

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
SEPTEMBER 19, 2018**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on September 19, 2018 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

1. Pledge of Allegiance
2. Hearing, review and action on a zone map amendment from the RA-1 Residential Agricultural zone to the R-1-12,000 Residential zone, located at 650 North 1100 East.
3. Hearing, review and action on a commercial site plan for On the Spot Pet Care located at 60 N 1100 East in the PO-1 Professional Office zone.
4. Other Business
5. Site Plan Committee Report
6. Review and action on the minutes of the September 5, 2018 Planning Commission Regular Session
7. Adjournment

John H. Woffinden, P.G.
Planning Commission Chairman

AGENDA TOPIC: Hearing, review and action on a zone map amendment from the RA-1 Residential Agriculture zone to the R1-12,000 Residential zone, located at 650 N. 1100 E.

ACTION REQUESTED: Recommendation of approval.

BACKGROUND INFORMATION				
Location:		650 N. 1100 E.		
Applicant:		Derek Rasmussen		
Existing Land Use:		Vacant		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		RA-1 (Residential Agriculture)		
Proposed Zoning:		R1-12,000		
Surrounding Zoning:	North	RA-1		
	South	R1-9,000		
	East	RA-1		
	West	RA-1		
Land Use Plan Designation:		Low Density Residential		
Zoning within Land Use Plan?		X	Yes	No

Background

The applicant proposes to amend the zoning on a parcel located at approximately 650 N. 1100 E. from RA-1 to R1-12,000 zone, in anticipation of future residential development. The property fronts 1100 East/North County Boulevard and consists of nearly one acre. The City's Land Use Plan designates the area as "Low Density Residential" with a corresponding density of 3 du/ac. The R1-12,000 zone falls within the Land Use Plan designation.

Any future subdivision proposal will go through the City's review process; coming before the Planning Commission for review and a recommendation to the City Council.

FINDING OF FACT

After reviewing the application for a zone map amendment, the following finding of fact and condition of approval are offered for consideration:

1. A zone map amendment to the R1-12,000 zone complies with the underlying Land Use Plan designation of "Low Density Residential".

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of a zone map amendment in the area of 650 N. 1100 E. from the RA-1 to the R1-12,000 zone with the finding listed in the staff report.

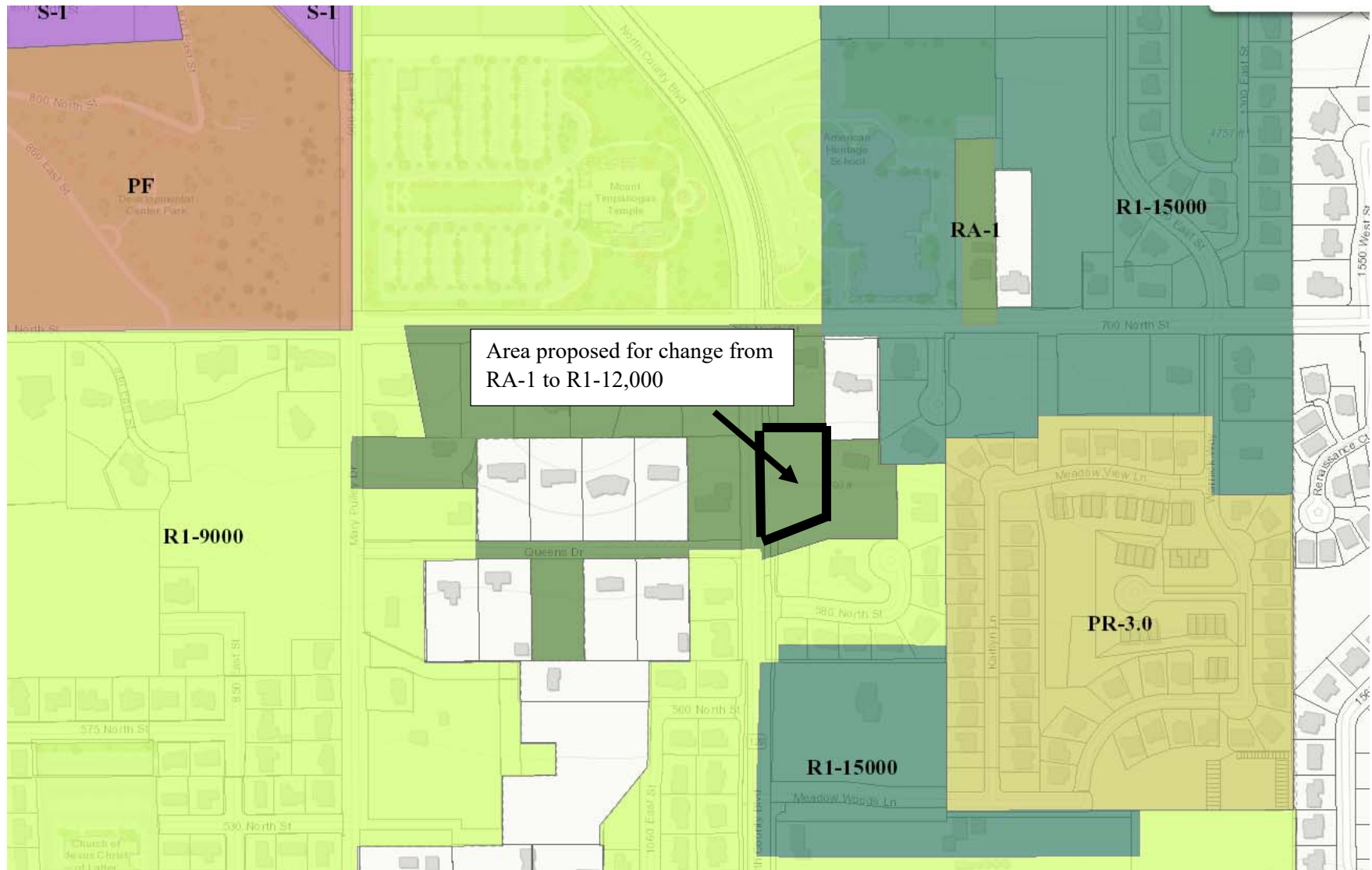
DENIAL

Mr. Chairman, I move that we recommend denial of a zone map amendment in the area of 650 N. 1100 E. from the RA-1 to the R1-12,000 zone.

