

APPROVED MINUTES

01.03.2024

**AMERICAN FORK CITY**  
**PLANNING COMMISSION REGULAR SESSION**  
**January 3rd, 2024**

The American Fork City Planning Commission met in a regular session on January 3rd, 2024 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, Jenny Peay, Rodney Martin

Commissioners Absent: Bruce Frandsen, David Bird, Harold Dudley

Staff Present:

Travis Van Ekelenburg	Planner
Cody Opperman	Planner
Ben Hunter	Project Engineer
Angie McKee	Administrative Assistant I

Others Present: Morgan Fife, Kenneth Torsak, Deann Torsak, Ken Burg, Jed Butikofer

**REGULAR SESSION**

**Chairwoman Anderson led the “Pledge of Allegiance”**

**Roll Call**

**COMMON CONSENT AGENDA**

**1. Minutes of the December 6th, 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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<b>Chris Christiansen</b>	<b>AYE</b>
<b>Jenny Peay</b>	<b>AYE</b>
<b>Rodney Martin</b>	<b>AYE</b>
<b>Christine Anderson</b>	<b>AYE</b>

**The motion passed**

## **PUBLIC HEARINGS**

- a. **Public hearing, review, and recommendation on an application for a Zone Change, known as Timpview Logistics Center Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003. The Zone Change will be on approximately 21.56 acres and is in the PI-1 and PF zones, and will change to the PI-1 and PF zones to relocate the zoning boundary.**

Cody Opperman reviewed the background information for Public Hearing Item letter a: The applicant has applied for a proposed Zone Change. This application seeks to relocate the boundary between the PF zone and PI-1 zone such that the border is in alignment with the southern boundary of the proposed right of way for Deer Park Dr.

Jenny Peay: Can you go back to the picture that looks like this one right here? What is the 90 foot for?

Cody Opperman: So, the 90 foot is that PF zone where the Deer Park Road or Frontage Road will be upon that northern portion of their property. So, the Deer Park Road will be finalized within a final plat in the future, but that's where the Deer Park Road stops.

Jenny Peay: And they will dedicate that to the city?

Cody Opperman: Yes, future dedication.

Chairwoman Anderson: If the applicant's here, you're welcome to step forward if you have any comments you would like on the record.

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Jed Butikofer: That would be me, but he put it pretty straight forward. I will dedicate that portion.

Chairwomen Anderson: Maybe just come up to the microphone so the recording can hear you.

Jed Butikofer: Sorry, you'll have to excuse me, this is my first time. My name is Jed Butikofer, I am here for Arco Design Build. We are the ones who submitted the applications, and the idea is that the boundary of the new PI-1 zone is going to be right along the south border of that road. So, we will be dedicating that property to the city in the hopes that we can increase the size of the PI-1 zone.

Chairwomen Anderson: Thank you.

### **Public Hearing Opened**

No Comments

### **Public Hearing Closed**

Chairwomen Anderson: If we have no further comment, we're ready for a motion.

**Rodney Martin moved to recommend approval for the proposed Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003, from the PI-1 & PF zones, to the PI-1 & PF zones, subject to any conditions found in the staff report.**

Chairwomen Anderson: Is that the correct address? It's not the same one that I read for the beginning.

Cody Opperman: Yeah. So, it's Center Street.

Chairwomen Anderson: So, it's still right?

Cody Opperman: Yeah. It's still the vicinity.

Rodney Martin: Showing what side of the road it's on.

Chairwomen Anderson: I see. Thank you.

**Jenny Peay seconded the motion.**

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**Voting was as follows:**

<b>Chris Christiansen</b>	<b>AYE</b>
<b>Jenny Peay</b>	<b>AYE</b>
<b>Rodney Martin</b>	<b>AYE</b>
<b>Christine Anderson</b>	<b>AYE</b>

**The motion passed**

## **ACTION ITEMS**

- a. **Review and action on an application for a Commercial Site Plan, known as Walton Lanes Townhomes, located at 781 E Quality Dr, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 0.97 acres and will be in the Planned Community (PC) zone.**

Travis Van Ekelenburg reviewed the background information for Action Item letter a: The applicant has applied for an amendment to a previously approved Commercial Site Plan to adjust the materials used on the landscape plan for the project. The project looks to switch the previously approved sod locations to bark mulch for a more drought tolerant material. The Fire Marshall made the following note: *Due to minimum road widths, trees will need to be cut back along accesses, leaving room for unobstructed fire apparatus access. The proposal is, however, approved as the note is for maintenance purposes.*

Chairwoman Anderson: If the applicant is here, you are welcome to step forward if you have any comments. It does not require a hearing, are there any questions for staff?

