

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES APRIL 17, 2019

The American Fork City Planning Commission met in a regular session on April 17, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Rod Brocious
Christine Anderson
Harold Dudley
Chris Christiansen

Absent: Rebecca Staten
Geoff Dupaix
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:

1. Pledge of Allegiance

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

2. Review and action on a site plan for a garage located at 457 North 200 East in the R-2-7,500 Residential zone

Mr. Olsen stated that the applicant is requesting site plan approval to construct a 1,768 square foot accessory structure on his property, at 457 North 200 East. The proposed accessory structure will be located at the northwest corner of the property, adjacent to the rear of adjoining properties. Access to the structure will be provided by an existing driveway off of 200 East. The Development Code stipulates in Section 17.5.105 that an accessory structure consisting of 1,000 square feet, or greater, requires approval by the Planning Commission. Several adjacent properties also have accessory structures in the back of their properties.

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

Mr. Lionel Longson stated that he just wants to add a garage to the back of his property and it is a pretty straightforward project.

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1 Ms. Anderson moved to approve the site plan for an accessory structure located at 457 North
2 200 East, with the findings listed in the staff report and subject to any findings, conditions
3 and modifications listed in the Engineering Report.

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

5 Chairman Woffinden	Aye
6 Rod Brocious	Aye
7 Christine Anderson	Aye
8 Chris Christiansen	Aye

9 The motion carried.

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11 Chairman Woffinden acknowledged that we have a new Planning Commissioner, Chris Christiansen, and
12 asked him to introduce himself.

13
14 Mr. Christiansen said that he has been a resident of American Fork for 10 years. He works for Geneva
15 Rock and looks forward to being on the commission and filling the seat of Mr. Schellenberg.

16
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18 3. Review and action on an amended site plan for Westco, located at 75 South 100 West in
19 the CC-1 Central Commercial zone

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21 Mr. Olsen stated that Westco proposes an addition (1,520 sq. ft.) to the rear (east side) of the
22 existing structure. This will allow indoor storage for material currently located outside. A shared
23 access exists between Westco and the property/business to the south. Access will remain as-is, off
24 of 100 West. There will be no visible change from the street view. The addition will be stucco,
25 matching the existing structure.

26 Mr. Hunter said that the Engineering Division recommends approval of the proposed development.
27 There will be no additional impervious surface and there are no other concerns.

28 Tim Hall, property owner, explained that he wants to get his material inside out of the weather

29 Mr. Christiansen moved to approve the site plan for the Westco addition, with the findings
30 listed in the staff report and subject to any findings, conditions, and modifications listed in
31 the Engineering report.

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

33 Chairman Woffinden	Aye
34 Rod Brocious	Aye
35 Christine Anderson	Aye
36 Chris Christiansen	Aye

37 The motion carried.

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40 Chairman Woffinden stated that the following two items will be discussed together but voted on
41 separately.

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1 4. Hearing, review and action on the site plan for Roderick Catalyst Business Park Phase 1
2 located in the area of 1500 South 500 East in the PI-1 Planned Industrial zone.
3

4 Mr. Olsen stated that in 2015, this area was annexed into the City with the Catalyst Annexation.
5 This site plan represents the first phase in a multi-phase office-warehouse development. Phase I
6 consists of 4 office-warehouse structures, totaling 395,364 sq. ft. on approximately 25 acres. The
7 site is bounded by 1500 South on the north, 500 East on the east, a future 1700 South on the south,
8 and a future 300 East on the west. One access point into Phase I will be provided off of each of
9 the above mentioned roads. Trails (sidepaths) will be constructed along the south side of 1500
10 South and west side of 500 East, as identified in the City's Bicycle and Pedestrian Master Plan.
11 This was anticipated with the annexation and identified in the annexation agreement. Parking and
12 landscaping are provided per the City's requirements. Landscape plans have been provided in the
13 submittal materials. Renderings of the structures are also provided in the submittal materials.

14 Mr. Hunter stated that this is a large development with many improvements that still need to be
15 finalized. 1700 South is the defend/no defend levee line and the developer will be required to build
16 at 100 year flood elevation with additional berming. This will be the first project under the adopted
17 ordinance regarding private sewer lift stations. The Engineering Division recommends approval.

