

AMERICAN FORK CITY COUNCIL
JULY 23, 2019
SPECIAL SESSION MINUTES

Members Present:

Bradley J. Frost	Mayor
Kevin Barnes	Council Member
Staci Carroll	Council Member
Barbara Christiansen	Council Member
Rob Shelton	Council Member
Clark Taylor	Council Member (participated electronically)

Staff Present:

Camden Bird	Community Services Director
Wendelin Knobloch	Associate Planner
Terilyn Lurker	City Recorder
Kyle Maurer	Finance Officer
George Schade	IT Director
Timothy Merrill	Legal Counsel
Adam Olsen	Senior Planner
Darren Falslev	Police Chief
Scott Sensanbaugher	Public Works Director

Also present: John Woffinden, Ginger Romreill, Ken Berg, Mike Roderick, Frank Smith

ACTION ITEMS

Mayor Frost welcomed everyone to the meeting. All Council Members were present. Council Member Clark Taylor was present electronically.

1. Review and action on an ordinance approving a district framework plan for the ADG Project located in the area of 360 South 900 West.

Senior Planner Adam Olsen explained this district framework plan was one of several proposals the planning committee has seen. There were two items of consideration that the applicants brought forward on the proposed district framework plan that the Planning Commission recommended approval of. First, a slight tweak to the street layout on 460 South and 550 South to preserve connectivity with adjacent property owners. 460 South was slightly realigned due to the location of Willow Glen slightly to the north. The original road could not bisect Willow Glen. To preserve the east-west connectivity the applicants moved the road to the south. The location of 550 South considered the property lines between the Williamson and Bench properties. 900 West makes an S-curve to provide connectivity with the Dixie Farms development. This maintains the integrity of the original road network.

The second item for consideration was for block type three to be established at the southern end. The proposed blocks are located at the edge of the district, where block type three is allowed. This would allow for rear-loaded products. With the street network the way it is, the Planning Commission doesn't want any front-loaded products. The applicants would be combining with other properties to the east and west as the development is built. The Planning Commission felt

that it was permissible to allow that block type. South of the proposed development enters a different zoning type with the standard density of three units per acre. The Planning Commission recommended approval of the proposal. Both engineering staff and the applicants were present to answer any questions.

Council Member Carroll asked for clarification about the block type that the applicants were proposing. Mr. Olsen explained that in the overlay the block type was defined as type two, but that the applicants were asking for type three to allow rear loading.

Council Member Shelton pointed out that the proposed road outlined on the map on page twelve of the packet, puts the road very close to an existing intersection at 900 West and 620 South. Mr. Olsen responded that the applicants are in the process of revising that overlay with the intention to take to the Planning Commission after working with Engineering to eliminate one of roads. Council Member Rob Shelton then voiced a second concern regarding the added intersection to the west of the existing intersection at 900 West and 620 South. He felt that these intersections were too close and wondered if the City needed the proposed connectivity. He also asked about the intersection types. According to page 20 of the packet, the intersection was designated four-way. Council Member Shelton wanted clarification as to whether this meant the intersection would be a four-way stop. Public Works Director Scott Sensenbaur explained that a four-way designation does not mean it would be controlled by a four-way stop, but that there were four legs to the intersection. The applicant, Ken Berg, stated that this is a normal intersection; however, because there are different possible intersection types in the City's code, they were being detailed and identified the type of intersection in the proposed plan. Council Member Rob Shelton pointed out that this was required to be included as per code.

There was some discussion about the road type of 900 West. It was clarified that 900 West is one of the master plan roads, designated as a neighborhood collector. A Council Member asked if that meant it was a four-lane road and was told that 900 West is a two-lane road that has greater pedestrian than traffic rights-of-way. Council Member Shelton worried about sight distance issues at the four-way intersection due to the S-curve of the road and the proposed buildings. He wanted to know what the traffic solution would be. Ken Berg explained that the curve's radius is about 600 feet as opposed to 150 feet that are relatively sharp and have sight distance and visibility concerns. The applicant will include the sight distances in their final proposal. Council Member Shelton noted that they have had other issues with S-curves.

