

AGENDA TOPIC: Hearing, review and action on the Loveridge zone map amendment from the RA-5 to the R1-9,000 zone, located in the area of 508 S. Storrs Ave.

ACTION REQUESTED: Recommendation of approval.

BACKGROUND INFORMATION				
Location:		508 S. Storrs Ave.		
Applicant:		Mike Loveridge		
Existing Land Use:		Vacant		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Vacant/Residential		
	East	Residential		
	West	Residential/Open Space		
Existing Zoning:		RA-5		
Proposed Zoning:		R1-9,000		
Surrounding Zoning:	North	PR-3.0		
	South	RA-5		
	East	R1-9,000		
	West	PR-3.0		
Proposed Zone within Land Use Designation		X	Yes	No

Background

The applicant proposes a zone map amendment in order to subdivide property into additional lots (subdivision plat follows this item). 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.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment.

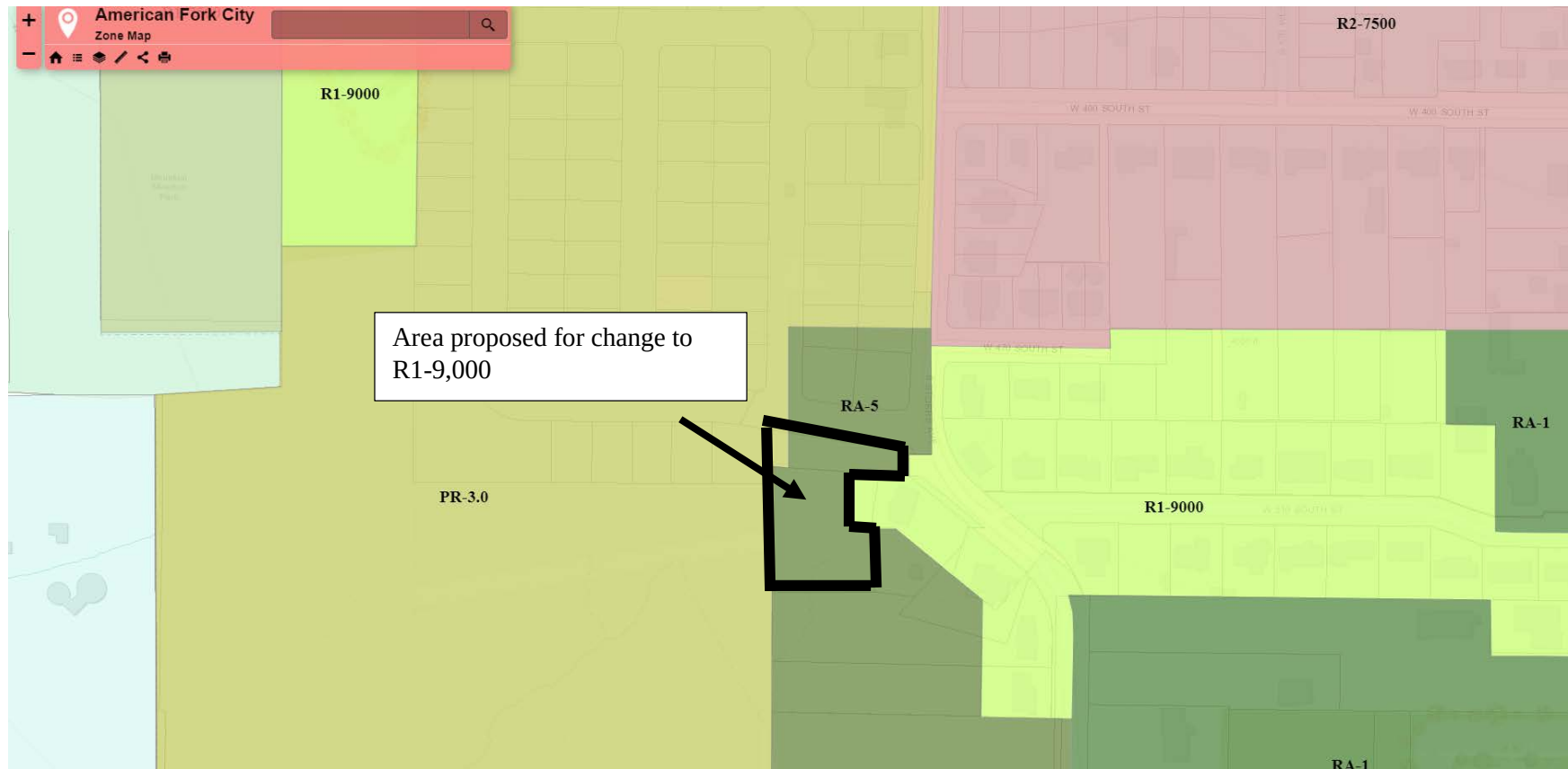
DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment.

