

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES DECEMBER 19, 2018

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

Present: John Woffinden
Geoff Dupaix
Christine Anderson
Harold Dudley
Nathan Schellenberg

Absent: Rebecca Staten
Eric Franson
Rod Brocious

Staff Present: Scott Sensanbaugher, Public Works Director
Adam Olsen, Senior Planner
Wendelin Knobloch, Planner
Ben Hunter, Engineer
Lisa Halversen, Administrative Assistant

Also Present: Albert Schellenberg, Brian Green

1. Pledge of Allegiance

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

2. Review and action on the final plat for American Fork Commercial Center Plat K Amended and Extended – Amendment 2 subdivision, consisting of 3 lots, located at 750 West Pacific Drive in the SC-1 Planned Shopping Center zone

Mr. Olsen stated that the “Plat K Amended and Extended-Amendment 2” consists of three (3) lots located along the east side of Meadow Lane, and north of Pacific Drive, totaling 9.5 acres. Plat K Amended and Extended-Amendment 2 is a re-subdivision of the original Amended and Extended plat, approved in 2016; and also portions of AFCC Plats D, K, and C.

Amendment 2 proposes a shift in a lot line for Lot 101 (former site of Shoe Carnival) for financing reasons. Access is provided off of Meadow Lane and Pacific Drive. The subdivision plat notes an “access/parking easement” which allows patrons access and ability to park throughout the project. All lots have been configured to allow sufficient parking for their intended commercial uses.

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Mr. Sensanbaugher indicated that The Engineering Division has no concerns about the proposed development.

Mr. Schellenberg moved to recommend approval of the final plat of the American Fork Commercial Center Plat K Amended and Extended—Amendment 2 Subdivision, with the findings and condition as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye

The motion carried.

3. Review and action on the final plat for Hill Valley Plat E subdivision, consisting of one lot, located at 594 North 850 East, in the R-1-9,000 Residential zone

Mr. Olsen stated that Hill Valley Plat E consists of one lot located at 594 N. 850 E. The proposed lot exceeds the requirements of the underlying zone, R1-9,000. Utilities and access will be provided off of 850 East.

Mr. Hunter stated that the Engineering Division has no concerns about the proposed project.

Mr. Albert Schellenberg stated that he wants to buy this lot. It has water and sewer already stubbed in.

Mr. Dupaix moved to recommend approval of the final plat of Hill Valley Plat E, with the findings and condition as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

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

Chairman Woffinden	Aye
Harold Dudley	Aye
Geoff Dupaix	Aye
Christine Anderson	Aye
Nathan Schellenberg	Abstain

The motion carried.

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4. Hearing, review and action on amendments to Section 17.6.115 Non-Accessory Signs and Billboards of the American Fork City Development Code.

Mr. Olsen said that an application is presented to the Planning Commission for consideration on lessening the spacing requirement of 800' for placement of billboards along I-15. The request is to reduce the spacing requirement to 600'. The applicant states that 600' is still greater than the minimum requirement of 500' as stipulated by the State. State Law allows municipalities to impose a greater spacing requirement, but not less.

In addition, the City allows billboards to be placed in certain zones along the I-15 corridor; residential zones excluded. This amendment does not propose the addition of billboards to zones where they are currently prohibited; merely to reduce the spacing requirement by 200', to 600'.

Mr. Olsen surveyed other cities to see what their billboard spacing requirements are. Utah County's requirement is 500', Payson's is 1000', Lehi is maxed out on billboards spaced at 1000', West Valley requires 750' between billboards. American Fork seems to be right in the middle of restriction requirements compared to other Utah County cities.

The places in American Fork where billboards are allowed are along the I -15 corridor, some are allowed in the GC-2 zone near the Utah Valley Business Park.

Chairman Woffinden asked when the last request to reduce the spacing requirement was.

Mr. Olsen indicated that he researched back ten years, he couldn't find any requests to decrease space between billboards. There have been previous requests for increases in billboard height that have been approved.

Mr. Schellenberg expressed curiosity about what might be driving this request.

Mr. Hunter stated that the Engineering Division has no comments on the proposed code text amendment.

Public Hearing Opened

Mr. Brian Green, counsel for the property owner, explained why the applicant desires to make this change. He showed a parcel map, his client owns 1350 feet of I-15 frontage that cannot support a billboard under the current ordinance because a city right-of-way in the property does not leave the required space on either side. He stated that there is ongoing discussion between city officials and a prominent billboard owner to vacate the right of way and put a joint venture billboard there. To do this, the space requirement would have to change to 500', the right-of-way would have to be vacated, and the parcel rezoned to Planned Industrial. This would require a comprehensive site plan development. The owner's primary motivation for this application is as a preemptive measure to protect his interests. If space requirements were reduced to 600', the property owner could put a billboard there with a site plan and development project. This is the beginning of a discussion, not the end.

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Chairman Woffinden asked if we really need more billboards. He is concerned about billboard pollution. There is also a safety issue to consider, the city council will have a chance to weigh in on this issue.

Mr. Schellenberg asked if anyone from the city proposes to loosen restrictions on billboard spacing.

Mr. Olsen said that he's not aware of anything like that ever being discussed.

Mr. Dudley doesn't see any compelling reason to change the ordinance, it complies with state requirements.

Mr. Dupaix expressed agreement with Mr. Dudley, it may be a future revenue source, but will open up the ordinance to more changes and he's not comfortable with more billboards and tighter spacing.

Mr. Green said that he respects their decision, he added that it's important to have this discussion on the record so that if the city comes forward wanting to reduce the requirements, more legal discussions will be taking place.

Public Hearing Closed

Mr. Dupaix moved to recommend denial of the amendments to Section 17.6.115 of the Development Code.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Geoff Dupaix	Aye
Christine Anderson	Aye

The motion carried.

5. Other Business

Mr. Olsen stated that there will be only one Planning Commission meeting in January, to be held on January 16. He asked the commissioners to begin thinking about the winter dinner in February, what days will work. He is open to recommendations regarding time and place.

Chairman Woffinden stated that the mayor is recommending that we utilize local establishments if possible.

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6. Site Plan Committee Report

Mr. Knobloch discussed items for the Planning Commission meeting on January 16, 2019. He displayed the agenda from the latest Technical Review Committee meeting, and said that the Utah Endocrinology Associates project will be going on to Planning Commission in January. There are 2 other projects that may or may not be ready for the meeting on January 16th. There will also likely be an annexation coming to the commission in January.

The dates for next year's Planning Commission and City Council meetings were displayed. Mr. Knobloch asked for input whether or not a meeting should still be held on April 3, it conflicts with school spring break. This meeting could be cancelled without impact to developers since the city council cancelled their subsequent meeting.

The commissioners suggested canceling the meeting on April 3, and they asked for next year's meeting dates to be sent to them.

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

Ms. Anderson moved to approve the December 5, 2018 minutes from the Planning Commission meeting.

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

John Woffinden	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Christine Anderson	Aye
Geoff Dupaix	Aye

The motion carried.

8. Adjournment

Mr. Dupaix moved to adjourn the meeting.

Ms. Anderson seconded the motion. All were in favor.

The meeting adjourned at 7:30 p.m.



Lisa Halversen
Administrative Assistant