TABLE

Mr. Chairman, I move that we table action on the zone map amendment in the area of 650 N. 1100 E.

Zone Map Amendment





AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

ZONE CHANGE (blue)

Technical Review Committee Submittal Form

Project Name: Maughn Farm
Location: 650 N. 1100 E.
Reason/Description: to Subdivide
Utah County Parcel No(s): 14-018-0169
Property Owner Name: J. Derek Rasmussen
Property Owner Signature: [Signature]

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: Derek Rasmussen
Address: 1130 E. 700 N.
Telephone: 801-205-3053 Fax: _____
Email: derekasmussen@gmail.com

Submit the following to Lisa Halversen, Public Works Dept, 275 East 200 North.

1. Five paper submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. Electronic submittal on DISC:
 - a. a full plan set in one (1) single pdf
 - b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
 - c. reports (drainage, geotechnical, title) each in a separate pdf
3. Fee as determined at time of Site Plan Review Fee: \$250.00 *2nd*

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

SUBMITTAL CHECKLIST (applicant – check the box to indicate items are included in this submittal)

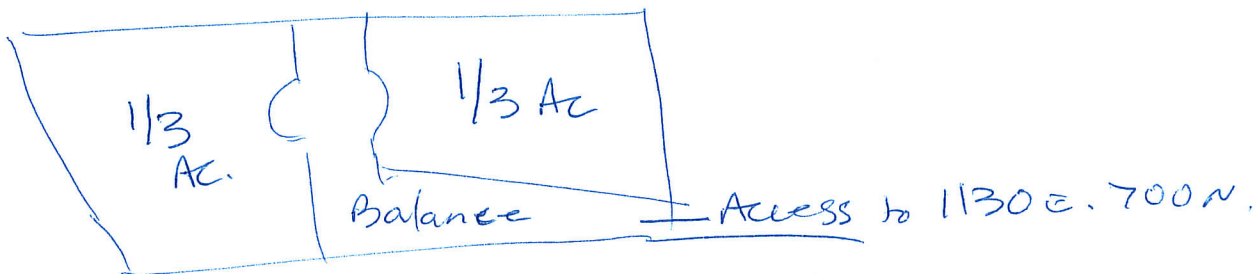
☒	Property Size (acres): <u>.93</u> Current Zone Classification: <u>R-A1</u>
☒	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten) <u>subdivide</u>
☒	Does the proposed zone change conform to the Land Use Plan? ☒ Yes ☐ No If no, please submit a request for General Plan Amendment with this application.

☒	What zone classification are you proposing for the area to be considered? <u>R-1-12000</u>
☒	Map illustrating property to be changed.

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102



AGENDA TOPIC: Hearing, review and action on a commercial site plan for On the Spot Pet Care located at 60 N. 1100 E., in the PO-1 (Professional Office) zone.

BACKGROUND INFORMATION				
Location:		60 N. 1100 E.		
Applicants:		Lori Stephens		
Existing Land Use:		Commercial		
Proposed Land Use:		Commercial		
Surrounding Land Use:	North	Commercial		
	South	Commercial		
	East	Commercial		
	West	Residential		
Existing Zoning:		PO-1 (Professional Office)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PO-1 (Professional Office)		
	South	PO-1 (Professional Office)		
	East	PO-1 (Professional Office)		
	West	R1-9,000		
Land Use Plan Designation:		Professional Office		
Zoning within Land Use Plan Designation?		x	Yes	No

Background

The applicant proposes to locate a pet care facility on property which currently houses medical offices. An enclosed rear yard area will be used as an open play area for dogs. The facility is currently located at approximately 100 S. 700 E.

The proposed location is surrounded by commercial uses to the north, south, and east. To the west is North County Boulevard (1100 E.), with residential uses west of North County Boulevard.

While a pet care facility is not expressly called out in the zone, the surrounding commercial uses provide a more conducive environment for the potential use than that of surrounding residential uses. The Planning Commission may (but is not required to) find that the proposed use meets the intent of the PO-1 zone; a mixture of offices and related facilities for professional persons.

Consistency with the Land Use Plan

The Land Use Plan designates this area as Professional Office. The Planning Commission may find that the proposed site plan is consistent with the Land Use Plan designation.

FINDING OF FACT

After reviewing the application for site plan approval, the following finding of fact is offered for consideration:

1. The Planning Commission finds that the proposed site plan meets the intent of the PO-1 Zone.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for On the Spot Pet Care, located at 60 N. 1100E., with the finding listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the site plan for On the Spot Pet Care, located at 60 N. 1100 E.

TABLE

Mr. Chairman, I move that we table action on the site plan for On the Spot Pet Care.



AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

COMMERCIAL SITE PLAN (yellow)

Technical Review Committee Submittal Form

Project Name: On the Spot Pet Care
Location: 501100 E. or North Utah County Blvd.
Reason/Description: Pet Boarding + Daycare
Utah County Parcel No(s): _____
Property Owner Name: _____

My application meets the requirements of the _____ zone.