TABLE

Mr. Chairman, I move that we table action on the zone map amendment.

Zone Map Amendment



AGENDA TOPIC: Hearing, review and action on the preliminary plan and final plat for Loveridge Subdivision Plat A, located in the area of 508 South Storrs Ave.

ACTIONS REQUESTED: Approval of the preliminary plan and a recommendation of approval of the final plat.

BACKGROUND INFORMATION				
Location:		508 S. Storrs Ave.		
Applicants:		Trane Engineering		
Existing Land Use:		Vacant/Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Residential/Agriculture		
	East	Residential		
	West	Residential		
Existing Zoning:		RA-5		
Proposed Zoning:		R1-9,000		
Surrounding Zoning:	North	PR-3.0		
	South	RA-5		
	East	R1-9,000		
	West	PR-3.0		
Land Use Plan Designation:		Residential Low Density (3 du/ac)		
Zoning within density range?		x	Yes	No

Background

The area of the proposed subdivision is also subject to a zone change (previous item on the March 18, 2020 Planning Commission agenda). Approval of the subdivision is dependent on the zone change. The applicant intends to subdivide the property into two lots, both lots exceeding the minimum requirements of the R1-9,000 zone. Lots will access 480 South, a newly constructed residential street within the Stonecreek subdivision. Lot 1 will consist of .85 acres and Lot 2 will consist of .30 acres. An area of delineated wetlands is illustrated on the plat.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Low Density Residential”. The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

The Planning Commission may act to recommend approval of a final plat upon a finding that:

- a. The final plat conforms with the terms of the preliminary plan approval.

The final plat and preliminary plan are being processed concurrently. The final plat conforms to the preliminary plan and will conform to any terms of the preliminary plan approval.

- b. The final plat complies with all City requirements and standards relating to Subdivisions.

This criterion has been met.

- c. The detailed engineering plans and materials comply with the City standards and policies.

Engineering will address concerns, if any, at the time of the Planning Commission Meeting.

- d. The estimates of cost of constructing the required improvements are realistic.

Engineering will determine whether the cost estimates of constructing any required improvements are realistic.

- e. The water rights conveyance documents have been provided.

Any water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the application for final plat approval, the following finding of fact and condition of approval are offered for consideration:

1. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
2. Water rights conveyance shall be satisfied prior to final plat recordation.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan and recommend approval of the final plat of Loveridge Subdivision Plat A, with the finding and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we deny the preliminary plan of Loveridge Subdivision Plat A.

