

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES FEBRUARY 5, 2020

The American Fork City Planning Commission met in a regular session on February 5, 2020 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Chris Christiansen
Geoff Dupaix
Harold Dudley
Ryan Hunter
Christine Anderson
Rod Brocious

Absent: Rebecca Staten

Staff Present: David Bunker, City Administrator
Scott Sensanbaugher, City Engineer
Adam Olsen, City Planner
Wendelin Knobloch, Planner
Ben Hunter, Engineer
Lisa Halversen, Administrative Assistant

Also Present: Keith Leon Adamson, Kevin Deushal, Larry Howden, Sarah Osmond, David Paulson, Kathy McDonald, G.H. Koefner, Carla Nielsen, Valerie Searle, Laurel Shelley, Kirt Yingling, Jennifer Harrison, Debra Aston, LaRee Finch, Roger Clarke, Daunell Clarke, Robert Bates, Dylan Hunter, Kathleen Draper and 5 others

1. Pledge of Allegiance

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

2. Hearing, review and action on the final plat of Davies Dental Subdivision Plat A, located at 291 North 300 East in the PO-1 Professional Office zone

Mr. Olsen advised that items 2 and 3 would be discussed together, but voted on separately.

Mr. Olsen stated that in October 2018, a parcel south of the existing Davies Dental was granted a rezone to the PO-1 (Professional Office) zone, in anticipation of site expansion. The items covered in this report deal with the combining of the two parcels into one, and expansion (addition) of a

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structure to the site. The subdivision plat incorporates two existing parcels into one, larger parcel. The resulting lot (Lot 1) will consist of .48 acres.

The site plan proposes a new structure to be built at the southwest corner of the property, approximately 3,820 sq. ft. in size. The new structure will house an expanded dental office. The existing structure will remain and will likely be used as a dental office. Parking and landscaping are provided per Code. Renderings of the proposed structure are included in the submittal materials.

Mr. Hunter said that the Engineering Division has no concerns, all infrastructure is in place for the new building.

Mr. Dupaix asked about access to the southern half of property. The existing access is close to the intersection, and the proposed access is as well. He asked if the access could be moved more to the south.

Mr. Hunter replied that they can explore other options such as moving it more to the south and further away from the intersection.

Mr. Brocious asked about the storm drain and impervious area.

Mr. Hunter said that storm water will be captured at the south-east corner and will go to a sump.

Public Hearing Opened

Public Hearing Closed

Mr. Larry Howden, architect for the project, hopes that this will be a good improvement for the area.

Ms. Anderson has concerns about this building fitting into the residential nature of the neighborhood, she hopes that the final design reflects a more residential feel.

Mr. Dudley moved to recommend approval of the final plat for Davies Dental Plat A, with the finding listed in the staff report and subject to any findings, conditions and modifications found in the Engineering report.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye

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Geoff Dupaix Aye
Harold Dudley Aye
Rod Brocious Aye

The motion carried.

3. Hearing, review and action on the site plan for Davies Dental Subdivision Plat A, located at 291 North 300 East in the PO-1 Professional Office zone

Public Hearing Opened

Public Hearing Closed

Mr. Dudley moved to recommend approval of the site plan for Davies Dental Plat A, with the finding listed in the staff report and subject to any findings, conditions and modifications found in the Engineering report.

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

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

The motion carried.

4. Review and action on a commercial site plan for King & McCleary located at 230 West and 240 West Main Street in the CC-2 Central Commercial zone

Mr. Olsen stated that King & McCleary proposes to convert an existing residential structure to commercial (office) use. The CC-2 zone encourages the conversion of residential structures to commercial uses, while preserving the historic residential character of west Main Street. The residential structure will be converted and used as additional office area for King & McCleary. Parking will be expanded to the north (behind) the structure, and function as one shared parking lot with the King & McCleary office directly west. An existing access will serve both properties. Parking is provided per City Code. Existing landscaping will remain.

