



---

# **AMERICAN FORK CITY PLANNING COMMISSION AGENDA**

---

**Regular Session  
January 08, 2025  
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**

|                                       |                      |
|---------------------------------------|----------------------|
| <b>Christine Anderson, Chair</b>      | <b>Rod Martin</b>    |
| <b>Chris Christiansen, Vice Chair</b> | <b>David Bird</b>    |
| <b>Geoff Dupaix</b>                   | <b>Harold Dudley</b> |
| <b>Bruce Frandsen</b>                 | <b>Claire Oldham</b> |

---

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on January 8, 2025, 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 December 04, 2024, 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 Sewer Mains and Sewage Disposal, of the American Fork City Municipal Code. Amending Section 17.8.402, the Code Text Amendment plans to clarify the requirements for utilities to be installed by a developer in a subdivision.
- b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Water Mains, of the American Fork City Municipal Code. Amending Section 17.8.403, the Code Text Amendment plans to clarify the requirements for utilities to be installed by a developer in a subdivision.
- c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Underground Utilities, of the American Fork City Municipal Code. Amending Section 17.8.409, the Code Text Amendment plans to clarify the requirements for utilities to be installed by a developer in a subdivision.
- d. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as CC-1 Central Commercial Zone, of the American Fork City Municipal Code. Amending Section 17.4.401, the Code Text Amendment plans to incorporate ground floor retail and office space with multi-family residential buildings fronting any right-of-way.
- e. Public hearing, review, and recommendation on a proposed Land Use Amendment for property located at 380 W 200 S, American Fork. On approximately 2.3 acres, the property proposes to change from the TOD Land Use to the residential medium density land use designation.

- f. Public hearing, review, and recommendation on a proposed Zone Change for property located at 518 W 200 S, American Fork. On approximately 7.2 acres, the property proposes to change from the Planned Industrial (PI-1) zone to the TOD and R1-7500 zone.

**4. Other Business**

- a. Upcoming Projects

**5. Adjournment**

Dated this 19<sup>th</sup> day of December 2024

Patrick O'Brien

Development Services Director

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

# UNAPPROVED MINUTES

12.04.2024

## **AMERICAN FORK CITY PLANNING COMMISSION REGULAR SESSION**

**December 4th, 2024**

The American Fork City Planning Commission met in a regular session on December 4th, 2024, at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Bruce Frandsen, Geoff Dupaix, Chris Christiansen, Harold Dudley, David Bird,

Commissioners Absent: Christine Anderson, Rodney Martin

### Staff Present:

|                     |                          |
|---------------------|--------------------------|
| Travis Van Ekelburg | Senior Planner           |
| Cody Opperman       | Planner II               |
| Ben Hunter          | City Engineer            |
| Angie McKee         | Administrative Assistant |

Others Present:

### **REGULAR SESSION**

**Chris Christiansen led the “Pledge of Allegiance”**

**Roll Call**

### **COMMON CONSENT AGENDA**

**Minutes of the November 6th, 2024, Planning Commission Regular Session.**

**Adoption of the 2025 Planning Commission Schedule**

**Bruce Frandsen motioned to approve the Common Consent agenda**

**David Bird seconded the motion.**

## UNAPPROVED MINUTES

12.04.2024

### **Voting was as follows:**

|                           |            |
|---------------------------|------------|
| <b>Chris Christiansen</b> | <b>AYE</b> |
| <b>David Bird</b>         | <b>AYE</b> |
| <b>Geoff Dupaix</b>       | <b>AYE</b> |
| <b>Bruce Frandsen</b>     | <b>AYE</b> |

**The motion passed**

### **PUBLIC HEARINGS**

- a. Review and recommendation on a proposed code text amendment modifying Section 13.08.292 Policy Regarding Meters and Service Laterals of the American Fork Municipal Code.**

Travis Van Ekelenburg reviewed the background information for public hearing item letter a: The staff has initiated for a Code Text Amendment to amend Section 13.08.292 of the American Fork City Municipal Code. The proposed amendment seeks to clarify and amend the code to permit the use of common laterals for buildings with individually owned units. Ben Hunter explained that the code currently states that if there are condominiumized residential units, then each unit has to have their own lateral. It is being slightly modified so that each unit still has its own lateral but would allow a common lateral installed from the culinary water main line to a junction that then splits off into individualized units. Mr. Hunter added that it would also require that once the common lateral leaves from the meter and goes off to the individual units, that section would be maintained by the HOA. Geoff Dupaix asked for clarification that this is only for water meters and Ben Hunter confirmed this change is only for water meters. David Bird asked if the change would affect the water pressure. Mr. Hunter informed the commissioners that in these types of projects, they will typically require that the common lateral be upsized, so the pressure is higher as it comes to the meter, and as it diverts to the different units, they are able to maintain the same quality of pressure. Bruce Frandsen asked if the single meters are a HOA expense, and Mr. Hunter confirmed that it would be an HOA expense and this also reduces the number of connections into the main line, which helps on the maintenance side.

