

APPROVED MINUTES

09.06.2023

AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION

September 06, 2023

The American Fork City Planning Commission met in a regular session on September 6th, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, Rodney Martin, Harold Dudley, Bruce Frandsen

Absent: Jenny Peay, David Bird

Staff Present:

Patrick O'Brien	Development Services Director
JJ Hsu	City Engineer
Angie McKee	Administrative Assistant I

Others Present: Roy Barte, Ken Berg

REGULAR SESSION

Chairwoman Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

- 1. Minutes of the August 16, 2023 Planning Commission Regular Session.**

Rodney Martin motioned to approve the Common Consent agenda.

Bruce Frandsen seconded the motion.

Voting was as follows:

APPROVED MINUTES

09.06.2023

Christine Anderson	AYE
Chris Christiansen	ABSTAIN
Rodney Martin	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE

The motion passed

PUBLIC HEARINGS

- a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Valve Box Detail, of the American Fork City Municipal Code. Combining Section 15.01.1400 Valve Box Detail and 15.01.1405 Secondary Water Valve Box Detail, the Code Text Amendment plans to revise and have one valve box detail for culinary water, pressurized irrigation, and fire lines for American Fork City.**

JJ Hsu reviewed the background information for Public Hearing item letter a: Staff has initiated a Code Text Amendment to amend Section 15.01.1405 of the American Fork City Municipal Code. The proposed amendment looks to revise and have one valve box detail for culinary water, pressurized irrigation, and fire lines for American Fork City.

JJ Hsu: Basically, I compiled one detailed sheet, so it is very easy to use for the future.

Chairwomen Anderson: Great, any questions for engineering? If not, we can move to the motion. This calls for a public hearing. If anyone would like to step forward for the public hearing on this item, you are welcome to do so. Seeing there is no one, we will close public hearing. Thank you.

Public Hearing Opened

No Comments

Public Hearing Closed

APPROVED MINUTES

09.06.2023

Bruce Frandsen moved to recommend approval for the proposed Code Text Amendment, amending Section 15.01.1405, titled Valve Box Detail relating to updating and creating water standard details for American Fork City and providing an effective date for the ordinance.

Harold Dudley seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE

The motion passed

ACTION ITEMS

- a. Review and recommendation on an application for a Final Plat, known as The Flats at Lakeshore Landing Block 3 – Plat B, located at approximately 444 South 920 West, American Fork City, UT 84003. The Final Plat will be for approximately 1.56 acres and will be in the Transit Oriented Development (TOD) Zone.**

Patrick O'Brien: reviewed the background information for Action Item letter a: The applicant has applied for a Final Plat to develop apartments. The project looks to provide 75 total units in the area and be four stories in height. The Final Plat shows two (2) parcels in accordance with their lot widths, and they will provide shared parking between the two parcels for the apartment units. The applicant will need to provide and complete the entry numbers for the shared parking documents and reference documents before obtaining signatures for mylar.

Chairwomen Anderson: Great, thank you any questions for planning?

APPROVED MINUTES

09.06.2023

Bruce Frandsen: Yeah, I think we have on this one and a half acres approximately, with 75 dwelling units, correct? How many parking spaces do we have?

Patrick O'Brien: Off the top of my head, I am not too sure. I have to just look back on the plat. Now, it does meet the parking requirements for the development and the applicant does have a shared parking agreement with an adjacent parcel to meet all of the parking needs for the project.

Bruce Frandsen: Yeah, I looked on the plans and I couldn't see it. I think we've got to get a handle on the parking. This has 75 units. I rent out about 15 of them down there. I asked all my people, and every one of them has at least two vehicles. You go down there about seven at night, and it's a one lane road because they have parking on both sides all through that entire development. 75 units on an acre and a half. This is a third of an acre, so we're planning to put 20 on a space as big as this room, and park 40 vehicles. It's not working down there. I would recommend to everybody, in the next couple of weeks, on two or three evenings, to drive down through that place, it's a disaster. 75 units, there are going to be at least 75 vehicles, and probably 150. We just don't have the space. You go down there across the street from the front runner station, now that roads lined with people's camp trailers, semi-trucks parked there all night. Sometimes in the day, side by sides. I mean it's now an RV parking lot across the street on Saturday, right in front of the apartments there. I think we have got to take a look at the long term and find out what you can do now. They probably meet the requirements but bottom line, those requirements are just not working.

