

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES OCTOBER 16, 2019

The American Fork City Planning Commission met in a regular session on October 16, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Chris Christiansen
Geoff Dupaix
Christine Anderson

Absent: Rod Brocious
Rebecca Staten
Harold Dudley

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

Also Present: Steven Strate, Sharon Simmons, Rick Simmons, Robyn Costello, Chad Costello, Michael Batt, Bart Boggess, Ken Berg

1. Pledge of Allegiance

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

2. Hearing, review and action on a zone map amendment located at 356 East 980 North from the RA-1 Residential Agricultural zone to the R1-9,000 Residential zone

Mr. Olsen stated that the applicant proposes a zone map amendment for a parcel located along 980 North, in order to construct a home; and potentially for subdivision purposes. The City's Land Use Plan designates the area as "Low Density Residential" and the change to the R1-9,000 zone supports the underlying Land Use Plan. Current use of nearby properties is residential and residential/agriculture.

Public Hearing Opened

Public Hearing Closed

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1 Mr. Christiansen moved to recommend approval of the zone map amendment.

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

3 Chairman Woffinden Aye

4 Chris Christiansen Aye

5 Christine Anderson Aye

6 Geoff Dupaix Aye

7 The motion carried.

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10 3. Review and action on a site plan for a fence located at 51 West 400 South in the PI-1
11 Planned Industrial zone

12

13 Mr. Olsen stated that the applicant wishes to construct an 8' tall fence around the perimeter of
14 the property. Because the fence is taller than 6', the ordinance requires that it receive Planning
15 Commission approval. The application is strictly for fence placement. Any future development
16 of the parcel will come back to the Planning Commission for site plan approval.
17 Staff recommends approval.

18

19 Mr. Steven Strate, property owner, said that the 8-foot fence would provide more security and
20 privacy for his property, it will be a chain link fence. He indicated that he is having people break
21 into his current fence, he also has problems with people dumping trash on his property.

22 Mr. Dupaix moved to recommend approval of the site plan for an 8' tall fence, located at 51
23 West 400 South, with the finding listed in the staff report, and subject to any findings,
24 conditions, and modifications listed in the Engineering Report.

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

26 Chairman Woffinden Aye

27 Chris Christiansen Aye

28 Christine Anderson Aye

29 Geoff Dupaix Aye

30

31 4. Review and action on a site plan for placement of a portable classroom at St. Peters Church
32 located at 634 North Caveman Boulevard in the R1-9,000 Residential zone

33

34 Mr. Olsen explained that St. Peters Catholic Church proposes to construct a portable classroom,
35 behind the church structure. No changes are proposed to the existing parking lot, and the structure
36 will not be placed on any landscaped areas. Staff recommends approval.

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Ms. Sharon Simmons, representing St. Peters church, indicated that they need more space for the children in their school.

Ms. Anderson moved to approve the site plan for the portable classroom at St. Peters Catholic Church, with the finding listed 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
Rebecca Staten	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Geoff Dupaix	Aye

5. Hearing, review and action on the preliminary and final plats for the Chidester Subdivision Plat B, located in the area of 1407 North Center Street in the R1-9,000 Residential zone

Mr. Olsen stated that the Chidester Subdivision Plat B encompasses property that was recently boundary-adjusted from Highland to American Fork. Plat A consists of the portion of property that remains in Highland City.

Plat B consists of four lots, ranging in size from 11,060 sq. ft. to 12,000 sq. ft. Access is provided off Center Street. A small portion of right-of-way for Center Street is dedicated with the subdivision plat. The preliminary and final plats are being processed concurrently. Staff recommends approval.

Mr. Sensanbaugher stated that the Engineering Division recommends approval of the proposed development, their comments have been addressed.

Public Hearing Opened

Public Hearing Closed

Mr. Christiansen moved to recommend approval of the preliminary plan of Chidester Subdivision, Plat B, subject to any findings, conditions and modifications found in the engineering report.

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

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

Mr. Christiansen moved to recommend approval of the final plat of Chidester Subdivision, Plat B, subject to any findings, conditions and modifications found in the engineering report.

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

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

6. Hearing, review and action on the preliminary and final plats for the Autumn Crest Subdivision Plat D, located in the area of 1000 East 1040 North in the R1-9,000 Residential zone

Mr. Olsen said that Autumn Crest Plat D was approved in 2015 but never recorded/constructed. The preliminary plan has lapsed, and the applicants have returned with a new preliminary plan and final plat for Plat D. Lots have been consolidated from the original plat, creating one larger lot (Lot 45). Access is provided off two existing stub-streets, to the south and east. Plat D is an infill area of Autumn Crest and consists of 8 lots. All lots meet or exceed the requirements of the R1-9,000 zone.

