

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES MAY 22, 2019

The American Fork City Planning Commission met in a regular session on May 22, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Christine Anderson
Rebecca Staten
Eric Franson
Chris Christiansen

Absent: Rod Brocious
Harold Dudley
Geoff Dupaix

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

Also Present: Brent Skidmore, Stacy Morris

1. Pledge of Allegiance

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

2. Hearing, review and action on an amended site plan for the American Fork City Public Works Complex located at 275 East 200 North in the PF-Public Facilities zone

Mr. Olsen said that in 2012, approval was granted for a warehouse structure for the Police Department. The Police Department is in need of an additional warehouse/storage structure, and it is proposed to be located east of the existing warehouse building, and west of the parking lot at the Public Works building; interior to the property. The proposed structure is 1,200 square feet. It is proposed as a metal structure with two bay doors on the south side of the building.

As this is interior to the Public Works Complex, visibility is minimal from 200 North, or any adjacent properties.

Mr. Hunter indicated that the Engineering Division recommends approval of the project.

Mr. Josh Christensen, representing the Police Department, pointed out that they have storage needs for incident command vehicles, evidence, stolen property, etc. They need a couple more bays.

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1 Their plan is to keep their existing building for evidence, and use a couple of new bays to keep the
2 vehicles in.

3 **Public Hearing Opened**

4 Ms. Stacy Morris is a neighbor and owns the property on the south side of the proposed building.
5 She understands the need for evidence storage, but is concerned because she feels there needs to
6 be more privacy, such as a wall. Their family can see as evidence is searched and stored. She likes
7 the wall around the public works site across the street. She pointed out that there has been a lot of
8 police activity at the site over the last few weeks and her family can see from their yard everything
9 that is happening. Police activity needs to be more secure and more private.

10 Mr. Christensen agreed that they need more room so that they can have more privacy and security.

11 Ms. Morris would like a wall put up now to ensure future privacy.

12 Mr. Franson asked if the Police Department is opposed to putting up a wall.

13 Mr. Christensen said that they have money for the building but not a wall at this point. They aren't
14 opposed to putting up a wall, they just don't have the money in the budget for it.

15 Mr. Olsen said that if the commissioners feel that a wall needs to be added, they can put that in a
16 motion and it will go to council and council can discuss it.

17 **Public Hearing Closed**

18

19 **Mr. Franson moved to recommend approval of the proposed site plan with the condition that**
20 **the city place a wall around the property on the south side.**

21 **Motion died for lack of a second.**

22 **Ms. Staten moved to recommend approval of the proposed site plan with the condition that**
23 **city council provides funds within two years to build a privacy wall for south side neighbors**
24 **and possibly west neighbors.**

25 Mr. Brent Skidmore asks to speak, he said that fences make great neighbors and they aren't that
26 expensive. If it was his property, he would demand a wall because of lights, noise and activity
27 that will be going on there. He feels that the neighbors deserve privacy.

28 Mr. Franson stated that if this were a business and not the Police Department, the business wouldn't
29 be allowed to infringe on the neighbors.

30 Ms. Anderson suggested that privacy slats in fencing might be a solution.

31 **Mr. Franson seconded Ms. Staten's motion.**

32 Mr. Olsen indicated that the budget is not final yet, and if the council feels this is a priority, they
33 can put it in the budget.

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Ms. Staten said that it is important for the Police Department to have the building, but it is also important for the neighbors to have the privacy. She believes it needs to be high on the priority list, and not something that is pushed down the road for years.

Voting was as follows:

Chairman Woffinden	Aye
Christine Anderson	Aye
Eric Franson	Aye
Rebecca Staten	Aye
Chris Christiansen	Nay

The motion carried.

Mr. Christiansen clarified that he agrees that the Police Department needs the building, but he doesn't agree with the requirement for a privacy wall. He would like to give the Police Department room to solve the problem themselves and not put stipulations on the motion.

3. Hearing, review and action on a land use map amendment located in the area of 1500 South 31 East from the Resort and Residential Very-Low Density to the Design Industrial designation

Chairman Woffinden indicated that items 3 and 4 will be discussed together.