Patrick O'Brien: The big issue here is the applicant does meet all the requirements of our code for current parking requirements.

Rodney Martin: How many parking spaces do we have?

Patrick O'Brien: I am not quite sure, but I know it meets the standard.

Bruce Frandsen: Somebody needs to get a grip on this by going down there, knocking on doors, and asking people how many vehicles they have. It's not just cars, camp trailers, horse trailers; it's not how many cars, it's how many parking spots.

Patrick O'Brien: One of the things we have done recently, because you know, it's meant to be transit oriented. The city has gone through and it's now illegal to park in the bike lanes that are down there. It is frustrating as we tried master planning an area that is meant to be multimodal transport related, and everyone wants to use vehicles. We have to try to change the culture.

Bruce Frandsen: We have to live with the culture we have. I mean, it can take you 50 years to change culture to get people to have one vehicle.

Patrick O'Brien: For sure, but if we don't start changing it now, it never does change.

APPROVED MINUTES

09.06.2023

Bruce Frandsen: Do you change the culture? By what? Reducing parking spots and hopefully people will not buy a car?

Patrick O'Brien: You make it more challenging for people to continue to do this. You continue to widen the road, everyone continues to commute. You stop and congestion gets too much, and people start to take alternative modes of transportation. I guess this is probably a discussion for later.

Bruce Frandsen: I understand. I personally don't agree with that, I just think you have to provide for what we're dealing with now.

Harold Dudley: You know Bruce, not to interrupt, and I do think we are kind of off topic, but I do think it is important. When I say I'm a senior member, I'm not trying to be like I'm the oldest and wisest, but I am the senior member on this, and I was here for some of the TOD development, but not all of it. There was a lot of discussion on parking, and a lot of differing opinions on parking. I'm not going to offer opinions other than I do agree with you. I don't live down there, but I've driven down there, and I just want to concur that I agree with you that it is a mess. There was a lot of discussion, and I don't think people went into it blindly, but I do think the goal is not necessarily happening the way people hoped it would.

Chairwomen Anderson: There's a period of growing pains. Ideally, we would all like to have a smaller footprint, but it takes some time and there is this awkward stage in the middle.

Harold Dudley: I appreciate your comments, Bruce, because if we don't discuss this, we don't learn either.

Harold Dudley moved to recommend approval for the proposed Final Plat, located at approximately 444 South 920 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.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Harold Dudley	AYE
Bruce Frandsen	NAY

The motion passed

APPROVED MINUTES

09.06.2023

- b. Review and recommendation on an application for a Final Plat, known as The Flats at Lakeshore Landing – Block 3 Plat F, located at approximately 496 South 920 West, American Fork City, UT 84003. The Final Plat will be on approximately 0.94 acres and will be in the Transit Oriented Development (TOD) Zone.**

Patrick O'Brien reviewed the background information for Action Item letter b: The applicant has applied for a Final Plat to develop apartments. The project looks to provide 41 total units in the area and be four stories in height. The Final Plat shows two (2) parcels in accordance with their lot widths, and they will provide shared parking between the two parcels for the apartment units. The applicant will need to provide and complete the entry numbers for the shared parking documents and reference documents before obtaining signatures for mylar.

Chris Christiansen moved to recommend approval for the proposed Final Plat, located at approximately 496 South 920 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.