18 Mr. Sensanbaugher talked about this being the first lift station under the new ordinance, we have
19 stringent requirements for them to meet. He stated that he has met with the developers and they
20 are meeting the requirements, the city engineers will give them a lot of oversight subject to them
21 finishing and getting the plans approved by us.

22 Chairman Woffinden pointed out that they will be under a lot of scrutiny to do this right. Mr.
23 Sensanbaugher agreed.

24 Mr. Brocious asked if this lift station is privately or publicly owned.

25 Mr. Sensanbaugher replied that is a private lift station that will discharge to a public sewer.

26 Mr. Brocious asked if there will be training involved to run and operate the system, Mr.
27 Sensanbaugher affirmed that training will be required. The alarms will have to be monitored and
28 the city informed. He thinks they are on the right course.

29 Mr. Brocious asked if there is a parking structure, he also asked if the existing infrastructure is
30 adequate or if the developer will need to bring in additional infrastructure.

31 Mr. Hunter replied that the 60" storm drain line will be required. Detention will be adequate,
32 consisting of surface and underground storage. Between pipe storage, pond detention and open
33 ditches, these concerns have been demonstrated to be adequately planned for. Flows will be sent
34 in the existing ditch directly to the lake.

35 Mr. Ben Wheat, representing Roderick, said that this will be their 4th big project in American Fork.
36 Buildings 1 and 2 will be built at the same time, 3 and 4 will follow.

37 Chairman Woffinden asks if there is even a need for so much warehouse space.

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1 Mr. Wheat replied that there are no tenants in place yet until they get their certificate of occupancy.
2 With their last project the building was entirely leased by that time. They have no intention of
3 selling the property, their plan is to get tenants that will stay long term.

4 **Public Hearing Opened**

5 Ms. Liz Phelon represents ESP Excavation, Phelon Lakeland, and Lakeside Industrial Park. She is
6 not here to oppose Roderick's plan, her objective is just to communicate and make sure that
7 everyone is on the same page. ESP is run from Lakeside Industrial and holds the right-of-way on
8 the road until their annexation comes through. Roderick previously opposed Phelon's annexation,
9 saying that the Phelon property was zoned as Shoreline-Protected. He didn't want the zoning
10 changed to industrial. The property is not zoned Shoreline-Protected. She is familiar with the
11 zoning of neighboring properties. She wants to make sure that Roderick knows that the zoning is
12 mostly industrial. She read from Roderick's public comments in March that they want to bring in
13 Fortune 500 projects. She asked if Roderick is concerned about businesses that are already in the
14 area. She wants to be able to work together, and she considers their land prime industrial. The
15 Phelons provide for 213 people with their business, they have a vested interest in this land. How
16 do you put a prime value on an employee? They want to continue as they are. Roderick is welcome,
17 but existing businesses will not be pushed aside. She wants to make sure that the Roderick's tenants
18 don't complain about the oil, dust, noise, truck traffic, etc. More traffic will be coming with the
19 new developments as well. Ms. Phelon wants to make sure that they won't be pressured, and
20 suggests that the Rodericks work together with area businesses. She is the 2nd generation of the
21 business, and they are there to stay. This is the only industrial zone in American Fork, she suggests
22 that the Roderick offices stay towards the front and push the warehouses toward the back.

23 Mr. Terry Anderson represents the commercial park to the east of this project. He feels that it is
24 important that the area remain zoned as industrial, there are concerns among businesses like the
25 tire company, concrete plant, and sewer plant that they will be pushed out. He doesn't want to be
26 rezoned or kicked out. He employs 28 people. He points out that his association already has a
27 pump station, and he has had problems with backups and pumps going out. There has to be a better
28 way of policing them so that people are notified when pumps go out.

29 Mr. Sensanbaugher replied that the Roderick lift station isn't the first pump station, but it is the
30 first one to be built under the new ordinance. A signal or phone call is required to be sent under
31 the new ordinance when there are malfunctions. All new lift stations must comply with the new
32 ordinance.

33 Mr. Brocious asked about pump redundancy.

34 Mr. Sensanbaugher stated that the design is compliant. A minimum of 2 pumps are required, and
35 the lead pump is sized to handle 100% of normal flow. As level of flow rises, it hits the first float
36 and turns on the lead pump. If the level keeps rising, the lag pump is turned on and an alarm will
37 sound. If something is really wrong, it goes higher and hits another alarm. There are multiple
38 opportunities for people to respond to a problem. In the next cycle, the lag and lead pumps switch
39 places, alternating uses and making sure that both pumps get frequent use. He reiterated that the
40 ordinance was written very stringently.

