AMERICAN FORK CITY
PLANNING COMMISSION AGENDA

Regular Session
February 21, 2024
Wednesday 6:00 PM

American Fork City Hall

31 North Church Street

American Fork City, UT 84003

https://www.americanfork.gov/AgendaCenter

Planning Commission Members

Christine Anderson, Chair

Chris Christiansen, Vice Chair

Jenny Peay

Bruce Frandsen

Rod Martin

David Bird

Harold Dudley

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on February 21, 2024, at the American Fork City Hall, 31 North Church Street commencing at 6:00 PM. The agenda shall be as follows:

1. **Regular Session**
    a. Pledge of Allegiance
    b. Roll Call

2. **Common Consent Agenda** (Common Consent is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
    a. Approval of the February 07, 2024, Planning Commission minutes

3. **Public Hearings** (Public Hearings is that class of Commission action that requires further discussion on General Plan changes, Zone changes, and Code Text Amendments that alter the land use characteristics of American Fork City. Public Hearing items will have the chance for the public to speak upon)
    a. Public hearing, review, and recommendation on a proposed General Plan Amendment, known as American Fork Station Area Plan. The American Fork Station Area Plan looks to identify the existing conditions, the planning and visioning process, preferred development objectives, preferred development scenario, implementation strategies, and financial/funding resources for the overall TOD area.
    b. Public hearing, review, and recommendation on a proposed amendment to the American Fork General Plan, amending the Transportation Master Plan to incorporate new signals and roundabouts into the plan.
    c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as RBD Investments, of the American Fork City Municipal Code. Amending Section 17.4.403, the Code Text Amendment plans to provide personal service establishments, including reception centers, as permitted uses within the CC-2 zone.

4. **Action Items** (Action Items is that class of Commission action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans that alter the land use characteristics of American Fork City. The Planning Commission will have authority to approve Preliminary Plans and some Site Plans, depending on the zoning district said Site Plans are in. Final Plats and some Site plans will be recommended by the Planning Commission to the City Council for final action)

a. Review and recommendation on an application for a Commercial Site Plan, known as Roderick Catalyst Business Park Lot 6, located at approximately 148 East 1600 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 5.95 acres and will be in the Planned Industrial (PI-1) Zone.
b. Review and recommendation on an application for a Commercial Site Plan, known as Roderick Catalyst Business Park Lot 7, located at approximately 68 East 1600 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 6.2 acres and will be in the Planned Industrial (PI-1) Zone.
c. Review and recommendation on an application for a Commercial Site Plan, known as Roderick Catalyst Business Park Lot 8, located at approximately 100 East 1553 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 9.10 acres and will be in the Planned Industrial (PI-1) Zone.

5. **Other Business**
    a. Upcoming Projects

6. **Adjournment**

Dated this 12th day of February 2024

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Planning Commission Chair*

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

February 7th, 2024

The American Fork City Planning Commission met in a regular session on February 7th, 2024 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, Jenny Peay, Rodney Martin, Bruce Frandsen, David Bird, Harold Dudley

Commissioners Absent: Chris Christiansen

Staff Present:

Patrick O' Brien	Development Services Director
Travis Van Ekelenburg	Senior Planner
JJ Hsu	Project Engineer
Ben Hunter	City Engineer
Angie McKee	Administrative Assistant I

Others Present: Sid Biddle

REGULAR SESSION

Chairwomen Anderson led the "Pledge of Allegiance"

COMMON CONSENT AGENDA

1. **Minutes of the January 17th, 2024 Planning Commission Regular Session.**

David Bird motioned to approve the Common Consent agenda.

Jenny Peay seconded the motion.

Voting was as follows:

Jenny Peay	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**

The motion passed

PUBLIC HEARINGS

a. **Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Dead End Streets, of the American Fork City Municipal Code. Amending Section 15.01.100 (E.), the Code Text Amendment plans to allow and provide criteria for dead end streets into commercial developments.**

Travis Van Ekelenburg reviewed the background information for Public Hearing Item letter a: The staff has initiated a Code Text Amendment to amend Section 15.01.100 (E) of the American Fork City Municipal Code. The Code Text Amendment plans to allow and provide criteria for dead end streets into commercial developments.

