

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES JULY 17, 2019

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

Present: John Woffinden
Christine Anderson
Geoff Dupaix
Harold Dudley
Rod Brocious

Absent: Eric Franson
Chris Christiansen
Rebecca Staten

Staff Present: Adam Olsen, Senior Planner
Wendelin Knobloch, Planner
Lisa Halversen, Administrative Assistant
Tim Merrill, Attorney
Ben Hunter, Engineer
David Bunker, City Administrator

Also Present: Carolyn and Monte Lloyd, Joseph White, Doug Smith, Stephen Homer

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 an accessory structure located in the area of 851 West 620 South in the PR 3.0 Residential zone

Mr. Olsen explained that the applicants request site plan approval to construct a 2,016 square foot accessory structure at approximately 851 West 620 South. The proposed accessory structure will be located at the southeast corner of the property. The property is roughly one acre in size. Access to the structure will be provided by an existing driveway off of 620 South. 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.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development. It is a straightforward project, similar to what the other neighbors have, with not much infrastructure.

Ms. Carolyn Lloyd, property owner, said that this will be used for storage for trailers, etc.

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1 Mr. Dupaix moved to approve the site plan for an accessory structure with the findings listed in
2 the staff report and subject to any findings, conditions and modifications listed in the
3 Engineering Report.

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

5	Chairman Woffinden	Aye
6	Christine Anderson	Aye
7	Rod Brocious	Aye
8	Geoff Dupaix	Aye
9	Harold Dudley	Aye

10 The motion carried.
11
12

- 13 3. Hearing, review and action on a request for reasonable accommodation for a residential
14 facility for persons with disabilities located at 98 Roosevelt Ave in the R-2-7,500
15 Residential zone.
16

17 Mr. Olsen said that the city received a request to locate a facility for disabilities at this address.
18 Staff determined it didn't meet code and sent a letter to applicants. The city received a response
19 letter asking for reasonable accommodations. This request has to have a hearing scheduled
20 within 28 days, thus, they are before the planning commission tonight. Applicants have
21 submitted material outlining their reasoning for asking for these accommodations. Tim Merrill,
22 city attorney, is here tonight to answer any questions. Staff's position is that the application does
23 not meet code.
24

25 Mr. Joseph White, director of Mentor Works, provides a program for those transitioning from
26 incarceration with substance abuse issues. When they come out of incarceration, they're
27 required to get a job, etc. Mentor Works got a community development block grant to use for a
28 facility that they feel meets state code, they will be getting a business license from the city. They
29 will not provide services for sex offenders.
30

31 Mr. Brocious asked about safety concerns, lack of required bathrooms and access for disabled
32 customers.
33

34 Mr. White says that this house won't accommodate another bathroom, all residents are the same
35 sex, it would have to be an addition to the home and he doesn't know where they would put it.
36

37 Chairman Woffinden brought up the issue of code requirements of ¼ mile between two group
38 living facilities. Also, he is concerned that there are no permits for the basement finish that can
39 be inspected.
40

41 Mr. White says that an elderly facility is covered under a different code, and this house meets
42 state code.
43

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Chairman Woffinden replied that there is no wheelchair ramp, and they don't know that the basement meets city code. He doesn't feel that the commission can just approve it on somebody's word that it meets code. He feels that the main issues are lack of bathroom facilities, lack of disability access, no basement permits, and the ¾ mile distance requirement. He pointed out that they can't change the rules, it has to meet city code in order to get commission approval.

Ms. Anderson sees the same 4 issues. If you set any one issue aside, there are still three others.

Mr. White added that they aren't asking for code to be changed, just an accommodation. Substance abuse is a disability itself, and currently there is nobody needing wheelchair access.

Mr. Brocious replied that ignoring code requirements of disability access is asking for more than reasonable accommodation, disability access should always be included. He felt that maybe the bathroom issue could be worked out.

Mr. Tim Merrill, city attorney, supports the mission of Metro Works, they are doing a good thing. He doesn't feel that this specific house is a good fit. A separate bathroom is required for a live-in manager and this house is inadequate. The definition of reasonable accommodation requires disabled persons to have opportunities. This request benefits Metro Works, not disabled people. He feels that commissioners can work out the issue of the permitted basement, and Metro Works has recalculated occupancy to meet code, but overall, there are so many things that are not serving the disabled with this plan, he recommends denial.