Owner Signature: Jon Stephens

Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: Lori Stephens
Address: 255 E. 300 S. Pl. Grove
Telephone: 801-318-8127 Fax: _____
Email: info@cagefreepetcare.com

Submit the following to Lisa Halversen, Public Works Dept, 275 East 200 North.

1. Five paper submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. Electronic submittal on a DISC:
 - a. a full plan set in one (1) single pdf
 - b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
 - c. reports (drainage, geotechnical, title) each in a separate pdf
3. Fee as determined at time of Site Plan Review Fee: \$500.00

received

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

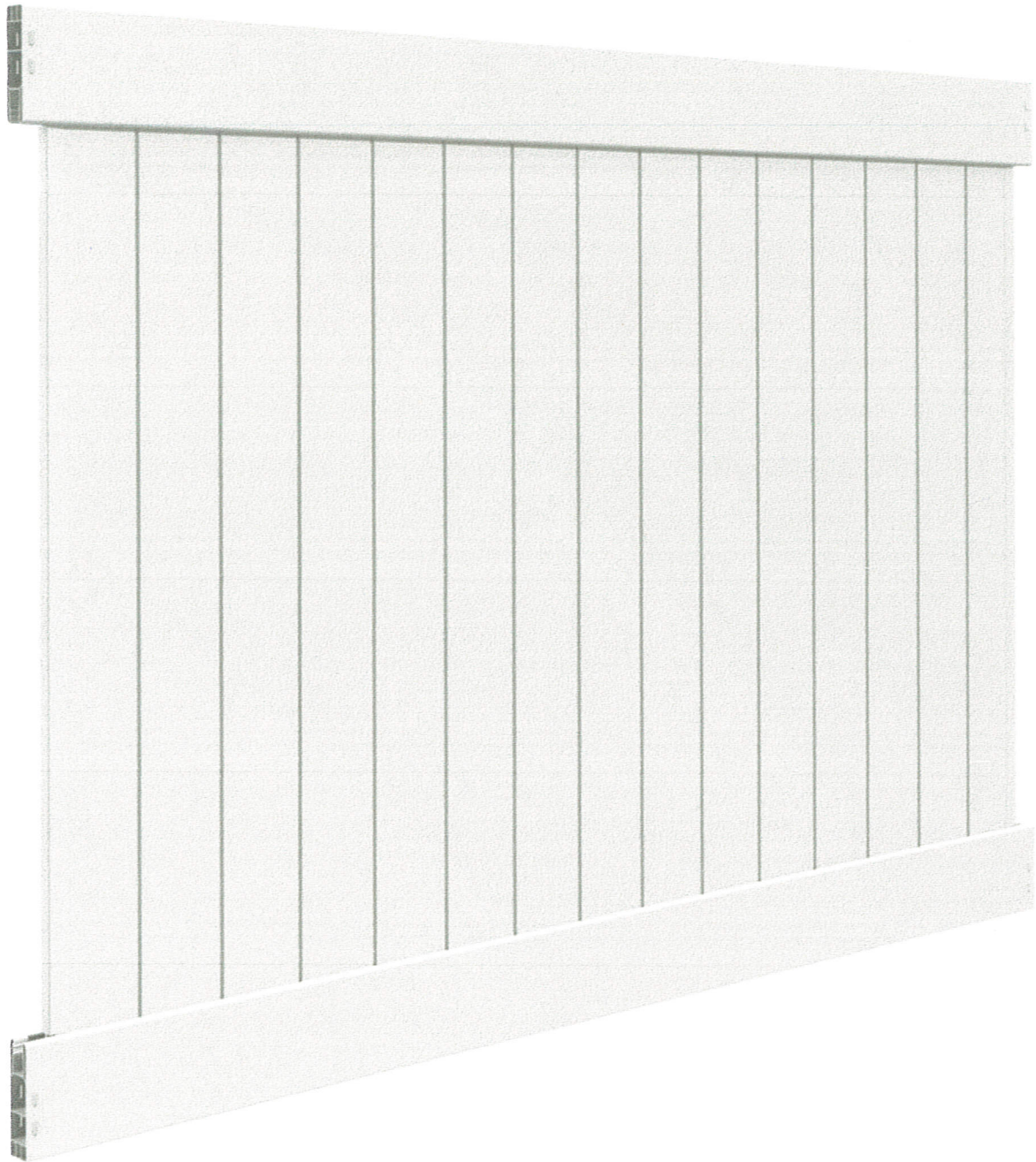
SUBMITTAL CHECKLIST (applicant – check the box to indicate items are included in this submittal)

☐ Cover (Title) Sheet	☐ Drainage & Flood Irrigation Plan
☐ Site Plan	☐ Landscaping Plan
☐ Utility Plan	☐ Grading Plan
☐ Culinary & Secondary Water Details	☐ Site Details
☐ Sewer & Storm Drain Details	☐ General Notes
☐ Geotechnical Report	☐ Erosion Control Plan

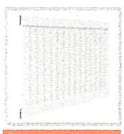
Fence detail

6' privacy fencing will be added to the back yard where indicated by Blue Ink.





Click or Tap Image to Zoom In



Date: 8/23/18

To: American Fork City Officials

American Fork Planning
City Government Office
30 N Center St, American Fork, UT 84003

From: Dr. Christopher J. Reynolds

Owner of the property located at
52 N 1100 East American Fork, UT 84003

Dear American Fork City Officials in the Planning and Zoning Department,

This formal letter is drafted to let you know that I am under contract with a Buyer (Two Tails Properties, Inc), whom wishes to purchase my property located at 52 N 1100 East American Fork UT, 84003 (parcel #: 14:017:0015). The Buyer's intended use with the property is to use the building and outdoor grounds as an animal care facility. This Buyer has operated in American Fork under the business name of "On the Spot Pet Care, Inc." located at 94 S 700 E St, American Fork, UT 84003. It is my understanding that On the Spot Pet Care, Inc. has been an outstanding business for American Fork and they provided a needed service for the residents of American Fork, and surrounding cities.