Travis Van Ekelenburg: Do you guys have any questions outside of what was listed in the staff report packet?

Jenny Peay: On the design standards, is that the width of the street that you've listed on those?

Ben Hunter: Yeah, so part of the information that was listed in there that would be part of the code change and one of the things that we'd actually like to amend is it identifies a 24-foot width. We want to increase that to 26 feet wide just because there's some instances where the fire code actually would require 26 feet instead of 24 feet. And what we're envisioning with this is that it modifies the code so that in commercial and industrial type applications, it allows for the possibility that we'd still have access through their site through like a public access easement that would be maintained that full width, so it may not necessarily be a specific road or anything that

would go through there. But they would provide access from one public street to another public street and provide the turnaround requirements, both for fire code and accessibility. And it would just need to be that 26-foot width so that it wouldn't have any sort of impeding cars parked or anything like that. And so, with that listed in the code, that would be the criteria that they would have to comply with. That would be several factors that were listed on there that would be considered by both City Engineer and the Development Services Director in allowing for a commercial or industrial place to be able to provide this public access instead, to tweak a little bit from having to do like a temporary cul de sac or things like that, just in those instances.

Harold Dudley Entered the meeting

Jenny Peay: So, what I'm understanding is that you don't want to put that on engineering, to be decided by engineering, is that correct?

Ben Hunter: Yeah, but as long as it meets that minimum 26-foot width of clear space then we consider it, along with other potential factors that we have listed there in that code amendment. It also talks about it maybe not being all inclusive. There may be some times where we identify, hey, this won't work because of XYZ, whatever reason that might be, and make sure that when we do allow for those types of circumstances, and approved for that type of public access, that we consider it and make sure that it would still provide any sort of fire access, and wouldn't create any undue harm or problems for accessibility or anything like that.

Jenny Peay: Okay. And this doesn't affect the diameter of the cul-du-sac?

Ben Hunter: Correct. Because this would be like, for example, let's say you had two streets and you have a commercial industrial complex that was being built in between those two streets, and maybe one of them goes through and one of them is a dead end. Instead of requiring that turnaround of that temporary cul de sac or that paved cul de sac or anything like that, It would provide that they could give us a public access easement through their site, from where this street dead ends down to the street where it continues, so that you can both get around the building for any emergency response that you would need, as well as provide public access for both streets to be able to go through their property from one street to the other.

Jenny Peay: Thank you for explaining that.

Ben Hunter: Yup.

Chairwomen Anderson: Any other Questions?

David Bird: What impact will that have on the commercial development? Does that limit what they can do with their property if they have to leave an easement?

Ben Hunter: Yeah, it would limit it because we wouldn't be able to have like overhangs from buildings or things like that. Typically, you'd see it in like a drive aisle in a parking lot. That it would have to be 26 feet from where the parking stalls and have 26 feet of asphalt before the next parking stall or before the curb and gutter or whatever it might be. Just within that 26-foot width, it would be very limited to what they can do, they can pave it obviously because we would be driving on it as well, but they couldn't put dumpsters or overhangs or parking stalls into it.

David Bird: They couldn't have any type of structure in it?

Ben Hunter: Correct. It would basically have to be a way for emergency responders, and public accessibility, to be able to drive through there without restrictions. It couldn't be like, if you have a loading dock and a truck maybe sticking out into it, that is offloading onto the dock. That wouldn't be acceptable because we couldn't get through. And that's why it would be looked at and considered on a case-by-case basis of 'hey, yes, this layout works', and making sure that what they're proposing and those limitations that are there, that it won't infringe on our ability to get through that access.

David Bird: Would it be better to put, say, a cul de sac on the dead-end road, rather than impose that restriction on somebody trying to develop their commercial property?

