

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES FEBRUARY 19, 2020

The American Fork City Planning Commission met in a regular session on February 19, 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: Adam Olsen, City Planner
Wendelin Knobloch, Planner
Ben Hunter, Engineer
Lisa Halversen, Administrative Assistant

Also Present: Parker Robertson, Avtar Singh, Ronnie Dimla, Allan (last name illegible)

1. Pledge of Allegiance

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance. He indicated that items 2 and 3 will be discussed together and voted on separately.

2. Review and action on the final plat of IFA Subdivision No. 2, located at 504 North 900 West in the GC-2 Planned Commercial zone

Mr. Olsen stated that the site plan and subdivision cover the same area; therefore, one staff report will review both items. The site plan and subdivision consist of approximately 1.5 acres; southwest, and in front of, the IFA building at approximately 500 N. 900 W. The area is currently vacant. At one time, a car wash was approved for the site, but was never constructed.

The subdivision plat splits Lot 1, IFA American Fork Commercial Subdivision, into two separate lots - becoming Lots 6 and 7, IFA Subdivision No. 2. Apollo Burger is proposed on Lot 6, and Bank of America is proposed on Lot 7. Points of access are from the interior parking area, as well as one additional point off of 900 W. This will function as right-in/right-out.

APPROVED MINUTES

1 The site plan proposes two structures. Apollo Burger (3,450 sq. ft.) and Bank of America (4,559
2 sq. ft.). Parking and landscaping are provided per Code. Renderings of the bank and restaurant
3 structures are included in the submittal materials.

4 Mr. Ben Hunter said that this project will involve a reimbursement agreement, this will help
5 facilitate extending the median in the middle of 900 West up to the intersection of IFA. There will
6 be improvements to the intersection of 900 West at the IFA entrance. A signal will be installed at
7 this intersection as a condition of approval. Sewer laterals are existing from the IFA parking lot,
8 that's why there's a right-in, right-out entrance only.

9 Mr. Dupaix expressed his concerns about traffic in this area, there's been a lot of problems with
10 people wanting to turn into that commercial area near Del Taco, there have been several rear-end
11 crashes because the accesses are so close to the intersections. More accesses that are so close to
12 the intersection is not good traffic management. Extending the median on 900 West is a good idea.
13 It looks like the proposed access will be very close to the south end of the project. He is very
14 concerned about safety.

15 Mr. Ben Hunter replied that he doesn't have data on the number of accidents, he agreed that the
16 south entrance near the Del Taco is probably a valid concern. He doesn't know if they can go back
17 and rescind that entrance. There is an access in the proposal that was shifted, he'll go back and
18 look at that.

19 Mr. Dupaix said that at the south-west corner of the Bank of America, he can see that someone
20 will want to make a quick left turn into the bank or Apollo and that is not a safe move. He wants
21 to express the safety concerns regarding traffic situations, and use a more holistic approach to
22 review plans.

23 Mr. Brocious asked if a traffic study was done and where the signal would be. When do we require
24 a traffic study?

25 Mr. Ben Hunter replied that this site didn't require a traffic study, the original IFA site can be
26 looked at regarding accesses. Engineering Division will go back and study the access locations.

27 Mr. Dupaix also doesn't like that the closest access to State Street at the Medallus gets bogged
28 down. He is worried about traffic backing up onto State Street. The south end is a very confined
29 space with many conflict points.

30 Ms. Anderson asked if there is a thru-way entrance to IFA, Mr. Hunter affirmed. People already
31 make a hard left to get to IFA, the numbers would just increase. She asked if the the turn-in from
32 900 West could be further up by the IFA to shift access more to the north. She added that both
33 businesses need an access off 900 West, could we maybe make the Monarch access more straight?
34 She feels that the number of accesses are fine, she would just like to alleviate some of the traffic
35 concerns.

36 Parker Robertson, representing Wadsworth, is the property owner. He addressed traffic concerns.
37 He said there are additional things they have to deal with as the last ones to develop, such as the

APPROVED MINUTES

1 traffic signal. He understands there are traffic problems in the area. There is an existing curb cut
2 access to the site but they can't force Monarch Dental to do anything different with their access.
3 He understands the concerns, they don't want people coming in off 900 West across the road. He
4 doesn't want traffic backing up onto State Street, but it's a really busy area. They've been working
5 with city staff to make it as safe as possible.

6 Mr. Dupaix said that bad decisions were made in the past and we need to see if it can be made
7 safer. The Quick-Quack development is an example of poor planning.

8 Mr. Robertson wants to be a good neighbor and wants to make it work. Perhaps they didn't think
9 about traffic as much as they probably should have.

10 Ms. Anderson reconsiders her desire to work with Monarch Dental's access, it would take too
11 long. She's ok with it as it is.

12 Mr. Christiansen agreed that the entrance by Del Taco needs to be addressed in the long run. He
13 thinks that perhaps adding another access may actually improve the situation near the IFA.

14 Mr. Ryan Hunter asked if a traffic study can be put as a condition of approval.

15 Chairman Woffinden stated that certain criteria have to be met in order to require a traffic study,
16 you can't arbitrarily throw a condition on a property.

