

APPROVED MINUTES

1 AMERICAN FORK CITY

2 PLANNING COMMISSION MINUTES
3 SEPTEMBER 19, 2018
4

5 The American Fork City Planning Commission met in a regular session on September 19, 2018
6 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.
7

8 Present: John Woffinden
9 Harold Dudley
10 Geoff Dupaix
11 Nathan Schellenberg
12 Rebecca Staten
13 Eric Fransen
14

15 Absent: Christine Anderson
16 Rod Brocious
17

18 Staff Present: Scott Sensanbaugher, Public Works Director
19 Adam Olsen, Senior Planner
20 Wendelin Knobloch, Associate Planner
21 Lisa Halversen, Administrative Assistant
22

23 Also Present: Derek Rasmussen, Lori Stephens
24

25 1. Pledge of Allegiance
26

27 Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance.
28

29 2. Hearing, review and action on a zone map amendment from the RA-1 Residential
30 Agricultural zone to the R-1-12,000 Residential zone, located at 650 North 1100 East.
31

32 Mr. Olsen stated that the applicant proposes to amend the zoning on a parcel located at
33 approximately 650 N. 1100 E. from RA-1 to R1-12,000 zone, in anticipation of possible future
34 residential development.
35

36 The property fronts 1100 East/North County Boulevard and consists of nearly one acre.
37 The City's Land Use Plan designates the area as "Low Density Residential" with a
38 corresponding density of 3 du/ac. The R1-12,000 zone falls within the Land Use Plan
39 designation.
40

41 Any future subdivision proposal will go through the City's review process; coming before
42 the Planning Commission for review and a recommendation to the City Council.

43 **Public Hearing Opened**

44 **Public Hearing Closed**

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1 Ms. Staten asked about access to the new lots if the plan was approved.

2 Mr. Olsen stated that the lots would have frontage along 1100 East.

3 Mr. Derek Rasmussen stated that they own the lot and an additional lot so that he's not landlocked.
4 He would like to divide into 2 1/3 acre lots and he would have access on 1100 East. He would
5 eventually sell and develop, and all cars from these homes would drive forward onto the road and
6 not have to back into traffic.

7 Adam pointed out to the commissioners that no subdivision is on the table tonight, just the zone
8 change.

9 **Ms. Staten moved to approve the zone map amendment from the RA-1 Residential**
10 **Agricultural zone to the R-1-12,000 Residential zone.**

11 **Mr. Fransen seconded the motion. Voting was as follows:**

12	John Woffinden	Aye
13	Harold Dudley	Aye
14	Rebecca Staten	Aye
15	Geoff Dupaix	Aye
16	Eric Fransen	Aye
17	Nathan Schellenberg	Aye

18 **The motion carried.**

19

20

21 3. Hearing, review and action on a commercial site plan for On the Spot Pet Care located at 60
22 North 1100 East in the PO-1 Professional Office Zone.

23

24 Mr. Olsen stated that the applicant proposes to locate a pet care facility on property which
25 currently houses medical offices. An enclosed rear yard area will be used as an open play area
26 for dogs.

27

28 The facility is currently located at approximately 100 S. 700 E. The proposed location is
29 surrounded by commercial uses to the north, south, and east. To the west is North County
30 Boulevard (1100 E.), with residential uses west of North County Boulevard.

31

32 While a pet care facility is not expressly called out in the zone, the surrounding
33 commercial uses provide a more conducive environment for the potential use than that of
34 surrounding residential uses. The Planning Commission may (but is not required to) find
35 that the proposed use meets the intent of the PO-1 zone; a mixture of offices and related
36 facilities for professional persons.

37

38 **Mr. Sensanbaugher said that the Engineering Department has no concerns and**
39 **recommends approval.**

40

41 Mr. Dudley asked what any potential complaints might involve.

42

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1 Mr. Olsen said that barking would probably be the most likely complaint.

2
3 Mr. Fransen asked what zone would this use be specified for, if it's not specified for the current
4 zone?

5
6 Mr. Olsen replied that this use (dog boarding and care) isn't mentioned in any zone, flexibility is
7 given to the planning commission to determine whether it is an appropriate use for the zone. He
8 added that the uses currently specified for this zone are medical office, housing (assisted living,
9 etc), professional offices are allowed.

10
11 Mr. Dupaix asked if a variance would be needed.

12
13 Mr. Olsen said no, it would just require a statement that this business meets requirements of a
14 business in this zone, this can be specified in the motion.