Mr. Sensanbaugher indicated that the Engineering Division recommends approval of the proposed development, comments have been addressed.

Mr. Ken Berg said that this is the next phase of the Autumn Crest Subdivision, there may be 2 more plats coming.

Mr. Dupaix asked why lot 45 is so large.

Mr. Berg said that it used to be 3 lots, but the buyer wanted a bigger lot so they were combined.

Ms. Anderson asked what the plan was for the Patterson property to the east of the subdivision.

Mr. Berg indicated that there have been no plans submitted for that property yet, the Autumn Crest will be finished first.

Public Hearing Opened

Public Hearing Closed

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1 Ms. Anderson moved to recommend approval of the preliminary plan of Autumn Crest
2 Subdivision, Plat D, subject to any findings, conditions and modifications found in the
3 engineering report.

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

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

9
10 Ms. Anderson moved to approve the final plat of Autumn Crest, Plat D, with the findings
11 listed in the staff report, and subject to any findings, conditions and modifications found in
12 the engineering report.

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

14	Chairman Woffinden	Aye
15	Chris Christiansen	Aye
16	Christine Anderson	Aye
17	Geoff Dupaix	Aye

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19
20 7. Hearing, review and action on the commercial site plan for the Gardner Batt Warehouse,
21 located at 398 East 1100 South in the PI-1 Planned Industrial zone
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23 Mr. Olsen explained that the proposed warehouse will be located on Lot 2 of the recently approved
24 Beehive Clothing Plat A subdivision. The site plan proposes an approximately 145,000 sq. ft.
25 structure, with outdoor loading and unloading zones on both the north and south sides, in addition
26 to an expansive parking area for fleet vehicles. Access will be provided off both 1100 South and
27 500 East. Parking is provided per the City's requirements, as is landscaping. A large detention
28 area will be located at the southeastern portion of the site. Renderings of the proposed structure
29 have been included in the submittal materials.

30 Ms. Anderson asked what the grid drawings on the north and south sides of the warehouse were.

31 Mr. Olsen said this was for loading/unloading zones.

32 Mr. Dupaix asked if this project was industrial use, Mr. Olsen affirmed.

33 Mr. Sensenbaurer said that this project has been in the works, they have had extensive meetings
34 with the developer and third-party engineering. This project will be good for the city and city staff
35 are very interested in seeing that it gets approved. There are still a few outstanding issues such as
36 a geotechnical report, traffic study, etc. These still need to be done and are not fully resolved. The
37 developer has been working closely with staff and their engineering consultants have been eager

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1 to meet our requirements. Infrastructure such as water lines and irrigation, etc. still need to be
2 built. This project will bring lots of traffic, it will have an impact and there will need to be changes
3 in the transportation infrastructure. We ask that you approve tonight and give a positive
4 recommendation to the council conditioned on final approval by engineering.

5 Ms. Anderson asked what infrastructure changes will be required.

6 Mr. Sensanbaugher stated that Hales Engineering indicated that the northeast corner intersection
7 will need to change to be a right in-right out only intersection with no left turns. This change is
8 necessary because the site is very close to the railroad tracks and traffic could back up onto the
9 tracks, safety is a concern. A couple other intersections that are currently failing will need to be
10 changed and have signals installed. A reimbursement agreement would be negotiated to reimburse
11 developer for a portion of the costs to improve transportation needs and proper traffic flow.

12 Chairman Woffinden said that the site is close to I 15, it will be a convenient location.

13 Mr. Sensanbaugher indicated that it is close to 2 freeway exits, the AF 500 East exit and the PG
14 Boulevard exit. It is a terrific location. The traffic study will also educate staff on the impact of
15 the Vineyard Connector that will be coming as UDOT finalizes the routes. Regarding necessary
16 road improvements, the intersection of Auto Mall drive and 500 East needs a signal, there also will
17 need to be a signal at the intersection of 860 East and 1500 South. 500 East will be realigned to
18 go straight through, there will also need to be improvements at the 500 East 1100 South
19 intersection.

20 Ms. Anderson asked about the timing of infrastructure improvements relative to the timing of this
21 development.

22 Mr. Sensanbaugher indicated that these road improvements would be hopefully done at the same
23 time as this development, these are current problems that need to be fixed. This development
24 would make our current infrastructure problems worse without intervention. The city will follow
25 through with engineering impact reports and reimbursement agreements. There is a good spirit of
26 cooperation between the city and the developer.

