

APPROVED MINUTES

01.08.2025

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION**

January 8th, 2025

The American Fork City Planning Commission met in a regular session on January 8th, 2025, 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, Christine Anderson,

Commissioners Absent: Rodney Martin

Staff Present:

Travis Van Ekelburg	Senior Planner
Ben Hunter	City Engineer
Angie McKee	Administrative Assistant

Others Present:

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

COMMON CONSENT AGENDA

Minutes of the December 4th, 2024, Planning Commission Regular Session.

Geoff Dupaix motioned to approve the Common Consent agenda

Bruce Frandsen seconded the motion.

Voting was as follows:

APPROVED MINUTES

01.08.2025

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

The motion passed

PUBLIC HEARINGS

- a. 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.**

This Item was pulled from the agenda

- b. 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.**

Travis Van Ekelenburg reviewed the background information for public hearing item letter f: City Staff has initiated a proposed Zoning Map Amendment (Zone Change). The request is looking to change the PI-1 zoning designation to the TOD (Transit Oriented Development) zoning designation on the following three properties:

- 13:042:0062
- 13:042:0063
- 13:042:0028

APPROVED MINUTES

01.08.2025

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. 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 code. The main purpose of this application 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 Front-runner Station.

Public Hearing Opened

No Comments

Public Hearing Closed

David Bird asked staff if this zone change is due to any knowledge of a future project. Travis Van Ekelburg reiterated that this is staff initiated in order to clean up the map and make sure these properties are in the correct zone, and not due to any proposed project. Bruce Frandsen told the planning commission that when he was a kid, these parcels were the city landfill. Mr. Frandsen noted that because this was the city dump at one time, it is especially important that all environmental aspects are done correctly before developing these parcels. Geoff Dupaix added that this area of the front runner is going to be double tracks, so there needs to be sufficient room to accommodate that expansion. Travis Van Ekelburg informed him that there have been meetings about acquiring the land and installing the appropriate pipelines that would be required. Mr. Dupaix noted his concerns with access to these oddly shaped properties. Ben Hunter informed him that one of the parcels has been listed for sale, and he has been to a couple of meetings where the potential buyers were informed that the city will be requiring some right-of-way, and the front runner will be double tracking, so there are some challenges with developing these properties. Geoff Dupaix spoke of the property that was pulled from this agenda, and his concern of the sight distance of that property as it is right there by the bridge. Ben Hunter added that for these two parcels specifically, the city anticipates that when a development comes through there will be a joint access between them tying into the intersection of 570 West, and that would be where they would have access onto 200 South.

APPROVED MINUTES

01.08.2025

David Bird moved to recommend approval for the proposed Zone Change, located at approximately 518 W 200 S, American Fork City, UT 84003, for the properties outlined in the staff report from the PI-1 zoning designation to the TOD zoning designation.

Chris Christiansen seconded the motion.

Voting was as follows:

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

The motion passed

- c. 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.**

Ben Hunter reviewed the background information for public hearing item letter a: 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. Geoff Dupaix voiced his concern that when developers get asked to extend these types of services past their own developments, they push back. Ben Hunter clarified that it would still be within their development and added that if there is a partial right of way right now, and there are not utilities in it, and they need to run culinary water to their development. It would require them to install mainland utilities across their entire frontage, adjacent to that right of way but within the development, so as future development happens next to them, they would have those main line utilities to connect to. Mr. Dupaix spoke of the importance of having these locations easily identified so the next development knows exactly where to go, he also feels that should include the depth. Ben Hunter informed the commissioners that the “depth” piece is something they are starting to incorporate more, and there may be some further code revisions to solidify some of that. Bruce Frandsen asked if there were any circumstances where this would not be a

APPROVED MINUTES

01.08.2025

requirement. Mr. Frandsen used the example of someone having 20 acres but only wanting to put one house on it and he wondered if there would be an exception for situations like this, maybe in RA-5 zones for example. Ben Hunter agreed that Mr. Frandsen has a good point, and the language before the commissioners does not necessarily clarify that, what does development mean? Mr. Hunter continued to inform the commissioners that if you have a 20 acre parcel and you subdivide a part of it, then, generally speaking, you would be subject to extend the utilities to the extent of the subdivision, so long as you are not creating derelict parcels with the remaining land. Mr. Hunter added that another option, as stipulated in code, is a pioneering agreement, so if you have one parcel that gets developed, the next one does not, and then the next one does, obviously they have a longer stretch to install utilities before they get to their development. That piece of land that could be developed, that has not been developed, could recoup a portion of prorated costs for those utilities with a pioneering agreement. Bruce Frandsen thanked Ben for the information but still feels like maybe the RA-5 zones should be exempt. Mr. Frandsen added that he is thinking of a couple of neighbors, on 60 acre parcels, that would like to build one house, and that is over three quarters of a mile of frontage to get down to their house, and that may be a reason they stay in the county and to not annex into the city. Chris Christiansen asked for confirmation that as he is understanding this, if you have a 20 acre lot, that is one lot, so if you are going to run the utilities for that one lot, it is going to be in the driveway, so for that reason this would not apply to a situation where you have a 20 acre lot, it is not a subdivision. Ben Hunter agreed that it would basically apply if you had the 20-acre lot, then whatever the right of way portion across the frontage of that lot would then be required to have utilities installed for that one lot. Mr. Hunter also noted that the code does have lot size standards that are different depending on the zoning. Geoff Dupaix commented that when there are code changes that come through, the goal is that we have at least tried to do our best to identify any unintended consequences of those changes. Ben Hunter agreed that these are all valid points, and this verbiage is harder to apply to those outliers that are not your typical developments. Christine Anderson wanted to make sure she understood that if someone owns a piece of land, and they have one lot, this would mean they are required to run the utilities along the entire right of way of their property. Ben Hunter clarified that is true only if it is a subdivision, if it is not a subdivision, this is not applicable. Travis Van Ekelenburg added that you would not typically create a one lot subdivision.