Ben Hunter: By putting this in code, it gives the flexibility for either option. And that's why it's not a guarantee. There may be some instances where the city staff feels 'Hey, no, we need to have a cul de sac.' And there may be some instances where the developer prefers a public access through the property. So, it gives that option of being able to look at both scenarios and see what would work best. So, then the city still has the access they need. And sometimes it may still end up being a cul de sac.

David Bird: It gives the option to the property owner?

Ben Hunter: At the discretion of the City. With the various lists of things that we're looking at, there may be some of those things, like for example, you may end up having areas where, you know, site visibility may be an issue and that access won't work. Then we as a city staff, City Engineering, and the Development Services Department as well, that we wouldn't approve it if there are any sort of concerns that way. We then say 'no, you need to do the cul de sac'. Or you need to provide a different public access or something to that effect.

David Bird: Okay, Thank you.

Chairwomen Anderson: Further questions? Okay, thanks Ben.

Public Hearing Opened

No Comments

Public Hearing Closed

Ben Hunter: Maybe just too, when you get to the motion, include in the motion changing that 24-foot minimum width to 26 feet as part of your motion if that's the way that you decide to go. Thank you.

Jenny Peay moved to recommend approval for the proposed Code Text Amendment, amending Section 15.01.100 (E), titled Dead End Streets, relating to allowing and providing criteria for dead end streets into commercial developments. and providing an effective date for the ordinance. Providing they include adding the 26-foot street width requirement, opposed to the 24-foot.

Rodney Martin seconded the motion.

Voting was as follows:

Jenny Peay	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**

The motion passed

Chairwomen Anderson: I apologize. I jumped ahead on the agenda. I skipped some items in the first section. Should we, as far as Rules of Order, take care of those now, or do those at the end of the meeting?

Travis Van Ekelenburg: Yeah, we can do those now.

Chairwomen Anderson: Okay.

Roll Call

Chairwomen Anderson: The next item is when we choose Commission Chairperson and Vice Chairperson. This normally just goes by a motion and a second. If anyone would like to be nominated, they can speak up to that effect.

Harold Dudley: I'm prepared to make a motion without names.

Harold Dudley motioned to nominate the Chairperson and Vice Chairperson currently constituted, to remain for one more year.

Bruce Frandsen seconded the motion.

Voting was as follows:

Jenny Peay	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**

The motion passed

Harold Dudley: I would Just like to add, I think you're doing a great job, and we appreciate the efforts.

Chairwomen Anderson: Thank you, especially after I tried to make a mistake on the agenda and you still...

Harold Dudley: Not going to work.

Bruce Frandsen: We just ignored it.

Travis Van Ekelenburg: You just showed that you're human.

Chairwomen Anderson: Well, I appreciate that. I am also open to, you know, in the past our city has kind of stayed with the Chairperson and Vice Chair for a very long time and, you know, maybe that's good. Maybe there are other good ways. So, you know, maybe after we keep it the same for a couple of years, it might be good to switch it up.

Harold Dudley: That's probably not a bad idea either, I agree with that.

Rodney Martin: I guess just keep messing up!

Chairwomen Anderson: Well, everyone think about it. It's not too hard to be the chair, and you can actually adjust that pre-meeting to work with your schedule. So, think about it for next year if anybody wants to do it. Is it okay that we did the Chair and the Vice Chair in the same motion?

Travis Van Ekelenburg: As far as I know.

Chairwomen Anderson: Okay, we can move on to action items.

ACTION ITEMS

a. **Review and recommendation on an application for a Commercial Site Plan, known as Walmart Garden Center & Parking Lot Modification, located at 949 W Grassland Dr., American Fork City, UT 84003. The Commercial Site Plan will be on approximately 21.91 acres and will be in the Planned Shopping Center (SC-1) Zone.**

Travis Van Ekelenburg reviewed the background information for Action Item letter a: The applicant has applied for a Commercial Site Plan to enclose the existing garden area at the existing Walmart Shopping Center. The project looks to enclose the outdoor garden at the front of the store, that is approximately 10,000 square feet. The project additionally is adding parking to the rear of the property so that the site can meet off-street parking requirements for the added square footage.

