

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES JUNE 19, 2019

The American Fork City Planning Commission met in a regular session on June 19, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Christine Anderson
Chris Christiansen
Geoff Dupaix

Absent: Harold Dudley
Rod Brocious
Rebecca Staten
Eric Franson

Staff Present: 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.

1. Hearing, review and action on a District Framework Plan for the ADG Project located in the area of 360 South 900 West in the TOD Zone

Mr. Olsen explained that the area comprising this District Framework Plan consists of approximately 25 acres. It is located in the area of 360 South 900 West, and runs from north to south. The entirety lies within the Garden District. Within this district, the General Mixed-Use and Neighborhood Edge sub-districts are present. South of this area, a traditional low-density 3 du/ac designation is present. Properties annexed into the City south of this District Framework Plan have come in under a PR-3.0 zone; reflecting the 3 du/ac density.

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.

APPROVED MINUTES

1 This District Framework Plan submittal includes the following exhibits:

2
3 a. Exhibit 1: Legal Description.

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5 A legal description of the area comprising the District Framework Plan has been
6 submitted and labeled as Exhibit 1.

7
8 b. Exhibit 2: Boundary Survey.

9
10 A boundary survey, highlighting the parcels included in the District Framework Plan,
11 has been submitted and labeled as Exhibit 2.

12
13 c. Exhibit 3: Development Area Plan.

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15 The underlying Development Area Plan, adopted at the time of TOD Code approval,
16 is provided and labeled as Exhibit 3. The area comprising the District Framework
17 Plan is highlighted within the overall Development Area Plan; illustrating the district
18 (Garden District). The sub-districts (General Mixed Use and Neighborhood Edge)
19 are illustrated and labeled on Exhibit 6.

20
21 d. Exhibit 4: Boundary Map.

22
23 Similar to the boundary survey provided in Exhibit 2, a boundary map has been
24 submitted and labeled as Exhibit 4. Included in the boundary map is the following, as
25 required:

- 26
27 i. Name and ownership of the properties.
28 ii. Acreage of the properties.
29 iii. Boundaries of the properties.
30 iv. Existing land use of all properties within 500 feet. Existing land use is
31 currently agriculture.

32
33 Also included within Exhibit 4 is a right-of-way alignment for 900 West and portions
34 of 620 South and 350 South; both major thoroughfares on the City's Transportation
35 Master Plan.

36
37 e. Exhibit 5: Constraints Map.

38
39 A constraints map is intended to identify areas such as flood plain, wetlands, water
40 bodies, or other sensitive lands. A constraints map has been submitted and labeled as
41 Exhibit 5. This map identifies the following constraints within the area: a 20' wide
42 TSSD easement, a 30' wide Central Utah Water Conservancy District easement, and a
43 potential wetland area near the southern boundary of the plan. All future submittals
44 will work within the parameters of these constraints, and any plans reflective of such.

APPROVED MINUTES

f. Exhibit 6: District Framework Plan

A district framework plan has been submitted and labeled as Exhibits 6A and 6B. Included in the exhibits is the following, as required:

- i. Block type boundaries and IDs and a data table including block type assignment, net acreage and gross acreage of each block type. This has been illustrated in the exhibit. The area of this District Framework Plan falls within block types 2 through 4. Block type locations have been identified, as have net and gross acreage of each block type. Of note: applicants are requesting a Block Type 3 to extend to 620 South. This is due to access restrictions off of 620 South and resulting lot types that can be utilized. Because of access restrictions, a lot type with rear access is proposed, and this lot type is found in a Block Type 3 rather than a 2. Staff is supportive of this request, as the overall density increase is negligible over that of a Block Type 2. Similar lot types are allowed in each block type; with the addition of rear loaded lots in a Block Type 3.
- ii. Civic district boundaries, and a data table including types, acreages, and any assigned uses. Civic spaces, such as open space, is identified as a percentage of required open space: 10-20% for both sub-districts within the Garden District. While the exhibit lists potential locations of open space, and minimum amounts required, it is too early in the process to define where, exactly, all open space will lie. Open space requirements will be met utilizing the allowable types of open space as identified in the TOD Code (Section 7). Staff will ensure open space types and percentages are met, as future plans such as block and lot plans, are submitted.
- iii. A data table including gross acreage and net acreage of the district, net acres of developable land and total acreage assigned to thoroughfares. This information is presented within the exhibit.
- iv. A data table indicating the total aggregated gross acreage of each block type and civic district and percentage of the gross character district acreage.

g. Exhibit 7: Transportation Network Plan

A transportation network plan has been submitted and labeled as Exhibit 7. Included in the exhibit is the following, as required:

- i. A key showing the thoroughfare network of the governing development area plan and the transportation master plan. The thoroughfare network of the underlying development area plan is illustrated, along with the corresponding street types as identified in the City's Transportation Master Plan.
- ii. Existing, new, and modified thoroughfares. Applicants are requesting modifications of local roads within the underlying operational overlay. They have worked with Engineering to propose relocations of future local roads (550 South, 460 South), while preserving the integrity of the underlying operational