Public Hearing Opened

Mr. Steve Homer, attorney for Metro Works, commented on the ¾ mile issue. He doesn't feel that the city interpretation is supported by the way the ordinance is written. The code reads "No residential facility for elderly persons shall be established within ¾ mile of another." His client is not establishing a facility for elderly persons. The ordinance doesn't apply here. He feels that this is a straw man issue, not a reasonable interpretation, and he makes his arguments in his letter. He cites Brown vs. Sandy City which says that zoning ordinances should be strictly construed in favor of property owners. The two issues he sees are a disability ramp and bathroom facilities. Metro Works is not dealing with people who need a ramp, why are we arbitrarily requiring this ramp for some fictional person? If there is a resident who is wheelchair bound, the federal government would step in and require access to be added. In his view, the real issue is the bathroom requirement, that's where the reasonable accommodation comes in. Metro Works is not interested in rewriting the ordinance, they are just asking the city to choose to not require something. This home won't be noticeably different from any other home on the outside. Metro Works feels that the city is being very antagonistic to this group of people. Of course they can add a bathroom, but the law says that they are entitled to ask for reasonable accommodation to protect and accommodate their future clients.

Ms. Anderson said that she wants to say yes to this project, but in a place that works with the standards they're supposed to be upholding.

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Chairman Woffinden stated that state code requires another bathroom. This site doesn't meet code in all 4 areas. If the applicants don't like the commission's decision, they can appeal to the city council, but our hands are tied.

Mr. Dupaix thinks that commissioners can be flexible with the basement inspection issue, but he is struggling with the ¾ mile rule's explanation from both sides. He wouldn't read this proposal as violating the ordinance because it's not an elderly facility. He would like some help understanding the rationale behind the ¾ mile elderly rule.

Mr. Merrill said that courts have upheld this ¾ mile radius to avoid the clustering of group homes that would change a residential neighborhood. He said that he language was inartfully drafted, it probably should have said "elderly or persons with disability" can't be in ¾ mile radius of another facility for elderly or persons with disability. This is not a reasonable accommodation.

Mr. Dupaix agreed with the code that the staff needs to have a separate bathroom. He knows it would cost to retrofit, but there's not a gray area here. Clients and administrators can share cooking facilities, but not a bathroom. He is leaning toward denial, he wants to be consistent.

Mr. White replied that if they build a ramp and a bathroom, there's still a ¾ mile issue. Are they going to be hard-core on this? Would commissioners still be unwilling to give any reasonable accommodation?

Ms. Anderson feels like the state requirements have to stay, but she's willing to be flexible on issues like the basement inspections.

Mr. White agreed they could do inspections, they could build a ramp.

Ms. Anderson is considering tabling.

Chairman Woffinden wants to deny the application based on the application not meeting code requirements.

Mr. Brocious asked if it's beneficial to Mentor Works if the motion was tabled, can they come back in the future after doing more?

Chairman Woffinden said that Mentor Works can appeal to city council if it doesn't pass.

Mr. Dupaix asked Mentor Works if they can go back and fix some of the things that are issues.

Mr. Olsen said these issues have to be fixed before the meeting with the commissioners. If the commission denies the proposal, it will go on to city council and they can make decision. If it's tabled, it comes back to the planning commission. If you give approval, it is approved.

Public Hearing Closed

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1 **Ms. Anderson made a motion to table the Mentor Works transition home proposal.**

2 **Mr. Brocious seconded the motion.**

3
4 Mr. Dudley says that with regards to reasonable accommodations, a plan should be brought in
5 that shows that some of the problem issues and how they would be resolved. In order to meet the
6 intent of the ordinance, he needs to see that they are willing to make those changes in their plans,
7 and maybe reach an accommodation based on a building site plan.

8
9 Mr. Olsen said that if all of these things were done, it would be approved.

10
11 Ms. Anderson asks what the commission is going to require that they come back with, if the
12 tabling motion passes.

13
14 Mr. Merrill says that tabling the motion throws the ball back into Metro Works' court.