### **Public Hearing Opened**

## UNAPPROVED MINUTES

12.04.2024

No Comments

### **Public Hearing Closed**

**Geoff Dupaix moved to recommend approval for the proposed Code Text Amendment, amending Section 13.08.292, titled Policy Regarding Meters and Service Laterals, related to clarifying and amending the code to permit the use of common laterals for buildings with individually owned units, and providing an effective date for the ordinance. Bruce Frandsen seconded the motion.**

#### **Voting was as follows:**

|                           |            |
|---------------------------|------------|
| <b>Chris Christiansen</b> | <b>AYE</b> |
| <b>David Bird</b>         | <b>AYE</b> |
| <b>Geoff Dupaix</b>       | <b>AYE</b> |
| <b>Bruce Frandsen</b>     | <b>AYE</b> |

**The motion passed**

#### **b. Review and recommendation on a proposed code text amendment modifying Section 17.5.131 Water and Sewer Connection Standards of the American Fork Municipal Code.**

Travis Van Ekelenburg reviewed the background information for public hearing item letter b: The staff has initiated for a Code Text Amendment to amend Section 17.5.131 of the American Fork City Municipal Code. The proposed amendment seeks to clarify and amend the code to permit the use of common laterals for buildings with individually owned units. Ben Hunter informed the commissioners that this is the same as the last item, it is just mentioned in two sections of the code, so they will need to approve the change in both sections.

### **Public Hearing Opened**

No Comments

### **Public Hearing Closed**

## UNAPPROVED MINUTES

12.04.2024

**Daivid Bird moved to recommend approval for the proposed Code Text Amendment, amending Section 17.5.131, titled Water and Sewer Connection Standards, related to clarifying and amending the code to permit the use of common laterals for buildings with individually owned units, and providing an effective date for the ordinance.**

**Geoff Dupaix seconded the motion.**

**Voting was as follows:**

|                           |            |
|---------------------------|------------|
| <b>Chris Christiansen</b> | <b>AYE</b> |
| <b>David Bird</b>         | <b>AYE</b> |
| <b>Geoff Dupaix</b>       | <b>AYE</b> |
| <b>Bruce Frandsen</b>     | <b>AYE</b> |

**The motion passed**

### **ACTION ITEMS**

- a. Review and action on an application for a Commercial Site Plan, known as AT&T Tower Modification – Highland 2, located at approximately 1200 North 550 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 for an existing wireless facility upgrade for AT& T wireless. The upgrade is a standard equipment upgrade that will not increase the height of the tower and will not expand on the existing footprint. Bruce Frandsen asked if this is only an upgrade with no changes to the site, why this item is not approved on a staff level. Cody Opperman explained that while he agrees that this is something that could probably be done administratively, right now the city code requires this type of project to come before the planning commission for approval.

**Geoff Dupaix moved to approve the proposed Commercial Site Plan, located at approximately 1200 N 550 E, American Fork City, in the Public Facilities (PF) zone, subject to any conditions found in the staff report.**

UNAPPROVED MINUTES

12.04.2024

**Bruce Frandsen seconded the motion.**

**Voting was as follows:**

|                           |            |
|---------------------------|------------|
| <b>Chris Christiansen</b> | <b>AYE</b> |
| <b>David Bird</b>         | <b>AYE</b> |
| <b>Geoff Dupaix</b>       | <b>AYE</b> |
| <b>Bruce Frandsen</b>     | <b>AYE</b> |

**The motion passed**

- b. Review and action on an application for a Commercial Site Plan, known as AT&T Upgrade, located at approximately 1584 S 550 E, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 3.32 acres and will be in the I-1 Industrial zone.**

(Harold Dudley arrived at the meeting at 6:21)

Travis Van Ekelburg reviewed the background information for action item letter b: 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. David Bird asked if this was also just an upgrade with no change to the footprint just like the last item. Mr. Van Ekelburg confirmed this is also just an upgrade to existing equipment but noted that some new AT&T towers may be coming through in the near future.

**Geoff Dupaix moved to approve the proposed Commercial Site Plan, located at approximately 1584 S 550 E, American Fork City, UT 84003, in the I-1, subject to any conditions found in the staff report.**

**David Bird seconded the motion.**

**Voting was as follows:**

## UNAPPROVED MINUTES

12.04.2024

|                           |            |
|---------------------------|------------|
| <b>Chris Christiansen</b> | <b>AYE</b> |
| <b>David Bird</b>         | <b>AYE</b> |
| <b>Geoff Dupaix</b>       | <b>AYE</b> |
| <b>Bruce Frandsen</b>     | <b>AYE</b> |
| <b>Harold Dudley</b>      | <b>AYE</b> |

**The motion passed**

### **Other Business**

Cody Opperman informed the commissioners that while December is a slower time for planning, staff are still working on the code changes and the DRC team have been doing a lot of concept plan meetings to help prepare developers and residents for future projects.

### **Adjournment**

**David Bird motioned to adjourn the meeting.**

**Geoff Dupaix seconded the motion.**

Meeting adjourned at 6:26 PM

Angie McKee

Administrative Assistant

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

UNAPPROVED MINUTES

12.04.2024

### **Agenda Topic**

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Sewer Mains and Sewage Disposal, of the American Fork City Municipal Code. Amending Section 17.8.402, the Code Text Amendment plans to clarify the requirements for utilities to be installed by a developer in a subdivision.

