

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES FEBRUARY 20, 2019

The American Fork City Planning Commission met in a regular session on February 20, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Harold Dudley
Nathan Schellenberg
Rebecca Staten
Christine Anderson
Eric Franson

Absent: Rod Brocious
Geoff Dupaix

Staff Present: David Bunker, City Administrator
Scott Sensanbaugher, Public Works Director
Ben Hunter, Engineer
Adam Olsen, Senior Planner
Wendelin Knobloch, Planner
Lisa Halversen, Administrative Assistant
Rob Shelton, Councilmember

Also Present: Garrett Seely, Josh Schellenberg, Mark Hampton, Jonathan Jensen

1. Pledge of Allegiance

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

2. Hearing, review and action on a zone map amendment from the R-1-7,500 Residential zone to the R-3-7,500 Residential zone located in the area of 414 East 500 South

Mr. Olsen stated that the applicant proposes a zone map amendment to bring the property into a single zone, the R3-7,500 zone. The property currently has a split zone; the front portion zoned R1-7,500 and the rear portion zoned R3-7,500. The applicant requests the zone map amendment so that the parcel will be one zone, as opposed to two. This will also help facilitate the conversion of an existing single-family home into a duplex.

Mr. Hunter stated that the Engineering Division recommends approval of the zone change.

Public Hearing Opened

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Public Hearing Closed

Ms. Anderson moved to recommend approval of the zone map amendment in the area of 414 East 500 South from the R-1-7,500 zone to the R-3-7,500 zone.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Eric Franson	Aye

The motion carried.

3. Hearing, review and action on a zone map amendment from the R-1-12,000 Residential zone to the PR-3.0 Residential zone located in the area of 840 South 240 West

Mr. Olsen indicated that the applicant proposes a zone map amendment to approximately 21.5 acres, located in the area of 840 S. 240 W. from the R1-12,000 to the PR-3.0 zone. Woodside Homes is developing the property to the north, east, and south of this area (Stonecreek Subdivision); and, proposes to incorporate this 21.5 acres into its overall development. The underlying density of 3 du/ac does not change from either the R1-12,000 or the PR-3.0 zone. The PR-3.0 zone allows a greater amount of flexibility than the current zone; while capping overall density at 3 du/ac. The zone change request is the first stage toward ultimate residential development.

Mr. Hunter stated that the Engineering Division recommends approval of the zone change.

Public Hearing Opened

Public Hearing Closed

Mr. Franson moved to recommend approval of the zone map amendment in the area of 840 South 240 West from the R-1-12,000 to the PR-3.0 zone with the finding listed in the staff report.

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

Chairman Woffinden	Aye
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Christine Anderson Aye

Harold Dudley Aye

Nathan Schellenberg Aye

Eric Franson Aye

The motion carried.

4. Hearing, review and action on a site plan for the Auble Office Building, located at 1112 East 300 North in the PO-1 Professional Office zone

Mr. Olsen said that the site on which the office is proposed was recently annexed and given a zone designation of PO-1 (Professional Office). The area around the intersection of 300 North and North County Boulevard has been undergoing a transition from residential to professional office uses; largely due to proximity to the hospital. Property to the north is undergoing annexation and is slated to come into the City with a PO-1 zone.

Auble Office Building is a 3-story structure, to be built adjacent to North County Boulevard and 300 North--enhancing visibility from both corridors; parking to be provided to the east of the structure, south of 300 North. An existing home will be demolished. Landscaping is provided per the City's landscape provisions; parking as well. Renderings of the proposed structure are included in the submittal materials.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development. Applicant has relinquished the required right-of-way to the city.

Mr. Jonathan Jensen, representing builder, asked commissioners if they had any questions for him.

Chairman Woffinden asked about the possibility of widening the drive entrance to 30 ft., he thinks the current 26 ft. may not be wide enough.

Mr. Jensen says they will consider doing that.

Public Hearing Opened

Public Hearing Closed

Mr. Schellenberg moved to approve the site plan for the Auble Office Building, located at 1112 East 300 North, with the finding listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report, and subject to increasing the width of the drive entrance by moving the curb on the east side.

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1 **Mr. Frandson seconded the motion. Voting was as follows:**

2	Chairman Woffinden	Aye
3	Christine Anderson	Aye
4	Rebecca Staten	Aye
5	Harold Dudley	Aye
6	Nathan Schellenberg	Aye
7	Eric Franson	Aye

8 **The motion carried.**

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12 5. Hearing, review and action on the site plan and final plat for the 860 Place Planned
13 Community Development Project B, located in the area of 480 South 790 East in the
14 Planned Community zone
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16 Mr. Olsen stated that the preliminary plan for 860 Place was approved by the Planning Commission
17 on September 6, 2017. Plat A was approved by the City Council on January 9, 2018. Plat B has
18 been submitted for review and action.

19 Plat B consists of 40 units and is located at the southwestern portion of the overall 860 Place
20 project. A clubhouse and associated park area were constructed with Plat A. 480 South, a private
21 street, will be extended to the west and connect with the South Pointe subdivision. Plat B conforms
22 to the approved preliminary plan.

23
24 Mr. Hunter indicated that the Engineering Division recommends approval of the proposed
25 development. The proposed development meets utility and storm drain requirements.

26 Mr. Josh Schellenberg, developer, stated that he is trying to make the process of building two
27 phases relatively seamless. The units will be rentals, and are currently in all phases of construction,
28 from beginning to finish framing.

