

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES FEBRUARY 6, 2019

The American Fork City Planning Commission met in a regular session on February 6, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Geoff Dupaix
Harold Dudley
Nathan Schellenberg
Rebecca Staten
Rod Brocious
Christine Anderson

Absent: Eric Franson

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

Also Present: Odell Miner, James Johansen, Adam Naylor, Armand Johansen, Scott Schmuhl,
Lisa Schmuhl, Jaden DeMille, Jake Horan, David Grow

1. Pledge of Allegiance

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

2. Hearing, review and action on an agreement on the Riverbirch Medical Office, located at 24 North 1100 East in the PO-1 Professional Office zone.

Mr. Olsen stated that the Riverbirch Office Park was approved in 1998. The office/medical park has been fully constructed aside from one vacant plot, on which the proposed Riverbirch Medical Office is proposed. The site plan, if approved, will complete the project. As the project is an existing PUD, access and parking are common and shared between all units. Additional parking spaces will be provided with this site plan, to share in the overall parking for the project. Parking for the entire project, as proposed, meets the City's parking requirements. Landscaping will also be added, completing the overall project. The structure will be two-story. Renderings are included in the submittal materials.

Mr. Sensanbaugher stated that the Engineering Division recommends approval of the proposed development.

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Mr. Russ Naylor, representing the architect, expressed satisfaction with the site plan. There were no questions for him.

Public Hearing Opened

Public Hearing Closed

Mr. Schellenberg moved to recommend approval of the site plan for the Riverbirch Medical Office, located at 24 N. 1100 E., with the finding listed 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
Rebecca Staten	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Rod Brocious	Aye

The motion carried.

3. Hearing, review and action on the preliminary plan for Kastell Von Schmuhl Subdivision, consisting of 2 lots, located at 195 West 700 North in the R-1-9,000 Residential zone.

Chairman Woffinden said that items three and four will be discussed together, but voted on in separate motions.

Mr. Olsen stated that the Kastell Von Schmuhl Subdivision is a two-lot proposal, located at the southeast corner of 200 West and 700 North. The existing home will remain and is proposed as Lot 2. The driveway for the existing home will be reconfigured to access off of 200 West. Lot 1 will consist of 16,251 sq. ft. Both lots meet the width, depth, and size requirements of the R1-9,000 zone.

Mr. Hunter added that the Engineering Division recommends approval of the proposed development. The Engineering Division is asking the developer to add a couple of laterals.

Ms. Anderson asked where the lot's frontage faces.

Mr. Olsen replied that the access is off of 200 West.

Mr. Scott Schmuhl, property owner, stated that in subdividing their property they will be taking the top third of their large lot.

Public Hearing Opened

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Public Hearing Closed

Mr. Dudley asked if the address will change on the existing house.

Mr. Olsen confirmed that it would change.

Ms. Anderson moved to approve the preliminary plan of Kastell Von Schmuhl Subdivision, subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Rebecca Staten	Aye
Christine Anderson	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Rod Brocious	Aye

The motion carried.

4. Hearing, review and action on the final plat for Kastell Von Schmuhl Subdivision, consisting of 2 lots, located at 195 West 700 North in the R-1-9,000 Residential zone.

Ms. Anderson moved to recommend approval of the final plat of Kastell Von Schmuhl Subdivision, with the findings and condition listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye
Christine Anderson	Aye
Rod Brocious	Aye

The motion carried.

5. Review and action on a site plan for DBN Tax, located at 34 West 100 North in the CC-1 Central Commercial zone.

Mr. Olsen stated that DBN Tax proposes to convert a residential structure to office uses. The property is zoned CC-1 and commercial uses are anticipated in the City's Land Use Plan. The northern portion of the property (while not improved with this site plan proposal) was recently

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rezoned to the CC-1 zone in support of the underlying Land Use Plan. Existing landscaping will remain. This location will be utilized by employees of DBN Tax. No customers will be present. Parking is provided by utilizing the existing driveway and garage structure. The required parking spaces are met through use of the existing facilities.

Mr. Hunter said that the Engineering Division recommends approval of the proposed development. Some additional concrete will be added for parking, no other major changes will be made.

Mr. Brocious asked where the drainage will be directed.

Mr. Hunter replied that most of the drainage will be directed to the landscaping.

Ms. Staten moved to approve the site plan for DBN Tax, with the finding as listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering Report.

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

John Woffinden	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Christine Anderson	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye
Rod Brocious	Aye

The motion carried.

