

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES OCTOBER 2, 2019

The American Fork City Planning Commission met in a regular session on October 2, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Chris Christiansen
Harold Dudley
Geoff Dupaix
Christine Anderson

Absent: Rebecca Staten
Rod Brocious

Staff Present: Adam Olsen, Senior Planner
Wendelin Knobloch, Planner
Ben Hunter, Engineer
Lisa Halversen, Administrative Assistant

Also Present: Jean Shoaee, Mike Batt, 2 others

1. Pledge of Allegiance

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

2. Hearing, review and action on a final plat for Beehive Clothing Plat A located at 398 East 1100 South in the PI-1 Planned Industrial zone

Mr. Olsen stated that the proposed subdivision divides the property into two lots. Lot 1 (7.16 ac) will consist of the Beehive Clothing facility. Lot 2 (36.62 ac) is currently in agricultural use. A site plan will be presented for Lot 2, upon subdivision approval. Right-of-way dedication for 1100 South is required and illustrated on the plat.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development. They have no major concerns.

Public Hearing Opened

Public Hearing Closed

APPROVED MINUTES

Mr. Mike Batt represents the current landowner, he indicated that the use for Lot 1 will be a warehouse distribution business, not manufacturing.

Mr. Christiansen moved to recommend approval of Beehive Clothing Plat A, 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
Chris Christiansen	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Geoff Dupaix	Aye

The motion carried.

3. Hearing, review and action on a commercial site plan for Grove Creek Plaza, located at 358 North 1100 East in the PO-1 Professional Office zone

Mr. Olsen stated that this property was recently annexed into the City and given a zone designation of PO-1 in anticipation of office development. The area around 300 North and 1100 East is undergoing a transition from residential to office/medical uses, due to its proximity to the American Fork Hospital. This has been seen with recent annexations and zone change requests. Grove Creek Plaza furthers this transition to office/medical uses in the vicinity.

Grove Creek Plaza consists of one structure, one story, a total of 10,255 sq. ft. One access point is proposed off of 1100 East (North County Boulevard) This has been coordinated through and approved by UDOT. 42 parking stalls are required, and the site plan provides 47 parking stalls.

Renderings of the proposed building are included in the submittal materials. Landscape plans are also provided, illustrating compliance with the City's landscape standards.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development. Infrastructure and utilities were already in place, there are no other major concerns.

Mr. Dupaix asked if the proposed access will be a problem regarding the fire code.

Mr. Olsen replied that the fire access codes have been met.

Public Hearing Opened

Public Hearing Closed

APPROVED MINUTES

Mr. Jean Shoaee, developer, said this project will be pretty similar to a project they developed across the street.

Ms. Anderson said that it was wonderful that they added extra parking, and suggested converting some of these extra spaces to more handicapped parking if it will be used for medical purposes.

Mr. Shoaee said they don't yet know who will be in the building, that can be looked at later when they know what will be needed.

Ms. Anderson moved to recommend approval of the site plan for Grove Creek Plaza, with the finding 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
Chris Christiansen	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Geoff Dupaix	Aye

4. Hearing, review and action on amendments to Section 17.5.134.B (13) of the American Fork City Development Code regarding short-term rentals in accessory apartments and main dwellings

Mr. Olsen explained that earlier this year, the Planning Commission recommended approval of an ordinance governing short-term rentals within the City. The Council enacted a temporary prohibition on short-term rentals shortly thereafter; and will soon consider the ordinance recommended for approval by the Planning Commission. Since the new ordinance will govern all short-term rentals, a "clean up" item, found in the accessory apartment provisions of the Code, needs to be addressed.

A provision found within the accessory apartment provisions of the Development Code prohibits short-term rentals within both accessory apartments and the main dwelling containing an accessory apartment. This provision is proposed for deletion, since it is no longer valid pending the new ordinance. It is a house-cleaning item, and staff recommends approval.

Public Hearing Opened

Public Hearing Closed

APPROVED MINUTES

1 Mr. Dupaix moved to approve the amendment to Section 17.5.134.B (13) of the American
2 Fork City Development Code regarding short-term rentals in accessory apartments and
3 main dwellings.

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

5	Chairman Woffinden	Aye
6	Geoff Dupaix	Aye
7	Chris Christiansen	Aye
8	Christine Anderson	Aye
9	Harold Dudley	Aye

10 The motion carried.

- 11
12
13 5. Hearing, review and action on amendments to Sections 17.4.402 (CC-2 Central
14 Commercial zone) and Section 17.4.403 (GC-1 General Commercial zone) of the
15 American Fork City Development Code, in order to modify setback requirements
16

17 Mr. Olsen stated that the proposed ordinance clarifies setback requirements within the GC-1 and
18 CC-2 zones; namely side and rear setbacks. The current requirement defaults to the R-4-7,500
19 residential setbacks; however, this has proven difficult to implement on commercial properties.
20 Staff reviewed the current requirements, and propose changes to provide consistency for side and
21 rear setback requirements within these commercial zones.

22 The proposal is to allow up to a zero lot-line setback for interior side and rear setbacks; provided
23 there are no existing easements. This is similar to what is found in the CC-1 and GC-2
24 commercial zones. Allowing this flexibility will provide for increased flexibility to place
25 structures on commercial properties. He gave the example of a property on Main Street and 300
26 East that has been difficult to develop because of setback requirements.

27 Mr. Dudley asked if the commission would still have the ability to modify the requirements, such
28 as in a case where the property would sit up against a residential zone.

29 Mr. Olsen indicated that the planning commission would still be the approval authority. He said
30 we need to be sure that our easements are respected. Projects have been approved with lesser
31 setbacks on an individual basis, it will be easier to just change the code.

32 Ms. Anderson clarified that if a commercial zone is next to a residential zone, the requirements
33 may be changed by the commission.

34 Mr. Olsen agreed and gave the example of the Holiday gas station, it is technically up against the
35 property line, but not causing a problem. Setbacks were changed in this case. This will enable
36 the development of harder-to-develop properties.

37
38 **Public Hearing Opened**

APPROVED MINUTES

Public Hearing Closed

Mr. Dupaix moved to recommend approval of the proposed ordinance amendment relating to setback modifications.

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

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

The motion carried.

6. Other Business

There was no other business to discuss.

7. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items, these include the developments moving through TRC. Several smaller projects and site plans, a fence, a small subdivision, and another phase of Autumncrest. The next meeting will be held on October 16, 2019.

Ms. Anderson asked if the fire station bond is approved, where will the new fire station go?

Mr. Olsen said that there is a tentative site at Harvey Boulevard and North County Boulevard.

Chairman Woffinden asked about continuing 700 North, where that stands.

Mr. Olsen said that they have been awarded funding, he thinks there will be a signal on 1st East, 740 North will go straight through from Costco to central American Fork, will be a new east-west connector. He also indicated that by next meeting we may have another commissioner.

8. Review and action on the minutes of the September 18, 2019 Planning Commission Regular Session

Ms. Anderson moved to approve the minutes of the September 18, 2019 Planning Commission Regular Session.

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

APPROVED MINUTES

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

The motion carried.

Mr. Dupaix moved to adjourn.

Ms. Anderson seconded the motion. All concurred.

Meeting adjourned at 7:25 pm.



Lisa Halversen, Administrative Assistant