Harold Dudley seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Harold Dudley	AYE
Bruce Frandsen	NAY

The motion passed

APPROVED MINUTES

09.06.2023

Chairwomen Anderson: Did you have anything you wanted to add? I should have invited you to come forward if you had anything you wanted to comment on.

Roy Bartee: I'm here just to observe and report.

- c. Review and action on an application for a Preliminary Plan, known as Surg LLC Office Building, located at approximately 1141 E 50 N, American Fork City, UT 84003. The Preliminary Plan will be on approximately 0.60 acres and will be in the PO-1 zone.**

Patrick O'Brien reviewed the background information for Action Item letter c. The applicant has applied for a Final Plat to develop a one (1) Lot Subdivision. The project will be developed under the Surg Medical Plat "A" subdivision. The lot is approximately 0.60 acres in area, and the proposed building will be approximately 4039 square feet. The building will be used for Professional and Medical office space. The building will be two stories and approximately 30 feet in height.

Patrick O'Brien: We can discuss all the next three items. It's the preliminary plan, final plat, and commercial site plan. The applicant couldn't make it tonight, because as you probably noticed, we amended the agenda yesterday evening to try and get this item on close to the last minute. They were happy to have it on, but they couldn't be here. With no major conditions from the staff side, we are happy to recommend approval. I'm happy to answer any questions related to preliminary plan, final plat, or commercial site plan. It is a pretty straightforward small commercial building in our PO-1 zone.

Rodney Martin: I was just at Taylor Drug the other day wondering when they were going to start developing that piece.

Chairwomen Anderson: We will do separate votes for each of these, so we can go ahead with a motion.

Bruce Frandsen moved to recommend approval for the proposed Preliminary Plan, located at 1141 E 50 N, American Fork City, UT 84003, in the PO-1 zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

APPROVED MINUTES

09.06.2023

Rodney Martin seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE

The motion passed

- d. Review and recommendation on an application for a Final Plat, known as Surg LLC Office Building, located at approximately 1141 E 50 N, American Fork City, UT 84003. The Final Plat will be on approximately 0.60 acres and will be in the PO-1 zone.**

Patrick O'Brien reviewed the background information for Action Item letter d. The applicant has applied for a Final Plat to develop a one (1) Lot Subdivision. The project will be developed under the Surg Medical Plat "A" subdivision. The lot is approximately 0.60 acres in area, and the proposed building will be approximately 4039 square feet. The building will be used for Professional and Medical office space. The building will be two stories and approximately 30 feet in height.

Chris Christiansen moved to recommend approval for the proposed Final Plat, located at 1141 E 50 N, American Fork City, UT 84003, in the PO-1 zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Harold Dudley seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE

APPROVED MINUTES

09.06.2023

Rodney Martin	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE

The motion passed

- e. Review and action on an application for a Commercial Site Plan, known as Surg LLC Office Building, located at approximately 1141 E 50 N, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 0.60 acres and will be in the PO-1 zone.**

Patrick O'Brien reviewed the background information for Action Item letter e. The applicant has applied for a Commercial Site Plan to develop an office building. The project will be developed under the Surg Medical Plat "A" subdivision. The lot is approximately 0.60 acres in area, and the proposed building will be approximately 4039 square feet. The building will be used for Professional and Medical office space. The building will be two stories and approximately 30 feet in height.

Rodney Martin Moved to recommend approval for the proposed Commercial Site Plan, located at 1141 E 50 N, American Fork City, UT 84003, in the PO-1 zone, 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
Harold Dudley	AYE
Bruce Frandsen	AYE

The motion passed

APPROVED MINUTES

09.06.2023

Other Business

Patrick O'Brien discussed the upcoming training that will take place instead of the next planning commission meeting. He told the commissioners they will discuss several different items that night.

Rodney Martin requested an update on getting a few alternate planning commission members.

Adjournment

Harold Dudley motioned to adjourn the meeting.

Chris Christiansen seconded the motion.

Meeting adjourned at 6:26 PM

Angie McKee

Administrative Assistant I

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