6. Review and action on an agreement for the American Fork Boat Harbor Annexation consisting of 66.05 acres at approximately 1700 South 100 West.

Mr. Olsen said that the American Fork Boat Harbor Annexation consists of approximately 66 acres, and surrounds the American Fork Harbor, at approximately 1700 South and 100 West. No immediate development plans are pending. This annexation simply brings the area into the City. Right-of-way for 100 West, as well as the future Utah Lake Shoreline Trail, will be dedicated with the annexation.

The entire annexation area lies within the “Resort” designation on the City’s Land Use Plan. The corresponding zoning will be the M-1 (Marina) zone. Uses in the M-1 zone are designed to complement the harbor/marina area. Commercial uses which support the development of the harbor area are anticipated.

One property will be taken out of the annexation proposal, the other properties will remain in the application for annexation.

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Mr. Dupaix stated that there have been disputes with survey lot lines, he asked how we would ensure that the survey is correct.

Mr. Olsen said that the county will review for accuracy, and the surveyor is also here tonight.

Mr. Brocious expressed concerns about potential flooding in any future development.

Mr. Olsen replied that any business in that area will have to conform to the marina designation. He also indicated that the annexation applicants are a conglomeration of different property owners.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development. The property owner that doesn't want to be annexed isn't interested in providing the required right-of-way to the city, and doesn't intend to develop, so they will be removed from the proposal. The city owns additional right-of-way north of the annexation.

Mr. Brocious asked if there is to be a trail located in this plat.

Mr. Hunter affirmed and said it is the Lakeshore trail, and the right-of-way will be provided to the city in the northern section of the annexation.

Mr. Odell Miner is helping Mr. David Grow, property owner, with possible future development plans. The Grow family has owned this property for 40 years, they are looking to find some plans that meet the needs of their family and the city.

Ms. Staten moved to recommend approval of the American Fork Boat Harbor Annexation Agreement.

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

John Woffinden	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye
Rod Brocious	Aye

The motion carried.

7. Review and action on an agreement for the Hoggard American Fork City Annexation consisting of 12.115 acres at approximately 300 South 800 West.

Mr. Olsen explained that the Hoggard American Fork City Annexation consists of approximately 12.12 acres, and is located within the TOD overlay area, at approximately 300 South and 800 West. The applicants seek annexation in order to develop under the TOD regulations. The area is slated to be annexed under the TOD (Transit Oriented Development) zone. Any rights-of-way

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for roads within the annexation area will be provided with the annexation. Future development plans will conform to the underlying General Mixed Use and Neighborhood Edge parameters; likely being a combination of multi-family, single-family attached, and single-family detached structures. Annexation is the first step toward ultimate development.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development. They have been working with applicant to make sure the city can secure rights-of-way to 350 South.

Mr. Jake Horan, representing Keystone Construction, has been working with the applicants and is putting together concepts for the TOD area.

Mr. Dupaix moved to recommend approval of the Hoggard American Fork City Annexation Agreement.

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

John Woffinden	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye
Rod Brocious	Aye

The motion carried.

8. Review and action on an agreement for the Ovard Annexation consisting of 1.169 acres at approximately 340 North County Boulevard.

Mr. Olsen stated that the Ovard Annexation consists of 1.169 acres. The annexation is located at approximately 340 N. 1100 E. Existing use of the property is residential/agriculture. As this annexation lies near the intersection of North County Boulevard and 300 North; and, because the Planning Commission and City Council have discussed the potential of having the intersection and its vicinity function as a Professional Office area, staff recommends a zone designation of PO-1 (Professional Office). The City's Land Use Map currently designates the area as Low Density Residential (3 du/ac); however, upon a recommendation of the PO-1 zone, staff will follow up with a Land Use Plan amendment for the entire area; reflecting a Professional Office designation. Water rights dedication will occur at the time of future development. A water dedication agreement, part of the annexation agreement, reflects this.

Mr. Hunter said that the Engineering Division recommends approval of the proposed development. They have no concerns or comments.

Ms. Anderson reminded commissioners that they had previously turned down an assisted living center in the general area on the grounds that the area should remain residential. The possible medical office building would be an appropriate use of this particular property because of its frontage on North County Boulevard.

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Ms. Staten moved to recommend approval of the Ovard Annexation Agreement.

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

John Woffinden	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Nathan Schellenberg	Aye
Rebecca Staten	/aye
Geoff Dupaix	Aye
Rod Brocious	Aye

The motion carried.

