

APPROVED DRC MINUTES

11.11.2024

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION
NOVEMBER 11th, 2024

The American Fork City Development Review Committee met in a regular session on November 11th, 2024, at the American Fork Public Works Building, 275 East 200 North, commencing at 10:00 a.m.

Development Review Committee:

Development Services Director: Patrick O'Brien

Public Works Director: Sam Kelly

Battalion Chief: Brandon Boshard

Staff Present:

Ben Hunter	City Engineer
Travis Van Ekelburg	Senior Planner
Cody Opperman	Planner II
Angie McKee	Administrative Assistant I
Mat Sacco	Fire Marshall

Others Present: Greg Wilson

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the October 7th, 2024, Development Review Committee Regular Session.

Sam Kelly motioned to approve the Common Consent agenda

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Patrick O'Brien seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Brandon Boshard	AYE

The motion passed

ACTION ITEMS

- a. Review and approval on an application for a Preliminary Plan, known as Landon Court East, located at approximately 1228 & 1242 E 700 N, American Fork City, UT 84003. The Final Plat will be on approximately [1.34] acres and will be in the R1-15000 zoning designation.**

Travis Van Ekelenburg reviewed the background information for action item letter a: The applicant has applied for a Final Plat/Preliminary Plan to develop a two (2) lot subdivision known as Landon Court East Subdivision. The project looks to create a two (2) lot subdivision in the R1-15000 zoning designation. The lots are both approximately 0.67 acres in area and front 700 north. At this point, the preliminary plan does not meet the requirements of our code section 17.8, subdivision amendments, so staff is recommending denying the application subject the findings of not meeting requirements for 17.8. Patrick O'Brien asked staff to clarify some of the conditions that are substantial in denying the project. Travis Van Ekelenburg informed the committee members that there are missing landscaping requirements that are required as part of the development. Ben Hunter explained that from the engineering side, some design changes, one being with their water, must be made to conform with the city code. The Fire Marshall, Mat Sacco added that there were some hydrant separation issues, along with the slope from the cul-de-sac. The applicant Greg Wilson agreed that those are all valid comments but added that right now there are no fire hydrants out there, so the spacing being right at their property line might be 510-520 feet instead of 500 feet as the fire comment says. Mr. Wilson noted that regarding the slope of the cul de sac, there is nothing they can do about that as the other half of the cul de sac is

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already done, and the curb and gutter is already poured. The applicant also added that some of the comments were not addressed until the third review. Patrick O'Brien explained that while he understands that some of these things are tricky, due to the state requirements that only allow a certain number of reviews before action is taken, this project has been forced onto the agenda for action. Mr. O'Brien informed the applicant that staff will continue to work with him to address the outstanding issues with this project once he has resubmitted his applications.

Sam Kelly moved to deny the proposed Preliminary Plan, located at 1228 & 1242 E 700 N, American Fork City, UT 84003, in the R1-15000 zone, and instructed the applicant to resubmit the application.

Brandon Borchard seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Brandon Boshard	AYE

The motion passed

- b. Review and approval on an application for a Final Plat, known as Landon Court East Subdivision, located at approximately 1228 & 1242 E 700 N, American Fork City, UT 84003. The Final Plat will be on approximately 1.38 acres and will be in the R1-15000 zoning designation.**

Travis Van Ekelenburg reviewed the background information for action item letter b: The applicant has applied for a Final Plat/Preliminary Plan to develop a two (2) lot subdivision known as Landon Court East Subdivision. The project looks to create a two (2) lot subdivision in the R1-15000 zoning designation. The lots are both approximately 0.67 acres in area and front 700 north. Patrick O'Brien noted that because the preliminary plat was discussed and denied with the last action item, the final plat is not able to move forward.

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Patrick O'Brien moved to deny the proposed Final Plat, located at 1228 & 1242 E 700 N, American Fork City, UT 84003, in the R1-15000 zone, and instructed the applicant to resubmit the application.

Sam Kelly seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Brandon Boshard	AYE

The motion passed

- c. Review and recommendation on an application for a Commercial Site Plan, known as AT&T Tower Modification – Highland 2, located at approximately 1200 North 500 East, American Fork City. The Commercial Site Plan will be on approximately 62.25 acres and will be in the Public Facilities (PF) Zone.**

Cody Opperman reviewed the background information for action item letter c: The applicant has applied for a Commercial Site Plan to upgrade their wireless telecommunications network. The project looks to replace antennas, remote radio heads, and related accessory equipment to an already existing monopole tower. The applicant is not looking to increase the height of the tower, or their antennas; the upgrades will reduce the antenna height. Patrick O'Brien asked about the project name including 'Highland', as that is a nearby city. Mr. Opperman informed the committee that name of the tower was chosen by the applicant and verified that the tower is in fact in American Fork City. Chief Borchard asked if there were any concerns from a fire department standpoint, and Mr. Sacco confirmed there were no issues found during his review.

Chief Borchard moved to recommend approval for the proposed Commercial Site Plan, located at approximately 1200 N 500 E, American Fork City, in the Public Facilities (PF) zone, subject to any conditions found in the staff report.

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Patrick O'Brien seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Brandon Boshard	AYE

The motion passed

Other Business

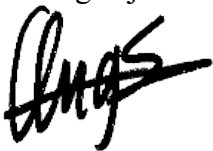
Staff and the committee agreed that any discussion on current or upcoming projects could be discussed at another time.

Adjournment

Sam Kelly motioned to adjourn the meeting.

Brandon Boshard seconded the motion.

Meeting adjourned at 10:23 AM



Angie McKee

Administrative Assistant I

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

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