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Ms. Anderson, Mr. Dupaix and Mr. Christiansen expressed concerns about which driveways would be used and traffic circulation. They would like one of the driveways removed to avoid confusion.

Mr. Hunter explained that the applicants are planning to construct a curb and take out the middle access. The Fire Department wanted to make sure they had enough width and maneuverability space for fire vehicles.

Ms. Anderson asked if the fence would be removed or remain, Mr. Hunter didn't remember.

Mr. Dudley says he believes it is already gone.

Mr. Dupaix moved to recommend approval of the site plan for King & McCleary, with the finding listed in the staff report and subject to any findings, conditions and modifications found in the Engineering report.

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

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

The motion carried.

5. Discussion on the Northampton House Historic Building Conservation project, located at 190 West 300 North in the R-2-7,500 Residential Zone-Historic Building Overlay

Mr. Olsen gave the history of the property. The Northampton House was a historic ward building that has been converted to its current use as a reception center. The property owner has talked to staff about potential changes to the property. The current zoning is R-2-7,500, which allows for medium density residential at 3-6 units per acre. Owner has acquired some additional adjoining property. He is proposing to demolish the existing homes, build multi-level townhomes around the perimeter and convert the reception center to assisted or senior living. City code does allow conversion of the main building into some housing units, but owner is proposing pulling in properties that are not part of the historic parcel and tying it all together. Staff feels that this is taking the code and stretching it to another use as regarding the secondary structures. It feels to staff like the proposal is going to take the historic structure and make it secondary to the other structures. Staff doesn't see how this fits in with code or the neighborhood. This is a discussion item only, no decision will be made at this time.

Mr. Dudley asks about the proposed density, it would be 22 as proposed.

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1 Mr. Olsen said that the historic preservation code allows for the structure to be converted to
2 residential use that is higher density, but this applies only to the structure itself and not additional
3 buildings.

4 Mr. Kurt Yinling, Northampton House property owner, presents his proposal to commissioners.
5 The current business market for reception centers is oversaturated and heavily discounted.
6 Maintenance requirements of the building itself are taking more and more of the income. They
7 want to be innovative, it's time to change to a long-term sustainable use. The land is of most value
8 to a developer, the building is of most value to the community. If the city values the building, we
9 have to use the land to help preserve it. Nobody wants this building to become vacant and derelict.
10 It needs a change of use, it is an incredible building but its current use is not sustainable. He
11 proposes to use the historic building preservation overlay to develop the property by building
12 beautiful senior townhome units with a garden atmosphere, and remodel the existing structure into
13 assisted living units.

14 The existing building requires significant seismic upgrades that would cost in the ballpark of a
15 million dollars, this cost would make it cheaper to demolish and rebuild rather than retrofit.
16 Remodeling the existing building would be too costly unless mitigated by developing other areas
17 of the property. Mr. Yingling feels that this approach is a stable one that would keep all
18 development together and beautiful for years to come, and would also benefit the older generation.

19 He agrees this proposal is a stretch, but it is a discussion, evolving, and open to modifications. It
20 is not economically feasible to renovate only the historic structure. Tearing the structure down
21 and rebuilding would be cheaper. The intent of the overlay is to help protect owners with economic
22 incentives. He has acquired 2 adjoining homes, this is a good option on multiple levels. If the
23 project is constrained to the building only, it won't be economically feasible. The overlay
24 mentions surrounding properties. The owner needs outside financial help because the building as
25 it stands isn't sustainable. They need to be innovative, they can't even sell at the appraised value.
26 They had to replace the roof last year, it took all their profits, they worked for free last year. It is
27 time for them to look at the long term challenge. There are nearly 3 acres of land involved to work
28 with. One possibility is that a developer buys and sells off lots, leaving only the meetinghouse,
29 which will probably be torn down at some point. He wants to create something that is symbiotic
30 and will be self-sustaining down the road, and that will be a benefit to the community. He feels
31 that this issue reaches beyond the zoning considerations and gives a chance to stretch out a bit and
32 explore other options. He likes the idea of townhomes that are architecturally appealing and with
33 an older aesthetic. The proposed 3-bedroom units give more options for members of the same
34 family in differing generations to live there together.

