

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION**

June 5th, 2024

The American Fork City Planning Commission met in a regular session on June 5th, 2024 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Bruce Frandsen, Chris Christiansen, David Bird, Harold Dudley, Geoff Dupaix

Commissioners Absent: Christine Anderson, Rodney Martin,

Staff Present:

Patrick O'Brien	Development Services Director
Travis Van Ekelburg	Senior Planner
JJ Hsu	Engineer
Angie McKee	Administrative Assistant I

Others Present: Ken Berg, Randy Komoto, Dusty Pyne, Russ Nelson

REGULAR SESSION

Chris Christiansen led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

Minutes of the May 22nd, 2024 Planning Commission Regular Session.

David Bird motioned to approve the Common Consent agenda

Bruce Frandsen seconded the motion.

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Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

PUBLIC HEARINGS

- a. Public hearing, and recommendation on a City initiated Land Use Map Amendment, known as AF City LUMA. This City initiated Land Use Map Amendment is for the purpose of changing the Land Use Map of the General Plan for properties located at approximately 5313 W 6800 N, from Design Industrial to Institutional Lands, Schools and Public Facilities. The total area is approximately 1.8 acres.**

Patrick O'Brien reviewed the background information for public hearing item letter a: Staff has initiated a proposed Land Use Map Amendment for two properties. The land use map amendment looks to change the properties from Design Industrial to Institutional Lands, Schools and Public Facilities. After discussion with administration and public works, this Land Use Map Amendment is to plan for future land use within the City. No zone change will be required as these properties are not part of American Fork Territory. This location here where the city owns some property is a good candidate for having some decentralized storage areas for Public Works teams and other potential public facility uses when or if necessary. David Bird inquired if there is a specific purpose that the city has in mind, and Mr. O'Brien mentioned potential storage for materials like the salt that is needed in the wintertime. Mr. Bird asked if that type of storage could happen under the current zoning. Mr. O'Brien explained that the Public Facilities zoning would make more sense for the city. Geoff Dupaix asked about access to the site and Mr.

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O'Brien told him they would not know that information until the site design stage, and for right now we are just looking at future potential.

Public Hearing Opened

No Comments

Public Hearing Closed

Geoff Dupaix moved to recommend approval for the proposed Land Use Map Amendment, located at approximately 5313 W 6800 N, American Fork City, from the Design Industrial land use to Institutional Lands, Schools and Public Facilities land use, subject to any conditions found in the staff report.

Harold Dudley seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

- b. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, located at 694 South 860 East, for approximately 0.97 acres. The property is proposed to change from the Design Commercial land use designation to the Planned Community land use designation.**

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Patrick O'Brien reviewed the background information for public hearing item letter b: This property is being proposed to change from Design Commercial land use to Planned Community land use. Staff are looking to change the land use to better provide a retail-oriented environment for the residents living in that area. The current land use and overlying zoning designation (PI-1) does not provide a retail-oriented environment where people can go into the building to look at what is for sale and to purchase those products. The Design Industrial land use provides the PI-1 zoning designation which allows office/warehouse use, where the sale of products on site is not the primary function of the zone.

This property has undergone discussion in the past year, where a Development Agreement in place with the City showed the property being a commercial phase of the agreement. Over the year, there has been a zone change proposed to allow townhomes at this location, that was denied by the City Council as they see the need to provide commercial services to the residents in that area. The property was included in the Lake City Row Development Agreement that was revised in March of 2021, and listed the subject property as commercial phase 5 for development in the Master Plan Map, but the property owner at the time did not sign the agreement. This Land Use Map Amendment is trying to preserve that commercial element with the little available land left for the Planned Community Land Use area. Geoff Dupaix asked about the property owner as it looks like he wanted to do something different previously. Mr. O'Brien informed the commissioners that the property owner wanted to put a residential mixed use there, with very minor retail service, and the zoning would not allow that. The overall discussions with City Council is that there is significant planned industrial in that area, but the overall intent of that land from concept is every commercial use that goes in there is not to be a hard industrial or non-industrial use, but it's to be served as commercial or a service retail base, that would support the residents living around there and help generate that walkability within the community.

Public Hearing Opened

No Comments

Public Hearing Closed

David Bird to recommend approval for the proposed Land Use Map Amendment, located at 694 South 860 East, American Fork City, from the Design Commercial land use to the Planned Community land use, subject to any conditions found in the staff report.

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Geoff Dupaix seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

- c. Public hearing, review, and recommendation on a proposed Zone Change, located at approximately 694 S 860 E, American Fork City, UT 84003, for approximately 0.97 acres. The property is proposed to be rezoned from the Planned Industrial (PI-1) zoning designation to the Planned Community (PC) zoning designation.**

Patrick O'Brien reviewed the background information for public hearing item letter c: This property is being proposed to change from PI-1 zone to the PC zone. Because of the Land Use Map Amendment discussion from the previous item, there were not any questions from the commissioners about the Zone Change.

Public Hearing Opened

No Comments

Public Hearing Closed

Harold Dudley moved to recommend approval for the proposed Zone Change, located at 694 South 860 East, American Fork City, from the PI-1 zone to the PC zone, subject to any conditions found in the staff report.