Council Member Carroll wanted to add that curves are good because they provide different angles of sight. However, she wondered why the applicant did not choose to utilize the grid. According to the map, Dixie Farms, the development below the proposed area, would have a residential street with a dead end. This would force a pedestrian to have to go around to get back onto the main grid. Applicant Ken Berg explained that the adjacent property owner would not give a property easement for the road to go straight. Because of this, 900 West would have to end at 520 South. Council Member Staci Carroll sought further clarification about the continuation of 900 West and how the proposed road fit within the grid. She explained that normally when designing a road, it is not ideal to pin a pedestrian in such that they must go out and around in order to walk some place. In the instance of the proposed road, if a pedestrian is coming out of the Dixie Farms development, they could not walk north without going either east or west on 620 South in order to go north. Because of this, the proposed road would not technically be considered part of the grid network. The road grants access but does not meet the requirements for connectivity which was a goal for this area of the City.

Mr. Olsen responded that 900 West extends to Lake Shore Boulevard and served as a corridor or vineyard connector. The discussed location would be one of the few areas where a pedestrian could cross that corridor. There would be an additional crossing at 570 West. Mr. Berg explained that the proposed road would continue to be the pedestrian draw to grant citizens connection to the ten-foot pathway system that connects the City's parks. Council Member Carroll stated that she can recognize the intent of the proposed road, but that in the future she felt that the City should encourage continuous connectivity. The goal is to create a network not a bunch of T-intersections.

Council Member Shelton asked if there were no easement issues would the proposed road be able to continue straight down as opposed to being designed as a curve and coming to a T-intersection. Applicant Ginger Romreill responded that, yes, the road would have gone straight down into Dixie Farms. Mr. Berg then explained that although this was the original proposal, planners found that the S-curve was preferred because it allowed them to continue 900 West through the park and meet the future vineyard intersection. By utilizing the TOD they could create a major vehicle corridor from 200 South to Lakeshore and establish a backbone of road and utilities. There wouldn't be a single house that has a driveway that accesses that road.

It was stated that 620 West would not only be maintained but improved, and that 620 West was one of the major east-west roads through the southern part of the City.

Council Member Carroll moved to adopt Ordinance No. 2019-07-45 approving a district framework plan for the ADG Project located in the area of 360 South 900 West. Council Member Christiansen seconded the motion.

Council Member Shelton asked why the applicants would not have a roundabout on the S-curve. Mr. Berg said they could look at it to improve sight distance, but it wasn't much of a curve.

Mayor Frost called for a vote on the motion. Voting was as follows:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Staci Carroll, Council Member
SECONDER:	Barbara Christiansen, Council Member
AYES:	Barnes, Carroll, Christiansen, Shelton, Taylor

2. Review and action on a resolution approving an amendment to the land use element of the general plan from the Medium Density Residential to the Design Commercial designation, located at 76 Roosevelt Avenue.

Mr. Olsen explained the next three items – the land use map amendment, the zone map amendment, and the sight plan – all worked in coordination with each other but would have separate motions. Several months ago, Doug Smith came to the Planning Commission and wanted changes for the land use map for parcels. By changing the zoning of the parcels along with the sight plan, there would be a cohesive corridor. The Planning Commission recommended approval of both requests.

Council Member Clark Taylor moved to adoption Resolution No. 2019-07-29R approving an amendment to the land use element of the general plan from the Medium Density Residential to the Design Commercial designation, located at 76 Roosevelt Avenue. Council Member Kevin Barnes seconded the motion. Voting was as follows:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Clark Taylor, Council Member
SECONDER:	Kevin Barnes, Council Member
AYES:	Barnes, Carroll, Christiansen, Shelton, Taylor

3. Review and action on an ordinance approving a zone map amendment from the R-2-7,500 Residential to the SC-1 Planned Shopping Center zone located at 76 Roosevelt Avenue.

Council Member Carroll moved the adopt Ordinance No. 2019-07-46 approving a zone map amendment from the R-2-7,500 Residential to the SC-1 Planned Shopping Center zone located at 76 Roosevelt Avenue. Council Member Shelton seconded the motion. Voting was as follows:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Staci Carroll, Council Member
SECONDER:	Rob Shelton, Council Member
AYES:	Barnes, Carroll, Christiansen, Shelton, Taylor

4. Review and action on an ordinance approving an amended commercial site plan for the Doug Smith Autoplex located at 523 West Main Street in the SC-1 Planned Shopping Center zone.