Travis Van Ekelenburg: Do you have any questions of staff regarding this site?

Rodney Martin: No, I wondered what they were going to do with that since they started storing things there.

Chairwomen Anderson: Is the applicant here?

Sid Biddle: I'm the engineer on record with Galloway.

Chairwomen Anderson: Okay, you're welcome to step forward and state your name and just give us an overview.

Sid Biddle: Sid Biddle with Galloway, Again, as described we're working to, or hoping to adjust the frontage of the store to include, I think the actual square footage of the left-hand area which is the enclosed dark square if you look at the circled area,

Harold Dudley: It's smaller.

Sid Biddle: Yeah, it's about like 4000 square feet and then they're gonna do like an open chain link or it's not chain link, I apologize. It's more of like a wrought iron fence is typically what you'd see. I think there was previously a garden center, and this would be very similar to the previous center that was removed. A previous proposal for the augmented to some improvements that are looking to be pushed to a future project and we're gonna make some adjustments to it and it's coming down the road. So, they're working on that separately. So, this is just for the garden center part, and then modify and amend to get the parking in check.

Chairwomen Anderson: So only the dark area will be enclosed, and the lighter area will be like a fenced area?

Sid Biddle: Like an open space area, it will typically have some shade cloth in place. The building permit will cover that, once it's submitted, but we have to do this first to get to that point.

Chairwomen Anderson: Okay, great.

Jenny Peay: I have a question for you as well. Is it going to be flush with the facade of the building, or is it going to jot out?

Sid Biddle: I'm sorry?

Jenny Peay: Is it going to be the same frontage?

Travis Van Ekelenburg: It is the same, yes.

Sid Biddle: Yeah, you see that white boxed area? It pretty much matches that front. I think it's an additional like three or four feet. But it's within the existing sidewalk frontage that's along the store.

Jenny Peay: I was just making sure it doesn't bump out.

Sid Biddle: No, it's not bumping out into what I would consider the building frontage road, it's within the existing sidewalk area that is currently there.

Jenny Peay: Is it going to be the same height as the existing building?

Sid Biddle: As far as I know, I'm not the architect on record so I can't speak to that.

Travis Van Ekelenburg: It is.

Sid Biddle: In terms of the actual enclosed area that is 4000 to 5000 feet, I think the left side is actually smaller than the actual building block height.

Travis Van Ekelenburg: It's shorter. And that added square footage is why the parking was so close because the site is maxed out for parking, so they had to be creative, but they were great to work with.

Bruce Frandsen: One question, the parking that's in the back, and I have only driven through there a few times. But whenever I do, it seems like there are semis back there unloading. How does that parking in the back, or will it impact this situation?

Travis Van Ekelenburg: I can answer that. They took a look at that, and it ended up being able to meet the requirement with the trucks loading and everything back there. And then the fire department is satisfied with the design as well for their apparatuses.

Chairwomen Anderson: Alright, if we don't have any further discussion, we can entertain a motion.

Rodney Martin moved to recommend approval for the proposed Commercial Site Plan, located at 949 W Grassland Dr., American Fork City, UT 84003, in the Planned Shopping Center (SC-1) zone, subject to any conditions found in the staff report.

David Bird seconded the motion.

Voting was as follows:

Jenny Peay	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**

The motion passed

Other Business

Travis informed the commissioners there is a new public works director that will start in the next couple of weeks.

Adjournment

Jenny Peay motioned to adjourn the meeting.

Rodney Martin seconded the motion.

Meeting adjourned at 6:21 PM

Angie McKee

Administrative Assistant I

The order of agenda items may change to accommodate the needs of the commissioners, public and staff.

Planning Commission Staff Report
Meeting Date: February 21, 2024

Agenda Topic

Public hearing, review, and recommendation on a proposed amendment to the American Fork General Plan, amending the Transportation Master Plan to incorporate updated road classifications, new signals and roundabouts into the plan.