In closing, I believe that Two Tails Properties will be successful as the new owners/operators of my property. They will add value to the area and will maintain American Fork's standards/values. They have great hopes in becoming the leading animal care provider in Utah County and they will be a great asset to the City of American Fork.

Respectfully,

A handwritten signature in black ink, appearing to be 'CJ Reynolds', written over a horizontal line.

Dr. Christopher J. Reynolds

UNAPPROVED MINUTES

AMERICAN FORK CITY

PLANNING COMMISSION MINUTES SEPTEMBER 5, 2018

The American Fork City Planning Commission met in a regular session on September 5, 2018 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Harold Dudley
Geoff Dupaix
Christine Anderson
Nathan Schellenberg
Rebecca Staten

Absent: Rod Brocious
Eric Franson

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

Also Present: Shane Durrant, Ginger Romriell, Rob & Denise Rogers, Barry & Shauna Durrant, Kelly Penrod, Jim Honaker, Rio Honaker, Norm Chadwick, Carolyn Lloyd, Niel Christensen, Allen Christensen, Kathleen Christensen, Terry & Kristi Townsend, James Carson

1. Pledge of Allegiance

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

1. Hearing, review and action on a zone map amendment from the R-1-20,000 Residential zone to the I-1 Industrial zone, located at 232 East 1500 South.

Mr. Olsen stated that the area under consideration for a rezone was annexed into the City in 2011. At the time of annexation, a portion was zoned I-1 (Industrial) and a portion R1-20,000. The R1-20,000 was proposed for the existing home and agricultural operation. The applicants are requesting the entire area be zoned I-1 due to business success and expansion. The I-1 zone does comply with the underlying land use classification of "Design Industrial". While the Planning Commission may recommend approval of the I-1 zone for the entire area, it is worth noting that directly adjacent, to the east and west, the PI-1 zone is present, fronting 1500 South. The I-1 zone allows more intensive industrial uses. In the past, applicants have proposed the PI-1 zone as a buffer of sorts along 1500 South; proposing more intensive industrial uses south of the PI-1 buffer. The Planning Commission may recommend to continue the PI-1 zone as a buffer, directly adjacent

UNAPPROVED MINUTES

to 1500 South, as evident to the east and west; or, recommend approval of the I-1 zone for the entirety of the property, as requested by the applicant. Any proposed expansion of the site will require a formal site plan approval; at which time landscaping, parking, and use will be addressed.

Mr. Sensanbaugher stated that there were no engineering concerns.

Mr. Rob Rogers and Mrs. Denise Rogers were asked about their proposed business expansion, they stated that they are in the gravel business and as the neighborhood has grown in business use around them, they want to secure and expand space to park their equipment. They aren't opposed to planting trees or doing landscaping for buffer purposes.

Chairman Woffinden asked Mr. Olsen what the difference between PI-1 and heavy industrial use is.

Mr. Olsen responded that heavy industrial use isn't allowed in PI-1, that is kept more to the south. A heavy manufacturing component wouldn't be allowed in PI-1, such as crushing, processing, etc.

Mr. Dupaix asked the Rogers what use was intended if the zone map amendment is approved.

Mr. Rogers said that their crushing & screening are taking place more to the south, they don't need to bring that processing to the front, they just want space for parking and storage.

Chairman Woffinden asked if there would be any objection to splitting the zoning designation in order to maintain the PI-1 buffer along the freeway.

Mr. Olsen said that he would need to see the site plan, but splitting the zoning is a possibility, city staff will work with them. He would like the PI-buffer continued along the freeway edge.

Ms. Anderson asked Mr. Olsen how he would suggest splitting the zoning designation.

Mr. Olsen replied that he would suggest splitting where the designation on both sides of the property changes already to maintain a buffer zone along the freeway for continuity.

Chairman Woffinden asked Mr. Rogers if that would work for their needs.

Mr. Rogers said he thought that would be ok, they would like a screen or buffer in the front of their property as well. Mrs. Rogers pointed out that they still live there and want to make it nice.

Public Hearing Opened

Public Hearing Closed

Mr. Schellenberg moved to approve the zone map amendment, with the designation split between the PI-1 and I-1 as shown on the map.

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

John Woffinden	Aye
Harold Dudley	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye

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Christine Anderson
Nathan Schellenberg

Aye
Aye
The motion carried.

2. Review and action on a site plan for an accessory structure, located at 160 East 400 South in the R-2-7,500 Residential Zone.

Mr. Olsen explained that the applicant is requesting site plan approval to construct a 1,125 square foot garage on property at 160 E. 400 S. The proposed accessory structure will be located south and slightly west of the existing home, toward the rear of the property. Access to the structure will be provided by a new driveway off of 400 S. along the west side of the property. 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. The Land Use Plan designates this area as “Residential Medium Density”. The site is consistent with the Land Use Plan designation.

The bulk, height, style and construction material of the accessory structure will be compatible with dwellings and accessory structures in the immediate vicinity and will not result in an undue negative impact upon adjacent properties. Adjacent properties are residential in nature and many have accessory structures at the rear of properties.

Mr. Dupaix asked where on the site the garage will be located.

Mr. Olsen stated that the old garage will be torn down and the new one built towards the back.

Mr. Sensanbaugher stated that the Engineering Division recommended approval.

Mr. Durrant stated that it would only be used as a garage and for storage.