35 Chairman Woffinden asked how many units can be put in the structure itself? The new buildings
36 wouldn't be included in the overlay code. He doesn't see how this proposal fits into the code.

37 Mr. Yingling replied that the units would be 1-bedroom, there could only be 25-30 units in the
38 main building. Seismic upgrades would be very expensive. He doesn't want to put commercial or
39 office space in that location, the long-term highest and best use is residential. Proposed units in the

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1 building itself can't be priced high enough to cover costs of renovation if adjoining property is not
2 developed as well.

3 Mr. Brocious asked about preserving the structure and the historic preservation overlay ordinance.

4 Mr. Olsen replied that the overlay allows for the preservation of the structure by changing the use
5 of the structure itself. He reminds commissioners of the old Star Mill, which added office units
6 and a commercial kitchen, and seems to be working. That project expanded the existing structure
7 by just a little bit, not by adding several new multi-story buildings. The historic overlay allows for
8 a different use than would normally be allowed in the zone.

9 Mr. Yingling agreed that this proposal isn't allowed under the code as written, but asked the
10 commission and city council to help make the economic incentives work. He would love to keep
11 Northampton House but can't keep throwing money away. There is a lot of space to develop.
12 Governor Herbert has issued a challenge to rethink possible solutions to housing crisis issues.
13 There are all sorts of things you can do to get density numbers up. This would improve property
14 values, be aesthetically pleasing and will service seniors.

15 Mr. Dudley appreciates him bringing discussion forward, he wants to hear from the neighbors.

16 Chairman Woffinden stated that it's not the place of the city to guarantee that your business makes
17 a profit, that's a risk the property owner takes.

18 Ms. Kathleen Draper lives on 300 North next door to her elderly mother. The townhouses will be
19 right in her front yard if built as proposed. 300 North is a busy road, the new housing will add to
20 the traffic. In addition, townhomes with stairs are limiting to seniors. Neighbors feel like they're
21 getting pushed out. Her family has an acre of space around them which they want to keep.

22 Ms. Jennifer Harrison, is concerned about multilevel buildings being marketed to 55 and older.
23 What is the plan if these aren't attractive to seniors? This is a community that will be highly
24 impacted by these plans. Residents are deeply concerned and want to be part of the discussions.
25 They also are concerned about their property values, they bought based on the current zoning.

26 Mr. Keith Adamson lives on the border of the parking lot of Northampton House, he sympathizes
27 with the owner. He would like the building saved, but thinks this isn't the right solution for the
28 neighborhood.

29 Mr. Roger Clarke, resident, is concerned that his back yard fence would have 3-story buildings
30 right next to it. He would sell and move.

31 Ms. Sarah Osmond, a homeowner on the west side of Northampton House, asks if these new
32 properties would be sold or rented? A cousin opened Osmond Senior Living in Lindon, and found
33 that it was more costly to sustain than they anticipated, and it has gone out of business. More senior
34 living is needed, she just isn't sure this is the right location. A multi-story with stairs isn't what
35 seniors will want.

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1 Mr. Dupaix pulled up google maps of the building, the surrounding area of the old meetinghouse
2 is still residential. Old Star Mill operated for decades, but the area around it changed. He looked
3 at the terms “accessory” and “appurtenances”, those uses are secondary, subordinate, and
4 incidental. The way this proposal is laid out, it can’t be considered in our code. High-density
5 doesn’t make sense here. Star Mill had other prior proposals, it took time to get to where it is today.
6 He suggests rethinking options, this proposal doesn’t feel like the right solution. He advises Mr.
7 Yingling to go back to the drawing board, it will take time to come up with the best idea.