APPROVED MINUTES

overlay; as well as providing connections to adjacent properties. Engineering will discuss in greater detail.

iii. New and modified intersections. Intersection assemblies are identified and provided for in Exhibit 13.

iv. Existing, new, and relocated major utility easements. Existing utility easements are identified in Exhibit 5 (Constraints Map).

v. A data table including all thoroughfares within the character district, indicating ownership, right-of-way widths, number of vehicular lanes, thoroughfare type, and transportation provisions.

h. Exhibit 8: Thoroughfare Naming Plan

A thoroughfare naming plan has been submitted and labeled as Exhibit 8. Included in the exhibit is the following, as required:

i. Names for each thoroughfare within the character district in accordance with the City's street naming ordinance. Exhibit 8 indicates the names of thoroughfares provided. These names are in accordance with the City's street naming system.

i. Exhibit 9: Bicycle Network Plan

A bicycle network plan has been submitted and labeled as Exhibit 9. Included in the exhibit is the following, as required:

i. Existing and new bicycle networks. The exhibit notes that there will be cycle tracks on each side of 900 West, along the northern side of 620 South, and along the southern side of 350 South.

j. Exhibit 10: Traffic Study

Preliminary projected traffic counts for the area have been provided and labeled as Exhibit 10.

k. Exhibit 11: Civic District Plan

An exhibit noting the required amounts and preliminary locations of open space has been presented. Exact locations and networks of open space will be identified in future reviews. Staff will ensure compliance to open space types, locations, and percentages in future reviews; pursuant to the applicable sections of the TOD Code.

l. Exhibit 12: Thoroughfare Assemblies

APPROVED MINUTES

A thoroughfare assembly is provided and labeled as Exhibit 12. Cross-sections and assembly types are provided for 350 South, 900 West and local streets. Engineering may discuss further; both in their report and at the meeting, details of the cross-sections.

m. Exhibit 13: Intersection Assemblies

An intersection assembly exhibit has been provided and labeled as Exhibit 13. Types of proposed intersections are identified.

n. Exhibit 14: Phasing Plan

A phasing plan, indicating phase boundaries and sequence of each phase, has been provided and labeled as Exhibit 14. The area will be developed in six phases, as indicated in the exhibit.

o. Exhibit 15: Detailed Architectural Standards

Conceptual architectural themes are provided and labeled as Exhibit 15. Refining of architectural standards and themes will be reviewed at future submittals. Themes are provided to give an idea of what may occur within the area constituting the District Framework Plan; however, approval of such standards is not part of a District Framework Plan approval.

p. Exhibit 16: Special Requirements.

As identified in previous exhibits, applicants request realignment of certain streets (550 South, 460 South), and extending Block Type 3 to the southern boundary of the project to account for rear-loaded product (due to access restrictions off of 620 South). The TOD Code allows Block Type 3 to be adjacent to single-family zoned properties. Property directly south is zoned PR-3.0. Exhibit 16 illustrates these requests.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development. He pointed out that the alignment of 900 West was tweaked. Also, 460 South will connect to 700 West to meet connectivity requirements and 550 South will have connectivity on the east and the west. 460 South and 550 South will be the local roads, and 350 South and 900 West are the TOD cross-sections that the city council approved.

Mr. Dupaix asked how wide the shoulders are on 550 South and 460 South, and Mr. Hunter replied that these roads meet the 32 foot road width requirement.

Public Hearing Opened

Public Hearing Closed

APPROVED MINUTES

Mr. Ken Berg represents the applicant, he said that it is exciting to be included in a TOD and he has worked with staff to get a good plan.

Chairman Woffinden expressed appreciation to them for setting the bar in these new developments.

Mr. Dupaix asked about the durability and qualities of fiber wrapped siding.

Mr. Berg said that it is Hardie board, and it is more durable than older types of siding. This fibrous cement board looks like wood but preserves the look and color for a lot longer with lower maintenance.

Mr. Dupaix moved to recommend approval of the District Framework Plan, with the findings as outlined 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
Christine Anderson	Aye
Chris Christiansen	Aye
Geoff Dupaix	Aye

The motion carried.

2. Other Business

Mr. Olsen reminded commissioners that the next meeting will be held on July 17, 2019.

3. Site Plan Review

Mr. Knobloch reviewed the upcoming planning commission items. These include the Doug Smith project on Roosevelt/Harrison and the Roderick items.

4. Review and action on the minutes of the June 5th Planning Commission Regular Session

Ms. Anderson moved to approve the minutes of the June 5, 2019 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Geoff Dupaix	Aye
Chris Christiansen	Aye

The motion carried.

Mr. Dupaix moved to adjourn.

APPROVED MINUTES

Ms. Anderson seconded the motion. All concurred.

Meeting adjourned at 7:15 pm.



Lisa Halversen,
Administrative Assistant