

APPROVED 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.

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Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Geoff Dupaix	AYE
Bruce Frandsen	AYE

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.

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Public Hearing Opened

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:

Chris Christiansen	AYE
David Bird	AYE
Geoff Dupaix	AYE
Bruce Frandsen	AYE

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 Ekelburg 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

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Public Hearing Closed

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:

Chris Christiansen	AYE
David Bird	AYE
Geoff Dupaix	AYE
Bruce Frandsen	AYE

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.

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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.

Bruce Frandsen seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Geoff Dupaix	AYE
Bruce Frandsen	AYE

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 Ekelenburg 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 Ekelenburg 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.

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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:

Chris Christiansen	AYE
David Bird	AYE
Geoff Dupaix	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE

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

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