

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES DECEMBER 8, 2021

The American Fork City Planning Commission met in a regular session on December 8, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Chairman Woffinden
Jenny Peay
Harold Dudley
Chris Christiansen
Christine Anderson
Bruce Frandsen

Absent: Rod Brocious

Staff Present: Ben Hunter, Engineer
Patrick O'Brien, Development Services Director
George Schade, Communications Director
Lisa Halversen, Administrative Assistant

Others Present: Ken Berg

Chairman Woffinden led the "Pledge of Allegiance." He invited Mr. Patrick O'Brien, the new Development Services Director, to introduce himself to the commissioners.

Mr. O'Brien gave a brief introduction. He is from Ireland, where he got his education. His background is in Urban Geography and he has a Master's degree in Planning and is currently working on a Master's in Public Administration from Southern Utah University. School, work, and his two children keep him busy. He previously worked at Midvale in the Affordable Housing and Development Office. He has also worked as a planner in Ireland, the UK, and Utah. His office door is always open and he looks forward to meeting with you all.

1. Hearing, review and action on adding Section 15.01.1526 to the American Fork City Municipal Code entitled "Minor Collector Cross-Section with Sidepath, Median and Bike Lanes"

Mr. Hunter said that there are a couple of roadways on the Transportation Master plan that are minor collectors. There are also bike lanes and sidepaths identified on the Pedestrian and Bicycle

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Master Plan. The current cross-sections don't incorporate all of the different components into one cross-section. This proposed change would accommodate all the different users as shown, and it brings all the pieces together.

Ms. Peay expressed concern that the travel lanes are only 10 feet wide.

Mr. Hunter replied that these minor collector roads also include a median. 1100 South is a good example, it has a combination of residential and commercial uses. The width of the travel lanes has been reduced as a traffic calming mechanism, there is also a bike lane and median. Our hope is to prevent speeders, the speed limit will be 30 mph at most along this corridor.

Ms. Peay noticed that on the other minor collector roads the travel lane is 14 feet wide.

Mr. Hunter felt that the width should still be sufficient, on UDOT roads and freeways the lanes can be 12-14 wide, but we're comfortable with the widths as shown. This applies to the TOD area, where there are other 10 foot widths in the lanes of the other roads. This width is an industry standard, though obviously on the smaller side. We also have the median, the striped buffer, and the bike lane.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Dudley moved to recommend approval of the code text amendment.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye

The motion passed.

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2. Hearing, review and action on the preliminary plan and final plat for CK Farms, Terracom Communities, Phase 1 1st Amendment Plat, located at approximately 360 South 600 East in the PC Planned Community zone

Mr. Hunter stated that CK Farms Phase 1 is an existing subdivision consisting of 184 lots. The proposed amendment adds 1 additional unit, bringing the total to 185 lots. This lot was originally removed for a detention area, but it was installed in a different underground location enabling them to add the lot back again. The subdivision units meet or exceed the area and dimensional requirements of the PC Planned Community zone.

Public Hearing Opened

No comments received.

Public Hearing Closed

Ms. Peay moved to approve the preliminary plan for the CK Farms, Terracom Communities, Phase 1 1st Amendment plat, located at approximately 360 South 600 East subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye

The motion passed.

Ms. Peay moved to recommend approval of the final plat for the CK Farms Terracom Communities, Phase 1 1st Amendment plat, located at approximately 360 South 600 East subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye

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Chris Christiansen

Aye

Bruce Frandsen

Aye

The motion passed.

3. Hearing, review and action on a District Framework Plan for Meadowbrook, located at approximately 560 South 800 West in the TOD Transit-Oriented Development zone

This item was pulled from the agenda at the request of the developer.

Chairman Woffinden indicated that items 4, 5, and 6 will be discussed together and voted on separately.