### **Background**

Staff has initiated for a Code Text Amendment to amend Section 17.8.402 of the American Fork City Municipal Code. The proposed amendment looks to clarify requirements regarding the extents and boundaries wherein main line utilities are required to be installed by a development.

### **Potential Motions – Code Text Amendment**

#### **Approval**

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 17.8.402, titled Sewer Mains and Sewage Disposal, relating to the main line utility installation required by a development and providing an effective date for the ordinance.

#### **Denial**

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 17.8.402, titled Sewer Mains and Sewage Disposal, relating to the main line utility installation required by a development.

#### **Table**

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 17.8.402, titled Sewer Mains and Sewage Disposal, relating to the main line utility installation required by a development and instruct staff to....

#### Sec 17.8.402 Sewer Mains And Sewage Disposal

Sanitary sewer systems shall be extended to each lot in a subdivision. The developer shall install main sewer lines of not less than eight inches in diameter throughout the entire subdivision, extending to the furthest boundaries thereof. Main sewer lines shall be installed both within right-of-way adjacent to the subdivision ("off-site") and within right-of-way to be deeded within the subdivision ("on-site") in such a way ~~Both "off-site" and "on-site" sewer mains of not less than eight inches in diameter shall be installed in such a way that~~ each lot can be served therefrom. The developer shall locate and mark at the property line the location of the ends of sanitary sewer laterals.

### **Agenda Topic**

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Water Mains, of the American Fork City Municipal Code. Amending Section 17.8.403, the Code Text Amendment plans to clarify the requirements for utilities to be installed by a developer in a subdivision.

### **Background**

Staff has initiated for a Code Text Amendment to amend Section 17.8.403 of the American Fork City Municipal Code. The proposed amendment looks to clarify requirements regarding the extents and boundaries wherein main line utilities are required to be installed by a development.

### **Potential Motions – Code Text Amendment**

#### **Approval**

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 17.8.403, titled Water Mains, relating to the main line utility installation required by a development and providing an effective date for the ordinance.

#### **Denial**

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 17.8.403, titled Water Mains, relating to the main line utility installation required by a development.

#### **Table**

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 17.8.403, titled Water Mains, relating to the main line utility installation required by a development and instruct staff to.....

#### Sec 17.8.403 Water Mains

1. Culinary water mains. The developer shall install On-site water mains throughout the entire subdivision, extending to shall be installed within the furthest boundaries thereof, of the subdivision in such a way that each lot can be served therefrom. Culinary water mains shall be installed both within right-of-way adjacent to the subdivision ("off-site") and within right-of-way to be deeded within the subdivision ("on-site"). Where adequate flow or pressure is not available within or adjacent to the subdivision, the city may also require the installation of off-site water mains. The size of water lines shall be of a diameter required to meet both the culinary and fire flow needs of the proposed subdivision, but not less than eight inches in diameter. The type of pipe and fittings, location of lines, method of construction, and other particulars relating to the actual construction shall be in accordance with city standards. All culinary water laterals shall be installed by the developer.
2. Secondary water mains (pressurized irrigation system). The developer shall install On-site water mains throughout the entire subdivision, extending to shall be installed within the furthest boundaries thereof, of the subdivision in such a way that each lot can be served therefrom. Secondary water mains shall be installed both within right-of-way adjacent to the subdivision ("off-site") and within right-of-way to be deeded within the subdivision ("on-site"). The size of water lines shall be of a diameter required to meet the irrigation needs of the proposed subdivision, but not less than eight inches in diameter. The type of pipe and fittings, location of lines, method of construction, and other particulars relating to the actual construction shall be in accordance with city standards. All secondary water laterals shall be installed by the developer.

### **Agenda Topic**

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Underground Utilities, of the American Fork City Municipal Code. Amending Section 17.8.409, the Code Text Amendment plans to clarify the requirements for utilities to be installed by a developer in a subdivision.

### **Background**

Staff has initiated for a Code Text Amendment to amend Section 17.8.409 of the American Fork City Municipal Code. The proposed amendment looks to clarify requirements regarding the extents and boundaries wherein main line utilities are required to be installed by a development and establishes a threshold when electric transmission lines may remain above-ground.

### **Potential Motions – Code Text Amendment**

#### **Approval**

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 17.8.409, titled Underground Utilities, relating to the main line utility installation required by a development, establishes a threshold when electric transmission lines may remain above-ground and providing an effective date for the ordinance.

#### **Denial**

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 17.8.409, titled Underground Utilities, relating to the main line utility installation required by a development.

#### **Table**

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 17.8.409, titled Underground Utilities, relating to the main line utility installation required by a development and instruct staff to.....