9. Review and action on a final plat for Proctor Estates Subdivision, consisting of 2 lots, located at 200 South 460 East in the R-4-7,500 Residential zone

Mr. Olsen stated that Proctor Estates Subdivision proposes two lots. Lot 1 will consist of an existing home. Lot 2 is proposed to be incorporated into the Penny Lane Townhome development to the south. The HOA has revised its CC&R's to incorporate this area into the overall townhome development. Both lots meet the requirements of the R4-7,500 zone as they relate to width, depth, and lot size. The following agenda item will discuss the site plan proposal for incorporating Lot 2 into the Penny Lane development.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development. They have no comments or concerns. Required utilities are in place and there are no right-of-way needs.

Mr. Brocious asked about possible changes to drainage, he has concerns about where will it be directed. He asked if the existing infrastructure has the capacity to handle any additional flow.

Mr. Hunter replied that the townhomes development to the south has several sumps, and they are proposing that drainage would go along 460 East to an existing sump. The developers would be required to demonstrate that existing pumps could handle the additional impervious flow. If not, they will have to add more pumps. The applicant will be required to do this as part of their preliminary findings.

Mr. Larvin Pollack is the engineer that worked on this project. He said that the siding will be an updated vinyl, otherwise they will look similar to the existing townhomes.

Mr. Schellenberg asked about drainage issues.

Mr. Pollack explained that when they are on site, the contractor will pothole the existing sump. Then Mr. Pollack will go out and they will decide if an additional pump is needed.

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Mr. Hunter said that the manhole plus the gravel around it is currently a 10ft wide hole. He doesn't know what the standard was at the time of construction of current townhomes. They will need to determine the percolation rate in order to know if the additional impervious material can be handled by the existing infrastructure. The developer will need to find a solution for storing the additional water that can't be absorbed by the ground. However, if the peak flow rate is less than what the ground can handle they won't need to worry about storage.

Mr. Brocious wants to make sure that drainage issues are addressed by the applicant.

Mr. Dupaix moved to recommend approval of the final plat of Proctor Estates 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, including a percolation test to verify drainage.

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

John Woffinden	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Christine Anderson	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye
Rod Brocious	Aye

The motion carried.

10. Hearing, review and action on a final plat and site plan for Penny Lane Townhomes Phase 3 Amended, located at 200 South 460 East in the R-4-7,500 Residential zone

Mr. Olsen stated that Penny Lane Townhomes Phase 3, Amended, proposes to incorporate Lot 2, Proctor Estates, into the overall Penny Lane development. 5 townhomes are proposed for this area. Adequate parking per the City's parking requirements is provided. 5 covered parking spaces (1 space per unit) are provided. Access to the townhomes will be off of 460 East, a private drive serving the Penny Lane development. Setbacks from property lines are adhered to in both the final plat and site plan. The addition of these 5 units will bring the total unit count for the development to 32. Overall density, with the addition of 5 units, is 8.8 du/ac; within the allowed range of up to 12 du/ac. Amended CC&R's have been drafted, allowing expansion of the overall area, and of the proposed units. These CC&R's will be recorded prior to final plat recordation of Phase 3, Amended.

Mr. Hunter added that the Engineering Division recommends approval of the proposed development.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to recommend approval of the final plat and site plan of Penny Lane Townhomes Phase 3 Amended, with the findings and condition as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

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

John Woffinden	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye
Rod Brocious	Aye

The motion carried.

11. Other Business

Jaden DeMille is working on a community merit badge. He attended the meeting and was recognized.

Mr. Olsen said that there were no other items besides a reminder about the dinner that he sent out invitations for last week.

12. Site Plan Committee Report

Mr. Knobloch displayed the agendas from the last 2 TRC meetings, about half of the projects are not ready to proceed to Planning Commission, but there still are quite a few agenda items for the next Planning Commission meeting. He displayed the agenda for the next meeting on 2/20/19.

13. Review and action on the minutes of the January 16, 2019 Planning Commission Regular Session

Ms. Staten moved to approve the minutes of the January 16, 2019 Planning Commission Regular Session.

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

John Woffinden	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye
Rod Brocious	Aye
Christine Anderson	Abstained

The motion carried.

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1 14. Adjournment

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3 **Mr. Dupaix moved to adjourn.**

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

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7 The meeting adjourned at 8:00 p.m.

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13
14 Lisa Halversen

15 Administrative Assistant