4. Review and action on the final plat for AF Crossing Plat E-1, located at approximately 950 South 900 West in the PR-3.0 Planned Residential zone

Mr. Hunter told commissioners that AF Crossing Plat E-1 is a subdivision of parcel 13:068:00028 and 13:068:0027 which was previously approved by City Council as Dixie Farms Plat E-1. This project proposes to construct 40 residential units and incorporates a slight boundary adjustment with the adjacent property to the west. Minor corrections are being made, so according to code there does not need to be a hearing on it. The subdivision units meet or exceed the area and dimensional requirements of the PR-3.0 Planned Residential Zone.

Mr. Christiansen moved to recommend approval of the final plat for the AF Crossing Plat E-1, located at 950 South 900 West with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden

Aye

Jenny Peay

Aye

Harold Dudley

Aye

Christine Anderson

Aye

Chris Christiansen

Aye

Bruce Frandsen

Aye

The motion passed.

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- 1 5. Review and action on the final plat for AF Crossing Plat E-2, located at approximately
2 950 South 1000 West in the PR-3.0 Planned Residential zone

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5 Mr. Hunter told commissioners that AF Crossing Plat E-2 is a subdivision of parcel
6 13:068:00028 and 13:068:0027 which was previously approved by City Council as Dixie Farms
7 Plat E-2. This project proposes to construct 32 residential units and incorporates minor
8 adjustments due to boundary line agreements with the adjacent property to the west. The
9 subdivision units meet or exceed the area and dimensional requirements of the PR-3.0 Planned
10 Residential Zone.

11
12 **Ms. Anderson motioned to recommend approval of the final plat for the AF Crossing Plat**
13 **E-2, located at 950 South 1000 West with the findings listed in the staff report, and subject**
14 **to any findings, conditions and modifications found in the engineering report.**

15 **Mr. Frandsen seconded the motion. Voting was as follows:**

16	Chairman Woffinden	Aye
17	Jenny Peay	Aye
18	Harold Dudley	Aye
19	Christine Anderson	Aye
20	Chris Christiansen	Aye
21	Bruce Frandsen	Aye

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23 **The motion passed.**
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- 26
27 6. Review and action on the final plat for AF PD South Plat A, located at approximately 650
28 South 900 West in the PR-3.0 Planned Residential zone

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31 Mr. Hunter informed commissioners that AF PD South Plat A is a subdivision of parcels
32 35:280:0009, 35:280:0008, 35:280:0021, 35:280:0023, 13:069:0033, 35:280:0022, 13:068:0028,
33 and 35:280:0500 and proposes to create 22 lots. The City Council previously approved this
34 subdivision as Dixie Farms Plat E-2 and this updated plat incorporates adjustments due to
35 boundary line agreements with the adjacent property owner to the west. The subdivision units
36 meet or exceed the area and dimensional requirements of the PR-3 Planned Residential zone.

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Ms. Anderson moved to recommend approval of the final plat for the AF PD South Plat A, located at approximately 650 South 900 West with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye

The motion passed.

7. Other Business

Chairman Woffinden indicated that there will be no meeting held on December 22, this is too close to Christmas. The next planning commission meeting will be held on January 5, 2022.

Mr. Dudley thanked Mr. Schade and city staff for helping during this time of transition.

8. Site Plan Committee Report

Mr. Hunter expressed gratitude that Mr. O'Brien is here to help with the backlog of work. The agenda for the next meeting hasn't been prepared yet, there are likely to be some site plan approvals and possibly the item that was removed from tonight's agenda.

9. Review and action on the minutes of the November 17, 2021 Planning Commission Regular Session

Mr. Dudley moved to recommend approval of the minutes of the November 17, 2021 Planning Commission Regular Session.

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

2	Chairman Woffinden	Aye
3	Jenny Peay	Aye
4	Harold Dudley	Aye
5	Christine Anderson	Aye
6	Chris Christiansen	Aye
7	Bruce Frandsen	Aye

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9 The motion passed.

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12 10. Adjournment
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14 Mr. Christiansen motioned to adjourn.

15 Ms. Peay seconded the motion. All voted in favor.

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18 Meeting adjourned at 7:45 pm.
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23 Lisa Halversen
24 Administrative Assistant