15
16 Mr. Dudley said that hospitals are allowed, he thought that vet facilities may fit with the intent of
17 the zone.

18
19 **Public Hearing Opened**

20
21 **Public Hearing Closed**

22
23 Lori Stephens, owner of On the Spot Pet Care, says that the proposed use is doggie day care and
24 overnight boarding. Her existing business would be moved from 700 E to 1100 E. She has
25 checked with the surrounding neighbors to see if they have any concerns. Taylor Drug approves
26 and would want to buy a piece of the land to expand their drive up window and put up a privacy
27 fence. She has a letter from current owner, Dr. Reynolds, and she also has letters of support from
28 other neighbors. She has spoken with residents across the highway, some are current customers
29 and would be happy for her business to be closer to them.

30
31 Chairman Woffinden asked how many animals would be there at any given time.

32
33 Ms. Stephens said anywhere from 10 to 100.

34
35 Chairman Woffinden asked if they boarded dogs and cats or just dogs.

36
37 Ms. Stephens said they have 90% dogs, she says if this is approved they may go more upscale,
38 with dogs in rooms instead of kennels. This business model would be higher priced and more
39 pampered.

40
41 Mr. Dudley asked what she plans to do with the outdoor yard.

42
43 Ms. Stephens says they will build privacy fences, white vinyl around the perimeter and chain
44 link in the center of their yard. Dogs would be in and out of the yard playing. She has learned
45 from being in this business for 13 years that gravel is the most sanitary ground cover. She added
46 that two doors south of this building are horses and large animals.

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1 Mr. Fransen indicated that the large animals are grandfathered in. They were there before the
2 hospital was built.

3
4 Mr. Dupaix expressed concern about zoning, and said that they need to give consideration as to
5 what zoning a pet business would fit in.

6
7 Mr. Knobloch replied that there is room for interpretation in the ordinances, and decisions of the
8 city council become a legislative act that takes precedence.

9
10 Mr. Olsen stated that this use isn't specifically mentioned in any zone. It is somewhat of a niche
11 use, the commissioners will need to say something about the use in their motion.

12
13 Ms. Stephens added that there won't be any dog runs on the property, and no dogs will be
14 outside after 6 pm.

15
16 **Mr. Fransen moved to approve On the Spot Pet Care as an acceptable use in this zone, with
17 the finding listed in the staff report.**

18 **Mr. Schellenberg seconded the motion. Voting was as follows:**

19	John Woffinden	Aye
20	Harold Dudley	Aye
21	Geoff Dupaix	Aye
22	Eric Fransen	Aye
23	Nathan Schellenberg	Aye
24	Rebecca Staten	Aye

25 **The motion carried**

26
27 **4. Other Business**

28
29 Mr. Olsen pulled up the calendar for October and asked commissioners if they would be open to
30 changing the October planning commission meeting from October 3rd to October 10th to allow
31 more time for review of the TOD code. If they made this change there would only be one
32 planning meeting in October. In addition to this planning commission meeting, there would also
33 be work sessions and a city council meeting. The TOD moratorium ends October 31. An open
34 house and joint work session would be held on October 2 in this building.

35
36 Commissioners approved that schedule change and asked for email reminders.

37
38 **5. Site Plan Committee Report**

39
40 Mr. Knobloch reviewed the possible agenda items for the October 10, 2018 Planning
41 Commission meeting. There are several amendments proposed.

42

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1 Mr. Sensanbaugher indicated that most of the proposed amendments are focused around
2 transportation and roads that need to be added. Some of the roads are a different cross section
3 than roads that they will be proposing.
4

5 **6. Review and action on the minutes of the September 5, 2018 Planning Commission Regular**
6 **Session**
7

8 **Mr. Dupaix moved to approve the September 5, 2018 minutes from the Planning**
9 **Commission meeting.**
10

11 **Mr. Dudley seconded the motion. Voting was as follows:**
12

13	John Woffinden	Aye
14	Harold Dudley	Aye
15	Rebecca Staten	Aye
16	Geoff Dupaix	Aye
17	Nathan Schellenberg	Aye
18	Eric Fransen	Abstain

19 **The motion carried.**
20
21

22 **7. Adjournment**
23

24 Ms. Staten moved to adjourn the meeting.
25

26 Mr. Dudley seconded the motion. Voting was unanimous.
27

28 The meeting adjourned at 7:30 pm.
29
30

31 Lisa Halversen
32 Administrative Assistant
33

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