8 Mr. Ryan Hunter agrees with Mr. Dupaix, the Star Mill development was mostly kept to the
9 original building. Neighbors that have been there since the 1950s can’t be expected to be pushed
10 out, the code is there to protect them. He’s in favor of keeping the historic building, but the nature
11 of historic buildings is that they cost more to maintain. He would be interested in seeing other
12 options.

13 Ms. Anderson thanks Mr. Yingling for his time and thought, and also thanks neighbors for their
14 input. She feels like he is on a good path for finding a solution. She doesn’t feel that they have the
15 authority to approve something outside of the code, that would be too far a reach. Given the amount
16 of thought and thinking outside the box that he has done, there should be other possible options.
17 She knows that he loves the building and wants to find a way to keep it and also be respectful to
18 neighbors. She indicates that we don’t always get things the way we want, the neighbors may not
19 always have the same view for example, but code is there to protect residents.

20 Mr. Dudley states that we do need to start thinking outside the box, so our children can live here.
21 However, the scope of this project from a zoning standpoint is too much. He recommends pursuing
22 code amendments after working with neighbors.

23 Mr. Brocious said that he’s willing to look at alternate solutions and think outside the box, but that
24 he personally struggles with the high density of this proposal.

25 Mr. Christiansen expressed appreciation to the citizens for sharing their views, and to the owner
26 for putting in time and thought. He also suggested pursuing code changes and working with
27 citizens.

28 Chairman Woffinden closes the discussion, thanks both Mr. Yingling and residents, and reiterates
29 that they are here to protect the rights of both property owners and residents.

30
31 6. Hearing, review and action on modifications to the TOD – Neighborhood Collector Cross-
32 Section in the Transit-Oriented Development area

33 Mr. Ben Hunter passed out material on the neighborhood cross-section modifications for the TOD
34 that were based on feedback from the city council work session the night before. Travel lanes
35 have been narrowed, landscaped medians have been removed, and the park strips widened. The
36 neighborhood collector cross-section with proposed changes now matches other cross-sections.
37 Parking will still be provided on shoulders.

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Ms. Anderson asked if there are any other streets left in the TOD with a median.

Mr. Ben Hunter indicated that 700 West and 200 South have adequate space and those 2 roads would be the only ones with landscaped medians. These changes are a response to concerns raised by the fire department regarding medians and road width.

Mr. Christiansen asked why the lanes went from 12 down to 10 feet wide.

Mr. Ben Hunter said that it is for traffic calming purposes, and matches the core.

Mr. Dupaix expressed concern with the 10 foot travel lanes, he'd be more comfortable with 11. He pointed out that not everyone drives small cars. He feels this may be too tight for the traffic.

Mr. Ryan Hunter agreed with those concerns. He also has concerns about parking. He does agree that traffic calming is a positive goal.

Mr. Ben Hunter stated that they've been through 30-40 iterations of this, this one has the blessings of the city council and fire department.

Mr. Brocious motions to approve the amendment to the Cross-Sections of the Neighborhood Collector of the TOD

Mr. Ryan Hunter seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye
Rod Brocious	Aye
Ryan Hunter	Aye

The motion carried.

7. Other Business

There was no other business to discuss.

8. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items, these include the developments moving through TRC. There will be proposed development along 900 West near Costco, which is proposed to be a bank and an Apollo Burger. There will also be another code amendment. The next meeting will be held on February 19, 2020.

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9. Review and action on the minutes of the January 22, 2020 Planning Commission Regular Session

Mr. Dupaix moved to recommend approval of the minutes of the January 22, 2020 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye
Ryan Hunter	Aye
Rod Brocious	Aye

The motion carried.

10. Adjournment

Ms. Anderson moved to adjourn.

Mr. Dupaix seconded the motion. All concurred.

Meeting adjourned at 8:45 pm.



Lisa Halversen, Administrative Assistant