#### Sec 17.8.409 Underground Utilities

1. Each lot within the subdivision shall be served by: (1) electric power, (2) telephone, (3) natural gas, and (4) telecommunications system. Where such utilities are provided by a public utility company authorized to operate within the city, the construction of required conduits/lines shall be in accordance with the terms of operation as directed by the city. Where applicable, the city may require the installation of conduits for future installation of one or more of the required utility services. Each subdivision shall follow the requirements of Section 17.5.135 of the Municipal Code for installation of communication infrastructure.
2. All new and existing utilities within and adjacent to the subdivision and within all rights-of-way requiring improvements by the subdivision or development shall be located underground, except that the city may permit the installation of utilities above-ground, subject to a prior finding by the city engineer that underground installation is not reasonably feasible. Electric transmission lines equal to or greater than 12,470 volts may remain above-ground.

### **Agenda Topic**

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as CC-1 Central Commercial Zone, of the American Fork City Municipal Code. Amending Section 17.4.401, the Code Text Amendment plans to incorporate ground floor retail and office space with multi-family residential buildings fronting any right-of-way.

### **Background**

Staff has initiated a Code Text Amendment to amend Section 17.4.401 of the American Fork City Municipal Code. The proposed amendment looks to require ground floor commercial and retail in any development that fronts a public right-of-way. This is to promote further economic development in our downtown core and to encourage mixed use.

### **Potential Motions – Code Text Amendment**

#### **Approval**

I move to recommend approval for the proposed Code Text Amendment, amending Section 17.4.401, which plans to incorporate ground floor retail and office space with multi-family residential buildings fronting any right-of-way, and providing an effective date for the ordinance.

#### **Denial**

I move to recommend denial for the proposed Code Text Amendment, amending Section 17.4.401, which plans to incorporate ground floor retail and office space with multi-family residential buildings fronting any right-of-way.

#### **Table**

I move to table action for the proposed Code Text Amendment, amending Section 17.4.401, which plans to incorporate ground floor retail and office space with multi-family residential buildings fronting any right-of-way, and instruct staff to...

#### Sec 17.4.401 CC-1 Central Commercial Zone

- A. Intent. The intent in establishing the CC-1 central commercial zone is to provide a place where retail and service uses can be constructed and maintained which will serve the needs of the citizens of American Fork City and surrounding areas. It is the further intent in establishing this zone to maintain the central business district as the "heart of the city" allowing residential units to be located therein while maintaining street level commercial uses. The uses characteristic of this zone are retail stores, banks, office buildings, theaters, hotels, a wide variety of specialty shops, restaurants, and higher density residential uses. Conversely, uses which tend to create business dead spots, cause undue scattering of business and generally tend to thwart the use of the land for its primary purposes shall be excluded from the zone.
- B. Permitted uses. The following buildings, structures, and uses of land shall be permitted upon compliance with the requirements set forth in this code.
1. Multi-family residential dwellings when located above or adjacent to a permitted commercial/non-residential establishment. There shall be no maximum density for residential units within the zone. Ground or main level residential uses shall be prohibited along ~~Main Street~~ any buildings abutting a right-of-way. Provision of required off-street parking stalls shall determine the number and subsequent density of residential units.
  2. Hotels and motels.
  3. General retail stores and shops providing goods and services for sale at retail in the customary manner, provided that all storage and sales activity shall be contained within a building.
  4. Office buildings, medical clinics.
  5. Restaurants and fast food with sit-down and/or take-out. Fast food with drive through service shall not be permitted along Main Street, with the exception of drive through only establishments.
  6. Personal service establishments, such as barber and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service), reception centers, and similar establishments.
  7. Automotive service establishments, including gasoline stations, car washes, parking lots, and minor automotive repair establishments.
  8. Public parks and buildings.
  9. Establishments of the sale of hardware, lumber, plumbing and heating equipment and similar building products provided that there shall be no outside storage or display.
  10. Recreational enterprises including bowling alleys, recreation centers, motion picture theaters (indoor only), athletic clubs, private clubs, and fraternal lodges.

11. Funeral homes.
  12. Accessory signs in accordance with the applicable provisions of Section 17.5.128.
  13. Check Cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Section 5.30 of the city code.
  14. Permitted accessory uses. Accessory uses and structures shall be permitted in the CC-1 zone provided they are incidental to, and do not substantially alter the character of the permitted principle use or structure. such permitted accessory uses and structures include, but are not limited to buildings such as garages, carports, equipment storage buildings, and supply storage buildings which are customarily used in conjunction with and incidental to a principle use or structure permitted in the CC-1 zone.
  15. Ancillary commercial structures subject to the conditions set forth under Section 17.6.105.
  16. Pre-schools and day care nurseries, subject to approval of a site plan in accordance with the provisions of Section 17.6.101
  17. Other uses similar to the foregoing which are determined by the planning commission to be similar to and in harmony with the intent of the zone, but not including self service storage facilities (mini-warehouse).
  18. Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
  19. Specialty schools, subject to the approval of a site plan in accordance with the provisions of Section 17.6.101.
- C. Area, width, and location requirements. There shall be no area, width, and location requirements for buildings and structures constructed in accordance with the building code except that an area sufficient to accommodate parking, loading, unloading and vehicular access shall be provided and maintained.
- D. Special provisions.
1. All material, merchandise, and equipment (except vehicles in running order) shall be stored within an enclosed building.
  2. All display, sales and repair activities shall be conducted within a fully enclosed building, except those activities that are customarily and appropriately conducted in the open, including but not limited to automobile sales lots and automobile service stations, temporary sales of Christmas trees, and nursery stock, shall be permitted outside a building unless otherwise prohibited under the terms of this code.
  3. No dust, odor, smoke, vibration, or intermittent light, glare, or noise shall be permitted which is discernible beyond the premises except for normal traffic movement.