Mr. Dupaix moved to approve the accessory structure, with the findings listed in the staff report and subject to any findings, conditions and modifications found in the Engineering report.

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

John Woffinden Aye
Harold Dudley Aye
Geoff Dupaix Aye
Christine Anderson Aye
Nathan Schellenberg Aye
Rebecca Staten Aye

The motion carried

UNAPPROVED MINUTES

3. Hearing, review and action on a preliminary plan for Dixie Farms Flexible Lot PUD, consisting of 318 lots, located in the area of 1000 West 1100 South in the PR-3.0 Planned Residential Zone.

Mr. Olsen stated that the preliminary plan was denied at the May 2, 2018 Planning Commission meeting. The denial was made with findings regarding access and delivery of utilities. The applicants have been working with Engineering and Fire to address these issues, and have presented a revised preliminary plan that addresses these issues. Coordination with numerous adjacent property owners has resulted in successfully addressing regional access issues for the area, and for providing primary access north to 200 South. The resulting plan has been adjusted to accommodate improved access. The overall number of lots has decreased from the previous plan.

The property consisting of Dixie Farms was recently annexed. Upon annexation, the property was zoned PR-3.0 (Planned Residential 3 du/ac), PF (Public Facilities), and SP (Shoreline Preservation). The PF zone designation lies within a power line corridor, for a future linear park; additionally, the PF zone designation was given in an area for a potential future alignment of the Vineyard Connector. Should the Vineyard Connector not locate within this corridor, a large park area adjacent to the power line corridor park will be present. The Shoreline Preservation zone was designated for the area encompassing wetlands and floodplain adjacent to Utah Lake. Right-of-way was dedicated with the annexation for a Utah Lake Shoreline Trail, which will parallel a road (Lakeshore Drive) that will act as a defend/no defend line in the event of lake flooding. The elevation of the road will be one foot above the 100 yr. flood elevation of 4,495’.

Dixie Farms consists of 299 lots on 176 acres, creating an overall density of 1.7 du/ac. While a total of 320 lots are permissible under a Flexible Lot Development, the applicant is proposing a lower number of lots, at 299. The Development Code outlines provisions for developing under a Flexible Lot scenario. The applicant has provided a range of lot sizes; 30 lots at a minimum of 16,000 sq. ft., 106 lots at a minimum of 9,000 sq. ft., and 144 lots between 7,500 and 9,000 sq. ft. 19 two-family lots, at 12,000 sq. ft. are also proposed. Trail corridors will meander through the subdivision, providing access from the linear park to the north, to the Utah Lake Shoreline Trail/open space shoreline area to the south.

The applicants are requesting the Planning Commission allow a modification to the percentages of lot sizes as required under a flexible lot scenario; specifically related to lots greater than 16,000 sq. ft. and lots within the range from 7,500 to 9,000 sq. ft. The applicants propose a fewer percentage of lots at 16,000 sq. ft. and a higher percentage in the range from 7,500 to 9,000 sq. ft. The argument for approval of this scenario is that there are fewer two-family lots than the Code allows, and a greater number of 9,000 sq. ft. lots than allowed. Staff is in support of this modification. The Planning Commission is allowed to make this modification pursuant to Sections 17.7.401 “harmonizing development within the project” and 17.7.502.D “adjustments in the number of structures.”

After reviewing the preliminary plan for Dixie Farms, the following findings of fact are offered for consideration:

UNAPPROVED MINUTES

1. The preliminary plan complies with the applicable design criteria as found throughout Section 17.7.502 of the Development Code.
2. The preliminary plan complies with the criteria as listed in Section 17.7.502.D of the Development Code.
3. The Planning Commission grants the applicants request for modification of percentages of lot sizes; allowable through Sections 17.7.401 and 17.7.502.D of the Development Code, as outlined.

Mr. Sensanbaugher stated that the Engineering Division recommends approval of the proposed development. The Engineering staff have met numerous times over the past few months with developers to address access concerns. He complimented the developer for listening to the residents' concerns, the developer has been very good to work with and they have made the recommended changes. The road in middle of the development is 900 W and this is a very important road to a functional TOD as well as the primary way in and out. Much of the necessary access to water will be along that road also. It will be walkable and bikeable, with sidewalk on one side, and it fits the spirit of the TOD. Details such as who is building what segment will still be worked out, as will reimbursement agreements, pioneering agreements, etc. 700 W is on the east side of the project, it is also a very key part of the transportation plan for the TOD. Both will be major intersections with signals when the Vineyard connector is built. 900 W will connect to 200 S and up to Pioneer Crossing, then to Meadows Development. Plans will change, this is only the initial stage, he feels good about the access concerns with these roads. Engineering feels satisfied and recommends approval.

Mr. Dupaix remarked on potential problems with limited access in existing intersections.

Mr. Sensanbaugher stated that it is good for time being, he acknowledged that changes will be necessary. 700 W will be a primary intersection with the Vineyard Connector.

Mr. Ken Berg, civil engineer, said that 900 W will be built to city standards at first, and will be changed to Connector standards when that road is built. The trailhead and parking lot will be near the power park.

Mr. Allen Christensen, property owner in area, asked if the plan is to build 900 W before any project construction begins.

Mr. Berg said that 900 W will be built in the first phase in order to get water, sewer, and utilities to the development.

Mr. Christensen felt that 900 W must be built before any work begins on other parts of the development. He stated that farm roads aren't sufficient for the trucks and construction equipment that will be driving in the area. He was also opposing the proposed location for the Vineyard Connector. The Connector is only projected to be in this location, he felt that residents don't think it is the appropriate place. At first the Connector was proposed to be 2 lanes, now they want it to be 6-8 lanes. Farmers won't give land to build a wider road through their farmland. There are more direct, better areas to build the Connector. He felt that it is a mistake

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1 to assume that the connector will be built there. 900 W needs to be constructed first to alleviate
2 congestion for residents.