15 16 **Voting was as follows:**

17		
18	Chairman Woffinden	Aye
19	Christine Anderson	Aye
20	Rod Brocious	Aye
21	Geoff Dupaix	Aye
22	Harold Dudley	Aye

23 **The motion carried**

- 24
25
26 4. Hearing, review and action on a Land Use Map Amendment from the Residential
27 Medium Density to the Design Commercial designation located at 76 Roosevelt Avenue
28

29 Chairman Woffinden indicated that the following two items will be discussed together but voted
30 on separately.

31
32 Mr. Olsen stated that Doug Smith Auto has purchased an additional property along the west side
33 of Roosevelt Avenue, in anticipation of dealership expansion. The existing home will be
34 demolished. The request to amend the underlying land use and zone map designations is the first
35 step toward site plan approval.

36
37 Mr. Hunter said that he has no additional comments from the Engineering Division.

38 39 **Public Hearing Opened**

40 41 **Public Hearing Closed**

42
43
44 **Mr. Dupaix moved to recommend approval of a land use map amendment at 76 Roosevelt Ave,**
45 **from the Residential Medium density designation to the Design Commercial designation.**
46

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Rod seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Christine Anderson	Aye
Rod Brocious	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye

The motion carried.

5. Hearing, review and action on a Zone Map Amendment from the R-2-7,500 Residential to the SC-1 Planned Shopping Center zone located at 76 Roosevelt Avenue

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to recommend approval of a zone map amendment at 76 Roosevelt Ave, from the R2-7,500 Residential zone to the SC-1 zone.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Rod Brocious	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye

The motion carried.

6. Hearing, review and action on an amended site plan for the Doug Smith Autoplex located at 523 West Main Street in the SC-1 Planned Shopping Center zone

Mr. Olsen reminded commissioners that land use and zone map amendments were approved in March of this year (2019) in anticipation of this expansion; and, an additional request for land use and zone map amendment was heard prior to this item. Doug Smith proposes a Subaru dealership expansion. The dealership has closed on an additional property (previous agenda item) and proposes an expansion of parking area for inventory. The area approved for amendments earlier this year will also consist of additional parking area for inventory. The Subaru building will be expanded to the north, south, and an area along the west side of the current structure. The wall and landscape area, existing along the northern portion of Roosevelt Ave. will be continued south, along the west side of the street. No access is proposed off of Roosevelt Avenue. Renderings of the proposed expansion are provided in the submittal materials.

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Mr. Hunter stated that the Engineering Division recommends approval, but there are a few conditions on the engineering report. Engineering has not received confirmation from the fire marshal that their comments have been addressed. The conditions for approval include providing 20' water line easement, providing the plat that shows consolidating lots, and addressing comments from TRC and the fire marshal.

Mr. Dupaix asked what the fire issues are, and if Mr. Hunter is confident that they will be addressed.

Mr. Hunter replied that some of the dimensions might have been a bit narrow to allow fire trucks to maneuver. If it's too tight, they will need to do some modifications.

Public Hearing Opened

Public Hearing Closed

Mr. Doug Smith said that they are outgrowing their current site, and they need to either fix it or move. This plan gives them more space to process cars and people and space for more parking.

Mr. Brocious moved to recommend approval of the amended site plan for the Doug Smith Subaru expansion, with the finding listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Rod Brocious	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye

The motion carried.

7. Hearing, review and action on a Land Use Map Amendment from the Residential Medium Density to the General Commercial designation, located at 11 South 500 East

Chairman Woffinden indicated that items 7 and 8 will be discussed together but voted on separately.

Mr. Olsen stated that the applicants wish to amend the underlying land use designation from a residential to a commercial designation. In addition, they wish to amend the current zoning from residential to commercial (GC-1). The property is surrounded on the south, east, and west by commercial zoning, and has a potential purchaser, should the zone be changed to commercial. Amending the underlying Land Use map will bring a commercial designation to Main Street. Staff is supportive of both changes.

Mr. Hunter indicated that the Engineering Division has no additional comments.

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Public Hearing Opened

Public Hearing Closed

Mr. Brocious indicated that he feels this is largely a residential area, and there's an opportunity on this corner to put something that won't detract from the residential nature.