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Bruce Frandsen seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

- d. Public hearing, review, and recommendation on a proposed Code Text Amendment, Amending Section 17.8.110 Lots Must Abut on Public Streets of the American Fork City municipal code. The Code Text Amendment modifies the street width as referenced in this section.**

This Item was Pulled from the agenda

- e. Public hearing, review, and recommendation on an application for a Zone Change, known as Timpview Logistics Center Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003. The Zone Change will be on approximately 21.56 acres and is in the PI-1 and PF zones, and will change to the PI-1 and PF zones to relocate the zoning boundary.**

Travis Van Ekelburg reviewed the background information for public hearing item letter e: The applicant has applied for a proposed Zone Change. This application seeks to relocate the boundary between the PF zone and PI-1 zone so that the border aligns with the southern boundary of the proposed right of way for Deer Park Dr. The applicant has previously been through the Planning Commission and City Council process for this zone change, but the conditions found in this staff report were not completed within the time frame of the approval, resulting in going through the process again. The previous timeline for completing the conditions found in this staff report was 60 days. Staff has now provided the applicant with 90 days to

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achieve those conditions. David Bird asked if they have met the conditions, and they have not. Patrick O'Brien explained that because the time frame lapsed on the last approval, they had to come back through to get a new approval for the extended time frame. Geoff Dupaix asked where Deer Park Drive is going to be located. Mr. O'Brien informed him that it is essentially a frontage road that will be just to the south boundary of the Vineyard Connector. Because the Deer Park South Annexation would have been an island with no access due to an unincorporated piece of land, Deer Park Drive will allow the access required for developability of that site.

Public Hearing Opened

No Comments

Public Hearing Closed

Harold Dudley moved to recommend approval for the proposed Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003, from the PI-1 & PF zones, to the PI-1 & PF zones, subject to any conditions found in the staff report.

Geoff Dupaix seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

ACTION ITEMS

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- a. **Review and recommendation on an application for a Commercial Site Plan, known as Quick Quack (500 East), located at 478 East 200 South, American Fork City. The Commercial Site Plan will be on approximately 1.33 acres and will be in the GC-2 Planned Commercial Zone.**

This Item was pulled from the agenda, at the applicants request.

- b. **Review and recommendation on an application for a Commercial Site Plan, known as American Heritage School – Temp Trailers, located at 736 North 1100 East, American Fork City. The Commercial Site Plan will be on approximately 13.32 acres and will be in the R1-9000 Residential Zone.**

Travis Van Ekelenburg reviewed the background information for Action Item letter b: The applicant has applied for a Commercial Site Plan to develop temporary classrooms for the American Heritage School. The project looks to provide four (4) temporary trailers for the classrooms to be held in and one (1) temporary trailer utilized for restrooms. The proposal involves landscaping, fencing, and play areas for the students to utilize. Additionally, there will be a 26' temporary fire lane made out gravel for fire apparatus' to be utilized. There were no questions or concerns from the commissioners, and the applicant did not wish to speak.

Geoff Dupaix moved to recommend approval of the proposed Commercial Site Plan, located at approximately 736 N 1100 E, American Fork City, in the R1-9000 residential zone, subject to any conditions found in the staff report.

Harold Dudley seconded the motion.

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Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

- c. Review and recommendation on an application for a Commercial Site Plan, known as Chick-Fil-A Remodel, located at 183 West State Street, American Fork City. The Commercial Site Plan will be on approximately 0.76 acres and will be in the Planned Shopping Center (SC-1) Zone.**

Patrick O'Brien reviewed the background information for Action Item letter c: The applicant has applied for a Commercial Site Plan for the remodel of the current Chick-Fil-A in the City. The project increases the footprint of the building, reconfigures the drive-thru lane, updates the landscaping, and provides for a right turn only exit on the west side of their lot. In the past, Chick-Fil-A has gotten approval for the remodel of their location, but they could not acquire the land to increase their lot for what was previously approved with the City. As the land could not be acquired, they had to come back for a Commercial Site Plan approval for the land that they currently own and reconfigure it as such. There are no comments or stamps provided by the Fire Marshall, but with previous discussions and reviews he has provided for the plan set we are moving forward to Planning Commission assuming he doesn't have any comments for this recent review. There may be outstanding fire comments. Chris Christiansen asked for confirmation from staff that they were comfortable with the drive-up queues and parking. Patrick O'Brien acknowledged that there were some concerns with the drive-up queue blocking some of the required stalls, but they are looking at striping and signing those stalls specifically for employee parking use, in order to still utilize them. Randy Kamoto with Chick-Fil-A introduced himself to the planning commission and offered to address any questions they might have. David Bird asked if the plan was to do an expansion or a remodel. Mr. Kamoto informed him that this project is an expansion or as their company calls it; a reinvestment. He explained that they plan to bring new and improved branding and technology to the city and its community.

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David Bird moved to recommend approval for the proposed Commercial Site Plan, located at 183 West State Street, American Fork City, in the Planned Shopping Center (SC-1) Zone, subject to any conditions found in the staff report.

Bruce Frandsen seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

- d. Review, and recommendation on a proposed Code Text Amendment, known as the Issel Code Text Amendment, of the American Fork City Municipal Code. Amending Section 17.7.603, the Code Text Amendment plans to reduce the minimum area of a project from four (4) acres to two (2) acres.**

The Applicant had asked to have this item pulled from the agenda.

Other Business

Patrick O'Brien reminded the commissioners that there will not be meetings on June 19th or July 3rd due to conflicts with some holidays. The commissioners welcomed back Geoff Dupaix as a new member of the Planning Commission, and staff gave an update on upcoming projects in the city.

Adjournment

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Geoff Dupaix motioned to adjourn the meeting.

David Bird seconded the motion.

Meeting adjourned at 6:36 PM

Angie McKee

Administrative Assistant I

A handwritten signature in black ink, appearing to read 'Angie', with a stylized flourish extending to the right.

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