TABLE

Mr. Chairman, I move that we table action on the preliminary and final plats of Loveridge Subdivision Plat A.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 3/18/2020

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Loveridge Subdivision Plat A

Project Address: 508 South Storrs Avenue

Developer / Applicant's Name: Michael Loveridge

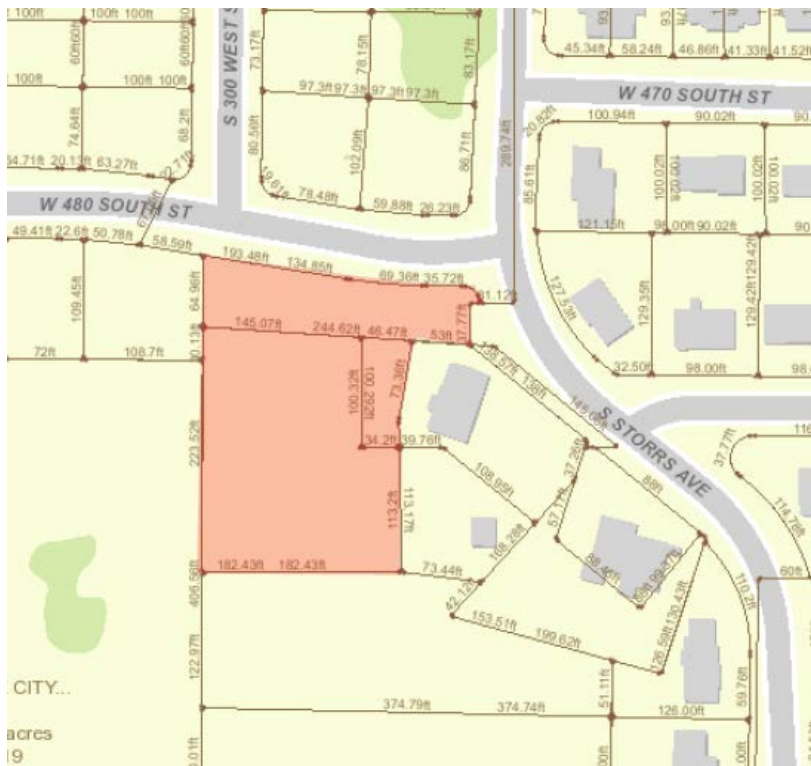
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ Subdivision Final Plat | ☒ Subdivision Preliminary Plan | ☐ Annexation |
| ☐ Code Text Amendment | ☐ General Plan Amendment | ☐ Zone Change |
| ☐ Commercial Site Plan | ☐ Residential Accessory Structure Site Plan | |

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the [Click here to enter a date. Engineering Division Staff Report for the City Land Use Authority](#) shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

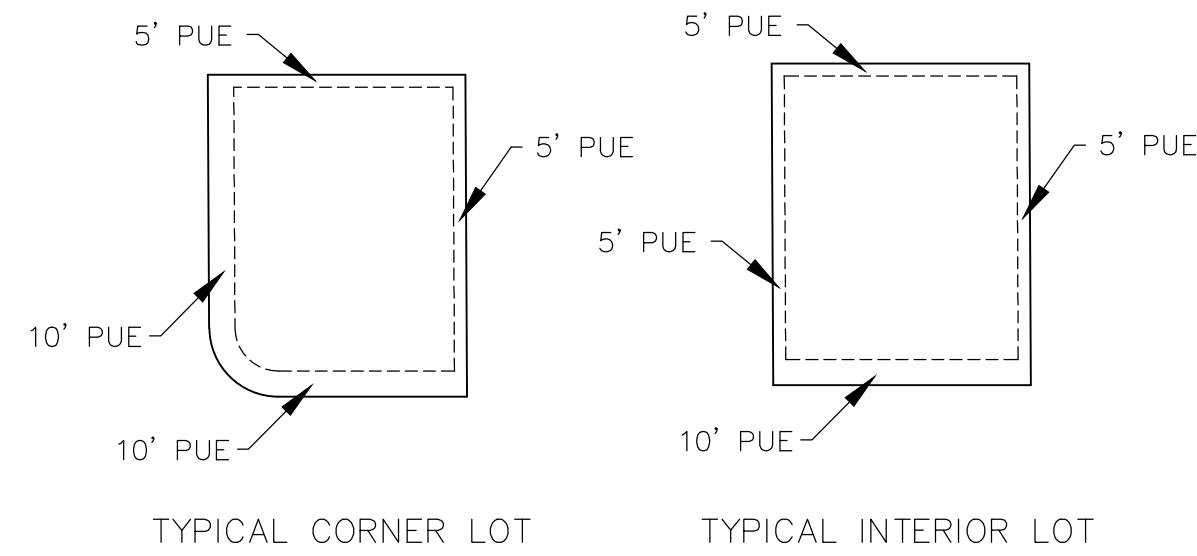
Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
3. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
4. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
5. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
6. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
7. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
8. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
9. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
10. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
11. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
12. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