4. All off-street parking shall be hard-surfaced. Parking areas shall be located toward the interior of properties. Parking areas shall not front ~~public streets~~any right-of-way and must be located in a project's interior.
5. All buildings abutting a street shall have at least one entrance facing onto said street, with a maximum building setback range of 10'-15' from said street, with the exception of gasoline service stations (see #7 below). At least fifty percent of any wall area that faces a street or other public space shall contain display areas, windows, or doorways. Windows must allow views into working areas or lobbies, pedestrian entrances or display areas. Walls facing side streets must contain at least twenty-five percent of the wall space in windows, display areas, or doors. Blank walls (i.e., walls without any doors or windows) are prohibited. A variety of compatible exterior materials (minimum 4), colors and design shall be used on all buildings. Architectural style shall consider historical precedent and material used within the downtown area and compliment that precedent.
6. All buildings and uses within this zone shall comply with all applicable supplementary development standards as set forth in this code.
7. All gasoline service station pumps shall be set back at least twenty feet from all property lines.
8. Prior to the issuance of a building permit for any development within the zone, a site plan shall be submitted to and approved by the planning commission. Said site plan shall be prepared and approved in accordance with the provisions of Section 17.6.101.
9. As a means of mitigating safety hazards or adverse visual impacts the city may require, as a condition of site plan approval, the installation of landscape features. Where landscaping is required, the site plan shall, in addition to all other plan elements, contain a landscape plan showing the location, type and initial size of all planting materials and other landscape features, and the location of the proposed sprinkler system.

### **Agenda Topic**

Public hearing, review, and recommendation on a proposed Land Use Map Amendment for property located at 380 W 200 S, American Fork. On approximately 2.3 acres, the applicant is requesting a change from the Transit Oriented Development land use designation to the Residential Medium Density land use designation.

| <b>BACKGROUND INFORMATION</b> |       |                              |
|-------------------------------|-------|------------------------------|
| Location:                     |       | 380 W 200 S                  |
| Project Type:                 |       | Land Use Map Amendment       |
| Applicants:                   |       | American Fork City           |
| Existing Land Use:            |       | Transit Oriented Development |
| Proposed Land Use:            |       | Residential Medium Density   |
| Surrounding Land Use:         | North | Transit Oriented Development |
|                               | South | Residential Medium Density   |
|                               | East  | Transit Oriented Development |
|                               | West  | Transit Oriented Development |
| Existing Zoning:              |       | PI-1                         |
| Proposed Zoning:              |       | N/A                          |
| Surrounding Zoning:           | North | PF                           |
|                               | South | R1-7500                      |
|                               | East  | PF                           |
|                               | West  | Unincorporated               |

### **Background**

The staff has initiated a proposed Land Use Map Amendment. The request is City initiated and is looking to change the Transit Oriented Development designation to the Residential Medium Density designation to align the designations for future development into the R1-7500 zoning designation.

The following parcel I.D.'s are involved with the request:

13:045:0021

13:045:0019

13:045:0020

13:045:0006

### **Chapter 17.11 Amendments**

This development code, and the zoning map adopted as a part thereof, may be amended from time to time by the city council, but all proposed amendments must first be submitted to the planning commission for its recommendation. The procedure to be followed in amending the code and map shall be as set forth below.

#### **Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted**

Any person seeking an amendment of the development code or zoning map shall submit to the planning commission a written petition designating the change desired and the reasons therefor, and shall pay a nonrefundable filing fee in an amount established by resolution of the city council. Amendments to the code and map may also be initiated by action of the planning commission or upon request of the city council.

#### **Sec 17.11.102 Planning Commission To Make Recommendations**

Upon receipt of the petition the planning commission shall consider the request and, subject to completion of a public hearing on the matter before the planning commission with public notice given in accordance with the provisions of Section 17.11.103, shall submit its recommendations with respect thereto to the city council.

#### **Sec 17.11.103 Planning Commission To Conduct Public Hearing Before Recommending Amendments - Notice Of Hearing To Be Provided**

1. No ordinance approving an amendment to the official zone map or text of the development code, or approving a large scale development project may be enacted by the city council unless and until a public hearing relating to the proposed ordinance shall have been conducted by the planning commission.
2. Notice of the date, time and place of the first public hearing regarding a proposed amendment to the official zone map, text of the development code or ordinance of approval of a large scale development project shall be given at least 10 calendar days before the public hearing as follows:

1. Published on the Utah Public Notice Website;
2. Posted in at least three public locations within the city, or on the city's official website; and
3. Mailed to each affected entity.

**Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required**

1. The city council, at a public meeting called for the purpose, shall consider each proposed amendment to the official zone map, text of the development code, or ordinance of approval for a large scale development recommended to it by the planning commission and may act to adopt or reject the amendment or ordinance of approval as recommended by the planning commission or adopt the amendment after making any revision the city council considers appropriate.
2. Notice of the public meeting at which the city council will consider a proposed amendment or ordinance of approval shall be given at least twenty-four hours before the meeting, which notice shall, as a minimum, be posted in at least three public places within the city; or on the city's official website.

**Sec 17.11.105 Amendments To Be Adopted By Ordinance - Public Notice Of Adoption**

All amendments to the code and map shall be adopted, published and recorded in accordance with the applicable provisions of UCA 10-3-701 et seq.

**17.11.200 Intent With Respect To Amendments**

All amendments to this code and zone map shall be made in accordance with the general plan of land use. It is hereby declared to be public policy that this code shall not be amended unless it can be shown that changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of this code.

**Project Conditions of Approval**

1. N/A

**Findings of Fact**

1. The Land Use Map Amendment, meets the requirements of Section 17.11.

2.48 acre

13.045.0019

13.042.0029

13.042.0003

46.134.0500

34.224.0004

13.045.0052

46.137.0500

46.354.0500

The Land Use Map Amendment meets the requirements of Section 17.11. Staff recommends **APPROVING** the request.

## Approval

I move to recommend approval for the proposed Land Use Map Amendment, located at approximately 380 W 200 S, American Fork City, UT 84003, from the TOD Land Use Designation to the Residential Medium Density designation.

### **Denial**

I move to recommend denial for the proposed Land Use Map Amendment, located at approximately 380 W 200 S, American Fork City, UT 84003, from the TOD Land Use Designation to the Residential Medium Density designation.

### **Table**

I move to table action for the proposed Land Use Map Amendment, located at approximately 380 W 200 S, American Fork City, UT 84003, from the TOD Land Use Designation to the Residential Medium Density designation, and instruct staff/developer to...

### **Agenda Topic**

Public hearing, review, and recommendation on a proposed Zone Change for property located at 518 W 200 S, American Fork. On approximately 7.2 acres, the property proposes to change from the Planned Industrial (PI-1) zone to the TOD and R1-7500 zone.

| BACKGROUND INFORMATION |       |                                |
|------------------------|-------|--------------------------------|
| Location:              |       | 518 W 200 S                    |
| Project Type:          |       | Zoning Map Amendment           |
| Applicants:            |       | American Fork City             |
| Existing Land Use:     |       | Transit Oriented Development   |
| Proposed Land Use:     |       | N/A                            |
| Surrounding Land Use:  | North | Transit Oriented Development   |
|                        | South | Transit Oriented Development   |
|                        | East  | Transit Oriented Development   |
|                        | West  | Transit Oriented Development   |
| Existing Zoning:       |       | PI-1                           |
| Proposed Zoning:       |       | TOD & R1-7500                  |
| Surrounding Zoning:    | North | Unincorporated                 |
|                        | South | Unincorporated, R1-15000, RA-1 |
|                        | East  | Unincorporated, PI-1           |
|                        | West  | Unincorporated                 |

### **Background**

The staff has initiated a proposed Zoning Map Amendment (Zone Change). The request is City initiated and is looking to change the PI-1 zoning designation to the R1-7500 zoning designation to align the designations for future development into the R1-7500 zoning designation.

The following parcel I.D.'s are associated with the request:

13:042:0063

13:042:0028

13:042:0062

13:045:0021

13:045:0019

13:045:0020

13:045:0006

### **Chapter 17.11 Amendments**

This development code, and the zoning map adopted as a part thereof, may be amended from time to time by the city council, but all proposed amendments must first be submitted to the planning commission for its recommendation. The procedure to be followed in amending the code and map shall be as set forth below.

#### **Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted**

Any person seeking an amendment of the development code or zoning map shall submit to the planning commission a written petition designating the change desired and the reasons therefor, and shall pay a nonrefundable filing fee in an amount established by resolution of the city council.

Amendments to the code and map may also be initiated by action of the planning commission or upon request of the city council.

#### **Sec 17.11.102 Planning Commission To Make Recommendations**

Upon receipt of the petition the planning commission shall consider the request and, subject to completion of a public hearing on the matter before the planning commission with public notice given in accordance with the provisions of Section 17.11.103, shall submit its recommendations with respect thereto to the city council.

#### **Sec 17.11.103 Planning Commission To Conduct Public Hearing Before Recommending Amendments - Notice Of Hearing To Be Provided**

1. No ordinance approving an amendment to the official zone map or text of the development code, or approving a large scale development project may be enacted by the city council unless and until a public hearing relating to the proposed ordinance shall have been conducted by the planning commission.
2. Notice of the date, time and place of the first public hearing regarding a proposed amendment to the official zone map, text of the development code or ordinance of approval of a large scale development project shall be given at least 10 calendar days before the public hearing as follows:
  1. Published on the Utah Public Notice Website;
  2. Posted in at least three public locations within the city, or on the city's official website; and
  3. Mailed to each affected entity.

**Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required**

1. The city council, at a public meeting called for the purpose, shall consider each proposed amendment to the official zone map, text of the development code, or ordinance of approval for a large scale development recommended to it by the planning commission and may act to adopt or reject the amendment or ordinance of approval as recommended by the planning commission or adopt the amendment after making any revision the city council considers appropriate.
2. Notice of the public meeting at which the city council will consider a proposed amendment or ordinance of approval shall be given at least twenty-four hours before the meeting, which notice shall, as a minimum, be posted in at least three public places within the city; or on the city's official website.

**Sec 17.11.105 Amendments To Be Adopted By Ordinance - Public Notice Of Adoption**

All amendments to the code and map shall be adopted, published and recorded in accordance with the applicable provisions of UCA 10-3-701 et seq.

**17.11.200 Intent With Respect To Amendments**

All amendments to this code and zone map shall be made in accordance with the general plan of land use. It is hereby declared to be public policy that this code shall not be amended unless it can

be shown that changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of this code.

### **Findings of Fact**

- a. The Zone Change meets the requirements of Section 17.11.

### **Project Map**



*Proposed Rezone from PI-1 to TOD*



*Proposed Rezone from PI-1 –R1-7500*

### **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 Zone Change meets the requirements of Section 17.11. Staff recommends APPROVING the application.

### **Potential Motions – Zoning Map Amendment**

#### **Approval**

I move to recommend approval for the proposed Zone Change, located at approximately 518 W 200 S, American Fork City, UT 84003, from the PI-1 zoning designation to the TOD zoning designation.

#### **Denial**

I move to recommend denial for the proposed Zone Change, located at approximately 518 W 200 S, American Fork City, UT 84003, from the PI-1 zoning designation to the TOD zoning designation.

**Table**

I move to table action for the proposed Zone Change, located at approximately 518 W 200 S, American Fork City, UT 84003, from the PI-1 zoning designation to the TOD zoning designation, and instruct staff to...

**TO:** American Fork City  
**FROM:** American Fork City  
**CC:** American Fork City's Planning Commission and City Council  
**DATE:** December 4<sup>th</sup>, 2024  
**SUBJECT:** Zone Change and Land Use Map Amendment for the Properties at approximately 450 West 190 South

Dear Members of American Fork City's Planning Commission and City Council,

The Parcel IDs for four properties up for discussion are 13:045:0006, 13:045:0019, 13:045:0020, and 13:045:0021, and are up for a zone change from American Fork City to update the zoning regulations from the Planned Industrial Parks (PI-1) zone to the Residential (R1-7500) zone. The proposed properties face some development issues as they are currently between the I-15 corridor and railroad. Changing the zone from the PI-1 zone to the R1-7500 zone would allow for the properties to be able to keep their land value and could have their density transferred to a different area in the City due to the unique area that is presented for the properties.

The proposed zone change for Parcel IDs 13:045:0006, 13:045:0019, 13:045:0020, and 13:045:0021 does not conform to the City's current Land Use designation. So, concurrently with this zone change application, there will be a proposed Land Use Map Amendment to go from the Design Industrial designation to the Residential Medium Density. The proposed R1-7500 zone and Residential Medium Density land use designation are near to adjacent properties that are already to those designations. This is to conform to the current area surrounding the properties and to not create any spotted zoning within the area.

These proposed amendments look to provide a way for the property owners to not only keep their land value, but also be able to provide an incentive for development to be transferred elsewhere from this unique area.

The Parcel IDs for the last three properties up for discussion are 13:042:0063, 13:042:0028, and 13:04:0062 are up for a zone change from American Fork City to update the zoning regulations from the Planned Industrial Parks (PI-1) zone to the Transit Oriented Development (TOD) zone. Although these properties are identified as PI-1 zone currently, they are required to follow the TOD Transit Core Mixed-Use Core requirements as identified in Section 17.4.608 of the City's Municipal Code, resulting in some confusion. Identified within Section 17.4.608 there is a subsection indicating that "to the extent the provisions of this Chapter conflict with the provisions of any other portion of the city ordinance, the provisions of this Chapter shall take precedence, except as to Local Health and Safety Codes and Local, State, and National Buildings." This is the reason as to why, even though zoned as PI-1, the property owners will be required to follow the TOD regulations because the TOD overlay for the property can be found within Section 17.4.608 of the City's code.

The main purpose of these applications is to clean up the properties and put them to the correct zoning designation to prevent further confusion from the requirements of the City's code and future

development opportunities. This zone change also promotes the City's vision by following the Transit Oriented Development Overlay and promoting transit-oriented development around the FrontRunner Station.

