

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES JANUARY 16, 2019

The American Fork City Planning Commission met in a regular session on January 16, 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

Absent: Eric Franson
Christine Anderson

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

Also Present: Steve Young, Buck Swaney

1. Pledge of Allegiance

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

2. Review and action on an agreement for the Vest Annexation consisting of 89.68 acres at approximately 700 South 860 East

Mr. Olsen stated that the Vest Annexation consists of approximately 90 acres, and is located at in the area of 700 South 860 East. The City's Land Use Plan identifies this area as "Planned Community" and envisions a mix of uses: commercial, office, and high density residential. The applicants seek annexation in order to develop under the PC (Planned Community) zone regulations; utilizing a mixed-use of commercial, office and high density residential. The area is slated to be annexed under the PC (Planned Community) zone. Rights-of-way for 740 East, 860 East and Quality Drive (700 South) will be dedicated as Collector roads. Right-of-way for 620 South will be dedicated as an Arterial road. These dedications will be provided with the annexation. Future development plans will conform to the standards of the Planned Community zone; again, being a combination of higher density residential, office and commercial uses. A

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concept plan for development of the area is an attachment to the Annexation Agreement. A table is provided in the agreement, specifying required build-out percentages of both residential and commercial uses and timing of such build-out. Annexation is the first step toward ultimate development. He stated that they have been working with the developer for many months and are excited to see it moving forward. It is listed as planned community on the city's land use map.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed annexation. The rights-of-way are included and water rights will be conveyed at a later time.

Mr. Dupaix expressed concerns about traffic becoming a problem. He recognized that development in this area will be taking place, but the roads are becoming over-burdened and need to be addressed. The way that the Pleasant Grove freeway interchange area is developing is over-crowded, and we need to make sure that is not repeated in American Fork.

Mr. Hunter stated that the applicants have proposed doing a round-about, and 620 South will have 5 lanes with capacity to help move traffic. PG will be involved in these discussions as well.

Buck Swaney with Millennial Development partners indicated that 620 South will have excess capacity, the right-of-way that they are dedicating will allow buildout for many years to come. They are dedicating rights-of-way that are not even required in our city plan, and they are also working to woo local retail for a significant mixed-use community.

Mr. Dupaix would like to look at more transportation options and choices as this is built. Connectivity between developments would be essential to help it be a functional and livable area.

Mr. Schellenberg moved to recommend approval of the Vest Annexation Agreement.

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

Chairman Woffinden	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 an amended site plan for Utah Endocrinology, located at 60 North 1100 East, in the PO-1 Professional Office zone

Mr. Olsen stated that the applicant proposes an endocrinology office at this location. A portico addition will be added to the front (west side) of the structure, in addition to a basement entrance.

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The portico will allow patients to enter the business through a protected covering. As the footprint is being expanded, Planning Commission approval is required.

The site was recently approved as a pet care facility. The pet care facility never occupied the premises, and it will now be used as a medical office.

The proposed location is surrounded by medical/commercial uses to the north, south, and east. To the west is North County Boulevard (1100 E.), with residential uses west of North County Boulevard.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development. There are no concerns.

Public Hearing Opened

Public Hearing Closed

Ms. Staten moved to recommend approval of the site plan for Utah Endocrinology, located at 60 North 1100 East, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report.

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

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

The motion carried.

4. Other Business

Mr. Olsen indicated that in the future he will be bringing some changes to the commercial code for the downtown area to help revitalize it as an opportunity zone. He also asked the commissioners to approve a date for the winter dinner in February, he was thinking that Friday, February 22 might work. He suggested holding the dinner at Rodizio Grill at about 6pm.

Chairman Woffinden reminded commissioners that Pleasant Grove's open house for the new fire station is this Friday from 10am to 6pm. Commissioners may be interested in attending to see possibilities for American Fork. Also, on Friday, January 25 the food channel will be doing a feature on Hruska's Kolaches.

5. Site Plan Committee Report

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Mr. Knobloch discussed items for the Planning Commission meeting on February 6, 2019. There may be 3 annexations. There will be a full schedule for the next TRC meeting, he reviewed the agenda.

6. Review and action on the minutes of the December 19, 2018 Planning Commission Regular Session

Mr. Dupaix moved to approve the December 19, 2018 minutes from the Planning Commission meeting.

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

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

The motion carried.

7. Adjournment

Mr. Dupaix moved to adjourn.

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

The meeting adjourned at 7:30 p.m.



Lisa Halversen
Administrative Assistant