

# APPROVED MINUTES

## AMERICAN FORK CITY PLANNING COMMISSION MINUTES JUNE 3, 2020

The American Fork City Planning Commission met in a regular session on June 3, 2020 in an electronic meeting on the Zoom platform, viewable on the City's YouTube link, commencing at 7:00 p.m.

Present: John Woffinden  
Chris Christiansen  
Harold Dudley  
Ryan Hunter  
Christine Anderson  
Rod Brocious

Absent: Geoff Dupaix

Staff Present: Adam Olsen, City Planner  
Wendelin Knobloch, Planner  
Ben Hunter, Engineer  
Scott Sensanbaugher, Public Works Director

Public Comments Received: None received

1. Hearing, review and action on the preliminary plan and final plat for Mitchell Farms Plat C, located in the area of 780 West 800 North, in the R1-12,000 Residential zone

Mr. Olson stated that Mitchell Farms preliminary was approved in 2017. Plat C conforms with the original preliminary plan; however, the original preliminary plan has expired. Plat C is being processed as a new preliminary and final.

Plat C consists of 21 lots, ranging from 12,000 sq. ft. to 18,996 sq. ft. creating a density of 2.3 du/ac. Access is provided from the east, on 880 North, and from the south at both 780 West and 860 West. A future access will be built on 900 West as the neighboring property to the north develops.

Chairman Woffinden asked how many more plats would be coming from this subdivision.

Mr. Olson said that he thinks we have seen about half of them.

Mr. Ben Hunter says that this development is straightforward and meets the requirements and standards. Engineering Division recommends approval.

# APPROVED MINUTES

## Public Hearing Opened

## Public Hearing Closed

Mr. Ryan Hunter moved to approve the preliminary plan subject to any findings, conditions and modifications found in the engineering report.

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

|                    |     |
|--------------------|-----|
| Chairman Woffinden | Aye |
| Chris Christiansen | Aye |
| Christine Anderson | Aye |
| Harold Dudley      | Aye |
| Ryan Hunter        | Aye |
| Rod Brocious       | Aye |

The motion passed.

Mr. Chris Christiansen moved to approve the final plat subject to any findings, conditions and modifications found in the engineering report.

Mr. Ryan Hunter seconded the motion. Voting was as follows:

|                    |     |
|--------------------|-----|
| Chairman Woffinden | Aye |
| Chris Christiansen | Aye |
| Christine Anderson | Aye |
| Harold Dudley      | Aye |
| Ryan Hunter        | Aye |
| Rod Brocious       | Aye |

The motion passed.

## 2. Hearing, review and action on the preliminary plan and final plat for Peak Meadows Plat A, located in the area of 1200 East 300 North, in the R1-9,000 Residential zone

Mr. Olson stated that this property received a zone change to R1-9,000 in November 2019, in anticipation of future development. Peak Meadows is a 9-lot subdivision with access off a future cul-de-sac, 1200 East. One existing home will remain and retain its current access off 300 North. Lots in Peak Meadows range from 9,564 sq. ft. to 13,487 sq. ft. creating a density of 3 du/ac. All lots meet or exceed the requirements of the R1-9,000 zone.

# APPROVED MINUTES

Mr. Ben Hunter indicated that this is a local road with a cul-de-sac, a straightforward plan, and he recommends approval.

## **Public Hearing Opened**

## **Public Hearing Closed**

Mr. Brocious moved to approve the preliminary plan subject to any findings, conditions and modifications found in the engineering report.

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

|                    |     |
|--------------------|-----|
| Chairman Woffinden | Aye |
| Chris Christiansen | Aye |
| Christine Anderson | Aye |
| Harold Dudley      | Aye |
| Ryan Hunter        | Aye |
| Rod Brocious       | Aye |

The motion passed.

Mr. Brocious moved to approve the final plat subject to any findings, conditions and modifications found in the engineering report.

Mr. Ryan Hunter seconded the motion. Voting was as follows:

|                    |     |
|--------------------|-----|
| Chairman Woffinden | Aye |
| Chris Christiansen | Aye |
| Christine Anderson | Aye |
| Harold Dudley      | Aye |
| Ryan Hunter        | Aye |
| Rod Brocious       | Aye |

The motion passed.

# APPROVED MINUTES

3. Hearing, review and action on amendments to Section 17.5.131 of the American Fork City Municipal Code relating to water, pressurized irrigation and sewer connection standards

Mr. Ben Hunter explained that residential, commercial, industrial, institutional, and mixed uses shall be served by the City's culinary water, pressurized irrigation, and sewer system. The amendments to this section regulates the required service lateral connections as applicable to the various land uses. The Engineering Division recommends approval of the proposed code text amendment. He stated that he added an additional paragraph as a subparagraph and emailed it to commissioners earlier in the day.

Mr. Dudley expressed concern that the city will require existing homeowners with wells or septic tanks to connect to the city services.

Mr. Ben Hunter stated that the code amendments clarify when a separate water connection is or is not required. Existing septic tanks or wells are grandfathered in and do not require lines and connections to city systems.

Chairman Woffinden indicated that this is basically a housekeeping issue.

Mr. Ben Hunter clarified that a connection requirement may be in force if a building's use changes or if a proposed change to the property triggers a Planning Commission review.

Mr. Brocious brought up a scenario where a homeowner may have water rights for flood irrigation from a ditch, and by remodeling may be required to hook up to the PI system. He wants to make sure that no one will be forced out of their ability to use their water rights.

Mr. Ben Hunter said that in that scenario, the only way a line would be required is if they were going to tear their house down and rebuild. A connection to the city sewer system would be more likely to be required. The property owner still will have the option of which system they want to use.

**Public Hearing Opened**

**Public Hearing Closed**

**Mr. Christiansen moved to approve the code text amendment, including subparagraphs 131a and 131b.**

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

|                           |            |
|---------------------------|------------|
| <b>Chairman Woffinden</b> | <b>Aye</b> |
| <b>Chris Christiansen</b> | <b>Aye</b> |
| <b>Christine Anderson</b> | <b>Aye</b> |

# APPROVED MINUTES

**Harold Dudley                      Aye**  
**Ryan Hunter                      Aye**  
**Rod Brocious                      Aye**

**The motion passed.**

## 4. Other Business

There was no other business to discuss.

## 5. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. There are quite a few developments moving through TRC that aren't quite ready for Planning Commission. On the next agenda there will be two items related to the same property, a land use and a zone map amendment.

## 6. Review and action on the minutes of the May 20, 2020 Planning Commission Regular Session

**Chairman Woffinden moved to recommend approval of the minutes of the May 20, 2020 Planning Commission Regular Session.**

**Ms. Anderson seconded the motion. Voting was as follows:**

**Chairman Woffinden                      Aye**  
**Chris Christiansen                      Aye**  
**Christine Anderson                      Aye**  
**Harold Dudley                      Aye**  
**Ryan Hunter                      Aye**  
**Rod Brocious                      Abstain**

**The motion carried.**

## 7. Adjournment

Mr. Ryan Hunter moved to adjourn, Ms. Anderson seconded. All voted in favor.

Meeting adjourned at 7:30 pm.

Lisa Halversen, Administrative Assistant