3
4 Mr. Jim Honaker, property owner, says that building a road from 200 s will encourage people to
5 take shortcuts down other farm roads, this needs more study. Too many cars will block the 2-
6 lane county roads.

7
8 Mr. Berg said that 900 W will be built in phases, it is too big to do all at once.

9
10 Mr. Dudley asked hypothetically, if this is the only development in this area for the next 20
11 years, what will be need to be constructed for roads?

12
13 Mr. Berg replied that 700 W will be paved to county road standards and used as temporary road
14 to make connections to existing roads. That meets the requirements for a secondary connection
15 for the development. 900 W will be the primary connection.

16
17 Mr. James Carson, property owner, asked for traffic studies on 200 S. Condos are going up near
18 200 S and he is concerned about congestion. Many trains use this area and traffic will be
19 congested.

20
21 Mr. Sensanbaugher said that they have done studies on 200 S, and are in the process of widening
22 the road. They will be deciding in the next few weeks with the city council how it will be
23 improved next spring.

24
25 Mr. Neil Christensen, property owner, asked if the city has enough water to service more
26 subdivisions in that area.

27
28 Mr. Sensanbaugher answered affirmatively.

29
30 Mr. Rio Honaker, property owner, expressed concerns about 700 W tying into 600 S. He fears it
31 will bring terrible traffic to that area which is only a gravel road. He asked if the road goes from
32 city to county standard (64 ft to 26 ft) in front of his property.

33
34 Mr. Berg indicated that it does.

35
36 Mr. Honaker voiced concerns about the traffic and the narrowness of the road.

37
38 Ms. Carolyn Lloyd is concerned about 700 W. She feels that it needs to be finished before
39 development progresses, the road already services 30+ homes now. Property owners need to be
40 consulted, and the roads need to be annexed and bonded for before you approve the
41 development. More accesses would be better.

42 .

43 Ms. Anderson asked what the timeline is for the 700 W construction.

UNAPPROVED MINUTES

1 Mr. Berg stated that much of the land for 700 W is currently private property, but he can promise
2 a new city road (900 W) from 200 S down to the development up front and it will be one of the
3 nicest roads in American Fork.

4
5 Mr. Sensanbaugher says that 900 W will have a 92ft right of way, but will be one lane in each
6 direction. 700 W will be built as a future road when landowners sell land. These two roads will
7 be among the best in the state. 700 W is not going to be attractive to traffic in the short term
8 though, they want to keep traffic on 900 W until landowners give land to build a good road at
9 700 W.

10
11 Mr. Dudley asked Mr. Sensanbaugher what he knew about the location of the proposed Vineyard
12 Connector.

13
14 Mr. Sensanbaugher replied that it is only a projected location, this is the city's preferred location,
15 not UDOT's preferred location. UDOT is looking at several alternatives, but the city supports
16 this location.

17
18 Mr. Allen Christensen said that property owners need to be consulted, and their desires should
19 have equal weight with the developers. The Christensens have been on that land for 4
20 generations. Goodwill requires that you talk to the people you will impact most severely. These
21 hearings are the only place they feel they can be heard.

22
23 Chairman Woffinden said that this is the purpose of these public hearings, the residents'
24 concerns are put on the record. The Planning Commission has heard from he and and his
25 brothers many times.

26
27 Mr. Jim Honaker added that he had spoken to the fire department about their approval of the
28 previous Dixie Farms submittal and they said that they had not approved the first proposal, they
29 had told the developer that they needed 2 access points.

30
31 Mr. Schellenberg stated that the two main concerns he's heard are access /traffic and Connector
32 location. Wherever the Connector ends up going, this development will still work because it
33 doesn't depend on the Vineyard Connector for its success.

34
35 Mr. James Carson says that by the city recommending the Connector location, it is giving the
36 state the go-ahead to use this location, and this is not fair to better locations. He feels that this is
37 giving an open invitation to the state, and manipulating the state.

38
39 Mr. Schellenberg said that this development doesn't need the Connector, they are not
40 intertwined, this plan is just a subdivision. The proposed Connector is only shown for
41 information purposes.

42
43 Ms. Anderson wants to clarify access points, what are temporary and what are primary.
44

UNAPPROVED MINUTES

Mr. Dudley asked Mr. Sensanbaugher about 900 W if the preliminary plan is approved. Do modifications have to come back before the commission for approval? If the road can't be built as planned, does the developer have to start over?

Mr. Sensanbaugher said that this is a preliminary plan, there are several future steps such as plans for roads, and annexations still have to take place. He indicated that the developer would have to start over again if they cannot produce the road as per plan.

Mr. Dupaix moved to approve the preliminary plan for Dixie Farms Flexible Lot PUD, with the findings listed in the staff report and subject to any findings, conditions and modifications found in the Engineering report.

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

John Woffinden	Aye
Harold Dudley	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye
Nathan Schellenberg	Aye
Christine Anderson	Aye

The motion carried.

4. Hearing, review and action on the preliminary plan for Stonecreek Plat B Conservation Subdivision, consisting of 76 lots, located at 400 South Storrs Avenue in the PR 3.0 Planned Residential Zone.

Mr. Olsen stated that the next 2 items will be discussed together but with separate motions. Stonecreek, Plat B, consists of 76 lots on 18.92 acres. Plat B is the second phase of an overall development, consisting of 143 acres; approximately 37 acres of which will be open space. Plat B is located directly south of the Mountain Meadows, Plat G, subdivision (370 S.). The property has historically been used for agricultural purposes and there are existing homes on site, which are proposed for removal.