Applicant

American Fork City Staff

Background

The staff has initiated a Code Text Amendment to the American Fork General Plan, amending the Transportation Master Plan to incorporate new signals and roundabouts into the plan.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed amendment to the American Fork General Plan, amending the Transportation Master Plan to incorporate new signals and roundabouts into the plan and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed amendment to the American Fork General Plan, amending the Transportation Master Plan to incorporate new signals and roundabouts into the plan and providing an effective date for the ordinance.

Table

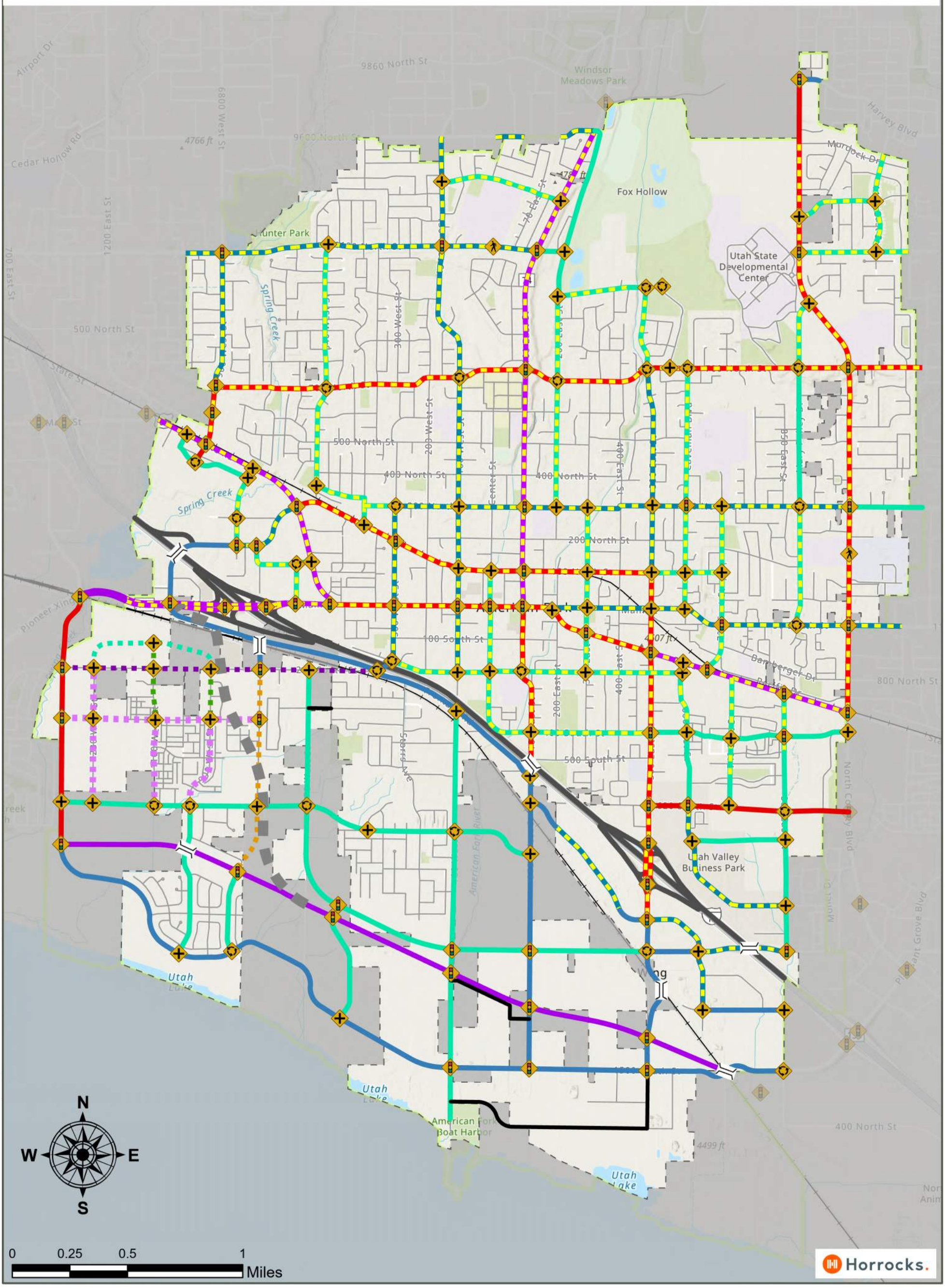
Madame Chair, I move to table action for the for the proposed amendment to the American Fork General Plan, amending the Transportation Master Plan to incorporate new signals and roundabouts into the plan and providing an effective date for the ordinance.