Public Hearing Opened

No Comments

Public Hearing Closed

Chris Christiansen moved to recommend approval for the proposed Code Text Amendment, amending Section 17.8.402, titled Sewer Mains and Sewage Disposal, relating

APPROVED MINUTES

01.08.2025

to the main line utility installation required by a development and providing an effective date for the ordinance.

Geoff Dupaix seconded the motion.

Voting was as follows:

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

The motion passed

- d. 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.**

Ben Hunter reviewed the background information for public hearing item letter b: 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. Mr. Hunter explained that this is the same concept as the last item, just a different utility.

Public Hearing Opened

No Comments

Public Hearing Closed

APPROVED MINUTES

01.08.2025

Geoff Dupaix moved 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.

David Bird seconded the motion.

Voting was as follows:

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

The motion passed

- e. 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.**

Ben Hunter reviewed the background information for public hearing item letter c: 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. Mr. Hunter explained that this code text amendment is a little bit different, as this is pertaining to overhead utilities that are typically third-party utility providers, Rocky Mountain Power, Comcast, Century Link, Fiber, etc. This is to clarify that if an electric transmission line is equal to or greater than 12,470 volts, it would not be required to bury. The reasoning is when you get to that larger voltage line, additional safety parameters, equipment, separations, and things of that nature would be required of Rocky Mountain Power, that is part one. Part two is that a couple of years ago, the city adopted requirements in development infrastructure that communication or fiber would be required to be installed. This just provides some further clarification, where this has underground utilities, and that is also an underground utility, we are making sure that they are

APPROVED MINUTES

01.08.2025

looking at that section and making sure that they comply with that in their development. Because a lot of developers were not necessarily looking at the other section, they come here for underground utilities, there is a reference.

Bruce Frandsen brought up a couple of developments that have yet to bury the required utilities, and Ben Hunter assured him that those requirements are on the punch list of items the developers must complete before any bonds are released.

Public Hearing Opened

No Comments

Public Hearing Closed

Harold Dudley moved 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.

Chris Christiansen seconded the motion.

Voting was as follows:

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

The motion passed

- f. 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.**

APPROVED MINUTES

01.08.2025

Travis Van Ekelenburg reviewed the background information for public hearing item letter d: 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. Christine Anderson asked to clarify that his change basically makes it so that residential is prohibited, not only along Main Street, but also along the side streets in the CC-1 zone. Travis Van Ekelenburg agreed that is correct as long as there is a right of way there. Bruce Frandsen asked to see a zone map so he could see how much of the city this would affect. Christine Anderson read that ‘multi-family residential dwellings are permitted if they are not on the ground floor, and residential uses shall be prohibited along any buildings abutting a right of way.’ Bruce Frandsen asked if the apartment complex that just went in next to the Presbyterian Church was required to have commercial on the ground floor. Travis Van Ekelenburg informed them that this was not a requirement when that project came through, but that it is an area where it would be required with this amendment. Bruce Frandsen noted that he cannot see how we could have required that project to have retail when you cannot even park a car in that alley way. Christine Anderson noted that it would have needed to be designed differently, but she thinks it would have been nice to have retail there. Chairwomen Anderson added that she believes that as a rule, this area should not have residential on the main floor in order to encourage a commercial base, but she loves the idea of having residential on the upper floor. Geoff Dupaix mentioned that he would like the verbiage to say, “Public Right of Way,” because that means it is operated by a public entity. Travis Van Ekelenburg told Mr. Dupaix that he is able to make that recommendation to the council.

Public Hearing Opened

No Comments

Public Hearing Closed

Geoff Dupaix moved 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. With the verbiage change to say “public right-of-way”

Chris Christiansen seconded the motion.

APPROVED MINUTES

01.08.2025

Voting was as follows:

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

The motion passed

Other Business

Travis Van Ekelburg informed the Planning Commission that there is a new city attorney, and Chairwomen Anderson asked to discuss a date for the winter planning commission dinner in the near future. Chairwomen Anderson also reminded the commissioners that they will be voting on chair and vice chair soon.

Adjournment

Bruce Frandsen motioned to adjourn the meeting.

Chris Christiansen seconded the motion.

Meeting adjourned at 6:52PM

Angie McKee

Administrative Assistant



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

APPROVED MINUTES

01.08.2025