

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES AUGUST 7, 2019

The American Fork City Planning Commission met in a regular session on August 7, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Rod Brocious
Chris Christiansen
Eric Franson

Absent: Christine Anderson
Rebecca Staten
Harold Dudley
Geoff Dupaix

Staff Present: Adam Olsen, Senior Planner
Wendelin Knobloch, Planner
Lisa Halversen, Administrative Assistant
Ben Hunter, Engineer
Scott Sensanbaugher, Public Works Director

Also Present:

1. Pledge of Allegiance

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance.

2. Hearing, review and action on the preliminary plat for the Kesler Subdivision located at 435 East 200 North in the R-1-7,500 Residential zone

Chairman Woffinden stated that items 2 and 3 will be discussed together and voted on separately.

Mr. Olsen explained that the Kesler Subdivision is a two-lot proposal, located at the southwest corner of 450 East (Majestic Court) and 200 North. The existing home will remain and is proposed as Lot 1. Lot 1 will consist of 14,153 sq. ft. and Lot 2 will consist of 8,315 sq. ft. Both lots meet the minimum width, depth, and size requirements of the R1-7,500 zone. Access to Lot 1 will remain as is, and access to Lot 2 will be off of 450 East.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development, it is a straightforward project. There are a couple of improvements that will be required on the north side, he has no other issues with the project.

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Mr. Jean Shoaee, realtor representing Mr. Kesler, is helping shepherd this project through.

Public Hearing Opened

Public Hearing Closed

Mr. Franson moved to approve the preliminary plan of the Kesler Subdivision, subject to any findings, conditions and modifications found in the engineering report.

Mr. Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
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Rod Brocious	Aye
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Chris Christiansen	Aye
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Eric Franson	Aye
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The motion carried.

3. Review and action on the final plat of the Kesler Subdivision located at 435 East 200 North in the R-1-7,500 Residential zone

Mr. Franson moved to recommend approval of the final plat of the Kesler Subdivision, with the findings and condition listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

Mr. Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
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Rod Brocious	Aye
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Chris Christiansen	Aye
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Eric Franson	Aye
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The motion carried.

4. Hearing, review and action on the preliminary plat for the Allred Subdivision located in the area of 1030 East 300 North in the R-1-9,000 Residential zone

Chairman Woffinden indicated that items 4 and 5 will be discussed together and voted on separately.

Mr. Olsen said that the Allred Subdivision is a two-lot proposal, located at 1030 East 300 North. The property is vacant. Lot 1 will consist of 9,166 sq. ft. and Lot 2 will consist of 9,149 sq. ft. Access to both lots will be off of 300 North.

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The property is the subject of an agreement between the property owner and the City, which allows subdivision of property and right-of-way dedication of 300 North. With the dedication of 300 North, the property is slightly under the depth requirement for subdivision; however, the City Council has agreed to allow development in exchange for right-of-way dedication. The resulting subdivision plat has been placed on the agenda. Staff supports the proposal.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development. This also is a straightforward project and all improvements are existing. The infrastructure is all in place.

Mr. Harry Lewis Swain appeared, representing Mr. Allred, and offered to answer any questions.

Public Hearing Opened

Public Hearing Closed

Mr. Christiansen moved to approve the preliminary plan of the Allred Subdivision, subject to any findings, conditions and modifications found in the engineering report.

Mr. Brocious seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Rod Brocious	Aye
Chris Christiansen	Aye
Eric Franson	Aye

The motion carried.

5. Review and action on the final plat for the Allred Subdivision located in the area of 1030 East 300 North in the R-1-9,000 Residential zone

Mr. Brocious moved to recommend approval of the final plat of the Allred Subdivision, with the findings and condition listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

Mr. Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Rod Brocious	Aye
Chris Christiansen	Aye
Eric Franson	Aye

The motion carried.

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6. Other Business

Chairman Woffinden asked Mr. Sensanbaugher to please do something about the intersection of Pacific Drive and 400 West. He felt like it is a disaster waiting to happen. He said that the problem is that people try and turn left from 400 West onto Pacific Drive and with the amount of traffic on Pacific, it is virtually impossible. This results in traffic backing up a long distance. He suggests maybe banning left turns or widening the intersection. Mr. Franson agreed with the Chairman's assessment. Mr. Sensanbaugher said that he would look into the matter.

7. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. These include the developments moving through TRC. The next meeting will be on August 21.

8. Review and action on the minutes of the July 17, 2019 Planning Commission Regular Session

Mr. Brocious moved to approve the minutes of the July 17, 2019 Planning Commission Regular Session.

Mr. Franson seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Rod Brocious	Aye
Chris Christiansen	Aye
Eric Franson	Aye

The motion carried.

Mr. Franson moved to adjourn.

Mr. Brocious seconded the motion. All concurred.

Meeting adjourned at 7:15 pm.



Lisa Halversen, Administrative Assistant