Plat B proposes two access points off of Storrs Ave. All roads are public. Lots range in size from 6,000 sq. ft. to a little over 10,000 sq. ft. Section 17.7.503 of the Development Code allows Conservation Subdivision Projects within the PR-3.0 zone. Conservation Subdivision Projects within the PR-3.0 zone must adhere to certain parameters. Subdivisions must have a minimum project area of five (5) acres, and a maximum density of 3 units per acre. Plat B consists of approximately 19 acres and is the second phase in a 143-acre development, with an overall density of 3 units per acre; falling within the parameters of a Conservation Subdivision project in the PR-3.0 zone. Stonecreek Plat A was approved in late 2017.

As with Plat A, which was previously approved, the applicants request Planning Commission consideration and allowance for modification of building site requirements; allowing the ability to average lot sizes in order for greater overall consistency. Section

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17.7.503.H.4 states that interior lots shall be no larger than 7,500 square feet, and that corner lots be a minimum of 12,000 square feet. All interior lots are less than 7,500 sq. ft. as required by the Code. The applicant is seeking Planning Commission approval of a modification, however, allowing slightly smaller corner lot sizes than 12,000 sq. ft. in order to provide greater overall consistency. This modification is allowed pursuant to Sections 17.7.401; allowing the “harmonizing (of) development within a project”. The Planning Commission may, but is not required, to make this finding. A finding allowing the modification is offered below.

Conservation Subdivisions within a PR-3.0 zone require 25% open space. The overall project area provides for 26% open space upon buildout. Plat B proposes to dedicate 1.1 acres of park/wetland area to the City, directly adjacent to the Mountain Meadow Park. The applicant has been in coordination with the Parks and Recreation Department for lands to be dedicated and future planning efforts of the overall park area for the creation of a regional park. Additional park dedication will occur with each subsequent phase of the overall development.

It is Staff’s opinion that criterion has been met; provided the Planning Commission find the modification request relating to lot size, as described above, is granted.

Mr. Sensanbaugher and the Engineering Division recommended that both the preliminary and final plans be approved subject to the conditions in the Engineering Report. Developer has addressed and satisfied all issues brought to them.

Mr. Garrett Seeley, Woodside Homes, explained that this is the 2nd of 3 phases, all have different lot configurations.

Chairman Woffinden asked if basements would be built.

Mr. Seeley stated that no basements will be in this development.

Ms. Staten asked if “no basements” will be made clear to homebuyers and to all builders.

Mr. Seeley said yes, Woodside Homes are the builders as well as the landowners so they will have complete control and will not build basements.

Public Hearing Opened

Public Hearing Closed

Ms. Staten moved to approve the preliminary plan for Stonecreek Plat B, with the findings listed in the staff report and 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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1 **John Woffinden** **Aye**
2 **Harold Dudley** **Aye**
3 **Rebecca Staten** **Aye**
4 **Geoff Dupaix** **Aye**
5 **Christine Anderson** **Aye**
6 **Nathan Schellenberg** **Aye**

7 **The motion carried.**
8
9

- 10 5. Review and action on the final plat for Stonecreek Plat B Conservation Subdivision,
11 consisting of 76 lots, located at 400 South Storrs Avenue in the PR 3.0 Planned Residential
12 Zone.
13

14 Mr. Olsen stated that Stonecreek Plat B is a 76-lot phase of an overall 143-acre development.
15 The preliminary plan was reviewed in depth in the previous report and the final plat is consistent
16 with the preliminary plan. The Land Use Plan designates this area as “Low Density
17 Residential”. The proposed subdivision is consistent with the Land Use Plan.
18

19 **Mr. Sensanbaugher recommends approval of the proposed final plat subject to the findings**
20 **and conditions mentioned in the Engineering Report being addressed.**
21

22 Mr. Schellenberg expressed concern about the landscaping trees that will be used in parkstrips.
23

24 Mr. Seeley said that these trees are type 1, he’s fine with a stipulation about trees.
25

26 Ms. Staten moved to approve the final plat for Stonecreek Plat B, with the findings listed in the
27 staff report and subject to any findings, conditions and modifications found in the Engineering
28 report. She amended her motion to add that “No basements” will be on the final plat.
29

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

31 **John Woffinden** **Aye**
32 **Harold Dudley** **Aye**
33 **Nathan Schellenberg** **Aye**
34 **Rebecca Staten** **Aye**
35 **Geoff Dupaix** **Aye**
36 **Christine Anderson** **Aye**

37 **The motion carried.**
38
39

- 40 6. Review and action on the final plat for Osmond Retail AF Plat A, located at 520 South 500
41 East.
42

43 Mr. Olsen stated that Osmond Retail Plaza was approved earlier this year (2018). The applicants
44 propose a condominium plat for the structures approved with the site plan. There are 4 structures,
45 with common parking and landscape areas. The lot numbering appears to be off; the two structures

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on the north being identified as Lots 1 and 5, and the two structures on the south being identified as Lots 3 and 4. Perhaps Lot 5 is misnamed, and should be relabeled “Lot 2”. The renaming of Lot 5 is listed as a “condition of approval”.

The Land Use Plan designates this area as “Planned Community”. The proposed subdivision is consistent with the Land Use Plan.

Mr. Sensanbaugher said that the engineering department recommends approval of the proposed development subject to the conditions of approval having been met.

Mr. Schellenberg moved to approve the final plat for Osmond Retail AF Plat A, with the findings listed in the staff report and subject to any findings, conditions and modifications found in the Engineering report.

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

John Woffinden	Aye
Harold Dudley	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye
Christine Anderson	Aye
Nathan Schellenberg	Aye

The motion carried.