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1 Mr. Brocious asked if there are additional precautions regarding education, adequate storage, etc.
2 to ensure proper pumping and response?

3 Mr. Sensanbaugher replied that no system is foolproof, that's why redundancy is built in. He felt
4 that the plan is good and the city is protected. We will be receiving regular reports and have the
5 right to inspect the station. We would get with them and work with them as needed, we have
6 plenty of tools to take action if necessary.

7 A Roderick representative, who did not state his name, said that they've been around for 51 years
8 and that they want to retain tenants as long as possible. They operate a lift station at one of their
9 business parks in Salt Lake City. They have a full time property manager and maintenance
10 supervisor. The PI zone has more restrictions on tenants, the majority of leases will be
11 warehouse/distribution use. They won't have uses that will cause concerns, such as having several
12 restrooms like the lift station to their east. He conveyed that they intend to do it right and follow
13 the city's recommendations.

14 Ms. Phelon said that they are the excavators and get the calls every time the lift station backs up.
15 They have been responsible for dealing with all the sewage. Vegetable oil in the line causes
16 backups and pump failure. Feminine products cannot be flushed, as also disposable wipes. Even
17 mopheads will also clog the pumps. These issues will have to be addressed with their tenants, and
18 will have to be watched carefully. She said that ESP is looking into upsizing their pumps. She
19 doesn't think that the 2 pumps will be sufficient for the Roderick project. Ms. Phelon reiterated
20 that the Phelons are zoned industrial now and doesn't want that zoning to change, she also wants
21 to be a good neighbor.

22 Mr. Ralph Rogers stated that he has been in that area for 15 years and his property is zoned
23 industrial. He asks Roderick what their intentions are, he doesn't want to be pushed out. He also
24 thinks the master plan showed a planned sewer line going down 1700 South and some type of lift
25 station near the sewer plant.

26 The Roderick representative says they know what the zoning and the businesses in the area are,
27 their I-1 zoned property is scheduled to change to a P-1 zone in a couple weeks.

28 Mr. Rogers said that this is what concerns him, he will be left as a dust bowl surrounded by office
29 buildings.

30 Ms. Anderson assures Mr. Rogers that his zoning won't change, he won't be pushed out.

31 Chairman Woffinden reported that most of the complaints about the smell from the composting
32 station come from Pleasant Grove, and the composting plant will be shutting down to
33 accommodate the neighbors.

34 The Roderick representative replied that this will be the largest business park in the city, their
35 intention has never been to run off other businesses, he understands their concerns but they just
36 want to have successful tenants.

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Ms. Anderson said that his interest is to keep his tenants happy, so he probably won't be building offices in the most problematic locations.

Mr. Lee Anderson, owner of a concrete business in the industrial park, runs his business 24 hrs a day, and wants Roderick to be aware of what kind of businesses are there. Pleasant Grove had many complaints from a similar situation, and he wants to make sure that the planning commission understands the importance of having industrial businesses in the city. For the record, his business is there to stay.

Public Hearing Closed

Mr. Dudley asked for the plat to be brought up to view again, he recommended that we add to the subdivision plat notes regarding the current zoning around the subdivision. He asked Mr. Olsen if they could note that surrounding property is zoned industrial? Mr. Dudley stated that he's seen such notes on the subdivision plats of residential subdivisions next to a dairy, he believes it would be appropriate to put such notices on the plat.

Mr. Olsen stated that he had not seen such plat notes before and would want to ask legal counsel.

Mr. Dudley doesn't know what the proper mechanism would be. If zoning changes, current uses are grandfathered in. He heard and understands concerns from business owners in the area, and he believes Roderick heard also and doesn't foresee problems with his tenants.

Chairman Woffinden restated that people moving in need to do their due diligence before they buy property.

Ms. Anderson thanked all who testified, it was helpful for the commissioners to hear their concerns.

Mr. Brocious moved to recommend approval of the commercial site plan for Roderick Catalyst Business Park, Phase I, with the findings and conditions listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report.

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

Chairman Woffinden	Aye
Rod Brocious	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Chris Christiansen	Aye

The motion carried.