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Jenny Peay: I just have a question. With the Fire Marshall, which portion was he concerned about?

Travis Van Ekelenburg: He was just concerned with the trees, but the trees aren't affected by it.

Jenny Peay: On the inside of the property?

Travis Van Ekelenburg: So, I am not sure, but his comment was just included in the staff report. I didn't actually add it in, it was added in by staff, so I just wanted to make sure it was conveyed to you guys.

Chairwomen Anderson: I think changing to a more water wise landscaping is always a great idea.

Travis Van Ekelenburg: Yeah, they're keeping the irrigation and everything the same on the property, they're just going to be switching out from sod.

Chairwomen Anderson: Okay. Sounds like we might be ready for a motion.

**Chris Christiansen moved to approve the proposed Commercial Site Plan, located at 781 E Quality Dr., American Fork City, UT 84003, in the Planned Community (PC) zone, subject to any conditions found in the staff report.**

**Rodney Martin seconded the motion.**

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**Voting was as follows:**

<b>Chris Christiansen</b>	<b>AYE</b>
<b>Jenny Peay</b>	<b>AYE</b>
<b>Rodney Martin</b>	<b>AYE</b>
<b>Christine Anderson</b>	<b>AYE</b>

**The motion passed**

- b. Review and action on an application for a Preliminary Plan, known as Loveridge Property Plat B, located at approximately 315 W 480 S, American Fork City, UT 84003. The Preliminary Plan will be on approximately 0.26 acres and will be in the Residential (R1-9000) zone.**

Travis Van Ekelenburg reviewed the background information for Action Item letter b: The applicant has applied for a Preliminary Plan to develop a one (1) lot subdivision known as Loveridge Plat B, Lot 1. The project looks to create a single lot for a single-family development. The lot will be 0.26 acres in size and will front 480 South.

Travis Van Ekelenburg: Here is an aerial view of the property. This might help you see a little bit better Jenny.

Jenny Peay: When I spoke to you before, I was just concerned with the berm there, if they could have a big enough building on the lot.

Travis Van Ekelenburg: Okay. Staff is recommending approval of this application as they are meeting the requirements of code. Are there any questions of staff?

Jenny Peay: You answered my questions prior, so thank you.

Chairwoman Anderson: Alright, would the applicant like to speak on this one? Then we'll move on to the motion for the preliminary plan.

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**Jenny Peay moved to approve the proposed Preliminary Plan, located at 315 W 480 S, American Fork City, UT 84003, in the Residential (R1-9000) Zone, subject to any conditions found in the staff report.**

**Chris Christiansen seconded the motion.**

**Voting was as follows:**

<b>Chris Christiansen</b>	<b>AYE</b>
<b>Jenny Peay</b>	<b>AYE</b>
<b>Rodney Martin</b>	<b>AYE</b>
<b>Christine Anderson</b>	<b>AYE</b>

**The motion passed**

- c. **Review and recommendation on an application for a Final Plat, known as Loveridge Property Plat B, located at approximately 315 W 480 S, American Fork City, UT 84003. The Final Plat will be on approximately 0.26 acres and will be in the Residential (R1-9000) zone.**

Travis Van Ekelenburg reviewed the background information for Action Item letter c: The applicant has applied for a Final Plat to develop a one (1) lot subdivision known as Loveridge Plat B. The project looks to create a single lot for a single-family development. The lot will be 0.26 acres in size and will front 480 South.

**Rodney Martin moved to recommend approval for the proposed Final Plat, located at approximately 315 W 480 S, American Fork City, UT 84003, in the Residential (R1-9000) zone, subject to any conditions found in the staff report.**

Chairwoman Anderson: I just have a question. In my intro, it says review and recommendation. This says I'm going to approve. Are we approving or recommending?

Cody Opperman: Recommending.