7. Hearing, review and action on a site plan for DBD Business Park, located at 72 South 700 East in the CG-2 Planned Commercial Zone.

Mr. Olsen stated that the applicants propose a 30,672 sq. ft. structure as the first phase of a multi-phase development. Two existing structures will be demolished in order for construction of the larger structure. Two points of access are proposed along 700 East.

Phase 2 will be a continuation of the structure, to the west. Phases 3 and beyond will deal with an existing structure at the corner of 50 S. and 700 E. as well as a home/business at the south end of the property.

Parking and landscaping have been provided at the required ratios as set forth in the Development Code. Renderings of the proposed structure have also been included in the submittal materials. The Land Use Plan designates this area as “General Commercial”. The site plan is consistent with the Land Use Plan Designation.

Mr. Sensanbaugher recommends approval of the proposed development

Mr. Dale Gunther stated that he hopes to build quickly on land he has owned for a long time.

Public Hearing Opened

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1 **Public Hearing Closed**

2
3 **Ms. Anderson moved to approve the site plan for DBD Business Park, with the findings**
4 **listed in the staff report and subject to any findings, conditions and modifications found in**
5 **the Engineering report.**

6
7 **Mr. Dupaix seconded the motion. Voting was as follows:**

8		
9	John Woffinden	Aye
10	Harold Dudley	Aye
11	Rebecca Staten	Aye
12	Christine Anderson	Aye
13	Geoff Dupaix	Aye
14	Nathan Schellenberg	Aye

15 **The motion carried.**

- 16
17 8. Hearing, review and action on an amendment to Section 15.01.110 of the American Fork
18 Municipal Code regarding easements.

19
20 **Mr. Sensanbaugher stated that this amendment regarding easements is proposed by the**
21 **Engineering Division. This is somewhat a housekeeping item. City code requires 10 ft**
22 **easements on all property lines. They feel that 5ft is more appropriate considering the size**
23 **of required setbacks. The city would still have authority to require more easement where**
24 **necessary.**

25
26 **Mr. Sensanbaugher recommended approval of the proposed code text amendment. The**
27 **proposed code text amendment would eliminate some conflicting requirements within the**
28 **development code while still maintaining the needs of easements around lots. It is the**
29 **opinion of staff that these changes will not detrimentally affect the overall health, safety**
30 **and well-being of the general public.**

31
32 **Mr. Dupaix asked why this change is needed.**

33
34 **Mr. Sensanbaugher said that a particular homeowner granted the city a 10 ft easement and wanted**
35 **to abandon it to build a pool, but as the code reads that wasn't possible. It is his opinion that the**
36 **code is not necessarily reasonable in its requirements.**

37
38 **Mr. Dupaix said that they have had these discussions about code and easements for years. He**
39 **wants to look ahead to see what ramifications or unintended consequences there might be if the**
40 **code is changed.**

41
42 **Mr. Sensanbaugher said that the only negative thing he can think of is if a major utility needs to**
43 **come in in the future, but we should ask the reasonable standard for everyone and ask for special**
44 **circumstances where needed.**

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Mr. Olsen stated that if we require 10 ft easements around every lot, this requirement conflicts with newer 5 ft setbacks.

Mr. Dupaix said that in his opinion, we have to be careful of changing the ordinance.

Mr. Dudley added that some cities don't even have standard easements, he asked Mr. Sensanbaugher to consider sticking with 10 ft on outside perimeter for major utilities. Mr. Dudley also would like to change the code to say public utility easements instead of just easements.

Mr. Sensanbaugher replied that as they go through code and find things to be fixed, they want to change the least amount necessary. He doesn't want to add extra wording that may not be uniform in the rest of the code. He would rather go on a case by case basis instead of just requiring a blanket 10 ft easement. He would like the default to be 10 ft on front, 5ft everywhere else, with authority to require more if necessary.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to approve the proposed code text amendment regarding easements.

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

John Woffinden	Aye
Harold Dudley	Aye
Rebecca Staten	Aye
Christine Anderson	Aye
Geoff Dupaix	Aye
Nathan Schellenberg	Aye

The motion carried

9. Other Business

Chairman Woffinden thanked the staff for the summer dinner.

Mr. Olsen indicated that city council work sessions to update the TOD code are Sept. 18, and Oct. 2. The Planning Commission is invited, the meetings will be in the administration building at 4pm. The Planning Department has been working with consultant and engineers and will have recommendations.

On Sept. 25, American Fork has been invited, along with some other cities, to a land use training by Brent Bateman. This training will be at the Cedar Hills clubhouse at 6pm.

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Mr. Sensanbaugher said that at the Oct. 2 work session they will present another modification to the transportation master plan, they've identified some minor additions of roads that need to be shown on master plan. Some of these are 900 W, 350 S as a new east-west connector road, and some other tweaks in the TOD area. These can be approved and taken to city council on Oct. 9.

10. Site Plan Committee Report

Mr. Knobloch reviewed the possible agenda items for the September 19, 2018 Planning Commission meeting. Such possibilities are On the Spot Pet Care, an application for a zone change, and a proposed dartboard throwing business.

11. Review and action on the minutes of the August 8, 2018 Planning Commission Regular Session

Mr. Schellenberg moved to approve the August 8, 2018 minutes from the Planning Commission meeting.

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

John Woffinden	Aye
Harold Dudley	Aye
Rebecca Staten	Aye
Christine Anderson	Aye
Geoff Dupaix	Aye
Nathan Schellenberg	Aye

The motion carried.

12. Adjournment

Mr. Schellenberg moved to adjourn the meeting.

Ms. Staten seconded the motion. Voting was unanimous.

The meeting adjourned at 8:50 p.m.

Lisa Halversen
Administrative Assistant