5. Review and action on the final plat for Roderick Catalyst Phase 1 Subdivision located in the area of 1500 South 500 East in the PI-1 Planned Industrial and I-1 Industrial zones

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Mr. Olsen stated that this final plat represents the first phase of a multi-phase subdivision and development. Phase I consists of 4 lots, totaling 24.9 acres. "Parcel A" represents future development and further subdivision. Parcel A consists of slightly over 53 acres.

Lots 1-4 are bordered by: 1500 South, 1700 South, 300 East, and 500 East. Shared access easements cross Phase I, providing access to and between the four lots. A trail will be constructed along 1500 South and 500 East with the site plan.

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

Mr. Brocious moved to approve findings and conditions as 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
Harold Dudley	Aye
Rod Brocious	Aye
Chris Christiansen	Aye

The motion carried.

6. Hearing, review and action on a District Framework Plan for the Edgewater Project located in the area of 1155 West 200 South in the TOD Transit Oriented Development zone

Mr. Olsen reported that the area comprising of this District Framework Plan consists of approximately 35 acres. It is located in the area of 1155 West 200 South, and runs from north to south. The northern quarter (approximate) lies within the Transit Core District, and the remaining portions lie within the West Neighborhood District. Within those districts, the Mixed Use Core sub-district is present within the Transit Core District; and the General Mixed Use sub-district lies within the West Neighborhood District.

District Framework Plans are covered in Section 4 of the recently adopted TOD Code. A District Framework Plan lays the overall groundwork, or backbone, of forthcoming development. District Framework Plans proceed through Planning Commission and ultimately City Council. Following approval of a District Framework Plan, subsequent development submittals are reviewed and either approved or denied by staff; the exception being formal subdivision plats, which still proceed through Planning Commission and City Council. Per Section 4.01.3 of the Code, District Framework Plans expire 24 months after approval "if not acted upon further through the submittal of a block plan". Extensions may be granted by the Council if requested and deemed appropriate. Section 4.02 of the TOD Code outlines submittal requirements for a District Framework Plan. Civic District plan allows for open space to be not known at this time, there is an outline of future

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open space that will be required. Staff will make sure that parameters are met. As an example, the area north of 350 South in block type 4 requires open space or civic space of 10-20%. Such space in the current exhibit 11 is labeled as 5-10%. Mr. Olsen has asked that this be modified as a condition of approval. Exhibit 14 shows 3 phases of the project going from north to south. Mr. Olsen would recommend that phase 1 extend from 200 South to 350 South without pausing in between, this would ensure that the city gets a portion of 350 South completed and a portion of 200 South widened in the first phase. These two conditions are proposed as conditions of approval for Exhibits 11 and 14, Mr. Olsen feels that the developers are meeting code requirements and he is confident with what they've submitted.

Ms. Anderson asked about the elevations showing differing product used, Mr. Olsen says these are only preliminary graphics, they are conceptual elevations only. Exhibit 16, the special requirements exhibit, is where the developer would ask for changes in the requirements if they wanted any changes. He anticipates that in a month or so a plan will come forward that requests that we make some changes to the requirements. There will be lots of different architectural options that will be worked out at the block level. These exhibits are conceptual, they are just laying the backbone for future development. There are few front-loaded garages, most are rear or recessed.

Ms. Anderson asked if the design code stipulates variety in elevations.

Mr. Olsen replied that percentages of differences aren't specified, developers have some latitude.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development. Key engineering elements are road plans, this plan has 200 South, 350 South, and 1100 West. He wants to ensure connectivity to adjoining parcels, he has no other concerns at this point.

Mr. Matt Brown, representing Greg Bird, said that the applicant has done lots of development in Vineyard, commissioners can drive there and get an idea of what they will look like. They want them to look high-end yet be affordable.

Public Hearing Opened

Public Hearing Closed

Mr. Christiansen moved to recommend approval of the District Framework Plan, 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. Brocious seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Rod Brocious	Aye
Chris Christiansen	Aye

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The motion carried.