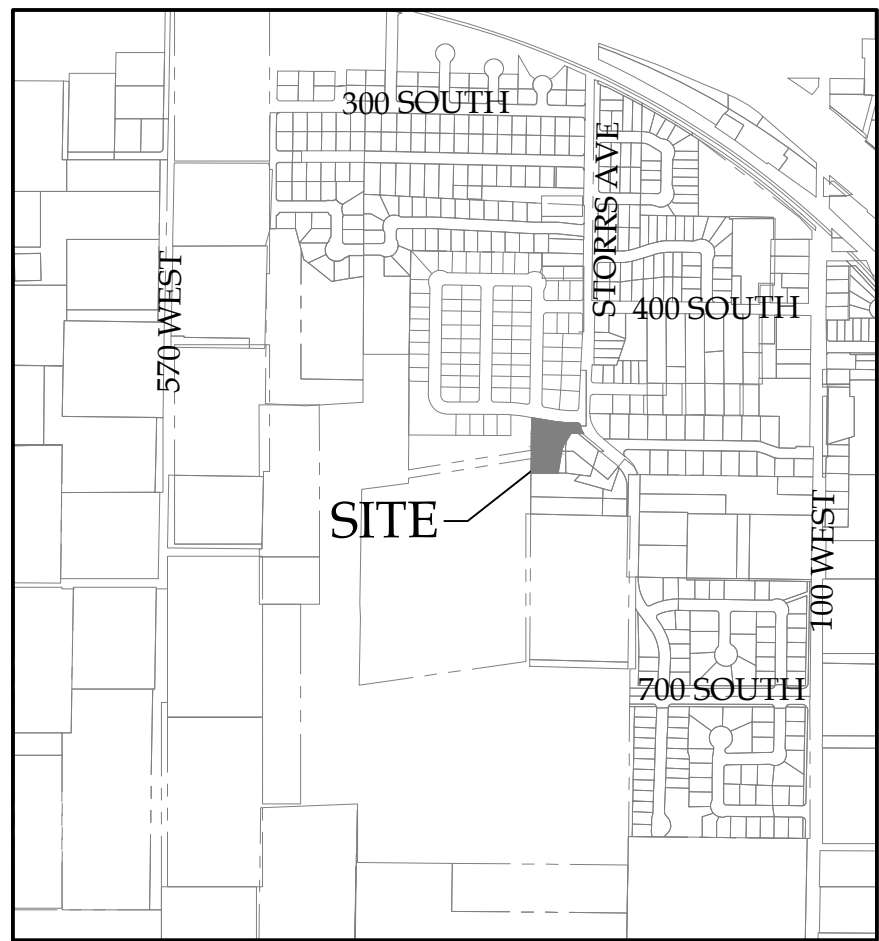
Plan Modifications Required:

1. The current culinary water system was modeled with the addition of this development. The results of the model show velocities are higher than allowable per city standard and differential pressures between peak hour and peak day are greater than 15 psi as prescribed in the master plan. These present issues unless master planned water main lines are installed prior to or in conjunction with this development. If the City commits to building these water lines, then we recommend approval. If the City cannot commit to building these water lines, then we strongly recommend denial.