Mr. Olsen says that he hasn't seen any plans, he foresees the existing home being converted to office use. It's a tight property to make anything work there, there may be light rail thru the area in the future. Any site plan will come before the commission and be reviewed by staff.

Ms. Anderson moved to recommend approval of a Land Use Map Amendment, at 11 South 500 East, from the Residential Medium Density designation to the General Commercial designation.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Rod Brocious	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye

The motion carried.

8. Hearing, review and action on a Zone Map Amendment from the R-2-7,500 Residential zone to the GC-1 General Commercial zone, located at 11 South 500 East

Public Hearing Opened

Public Hearing Closed

Ms. Anderson moved to recommend approval of a zone map amendment at 11 South 500 East, from the R2-7,500 Residential zone to the GC-1 (General Commercial) zone.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Rod Brocious	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye

The motion carried.

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- 1 9. Hearing, review and action on a Zone Map Amendment from the R-1-7,500 Residential zone to
2 the R-4-7,500 Residential zone located at 161 West Pacific Drive
3

4 Mr. Olsen stated that the applicant proposes a zone map amendment to the R4-7,500 zone in order to
5 construct a 4-plex. The underlying Land Use plan designation is Residential High Density, and the
6 change to the R4-7,500 is supported by the underlying designation. Staff supports the zone map
7 amendment request.
8

9 Mr. Hunter said that there are no issues or comments from engineering.
10

11 Public Hearing Opened

12 Public Hearing Closed

13

14 Mr. Knobloch indicated that the applicant is out of the country this week and is not here to address
15 the commission.
16

17 **Ms. Anderson moved to recommend approval of a zone map amendment at 161 West Pacific**
18 **Drive from the R1-7,500 zone to the R4-7,500 zone.**

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

20	Chairman Woffinden	Aye
21	Christine Anderson	Aye
22	Rod Brocious	Aye
23	Geoff Dupaix	Aye
24	Harold Dudley	Aye

25 **The motion carried.**
26

- 27 10. Review and action on a site plan for Abundant Brands located at 472 East Elm Street in the GC-1
28 zone
29

30 Mr. Olsen said that Abundant Brands proposes to construct a 13,300 sq. ft. office and warehouse
31 building on a vacant lot north of the CVS Pharmacy, fronting Elm Street. The lot was divided as
32 part of the CVS subdivision; it was approved in 2016. Access to the site is off of Elm Street.
33 Parking is provided per City requirements. Landscape plans and elevations of the proposed
34 structure are included in the submittal. Landscaping complies with City requirements. Applicant
35 isn't able to be here tonight.
36

37 Mr. Hunter said that the Engineering Division recommends approval of the proposed
38 development. There are a couple of unique utility challenges, and the applicant has met those
39 challenges. Additional improvements on the north side will be part of the project, such as
40 sidewalk.
41

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1 Mr. Dupaix moved to approve the site plan for Abundant Brands located at 472 E. Elm St. with
2 the finding listed in the staff report, and subject to any findings, conditions, and modifications
3 listed in the Engineering Report.

4
5 Ms. Anderson seconded the motion. Voting was as follows:

6		
7	Chairman Woffinden	Aye
8	Christine Anderson	Aye
9	Rod Brocious	Aye
10	Geoff Dupaix	Aye
11	Harold Dudley	Aye

12 The motion carried.
13

14 11. Review and action on the final plat for Willow Glen Phase 2, consisting of 78 units, located
15 in the area of 400 South 700 West in the TOD zone
16

17 Mr. Olsen stated that Willow Glen Preliminary was approved in August 2018. Phase 1,
18 consisting of 112 units, was approved and is under construction. Phase 2, final plat, is under
19 consideration for approval; consisting of 78 units. Primary access to the development will be off
20 of a newly constructed 700 West, with a connection to 900 West (under construction) serving as
21 a secondary access. Properties to the west have recently completed annexation, providing the 900
22 West connection.