FIGURE 3-4: VISION ROADWAY NETWORK

Legend

- Roundabout
- Signal
- HAWK
- Intersection Improvement
- Overpass
- I-15
- Legacy Principal Arterial (7 Lanes)
- Legacy Arterial (5 Lanes)
- Legacy Major Collector (3 Lanes)
- Legacy Minor Collector (3 Lanes)
- Principal Arterial (7 Lanes)
- Arterial (5 Lanes)
- Major Collector (3 Lanes)
- Minor Collector (2 Lanes)
- Local
- Vineyard Connector (UDOT Cleared Alignment)
- TOD Business-Core Loop (3 Lanes)
- TOD Business Arterial (6 Lanes)
- TOD Major Arterial (4 Lanes)
- TOD Core Collector (2 Lanes)
- TOD Neighborhood Collector (2 Lanes)
- Railroads

AMERICAN FORK 18 53



Q:\2023\UT-0118-2301 American Fork General\AF 2023 TMP Update\Project Data\GIS\Horrocks\Proj\AF TMP\AF TMP2.aprx, 2/15/2024 11:14 AM, shane.eller

Planning Commission Staff Report
Meeting Date: February 21, 2024

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as RBD Investments, of the American Fork City Municipal Code. Amending Section 17.4.403, the Code Text Amendment plans to provide personal service establishments, including reception centers, as permitted uses within the CC-2 zone.

Applicant

RBD Investments – Ken Berg

Background

The applicant has applied for a Code Text Amendment to amend Section 17.4.403 CC-2 Central Commercial Zone of the American Fork City Municipal Code. The proposed amendment looks to provide personal service establishments within the designated zoning district. The applicant is looking to provide a reception area within their property in the CC-2 zone, which has prompted them to apply for a code text amendment due to reception areas not being a permitted use within the CC-2 zone.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 17.4.403, titled RBD Investments, relating to personal service establishments, including reception centers, being permitted within the CC-2 zone and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 17.4.403, titled RBD Investments, relating to personal service establishments, including reception centers, being permitted within the CC-2 zone.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 17.4.403, titled RBD Investments, relating to personal service establishments, including reception centers, being permitted within the CC-2 zone and instruct staff/developer to……..

Next Step:
Reviewed
Proceed to Planning Commission on February 21st, 2023

No comments

AMERICAN FORK CITY
Development Services | 801-763-3060 | 275 E 200 N, American Fork, UT 84003

AMERICAN FORK DEVELOPMENT SERVICES

DEVELOPMENT CODE TEXT AMENDMENT

Development Review Committee Application Form

American Fork City Development Review Committee

Planning and Zoning Reviewed copperman 02/01/2024

Engineering Division Reviewed rburkhill 02/01/2024

Project Name: RBD INVESTMENTS - RECEPTION CENTER

Location: 241 W MAIN

Utah County Parcel No(s): 02:019:0021 & 02:019:0023

Property Owner Name RBD INVENTMENTS

Zoning District the Property is Located in: CC-2

Property Owner or Authorized Representative Contact Information:
(By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: KEN BERG - Berg Civil Engineering

Address: 1018 N. Deer Crest Ln Alpine, UT 84004

Phone: 801.616.1677

Email: ken@bergcivilengineering.org

Reason/Description: The proposed use as a reception center is not listed as a permitted or conditional use within the CC-2 zone. Applicant is requesting the text amendment to add this use to be permitted in the CC-2.

