

# APPROVED MINUTES

## AMERICAN FORK CITY PLANNING COMMISSION MINUTES AUGUST 21, 2019

The American Fork City Planning Commission met in a regular session on August 21, 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  
Harold Dudley  
Geoff Dupaix

Absent: Christine Anderson  
Rebecca Staten

Staff Present: Adam Olsen, Senior Planner  
Wendelin Knobloch, Planner  
Lisa Halversen, Administrative Assistant  
Ben Hunter, Engineer

Also Present: Ken Berg, civil engineer

### 1. Pledge of Allegiance

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

### 2. Hearing, review and action on the final plat and site plan for 860 Place Plat C Planned Community Project located in the area of 860 East 400 South in the PC Planned Community zone

Mr. Olsen explained that the preliminary plan for 860 Place was approved by the Planning Commission on September 6, 2017. Plat A was approved by the City Council on January 9, 2018. Plat B was approved on March 12, 2019.

Plat C consists of 77 units and is located at the northern portion of the overall 860 Place project. A clubhouse and associated park area were constructed with Plat A. 400 South, a public street, will be extended to the east. This provides a continuous east/west connection from 500 East to 860 East. Plat C conforms to the approved preliminary plan.

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Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development, it is a straightforward project, and similar to the other 2 phases that have already been approved. They recommend approval.

## Public Hearing Opened

## Public Hearing Closed

Mr. Dudley moved to approve of the final plat of 860 Place Plat C, with the findings and conditions listed in the staff report and subject to any findings, conditions and modifications listed 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 |
| Harold Dudley      | Aye |
| Geoff Dupaix       | Aye |

The motion carried.

### 3. Hearing, review and action to replace the detail drawing Fig. 1 of Section 15.01.1520 – Local Minor Collector of the American Fork City Municipal Code

Mr. Hunter stated that these are changes to local cross sections for public streets as discussed in a previous meeting. This change is a formality to match private and public street requirements.

Mr. Dupaix thought that there had been an agreement reached on having an 8 ft planter strip.

Mr. Hunter replied that the TOD has 6-8 ft strips, this change makes them all match.

## Public Hearing Opened

## Public Hearing Closed

Mr. Dupaix moved to recommend approval of the Code Text Amendment for Section 15.01.1520, Figure 1.

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

|                    |     |
|--------------------|-----|
| Chairman Woffinden | Aye |
| Rod Brocious       | Aye |
| Chris Christiansen | Aye |
| Eric Franson       | Aye |
| Harold Dudley      | Aye |

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**Geoff Dupaix**

**Aye**

**The motion carried.**

## 4. Other Business

Mr. Olsen said that he had no other business, he will send out a reminder about the commissioner dinner at the next meeting.

Mr. Franson asked what the final disposition was regarding the short-term rental discussion by the city council.

Mr. Olsen said that the issue went back to council and they passed a temporary ordinance that bans short-term rentals. The city attorneys are working on a new ordinance to take to council. Council wanted to deny these rentals and see the ordinance revised.

## 5. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. These include the developments moving through TRC. The next meeting will be held on September 4, 2019. There will be 3 or 4 Zone Map Amendments, a Land Use Amendment, and the Castlewood District Framework Plan. There will likely also be some updates to the TOD Operational Overlays.

## 6. Review and action on the minutes of the August 7, 2019 Planning Commission Regular Session

**Mr. Dupaix moved to approve the minutes of the August 7, 2019 Planning Commission Regular Session.**

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

|                           |            |
|---------------------------|------------|
| <b>Chairman Woffinden</b> | <b>Aye</b> |
| <b>Rod Brocious</b>       | <b>Aye</b> |
| <b>Chris Christiansen</b> | <b>Aye</b> |
| <b>Eric Franson</b>       | <b>Aye</b> |
| <b>Harold Dudley</b>      | <b>Aye</b> |
| <b>Geoff Dupaix</b>       | <b>Aye</b> |

**The motion carried.**

**Mr. Franson moved to adjourn.**

**Mr. Dupaix seconded the motion. All concurred.**

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1 Meeting adjourned at 7:15 pm.  
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5 Lisa Halversen, Administrative Assistant  
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