23 Renderings of the proposed structures are included in the submittal materials. Landscape plans
24 are also provided. Phase 2 is consistent with the approved preliminary plan.
25

26 Mr. Hunter indicated that the Engineering Division recommends approval of the proposed
27 development. Infrastructure was addressed in preliminary plans, 700 West is constructed and 900
28 West and 350 South are getting close.
29

30 Mr. Grant Lefgren, of Keystone Construction says that they took the Planning Commission
31 recommendations to heart and would love to have the commissioners join them for the open
32 house when finished.
33

34 Mr. Dudley moved to recommend approval of the final plat for Willow Glen Phase 2, with the
35 findings listed in the staff report and subject to any findings, conditions and modifications
36 listed in the Engineering report.
37

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

39		
40	Chairman Woffinden	Aye
41	Christine Anderson	Aye
42	Rod Brocious	Aye
43	Geoff Dupaix	Aye
44	Harold Dudley	Aye

45 The motion carried.

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12. Hearing, review and action on a District Framework Plan for the Hoggard Project, located in the area of 1000 West 350 South in the TOD zone

Mr. Olsen stated that the area comprising of this District Framework Plan consists of approximately 11 acres. It is located in the area of 1000 West 350 South, and runs from north to south. Nearly the entirety lies within the Garden District, with a small area within the Transit Core District. Within these districts, the General Mixed-Use sub-district comprises a majority of the property; with small amounts of the Neighborhood Edge sub-district to the south, and a small portion of the Mixed Use Core sub-district to the north.

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. This is probably the most straightforward of the district framework plans, they aren’t asking for changes in roads, etc. The developer is working closely with the property owner to the east to integrate blocks and meet minimum standards.

Ms. Anderson asked if requests are being made to change blocks?

Mr. Olsen replied that they will integrate with the property to the east to make necessary changes happen.

Mr. Hunter said that the Engineering Division recommends approval of the proposed development. The property owner has been working closely with neighbors, we’ve been finalizing the operational overlay and the curve that was previously affirmed by commission.

Chairman Woffinden thanks city staff for working out these details.

Mike Hathorne with Community One, representing applicant, clarified that they are asking to approve a change in block types, from a 3 and 4 to a 2 and 3 to be in conformance with block type changes already approved for neighboring landowners.

Public Hearing Opened

Public Hearing Closed

Mr. Brocious moved to recommend approval of the District Framework Plan, with the finding 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
Rod Brocious	Aye

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Geoff Dupaix
Harold Dudley

Aye
Aye

The motion carried.

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

Mr. Olsen indicated that in 2015, this area was annexed into the City under the Catalyst Annexation. This site plan represents the first phase in a multi-phase office-warehouse development. Phase I, amended, consists of 2 office-warehouse structures, totaling 304,905 sq. ft. on approximately 20 acres. The site is bounded by 1500 South on the north, 500 East on the east, and a future 1600 South on the south. Access will be provided off of 400 East (an internal road), 1600 South, and 500 East.

Parking and landscaping are provided per the City's requirements. Landscape plans have been provided in the submittal materials. Renderings of the structures are also provided in the submittal materials. Trails (sidepaths) will be constructed along the south side of 1500 South and west side of 500 East, as identified in the City's Bicycle and Pedestrian Master Plan. This was anticipated with the annexation and identified in the annexation agreement.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development. Existing infrastructure is in place, upsized utilities have been incorporated.

Mr. Brocious says that this is a big development, he asked if the systems such as the water system would be adequate for peak demand times.

Mr. Hunter says that staff does hydraulic modeling to ensure the water requirements will be met. There are existing and upsized utilities for PI and storm drain, sewer and water.

Mr. Brocious asks a similar question about roads, he wants to know if there are any road deficiencies that will occur from this development. Ben says there may be necessary improvements to be made off 1100 South and 500 East. City staff will be doing a warrant study to identify these needs with the city council.

Mr. Brocious asks if a warrant study could put this future phase of development in jeopardy.

Mr. Hunter replied that warrant studies may indicate that a downgrade in service is appropriate. It will let us know if an intersection is not functioning well.

Mr. Brocious asked about drainage, all water comes to a 60 inch pipe and then to a slue. He asked if there are improvements that will need to be made to the slue.

Mr. Hunter says they required cross section info to determine if slue can handle the additional flows, the study said that the slues will be ok. The city would make sure that stormwater and drainage issues would be addressed, as we will be maintaining them. Annexation is in progress in the area, site plans would convey ownership to city. Old ditches aren't being used for irrigation but are still carrying flows, it's not a major concern on the city side.