Submittal Checklist (*applicant - check the box to indicate items are included in this submittal*)

☐	Proposed/revised text language you are suggesting? (typewritten)
☐	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)

Submit the following to applications@americanfork.gov

1. **ELECTRONIC** submittal including all checklist items in a **One Drive or Dropbox link, or on a USB submitted to the Development Services Department, 275 East 200 North:**
   LABEL EACH SEPARATE FILE WITH THE NAME OF THE CORRELATING ITEM.

2. **Development Services Plan Review Fee: $250.00**
   Development review fees are billed per hour during the course of the project review (see Resolution No. 2022-06-21R).

I understand that I am responsible for submitting a complete application, including all required documents that meet city code. The City will not hold partial submittals. Acceptance of this submittal to the Development Review Committee (DRC) for review is not an acknowledgment by the City of a complete application. This determination will be made by the DRC in accordance with UCA 10-9a-509.5. I acknowledge that I am responsible for resubmitting my application in its entirety if my application is incomplete. In the event that I re-submit my project, I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal. I acknowledge that a building permit will not be issued until the untreated gravel base has been placed and graded, sewer, and storm drain lines and water lines, and inlet boxes completed and tested per Section 15.01.230 of the American Fork City Code. By submitting an application, the owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for the purposes of evaluating this application.

Engineering Division Review Fees – Development review and inspection fees are billed per hour during the course of the project review and construction. These fees include time for city personnel as well as 3rd party consultants that complete plat reviews, water rights transfers and reviews, engineering reviews, utility modeling, field inspections, recording fees, permit fees, street light costs, and all other applicable fees which are billed as they occur. **By signing below, I acknowledge that I have reviewed the General Fee Schedule** (see Resolution No. 2022-06-21R**), have had the opportunity to discuss my questions with staff, and accept responsibility for all fees and costs associated with my development as detailed above.**

Property Owner Signature: _____

Date: 11/16/24

Authorized Representative Signature (if applicable): _____

Date: 11/16/24

Additional Resources:

Amendments – Chapter 17.11

General Provisions – Sections 17.1.101 and 17.1.102

American Fork City Code	https://americanfork.municipalcodeonline.com/
APWA Standards	http://utah.apwa.net/
Development Review Process	https://americanfork.gov/964/Development-Review-Process
Engineering Division Page (General Plans, Standards, etc.)	https://americanfork.gov/719/Engineering-Services
Planning Department Page	https://americanfork.gov/276/Planning-Department
Private Development Forms and Checklists	https://www.americanfork.gov/932/Private-Development

Sec 17.4.403 CC-2 Central Commercial Zone

1. Intent. It is the intent of this zone to: (1) facilitate the orderly development of property within and adjacent to the built-up central business area of the city for commercial purposes but to do so in a manner to minimize the adverse impacts of such commercial activity on existing residents and residential uses in the zone area and, (2) encourage and facilitate the preservation and restoration of homes in the zone area having unique historic significance.
   The zone is to be applied to the existing built-up areas within and adjacent to the existing central commercial areas of the city which were initially developed for residential purposes, but which have more recently experienced a trend toward conversion in use for office and commercial purposes.
   The zone is characterized by a mixture of relatively small commercial structures and existing residences converted for office and retail and service commercial purposes and located in pleasant landscaped settings, interspersed with older residential structures, still occupied as dwellings. Many of the dwellings and converted dwellings qualify for historic building status.
2. Permitted and conditional uses. The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this code:
    1. Residential structures, provided that said structure existed as a residence prior to the effective date of this chapter. Also, customary residential accessory structures (i.e. swimming pools, detached garages, private greenhouses etc.) when appurtenant to and on the same lot as a residence.
    2. Home occupations, when conducted as an incidental part of a residence permitted pursuant to paragraph 1 above, and subject to the provisions of Section 17.5.123.
    3. General retail stores and shops providing goods and services for sale at retail in the customary manner.
    4. Office buildings, medical clinics.
    5. Commercial recreation enterprises including movie theaters, bowling alleys, recreation centers, athletic clubs, etc.
    6. Accessory signs in accordance with the provisions of Section 17.5.128.
    7. Historic building conservation projects, subject to the applicable provisions of Section 17.7.801 of this code.
    8. Specialty schools subject to the approval of a site plan in accordance with the provisions of section 17.6.101.
    9. Pre-schools and day-care nurseries subject to approval of a site plan in accordance with the provisions of section 17.6.111.
    10. Residential facility for handicapped persons, when occupying a residential structure constructed prior to the classification of the property into the CC-2 zone and subject to the standards and conditions set forth under Section 17.6.107.