Mr. Olsen explained the proposal for an expansion of the site plan. The Subaru Dealership requested expansion to the north and southwest. The property that was addressed previously would be incorporated into this site plan and would be used for parking. The Planning Commission recommended approval.

Applicant Frank Smith explained that two parcels would be added. They would take out the service drive and make a bigger service drive. In addition, they will add stalls to the south as they have run out of room. The additional parking was essential to keep the Subaru franchise in the building.

Council Member Shelton asked if the proposed expansion would follow the same design as the existing complex with an extension of the wall to separate the business from residential areas. Mr. Smith confirmed that the wall would be expanded down with no access to Roosevelt Avenue.

Council Member Shelton further questioned if all the lights would face the interior of the property. The applicant, Frank Smith, again confirmed and added that they have moved to all LED lights.

Council Member Shelton then asked how the applicant planned to address the southern end of the property. He asked if it the applicant's intention to fence that portion of the property off from residents. Mr. Smith confirmed that, yes, the fencing would run all the way down Roosevelt with similar fencing as exists on the property currently.

Council Member Shelton moved to adopt Ordinance No. 2019-07-47 approving a commercial site plan for the Dough Smith Autoplex located at 523 West Main Street in the S-1 Planned Shopping Center zone with instructions to the city recorder to withhold publication of the ordinance subject to (1) all conditions identified in the public record associated with the July

17, 2019 planning commission meeting, (2) approval of final plans by the American Fork City Engineering Department, and (3) approval of final plans by the American Fork City Fire Department. Council Member Christiansen seconded the motion. Voting was as follows:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Shelton, Council Member
SECONDER:	Barbara Christiansen, Council Member
AYES:	Barnes, Carroll, Christiansen, Shelton, Taylor

5. Review and action on an ordinance amending the 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 stated the next two items were also discussed hand in hand. One was a revised site plan. The other a revised sub-division plan. There were two buildings on two lots bordering 1500 South on the north border and 500 East as the east border. Two local roads would be constructed with the proposal: 1600 South and 400 East. The applicant would like to construct two large office/warehouse structures facing inwards to each other. The proposal met all landscaping and parking requirements. The Planning Commission recommended approval.

Council Member Barnes asked if the buildings would be leased out. Applicant Mike Roderick confirmed that yes, the buildings would be leased only. Some tenants might have little showroom depending on the business.

Council Member Barnes moved to adopt Ordinance No. 2019-07-48 approving a commercial site plan for Roderick Catalyst Business Park Phase I with instruction to the City Recorder to withhold publication of the ordinance subject to all conditions identified in the public record associated with the July 17, 2019 Planning Commission meeting. Council Member Taylor seconded the motion. Voting was as follows:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kevin Barnes, Council Member
SECONDER:	Clark Taylor, Council Member
AYES:	Barnes, Carroll, Christiansen, Shelton, Taylor

6. 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.

Council Member Carroll asked if the Planning Commission had discussion on this item. Senior Planner Adam Olsen stated the Planning Commission held brief discussion; they saw an expanded version of the plan several months ago. The current plan was scaled, but the applicants were still waiting to receive rights-of-way.

John Woffinden stated the Planning Commission was very happy with this plan.

Council Member Carroll moved to approve the final plat of Roderick Catalyst Phase I Subdivision located in the area of 1500 South 500 East in the PI-1 Planned Industrial zone and to authorize the mayor and council to sign the plat and accept the dedications with instructions to the City Recorder to withhold recording of the plat subject to all conditions

identified in the public record associated with the July 17, 2019 Planning Commission meeting. Council Member Christiansen seconded the motion. Voting was as follows:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Staci Carroll, Council Member
SECONDER:	Barbara Christiansen, Council Member
AYES:	Barnes, Carroll, Christiansen, Shelton, Taylor

6. Adjournment.

Council Member Shelton moved to adjourn the meeting. Council Member Christiansen seconded the motion. All were in favor.

The meeting adjourned at 4:35 p.m.



Terilyn Lurker, City Recorder