Respectfully,

American Fork City Staff

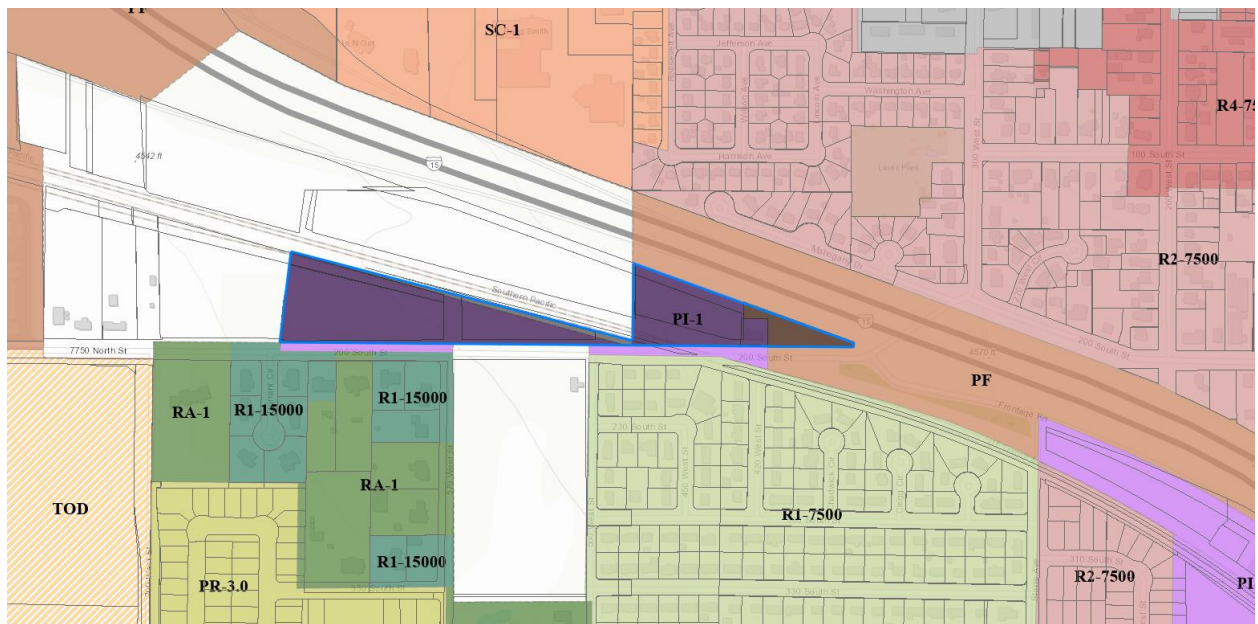


Figure 1. Zone Map of Parcel IDs 13:045:0021, 13:045:0006, 13:045:0020, 13:042:0063, 13:042:0028, 13:045:0019, and 13:042:0062.

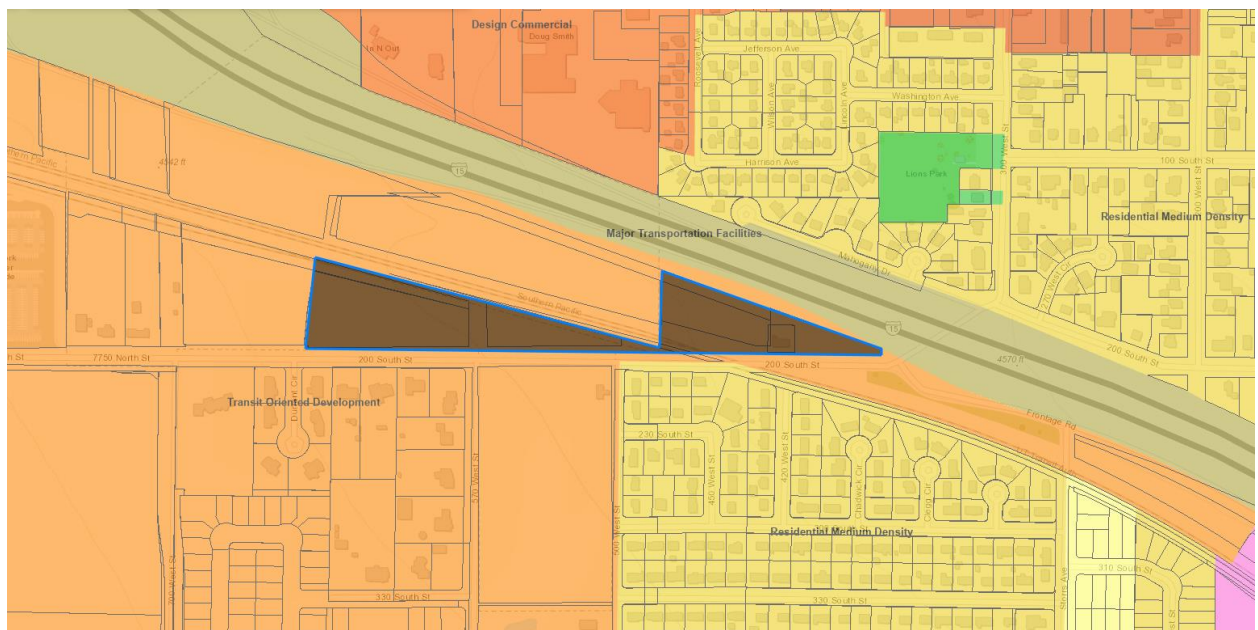


Figure 2. Land Use Map of Parcel IDs 13:045:0021, 13:045:0006, 13:045:0020, 13:042:0063, 13:042:0028, 13:045:0019, and 13:042:0062.



Figure 3. Ariel Map of Parcel IDs 13:045:0021, 13:045:0006, 13:045:0020, 13:042:0063, 13:042:0028, 13:045:0019, and 13:042:0062.