11. Residential facilities for elderly persons and residential health care facilities (small scale), when occupying a residential structure constructed prior to the classification of the property into the CC-2 zone and subject to the standards and conditions set forth in Section 17.6.108.
12. Youth group housing facilities, when occupying a residential structure constructed prior to the zoning of the property into the CC-2 zone and subject to the standards and conditions set forth in Section 17.6.109.
13. Check cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Chapter 5.30 of the city code.
14. **Personal service establishments, such as barber and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service), reception centers, and similar establishments.**

3. Lot area and width requirements.
    1. Lot occupied by a dwelling structure. Same as required for residential structures in the R-4-7500 zone.
    2. Lot occupied by an office and commercial structure. There shall be no minimum lot area or width requirements except that an area sufficient to accommodate the structure, landscaped areas, minimum setback, required off-street parking, loading and unloading, vehicular ingress and egress shall be provided and maintained.
4. Location requirements. Buildings shall be set back from the lot lines as follows:
    1. Front setback. All buildings shall be set back not less than thirty (30) feet.
    2. Side and Rear setback.
        1. When abutting a street. Same as required for the R-4-7500 zone.
        2. When abutting a residential zone, the Land Use Authority may require a setback of up to thirty (30) feet.
        3. Interior side and Rear. There shall be no minimum interior side or rear setback requirement, except that any proposed structure shall be located outside of easements along an interior side or rear property line.
5. Special provisions.
    1. No portion of any front setback area shall be devoted to off-street parking. All portions of the required front setback area not required for access to off-street parking facilities shall be landscaped. No portion of the front setback area shall be used for merchandise display.
    2. Any proposal to construct a new commercial structure or any enlargement thereof shall require the submission of and approval of a site plan as set forth under Section 17.6.101.
    3. Any proposal to convert an existing residential structure to commercial purposes shall require the submission and approval of a site plan by the planning commission in accordance with the provisions of Section 17.6.101.
    4. No structure which has been occupied as a commercial establishment shall be occupied as a residence without first having a site plan approved by the planning commission. Before granting approval of a site plan the

commission shall make a determination that the proposed structure conforms to all of the provisions of the R-4-7500 zone relating to residential structures, including, but not limited to the setback, landscaping and off-street parking provisions.

5. Existing residential structures proposed to be occupied for commercial purposes shall first be made to conform to the applicable provisions of the building code, electrical code, plumbing code, fire code and other applicable codes for commercial structures.
6. Existing residential structures may be enlarged or improved to provide more living space, provided that such enlargement will comply with the setback and other requirements of the zone, and that the planning commission, upon review of the proposed site plan and architectural drawings determines that the character of any such enlargement is consistent with the design and construction of the original building.
7. All residential structures proposed for enlargement, all residential structures proposed for conversion to commercial or other non-residential purposes and all new commercial or other non-residential uses shall conform to the off-street parking requirements of this code.

(Ord. No. 08-01-05; Ord. No. 2009-01-06)

HISTORY
Amended by Ord. 2019-10-65 on 10/22/2019

ZONE TEXT AMENDMENT NARRATIVE

The proposed text amendment to the CC-2 zone to allow person service establishments as a permitted use will support the following within the CC-2 Zone and the American Fork City Development Code:

1. Will allow existing and established personal service establishments as permitted uses.
   a. barber and beauty shops (2)
   b. shoe repair, vacuum repair (1)
   c. laundries (commercial and self-service), (1)

2. Will allow new personal service establishments as permitted uses
   a. barber and beauty shops,
   b. photographic studios,
   c. shoe repair,
   d. laundries (commercial and self-service),
   e. reception centers, and similar establishments.