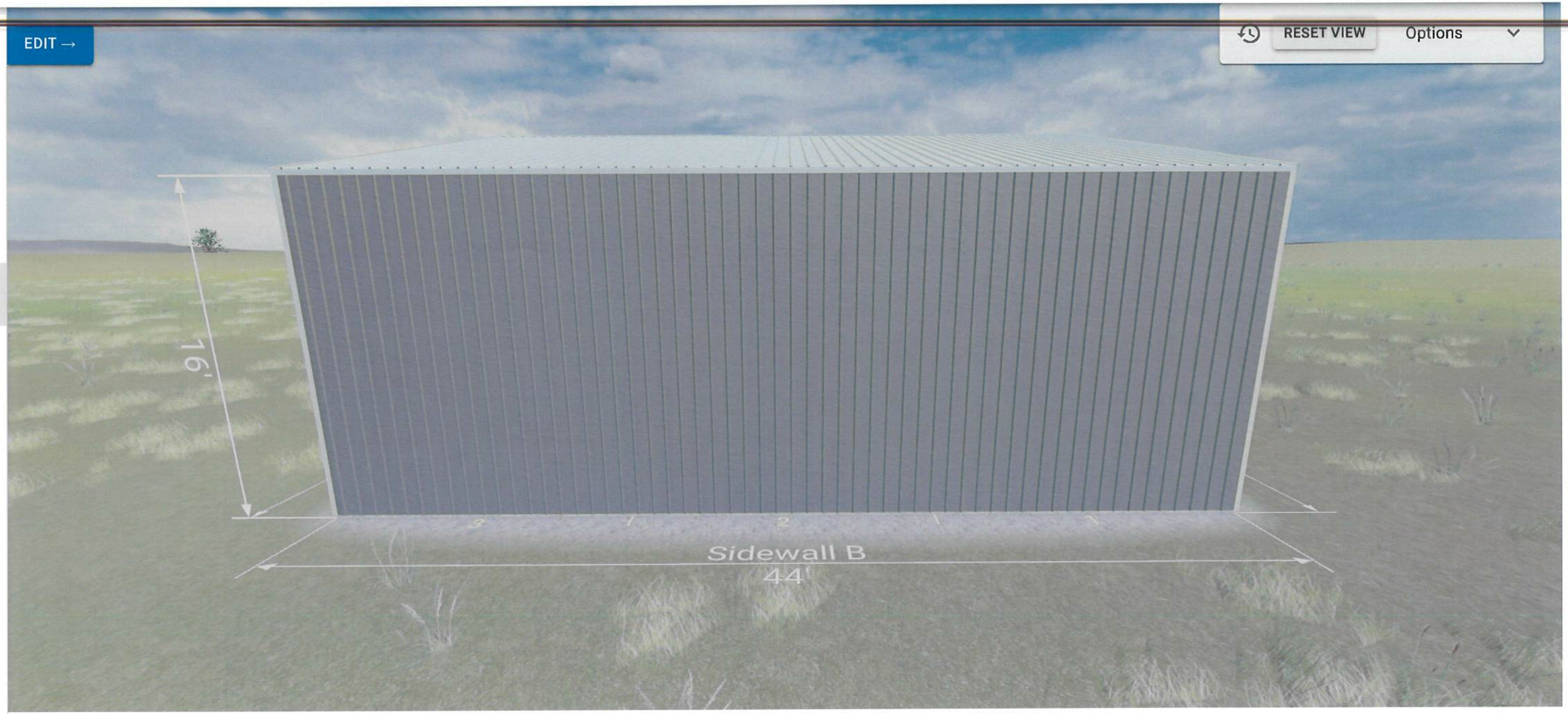
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Mezzanine
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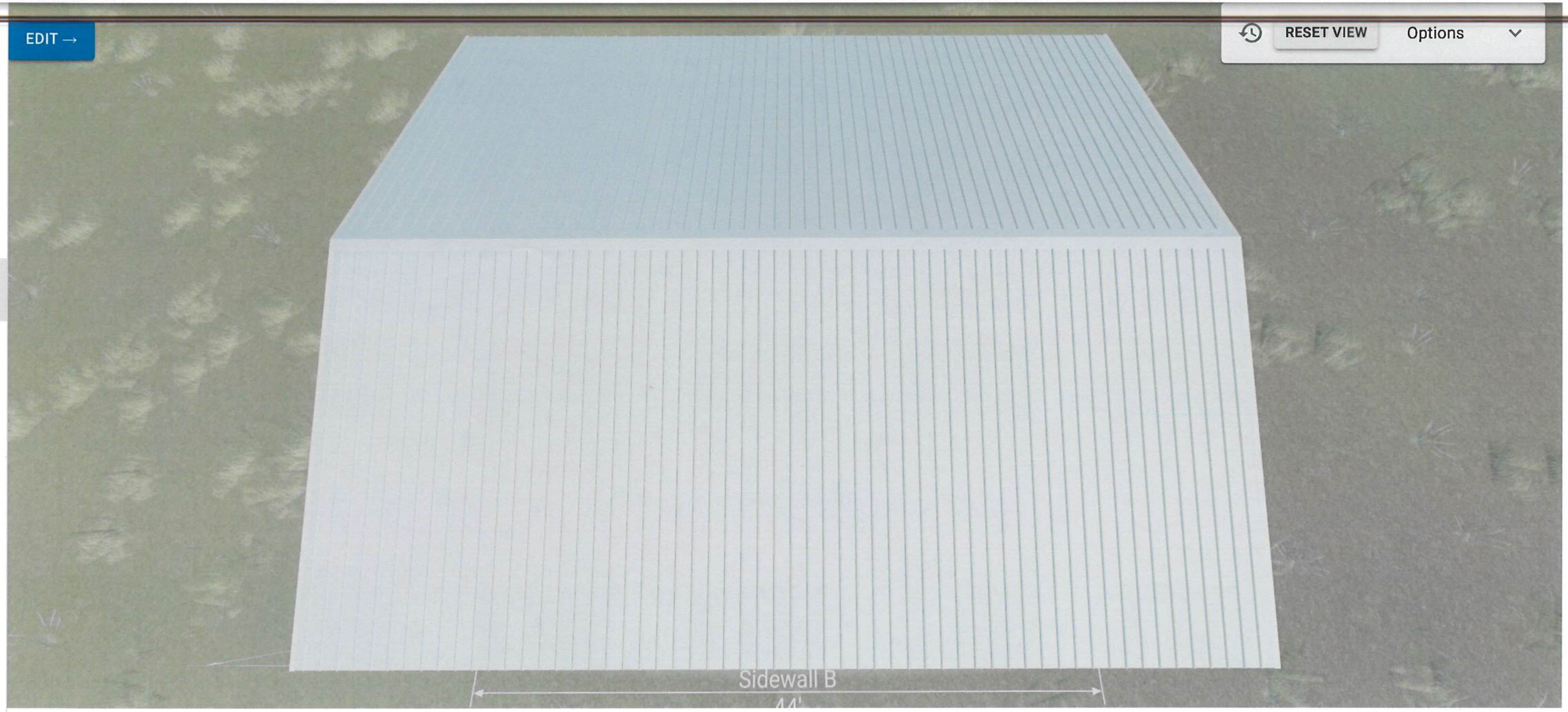
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