17 Ms. Anderson clarified that both accesses are right-in, right-out.

18 **Ms. Anderson moved to recommend approval of the final plat for IFA Subdivision No. 2,**
19 **with the finding (#2) listed in the staff report and subject to any findings, conditions and**
20 **modifications found in the Engineering report.**

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

22	Chairman Woffinden	Aye
23	Chris Christiansen	Aye
24	Christine Anderson	Aye
25	Geoff Dupaix	Aye
26	Harold Dudley	Aye
27	Rod Brocious	Aye
28	Ryan Hunter	Aye

29 **The motion carried.**

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31
32 3. Hearing, review and action on a commercial site plan for Bank of America and Apollo
33 Burger located at 504 North 900 West in the GC-2 Planned Commercial zone
34

35 **Public Hearing Opened**

APPROVED MINUTES

Public Hearing Closed

Ms. Anderson moved to recommend approval of the site plan for Bank of America and Apollo Burger, with the finding (#1) listed in the staff report and subject to any findings, conditions and modifications found in the Engineering Report.

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.

4. Hearing, review and action on amendments to Section 17.4.608 (6) (TOD Zone) of the American Fork City Municipal Code

Mr. Olsen stated that the proposed amendments deal with the mixed-use core area of the TOD. Proposed amendments include a requirement to provide mixed-use within residential structures, as well as minimum story requirements for lot types within the core. The mixed-use core, while intended for the highest residential densities (60+ du/ac), is envisioned to hold other uses (office, commercial, etc.) in conjunction with density. While the TOD Code is new, development proposals within the core area have consisted strictly of higher density, no mixed-use elements. Concern has been expressed that if the core area fills with high density and nothing else (no mixed-use), opportunity will have been lost to provide a true urban center where density is but one component of overall development.

The amendments propose a requirement to provide an equivalent of 100% of the ground floor area to be use/uses other than residential for buildings fronting 200 South. For buildings fronting streets other than 200 South, the requirement is reduced to an area equivalent of 25% of the ground floor area.

The amendments also propose a minimum story requirement for buildings within the core area. The Code provides maximum story requirements, but no minimum. Providing minimum requirements will help ensure the area develops as densely and intensely as envisioned.

Chairman Woffinden suggested changing “fronting” to “abutting” to avoid confusion over what is meant by fronting.

APPROVED MINUTES

Ms. Anderson asked about the mixed-use requirement equal to 100%, should it be restricted to the lower floors? She doesn't want to end up with businesses on the 4th floor for example.

Mr. Olsen wants to make these changes while the door is still open.

Mr. Ryan Hunter said that the market will not currently support the mixed use. He thinks it should be built residential with a footprint that could be switched to mixed-use from residential in the future. This mixed-use requirement along with a minimum-height requirement really puts a large burden on a developer.

Mr. Olsen says that maybe if the market won't support this today, the time to develop is not today. We have a vision for how we want it to look in the future.

Chairman Woffinden says that we have to get this right, he has seen too many cities mess it up. We are being watched by several other cities.

Mr. Ryan Hunter likes the idea, but feels that there's not many businesses that would build and put a store on the bottom level right next to the TOD.

Mr. Olsen says it may remain vacant for a while, but it's a better opportunity than straight residential. The "100% of ground floor level requirement" is only along 200 South, the core of the new development.

Mr. Dupaix said that there are many vacant ground floors at the 860 East development, but the rest of the buildings are full.

Mr. Olsen said that's how they met the density requirements. They may stay vacant for a while.

Chairman Woffinden thinks that we should stick to our guns on this, we are being watched.

Ms. Anderson asked about the rationale for differing requirements, why is 100% ground-level mixed-use required in some areas and 25% in others?

Mr. Olsen explained that the core of the TOD will be along 200 South and that's the focus for now.

Mr. Ben Hunter has no comments from the Engineering Division.

Public Hearing Opened

Public Hearing Closed

Mr. Christiansen moved to recommend approval of the proposed amendments.

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

APPROVED MINUTES

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

The motion carried.

5. Hearing, review and action on amendments to Section 15.01.1850 of the American Fork City Municipal Code

Mr. Ben Hunter said that the Engineering Division recommends adopting this change. Access spacing recommendations are not currently requirements, from a legal standpoint they should be changed to requirements. In addition, the current code doesn't show access recommendations or requirements for TOD roads.

Mr. Dupaix asked if changes after the fact might cause problems.

Mr. Brocious said that changes are being made for safety reasons.

Mr. Ben Hunter replied that it would give developers a rule, it would not be optional as is the case now. This would also cover the entire city. Right now Engineering can only tell developers their recommendations.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to recommend approval of the code text amendment.

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
Ryan Hunter	Aye

The motion carried.

APPROVED MINUTES

6. Other Business

Adam reminds commissioners of the dinner on Friday, February 21 at 6 pm. It will be held at the Nazca Grill.

7. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items, these include the developments moving through TRC. It is a relatively long agenda with quite a few code amendments. The general plan will be amended for trails. There will be a possible development agreement, the AF10 project, and discussion on Northhampton House. The next meeting will be held on March 4, 2020.

8. Review and action on the minutes of the February 5, 2020 Planning Commission Regular Session

Mr. Dupaix moved to recommend approval of the minutes of the February 5, 2020 Planning Commission Regular Session.

Mr. Dudley 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.

9. Adjournment

Mr. Dudley moved to adjourn.

Ms. Anderson seconded the motion. All concurred.

Meeting adjourned at 8 pm.



Lisa Halversen, Administrative Assistant