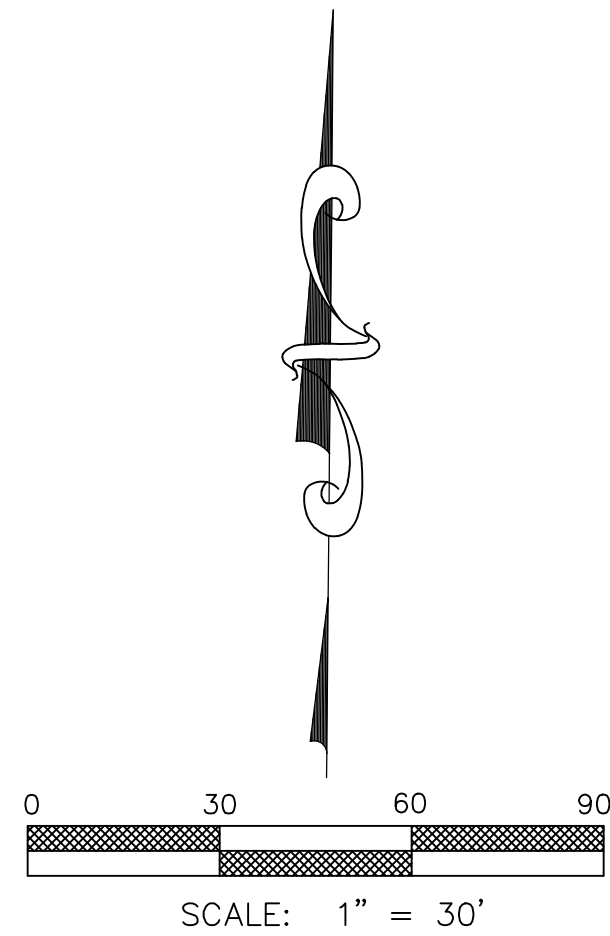


EASEMENT DETAIL

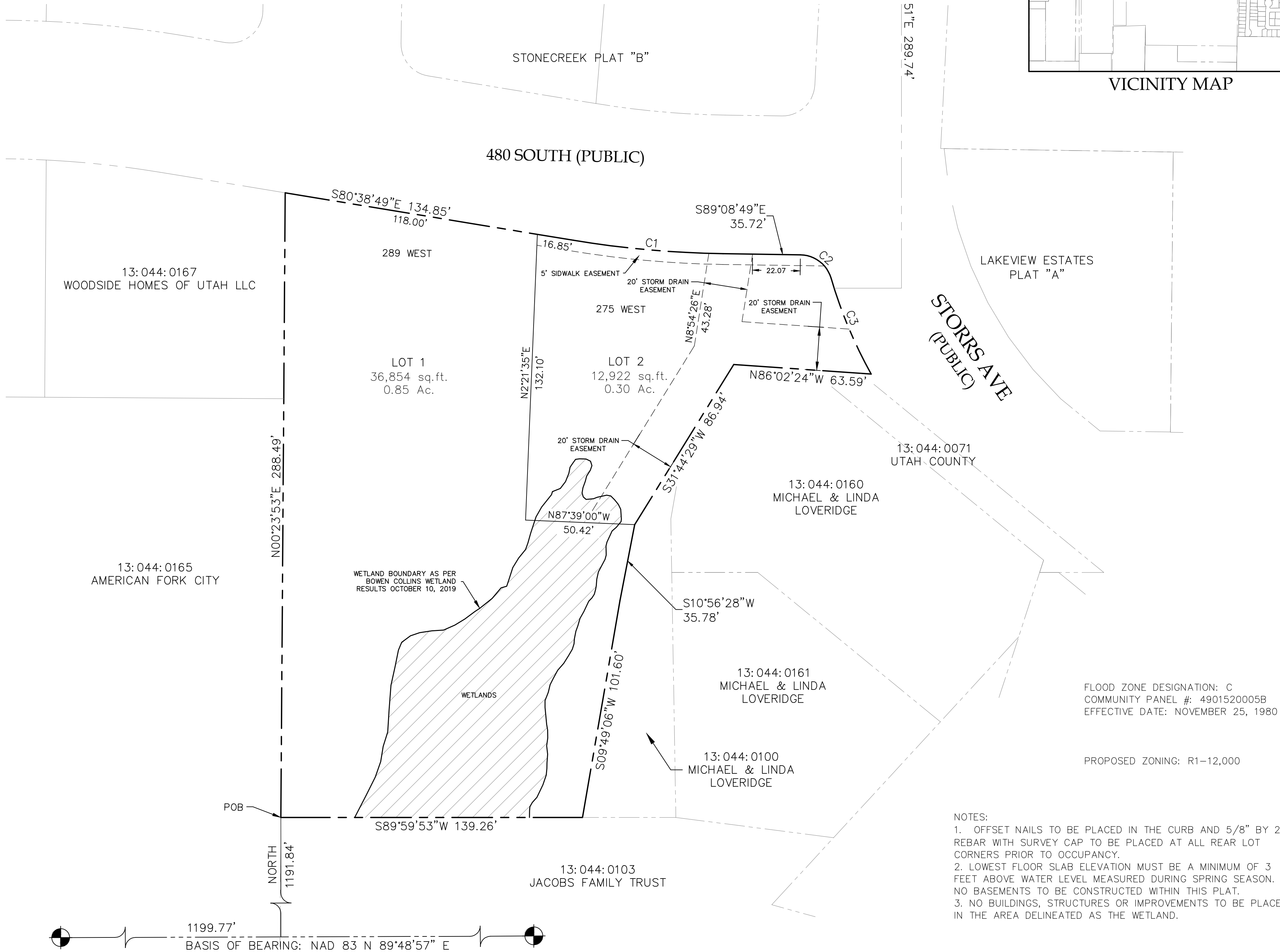
LOVERIDGE PLAT 'A'
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH



VICINITY MAP



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	69.43	468.00	8°30'00"	69.36	S84°53'49"E
C2	19.07	15.00	72°50'29"	17.81	S52°43'34"E
C3	48.10	216.00	12°45'28"	48.00	S22°41'04"E



FLOOD ZONE DESIGNATION: C
COMMUNITY PANEL #: 4901520005B
EFFECTIVE DATE: NOVEMBER 25, 1980

PROPOSED ZONING: R1-12,000

- NOTES:
1. OFFSET NAILS TO BE PLACED IN THE CURB AND 5/8" BY 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
 2. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON. NO BASEMENTS TO BE CONSTRUCTED WITHIN THIS PLAT.
 3. NO BUILDINGS, STRUCTURES OR IMPROVEMENTS TO BE PLACED IN THE AREA DELINEATED AS THE WETLAND.

DEVELOPER
MICHAEL LOVERIDGE
508 STORRS AVE.
AMERICAN FORK, UT 84003
PHONE (801)

1199.77'
BASIS OF BEARING: NAD 83 N 89°48'57" E

SOUTHWEST CORNER SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1
EAST, SALT LAKE BASE AND
MERIDIAN

FOUND BRASS CAP 2017
SOUTH QUARTER CORNER SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S. _____ DATE _____

BOUNDARY DESCRIPTION

Commencing at a point which is North 89°48'57" East 1199.77 feet along the section line and North 1191.84 feet from the Southwest Corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence North 00°23'53" East 288.49 feet along a wire fence line to the South Right of Way Line of 480 South; thence along said Right of Way the following four courses 1) South 80°38'49" East 134.85 feet; 2) thence Easterly 69.43 feet along the arc of a 468 foot radius curve the the left, through a central angle of 8°30'00", the chord of which bears South 84°53'49" East 69.36 feet; 3) South 89°08'49" East 35.72 feet; 4) thence Southeasterly 19.07 feet along the arc of a 15 foot radius curve the the right, through a central angle of 72°50'29", the chord of which bears South 52°43'34" East 17.81 feet; thence Southeasterly 48.10 feet along the arc of a 216 foot radius curve the the left, through a central angle of 12°45'28", the chord of which bears South 22°41'04" East 48.00 feet; thence North 86°02'24" West 63.59 feet; thence South 31°44'29" West 86.94 feet; thence South 10°56'28" West 35.78 feet; thence South 09°49'06" West 101.60 feet; thence South 89°59'53" West 139.26 feet to the point of beginning.