29
30 Public Hearing Opened

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32 Public Hearing Closed
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34 **Mr. Franson moved to recommend approval of the final plat of 860 Place Plat B, with the**
35 **findings and conditions listed in the staff report and subject to any findings, conditions and**
36 **modifications listed in the engineering report.**

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

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Chairman Woffinden	Aye
Christine Anderson	Aye
Rebecca Staten	Aye
Harold Dudley	Aye
Nathan Schellenberg	Abstain
Eric Franson	Aye

The motion carried.

6. Hearing, review and action on a site plan and final plat for Springleaf Townhomes PUD, consisting of 4 lots, located at 900 East Pacific Drive, in the R-4-7,500 Residential zone

Mr. Olsen stated that Springleaf Townhomes is a 49-unit townhome development, located at approximately 900 E. Pacific Drive. It is situated north of Pacific, and south of Bamberger Drive. Pacific Drive will be completed across the southern portion of the development, providing an east/west connection from 700 E. to North County Boulevard. Interior access-ways are private. Parking has been provided per the requirements of the Code. Unit blocks are separated from each other at 30', as required by the Code. Open space is provided at 27%, slightly above the required 25 % for multi-family PUD's.

Staff requests that a landscape plan, illustrating landscaping and amenities, be attached to the submittal prior to review by the City Council. A plan was previously submitted, but was not included (perhaps in error) in the Planning Commission submittal. A condition of approval to this effect is presented for consideration.

The overall density of the project is 9 du/ac. As this lies in the "High Density" designation, 9 du/ac is within the range of up to 12 du/ac.

Mr. Hunter said that the Engineering Division recommends approval of the proposed development. Pacific Drive will now have a connection all the way through, which will provide for more accessibility. The development meets all utility requirements.

Mr. Mark Hampton, representing applicant, said that they are excited about connecting Pacific Drive, will submit the landscaping plan before the city council hearing.

Chairman Woffinden asked how the open space came to be calculated at 27%.

Mr. Hampton wasn't sure, he said that the CAD program figured that out. All area outside of the homes is considered open space.

Chairman Woffinden expressed concern about where the snow from snow removal will be pushed to.

Mr. Hampton replied that it will be similar to the community behind Black Bear Diner, there will be a HOA to take care of such maintenance issues.

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Public Hearing Opened

Public Hearing Closed

Mr. Franson moved to recommend approval of the final plat and site plan of Springleaf Townhomes PUD, with the findings and conditions as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report, and subject to submitting landscaping plan that meets code before the city council hearing.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Rebecca Staten	Aye
Nathan Schellenberg	Aye
Eric Franson	Aye
Harold Dudley	Aye

The motion carried.

7. Hearing, review and action on a site plan and final plat for Liberty Cove Plat Amended PUD, consisting of 32 units, located in the area of 400 East 570 South in the R-3-7,500 Residential zone.

Mr. Olsen said that Liberty Cove Plat A, Amended, proposes to incorporate 4 new townhomes into the overall development, bringing the total number of units to 32. The 4 new townhome units will be constructed on what is Lot 4, Kitchen Estates Plat B Amended Subdivision (approved fall 2018). This lot will be incorporated into the Liberty Cove development. The HOA has amended the CC&R's to approve of this expansion. CC&R's will be recorded prior to the recordation of Plat A, Amended. The 4 units will have an identical footprint to the existing units within the development. Overall density, with the addition of 4 units, is 6 du/ac. This northeast corner was previously mostly a weed patch, but it will now be included and finished off.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development. Utilities are already in the area, they will just need to add irrigation lateral lines.

Mr. Hampton said that the 4" sewer was already stubbed in this development will also have a HOA.

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Public Hearing Opened

Public Hearing Closed

Ms. Anderson moved to recommend approval of the final plat and site plan of Liberty Cove Plat A, Amended, with the findings and conditions as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Rebecca Staten	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Eric Franson	Aye

The motion carried.

8. Review and action on election of planning commission officers

Mr. Franson moved to leave the leadership of the Planning Commission as presently constituted.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Rebecca Staten	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Eric Franson	Aye

The motion carried.

9. Other Business

Mr. Olsen reminded the commissioners about the winter dinner at 6 pm this Friday at Rodizio Grill.

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Ms. Anderson expressed her interest in having ombudsman training again for the planning commission. Mr. Olsen agreed that ombudsman training would be a good thing to get set up. There followed a discussion about the role of the planning commission. Mr. Schellenberg asked for more understanding about the role of the commission. If their role is merely to determine if the project meets code requirements, does the commission have any power to give suggestions and make new requirements if it is a project that wouldn't be a good fit for the community? Mr. Dudley said that it is his understanding that the commission may use its discretion and ask developers if they are willing to make changes. Mr. Franson pointed out that it is good to be aware of semantics, i.e. making a suggestion rather than a requirement. He also asked what the ordinances say about short-term rentals such as VRBO.

Mr. Olsen stated that at the next meeting on March 6, the commission will be adopting formal rules for short-term rentals.

10. Site Plan Committee Report

Mr. Knobloch showed commissioners the draft agenda for next planning commission meeting. There will be several annexations and also discussions about apartment/short term rentals.

Mr. Dudley stated that he will not be at that meeting.

11. Review and action on the minutes of the February 6, 2019 Planning Commission Regular Session

Mr. Dudley moved to approve the minutes of the February 6, 2019 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Rebecca Staten	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Eric Franson	Abstain

The motion carried.

12. Adjournment

Ms. Staten moved to adjourn.

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

Chairman Woffinden	Aye
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Christine Anderson Aye
Rebecca Staten Aye
Harold Dudley Aye
Nathan Schellenberg Aye
Eric Franson Aye

The motion carried.

Meeting adjourned at 7:40 pm.



Lisa Halversen
Administrative Assistant