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Mr. Brocious says ownership issues of slues are housekeeping that should be taken care of. Pipe flows for storm drain can release a 25 year event, will they detain a 100 year event on site?

Mr. Hunter replied that some pipe sizes have been increased to accommodate larger storm events. Because of the close proximity to lake, they will discharge at a higher rate, and will provide ponding for such events as a 100 year storm as well.

Mr. Brocious asked if their parking lots will flood.

Mr. Hunter affirmed, and said that the drawings indicate that parking lots will flood and will provide storage for storm water. He pointed out drawings where ponding would occur in parking lots.

Mr. Brocious gave a suggestion that the 60 inch pipe in-section looks like it should be modified. Mr. Hunter agreed that he would speak to the developer's engineers about this.

Chairman Woffinden says water will keep going all the way to the lake.

Mr. Dupaix says as they start approving these types of developments, traffic will only increase, will need to be accommodated.

Public Hearing Opened

Mr. Ben Wheat, of Roderick Enterprises, said they decided to scale back and go slower with their development because of concerns with surrounding properties. They appreciate the city's help getting them to this point.

Ms. Anderson expressed approval of their plan.

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

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Rod Brocious	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye

The motion carried.

14. Review and action on the amended final plat for Roderick Catalyst Phase 1 Subdivision located in the area of 1500 South 500 East in the PI-1 Planned industrial zone

Mr. Olsen stated that a final plat was approved earlier in 2019, consisting of four lots. The applicants have amended the final plat to include only two lots, and a future development area. The

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two lots face 1500 South and 500 East. Internal streets (400 East, 1600 South) are proposed and will be constructed with the development.

This final plat represents the first phase of a multi-phase subdivision and development. Phase I consists of 2 lots, totaling approximately 20 acres. "Parcel A" represents future development and further subdivision. Parcel A consists of slightly over 58 acres.

Ms. Anderson moved to recommend approval of the Roderick Catalyst Phase I Subdivision, with the finding and condition as listed in the staff report, and subject to any findings, conditions, and modifications listed in the engineering report.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Rod Brocious	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye

The motion carried.

15. Hearing, review and action on amendments to the American Fork City Municipal Code related to private streets

Mr. Hunter said that from time to time developers will request private streets in their developments. There has been a separate street cross section that they could follow, with utilities being private, etc. These streets would be a maintenance responsibility of the HOA. Occasionally we also receive requests from HOA's to accept private infrastructure as public infrastructure. Council asked us to address when we would and wouldn't accept private infrastructure and the responsibility to maintain it. The code that you see spells out what those policies would be. Anyone who wants to develop a private street would now have to meet the same standards as a public street. The biggest change is the width of the local minimum requirement, the asphalt is reduced by 2 feet. These changes are based on requests from city council.

Ms. Anderson expressed approval.

Public Hearing Opened

Public Hearing Closed

Ms. Anderson moved to approve the amendments to the city municipal code relating to private streets.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Rod Brocious	Aye
Geoff Dupaix	Aye

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Harold Dudley

Aye

The motion carried.

Mr. Dupaix says it is important to build to city standards in the first place, this is a good idea.

16. Other Business

Mr. Olson says that the date for a summer dinner needs to be set. Typically the first week of school on Friday or Saturday, or the week of August 23 at the park. He is open to ideas for catering, suggests Wallaby's. Commissioners plan to have the dinner on August 22, 6:30, catered by Wallaby's, meeting at Rotary Park.

Mr. Dupaix brings up his concerns about 1120 North failing. He asks Engineering to please look at it. David Bunker says that they have to look at alternative ways to pay for road repairs, other cities are looking at transportation taxes, some are being challenged in court. Road maintenance has been neglected in the past.

17. Site Plan Review

Mr. Knobloch reviewed the upcoming Planning Commission items. These include the developments moving through TRC. August meetings will be on the 7 and 21.

18. Review and action on the minutes of the June 19, 2019 Planning Commission Regular Session

Ms. Anderson moved to approve the minutes of the June 19, 2019 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Rod Brocious	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye

The motion carried.

Mr. Dupaix moved to adjourn.

Mr. Brocious seconded the motion. All concurred.

Meeting adjourned at 9 pm.



Lisa Halversen, Administrative Assistant