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**Jenny Peay seconded the motion.**

**Voting was as follows:**

<b>Chris Christiansen</b>	<b>AYE</b>
<b>Jenny Peay</b>	<b>AYE</b>
<b>Rodney Martin</b>	<b>AYE</b>
<b>Christine Anderson</b>	<b>AYE</b>

**The motion passed**

- d. Review and recommendation on an application for a Final Plat, known as Anderson Acres PUD Plat C, located at 864 E 120 N, American Fork City, UT 84003. The Final Plat will be on approximately 1.39 acres and will be in the R1-9000 Residential zone.**

Travis Van Ekelenburg reviewed the background information for Action Item letter d: The applicant has applied for a Final Plat to develop a Planned Unit Development (PUD) Subdivision. Plat B was the second plat recorded in 2015 that created lot 100 combining lots 12 and 13 that were part of the original Anderson Acres PUD Plat A that was recorded February 8, 2006. Plat C will combine Plat A's lot 14 to Plat B's Lot 100 to create 2 lots; 100 and 101:

Lot 100 – 1.01 Acres

Lot 101 – 0.38 Acres

All easements and boundary lines will be adjusted with the new final plat. The applicant will still need to address all comments from staff to include providing signatures and documents from the HOA confirming that the HOA is giving up the land for the new plat as a condition of approval.

Chairwoman Anderson: Can you just show us that map again? So, the blue area is not including the new land that was acquired, is that right?

Travis Van Ekelenburg: This particular image was just from the county which is only kind of what's going on.

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Chairwomen Anderson: Right. Okay. Is the applicant here, or anyone who wants to speak for the applicant is welcome to step forward and state your name if you have comments or anything you'd like to add?

Morgan Fife: Thank you. We'd like to express our appreciation for the staff and their assistance on this matter. What's ultimately happening is that these properties have a certain common area that runs behind them. And really the way it's set up, that can really only be used by the individual landowners. So, the real estate purchase contract is between the owners of the Association and the Sandersons to convey that in conjunction with the amendment applied, thereby making that officially property that belongs to the Sandersons. And so, it's a pretty straightforward matter. If there are any questions, we are happy to answer. I've also got the builders that are here with us as well. By the way, I should have said I am Morgan Fife, attorney for the Sandersons.

Chairwomen Anderson: Questions?

Jenny Peay: So, the HOA approved this already?

Morgan Fife: So, the HOA has signed off on it. Ultimately, the approval needs to come from two-thirds of the owners though. So, the real estate purchase contract includes signatures from owners representing almost 80 percent.

Jenny Peay: Has that been acquired then?

Morgan Fife: No, the closing will happen in conjunction with the amended plat. It'll be basically a simultaneous matter, the Sandersons will sign to the new owners, and then the plat will be recorded.

Chairwomen Anderson: Great, any other questions?

Morgan Fife: Thank you.

Chairwomen Anderson: Thanks. Engineering, did you have any comments on this one with the changes with irrigation?

Ben Hunter: Yeah, I can just talk briefly. Part of what the amended plat, there's an existing storm drainage easement and irrigation easement in the backyard. And this would vacate that easement. And so, we've been working with all parties involved for getting some of the storm drain and irrigation improvements done to the north of here so that that could in fact be vacated. They're moving forward with full faith with that. And so, with that in mind, and as long as that continues and gets complete, then we shouldn't have any issues in vacating that easement.

Chairwomen Anderson: Thank you. If we have no further comment, then we are ready for a motion.

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**Chris Christiansen moved to recommend approval for the proposed Final Plat, located at 864 E 120 N, American Fork City, UT 84003, in the Residential (R1-9000), subject to any conditions found in the staff report.**

**Rodney Martin seconded the motion.**

**Voting was as follows:**

<b>Chris Christiansen</b>	<b>AYE</b>
<b>Jenny Peay</b>	<b>AYE</b>
<b>Rodney Martin</b>	<b>AYE</b>
<b>Christine Anderson</b>	<b>AYE</b>

**The motion passed**

**Other Business**

Cody Opperman let the commissioners know that so far, Development Services still has projects coming in. Most projects are south of I-15. He told the Commissioners the Station Area Plan is coming up around the end of February or the beginning of March, and there are meetings taking place on the code rewrite which will be coming to them soon.

**Adjournment**

**Jenny Peay motioned to adjourn the meeting.**

**Rodney Martin seconded the motion.**

Meeting adjourned at 6:24 PM

Angie McKee

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Administrative Assistant I

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