Parcel contains: 1.14 acres
2 LOTS

Basis of bearing: The line between the Southwest Corner and the South Quarter Corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and meridian which bears North 89°48'57" East.

OWNER'S DEDICATION

Known all men by these present that we, all of the undersigned owners of all of the property described in the surveyor's certificate herein and shown on this map, have caused the same to be subdivided into lots, blocks, streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____
DAY OF _____, 20 ____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE _____ DAY OF _____, 20 ____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY _____ NOTARY PUBLIC SIGNATURE _____
COMMISSION # _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20 ____

MAYOR _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
APPROVED: _____ CITY ENGINEER _____ ATTEST: _____ CLERK-RECORDER _____
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20 ____
BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER _____ PLANNING COMMISSION CHAIRMAN _____

PLAT 'A'

LOVERIDGE
A RESIDENTIAL SUBDIVISION

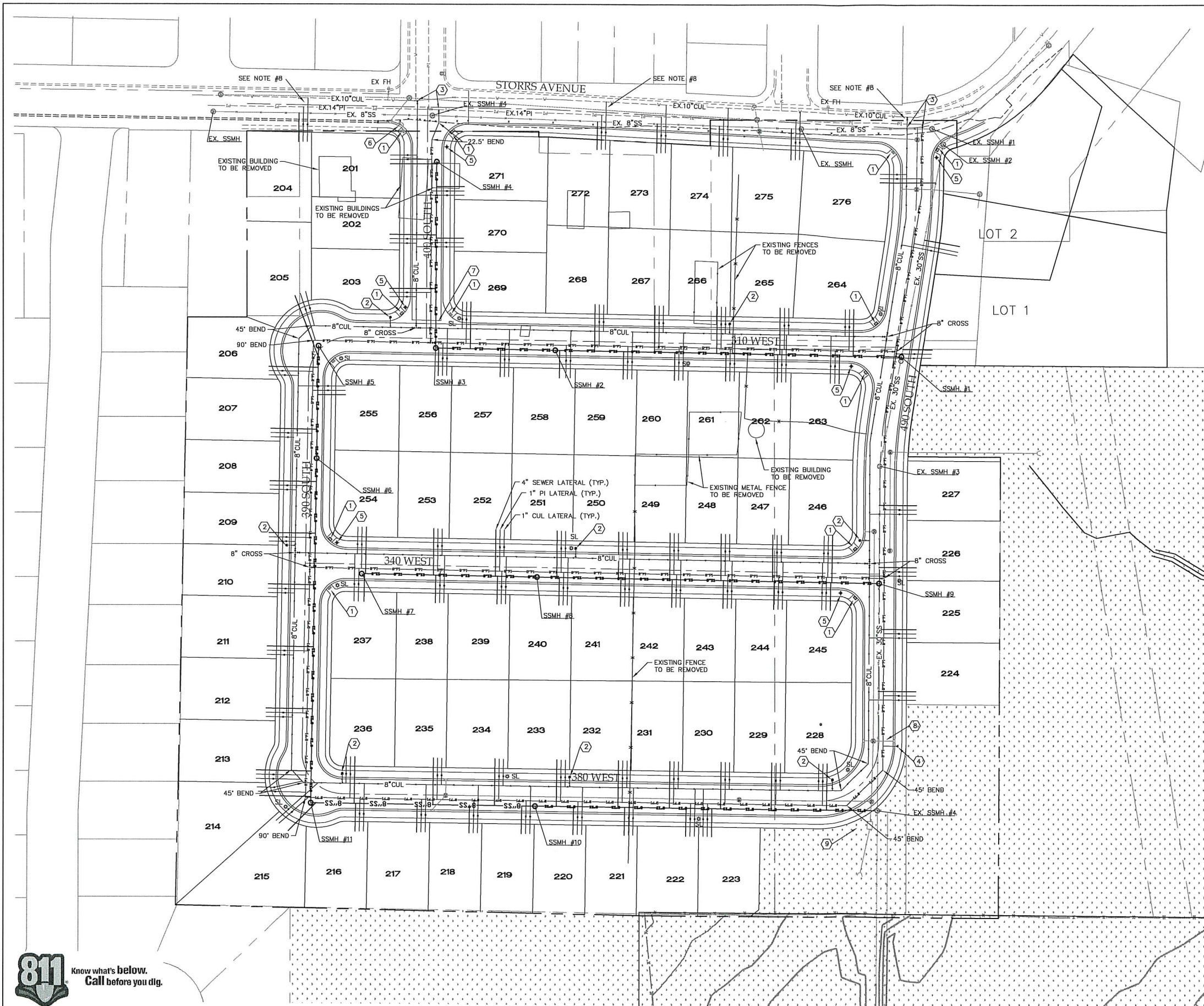
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1"= 30 FEET