Mr. Olsen stated that the applicants request land use and zone map amendments for approximately 28.4 acres in the area of 31 East 1500 South. The amendments would change the underlying land use designation to Design Industrial, and the zoning to PI-1. The area lies south of the proposed Vineyard Connector and north of 1500 South. The area is currently designated Very-Low Density Residential and Resort. A change to Design Industrial makes sense, as future commercial uses will be present to the south and west, and the Vineyard Connector constructed to the north. Should the amendments be approved, the applicant will return with a site plan illustrating uses complying with the PI-1 zone.

Ms. Anderson asked about property in the area that would be left with previous zoning.

Mr. Olsen said that this requested amendment is not a city initiative, nearby properties may be left with different zoning until they are annexed.

Ms. Staten asked if there is approved residential zoning to the west of this proposed change. Mr. Olsen shows the differently zoned properties on the map.

Ms. Anderson asked if they envision residential in that area. Mr. Olsen affirmed that it seems likely that some areas will stay residential. The area south of 1500 South is zoned PI-1, that seems to be the current boundary.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed land use map amendment. They have no comments or concerns.

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1 Public Hearing Opened on land use map amendment

2 Public Hearing Closed

3 Public Hearing Opened on zone map amendment

4 Public Hearing Closed

5 Mr. Brent Skidmore, applicant, representing Sky Harbor LLC, indicated that the 1500 South is
6 zoned residential. His property is still in the county, it has been approved for annexation but the
7 city wants him to tear down his hay barn first. He feels that it isn't a desirable residential
8 neighborhood, there are storage units and a sewer lift station. There is a church farm that is now
9 owned by Roderick, who plans to build office buildings, it is not a good residential neighborhood.
10 He is trying to get all of his property zoned for industrial use, and not have it remain partially
11 marine and partially residential. He thinks that everything north of Carson's house could be
12 residential, there's a church there as well. He added that UDOT is buying some pieces of property
13 for a road.

14

15 **Mr. Christiansen moved to recommend approval of a land use map amendment, in the area**
16 **of 1500 South 31 East from the Resort and Residential Very Low-Density to the Design**
17 **Industrial designation.**

18 **Ms. Anderson seconded the motion.**

19

20 Mr. Franson would like to see a city-initiated cleanup of zoning moving forward.

21

22 Ms. Staten agrees, she would like to have this be the end of the zoning changes in this area.

23

24 **Voting was as follows:**

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26 **Chairman Woffinden Aye**

27 **Christine Anderson Aye**

28 **Eric Franson Aye**

29 **Rebecca Staten Aye**

30 **Chris Christiansen Aye**

31 **The motion carried.**

32

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34 4. Hearing, review and action on a zone map amendment located in the area of 1500 South
35 31 East from the M-1 Marina and R-1-20,000 Residential zones to the PI-1 Planned
36 Industrial zone

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38 Mr. Hunter said that the Engineering Division recommends approval of the proposed zone
39 change.

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1 Mr. Christiansen moved to recommend approval of the zone map amendment from the M-1
2 Marina and R-1-20,000 Residential zones to the PI-1 zone, in the area of 1500 South 100 East.

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

4	Chairman Woffinden	Aye
5	Christine Anderson	Aye
6	Eric Franson	Aye
7	Rebecca Staten	Aye
8	Chris Christiansen	Aye

9 The motion carried.

10
11 5. Other Business

12
13 None

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16 6. Site Plan Committee Report

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18 Mr. Knobloch reviewed the appointments from upcoming Technical Review Committee meeting.
19 He showed the upcoming agenda for the Planning Commission meeting on June 5, there are
20 basically just 2 items. These agenda items include a district framework plan and a zone/land use
21 amendment.

22
23 7. Review and action on the minutes of the May 8, 2019 Planning Commission Regular
24 Session

25
26 Ms. Staten moved to approve the minutes of the May 8, 2019 Planning Commission Regular
27 Session.

28
29 Ms. Anderson seconded the motion. Voting was as follows:

30		
31	Chairman Woffinden	Aye
32	Christine Anderson	Aye
33	Eric Franson	Aye
34	Rebecca Staten	Aye
35	Chris Christiansen	Abstain

36 The motion carried.

37
38 Ms. Staten moved to adjourn.

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40 Ms. Anderson seconded the motion. All concurred.

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42 Meeting adjourned at 7:45 pm.

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Lisa Halversen, Administrative Assistant

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