7. Hearing, review and action on Dixie Farms Plats C, D, E and Flexible lot PUD project, consisting of 181 lots, located in the areas of 900 South 900 West, 1000 West 930 South, 1100 West 930 South, and 1000 South 900 West

Mr. Olsen stated that the property consisting of the entirety of Dixie Farms was annexed in early 2018. Preliminary Plan approval was granted on May 2, 2018. Upon annexation, the property was zoned PR-3.0 (Planned Residential 3 du/ac), PF (Public Facilities), and SP (Shoreline Preservation). The PF zone designation lies within a power line corridor, slated as a linear park; additionally, the PF zone designation was given in an area for a potential alignment of the Vineyard Connector. Should the Vineyard Connector not locate within this corridor, a large park area, adjacent to the power line corridor park will be present. The Shoreline Preservation zone was designated for the area encompassing wetlands and floodplain adjacent to Utah Lake. Right-of-way was dedicated with the annexation for a Utah Lake Shoreline Trail, which will parallel a road (Lakeshore Drive) that will act as a defend/no defend line in the event of lake flooding. The elevation of the road will be one foot above the 100 yr. flood elevation of 4,495'.

Plats C-F consist of 181 lots. The Development Code outlines provisions for developing under a Flexible Lot scenario. The applicant has provided a range of lot sizes; between 7,500 sq. ft. and 16,000 sq. ft. Trail corridors meander through the subdivision, providing access from the linear park to the north, to the Utah Lake Shoreline Trail/open space shoreline area to the south.

The applicants received Planning Commission approval for modification of lot sizes within the Flexible Lot PUD in order to harmonize development within the project. The proposal increased the number of medium sized lots (7,500 to 9,000 sf), and decreased the number of two-family lots that would be allowed per the Development Code.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development. In the last planning commission discussion of Dixie Farms Plats A and B issues were raised and these issues have been addressed. The geotechnical report peer review has come back and the Engineering Division has no further concerns, it met the requirements. The roadways are in place.

Mr. Sensanbaugher addressed the commissioners about the subject of plat notes. He apologized and said that he was wrong about the Sensitive Land Ordinance. The Sensitive Land Ordinance requires plat notes for the types of issues that were discussed. He may not personally like the plat notes, but it's what the code says that matters. Ken Berg complied with the code by putting plat notes in regarding the issues discussed.

Ms. Anderson asked about the issue of prohibition of basements.

Mr. Sensanbaugher replied that there are no notes about prohibitions of basements on the plats. If a buyer wants to bring in dirt and raise the home, they would have that ability to put in a basement. However, the Sensitive Land Ordinance requirements dictate where footings must be in relation to groundwater.

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Mr. Brocious expressed his concerns about liquefaction.

Mr. Hunter said that the peer review of the geotechnical report didn't identify this parcel as a high liquefaction area. Because of the higher clay content on the top of the sample, it is not as big of a concern. The Sensitive Land Ordinance specifies measurements of footings in relation to groundwater. Groundwater was observed at 5 feet below ground level in this area.

Mr. Brocious asked how the plat notes will be enforced.

Mr. Hunter said that the Building Department will look at plats and their associated notes before permits are issued.

Chairman Woffinden stated that he doesn't agree with the geotechnical report peer review, he agrees with the state which identifies it as a high liquefaction area. Due diligence from buyers will be necessary.

Public Hearing Opened

Public Hearing Closed

Mr. Brocious moved to recommend approval of Dixie Farms Plats C-F with the findings and conditions listed 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
Harold Dudley	Aye
Rod Brocious	Aye
Chris Christiansen	Aye

The motion carried.

8. Other Business

Mr. Olsen informed commissioners that the planned discussion on road and driveway design in connection with Stonecreek Plat C Flexible Lot PUD project located in the area of 250 West 700 South was pulled by the applicant. The petitioner will be submitting a plat at the next meeting that complies with requirements.

Mr. Olsen reminded commissioners that the next meeting will be May 8, and there will be a joint work session with the city council on April 30 at 7pm to discuss transportation issues and the TOD area with our consultant.

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9. Site Plan Committee Report

Mr. Knobloch reviewed the appointments from upcoming Technical Review Committee meeting. Some of these will likely be coming to the planning commission, along with 2 zone changes and 2 code text amendments.

10. Review and action on the minutes of the March 20, 2019 Planning Commission Regular Session

Mr. Dudley moved to approve the minutes of the March 20, 2019 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Rod Brocious	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Chris Christiansen	Abstain

The motion carried.

11. Adjournment

Ms. Anderson moved to adjourn.

Mr. Brocious seconded the motion. All concurred.

Meeting adjourned at 8:50 pm.

Lisa Halversen

Lisa Halversen, Administrative Assistant