27 Chairman Woffinden asked if city engineering staff will be keeping on top of issues and inspecting
28 the work to be sure it benefits the city.

29 Mr. Sensanbaugher assured him that this will be the case, he said that this will be a win-win for
30 the city and the developer.

31 Mr. Dupaix asks if Beehive Clothing is aware of the right in-right out condition.

32 Mr. Sensanbaugher indicated that he didn't know if anyone had spoken to them about that, that is
33 something that should be done.

34 Mr. Dupaix brought up the geotech report. He felt that this could be problematic because of the
35 nature of this area. He asked if this project were approved, can he add a condition that the

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1 commission as well as the developer be briefed on the details of the geotechnical report so that
2 everyone is in the loop about the problems that need mitigation.

3 Mr. Sensanbaugher gave assurance that he would come back and brief commissioners and the
4 developer about these issues.

5 Mr. Christiansen said that it looks like most of the heavy vehicle access will use 500 East, is it
6 large enough? He is concerned that until 500 East is realigned, heavy truck traffic will be a
7 problem. They should be using 1500 South.

8 Mr. Sensanbaugher replied that a traffic study needs to be done, he thinks it can handle the traffic
9 if improvements are made.

10 Mr. Dupaix asked what the actual condition of the pavement is on 500 East, Mr. Sensanbaugher
11 said that it's not great and improvements will need to be made to the width, intersections and actual
12 pavement.

13 Mr. Michael Batt, developer for the project, thinks that this will be a great project for the city.
14 Beehive Clothing and the LDS Church have been made aware of the conditions and implications
15 for their access as well.

16 Chairman Woffinden asked him about the geotechnical report, he is concerned about liquefaction.
17 This is well known as a high-liquefaction area, and the test holes indicate a water problem. How
18 will this be mitigated?

19 Mr. Batt replied that the geotech report is out for a 3rd party review and the city engineering staff
20 will also review, they will look for solutions for any issues that are raised. There is a budget to
21 address such issues. Large firms such as Okland and Sunroc are possible contractors.

22 Chairman Woffinden said this lessens his concerns substantially, he would like to review the report
23 as well since this is his area of expertise.

24 Mr. Dupaix asked for assurance that water and geotech problems brought forward by the report
25 will be mitigated.

26 Mr. Batt said they can't give a blanket agreement without reading the report, but it is their intent
27 to mitigate all issues, they've been looking at this property for several years and want to build a
28 building that will last a long time.

29 Ms. Anderson asked what the timeline is.

30 Mr. Batt replied that the tenant wants to begin operations in September-October of 2020, they will
31 be on a tight timeline and are interested in moving quickly. They want to have the building ready
32 to deliver to the tenant by next August.

33 **Public Hearing Opened**

34 **Public Hearing Closed**

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1 Mr. Dupaix moved to approve the Gardner Batt Warehouse, with the findings listed in the
2 staff report, and subject to any findings including approval of the traffic study and
3 geotechnical report by the city and third parties, a reimbursement agreement being reached,
4 and a “right in -right out” traffic condition also affecting Beehive Clothing. Approval is also
5 subject to conditions and modifications listed in the Engineering report.

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

7	Chairman Woffinden	Aye
8	Chris Christiansen	Aye
9	Christine Anderson	Aye
10	Geoff Dupaix	Aye

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13 8. Other Business

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15 9. Mr. Olsen reminded commissioners that there will still be two meetings in November and
16 December. He added that the Mayor is still considering names for another commissioner.

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18 10. Site Plan Committee Report

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20 Mr. Knobloch reviewed the upcoming Planning Commission items, these include the
21 developments moving through TRC. The next meeting will be held on November 6, 2019.
22 There will be several items, but the agenda won't be advertised for another week. At this point
23 there will be the Fenn Farms development, a concept plan for the Vest annexation, and a good-
24 sized office building on vacant land between I 15 and 860 East and Quality Drive. There may be
25 a couple more items coming in the next few days.

26
27 11. Review and action on the minutes of the October 2, 2019 Planning Commission Regular
28 Session

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30 Ms. Anderson moved to approve the minutes of the October 2, 2019 Planning Commission
31 Regular Session.

32
33 Mr. Christiansen seconded the motion. Voting was as follows:

34	Chairman Woffinden	Aye
35	Chris Christiansen	Aye
36	Christine Anderson	Aye
37	Geoff Dupaix	Aye

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40 Mr. Dupaix moved to adjourn.

41 Mr. Christiansen seconded the motion. All concurred.

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1 Meeting adjourned at 8 pm.
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6 Lisa Halversen, Administrative Assistant
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