

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES JANUARY 8, 2020

The American Fork City Planning Commission met in a regular session on January 8, 2020 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Chris Christiansen
Geoff Dupaix
Harold Dudley
Ryan Hunter
Christine Anderson

Absent: Rod Brocious
Rebecca Staten

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

Also Present: John Jensen

1. Pledge of Allegiance

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance. The chairman indicated that the transportation amendments to the master plan have been pulled from tonight's agenda.

2. Review and action on an agreement for the Axley-Way Annexation consisting of 19.304 acres, located at approximately 900 South 500 East.

Mr. Olsen stated that the Axley-Way annexation closes an island of unincorporated land in the vicinity of 900 South 500 East. The area consists of 19.3 acres. Auto Mall Drive divides the property roughly in half. North of Auto Mall Drive, the GC-2 (Planned Commercial) zone is proposed. South of Auto Mall Drive, the PI-1 (Planned Industrial) zone is proposed.

Mr. Ryan Hunter asked Mr. Ben Hunter to touch on water questions.

Mr. Ben Hunter stated that when a new development comes into the city, anticipated water use is computed. Code requires that the city acquire water rights at the time of annexation. However,

APPROVED MINUTES

we don't know yet what the land use will be, so we are entering into a water-rights delay agreement that will provide for required water rights to be conveyed at the time of development.

Street rights-of-way will be dedicated with this annexation, the majority of new right-of-way will be on 500 East. Engineering is in the process of doing signal design at this intersection as part of other development in the area. Signal right-of-way is included in this annexation, along with a right turn lane for east-bound traffic on Auto Mall Drive. The roadway dedication plat conforms with the city's needs.

Mr. John Jensen, applicant, hopes to bring a professional office space from Davies Design Build to this area with 20-30% office space. He anticipates there will be two buildings, one will be a warehouse. He plans to bring designs that will be attractive and exciting.

Ms. Anderson moved to recommend approval of the Axley-Way Annexation Agreement.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye
Ryan Hunter	Aye

The motion carried.

3. Hearing, review and action on amendments to the General Plan by adopting the updated Master Plans of the pressurized irrigation, sanitary sewer and culinary water elements of the General Plan.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed general plan amendments for the public facilities and service elements, including the culinary water system master plan, pressurized irrigation system master plan and sanitary sewer system master plan. These updates reflect current development needs related to public infrastructure. These updates are consistent with the long-term planning and engineering goals for the City and are not detrimental to the general health, safety and welfare of its citizens. The proposed amendments also ensure that utility needs are adequate for future developments. Proposed changes will also help the city to be able to do an impact fee analysis to see if the current fee structure is sufficient for anticipated growth.

Mr. Dupaix was looking at the maps and reports for the proposals, he is concerned that there's not much reference to the age of existing infrastructure. He thinks there should be a focus on what areas are in need of repair because of age. He asked why aging infrastructure isn't shown on the plan? If this is identified visually, it makes the data clearer to a person with a non-engineering background.

APPROVED MINUTES

1 Mr. Ben Hunter responded that the master plan addresses aging infrastructure, this information is
2 located in the table on page 21 of the culinary water master plan. The table shows funds needed
3 to allocate repairs to aging infrastructure in each fiscal year. This table doesn't break down
4 information regarding aging infrastructure by identifying it on a map, but shows anticipated
5 funding needed for repairs/replacement.

6 Mr. Sensanbaugher added that a lot of this information will be in the 5-year Capital
7 Improvements Plan. We don't yet know exactly which lines will need to be replaced, this is
8 being looked at in tandem with the road plans, since it is desirable to replace old water lines at
9 the same time the roads are being repaired.

10 Mr. Dupaix said that the moment we dig into and compromise a road, we should know exactly
11 what is underneath it so that repairs can be long-term repairs and we don't end up having to do
12 water, road, and sewer repairs all separately over the course of a couple of years.

13 Mr. Sensanbaugher replied that we're not there yet, but we're trying to get to that level of
14 knowledge. We are having discussions at the design phase of such projects, he gives an example
15 of the high school road/utility project. The city is trying to take a holistic approach with each
16 project, but we are not far enough along yet that we have a ten-year plan for example.

17 Chairman Woffinden stated that the city is missing institutional knowledge that disappeared
18 when Mayor Hadfield passed away.

19 Mr. Dupaix asked if utility information is being stored in the GIS system as this is a great way to
20 retain institutional knowledge.

21 Mr. Sensanbaugher replied that we are going in that direction. The city is not where we need to
22 be yet, but such data is GIS-centric and is being stored there.

23 Mr. Dupaix asked about table 12 in the sanitary sewer index, he wonders why it mentions Cedar
24 Hills.

25 Mr. Ben Hunter stated that some of our sewer information is based on numbers provided by
26 Cedar Hills.

27
28 **Public Hearing Opened**

29 **Public Hearing Closed**

30
31 Ms. Anderson asked about concerns that have been raised regarding sufficient water pressure in
32 the TOD area.

33 Mr. Ben Hunter said that projects to ensure sufficient water supply in the TOD area have been
34 bumped up in priority. There are several phases of projects that will need to get sufficient funding
35 for in order to complete.

APPROVED MINUTES

Ms. Anderson asked about the timeline for such projects, will they be finished in time to ensure sufficient water supplies and pressure?

Mr. Ben Hunter stated that as they do analysis with each incoming development, the city and Horrocks Engineering will ensure that the appropriate funding and/or reimbursement agreements are done at the same time.

Mr. Sensanbaugher added that all water changes up for a vote tonight deal with how to get more water to the TOD area. There are five phases to the necessary water projects. Phase 1 is the section of water line being placed in 200 South. This is in the design phase now and will be finished in May. Construction will be dependent on funding, which depends on the CRA that the council is working on. Phase 2 is the line in front of the high school, this design is complete, and the construction timetable depends upon funding. There will have to be discussion of a water bond for some of these big projects, they won't be able to be funded any other way. Phase 3 and 4 are two segments going along Main Street down to the freeway, where phase 1 will take over, and in the Vintaro area. Engineering will be doing these designs very soon. The city is working closely with Horrocks on the timing of such projects. They are all part of a big picture, they all need to be built quickly excepting phase 5. He stated that he doesn't want to be an alarmist, but discussions about slowing down development will need to take place if the city can't get the water projects done very quickly.

Chairman Woffinden asked if the work can be done when school is out.

Mr. Sensanbaugher replied that the ideal is to try to work on these when school is out, but these are big projects that will probably take more than a couple of months to complete.

Mr. Dupaix moved to recommend approval of the General Plan Amendments.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye
Ryan Hunter	Aye

The motion carried.

4. Other Business

Mr. Olsen opened a discussion about the planning commission's winter dinner. Commissioners decide on Friday, February 21 around 6 pm. Commissioners discuss possible venues, they agree that Mr. Olsen will decide and inform them all.

APPROVED MINUTES

5. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items, these include the developments moving through TRC. The next agenda will have a small annexation, an addition to Dollar Tree's footprint, and the planning commission meeting schedule for 2020. The next meeting will be held on January 22, 2020.

6. Review and action on the minutes of the December 4, 2019 Planning Commission Regular Session

Mr. Dupaix moved to approve the minutes of the December 4, 2019 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Abstain
Geoff Dupaix	Aye
Harold Dudley	Aye
Ryan Hunter	Aye

The motion carried.

7. Adjournment

Mr. Dudley moved to adjourn.

Mr. Dupaix seconded the motion. All concurred.

Meeting adjourned at 8:45 pm.



Lisa Halversen, Administrative Assistant