SEWER/WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER AUTHORITY
ON THIS DAY OF _____, A.D., 20 ____

SEWER/WATER AUTHORITY

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

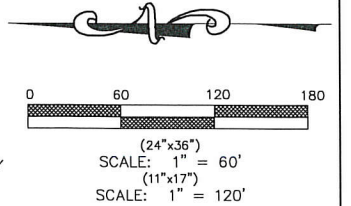


GENERAL NOTES

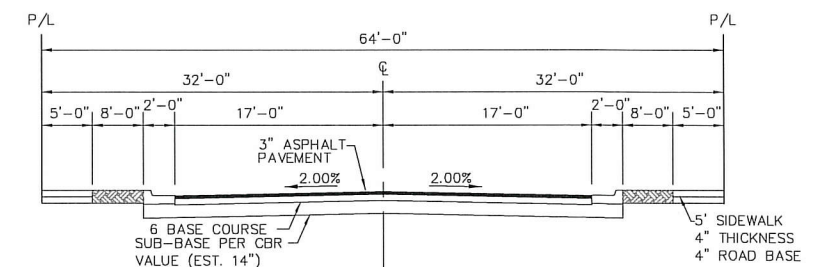
1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, AN EROSION & SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
3. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICE, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
4. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, CONTRACTOR TO ENSURE ALL ADA STANDARDS ARE MET.
5. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
6. ALL LATERAL CONNECTIONS SHALL INSERT-A-TEE OR WYE AT TEN OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
7. ALL CULINARY WATER LINES MUST HAVE A MINIMUM 48" OF COVER.
8. CONTRACTOR TO PATCH AND REPAIR ASPHALT IN STORRS AVENUE AT ALL UTILITY CONNECTIONS AS REQUIRED BY AMERICAN FORK CITY.

LEGEND

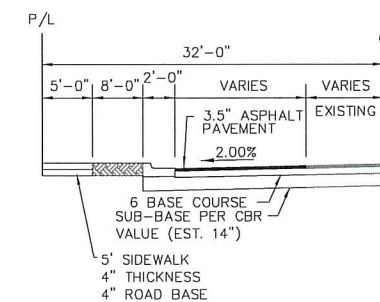
---	PROPERTY BOUNDARY LINE
-X-X-	EXISTING FENCE LINE
---	EDGE OF PAVEMENT
---	CENTERLINE
---	EASEMENT LINE
8"W	PROPOSED 8" DUCTILE IRON CULINARY WATERLINE
SD	PROPOSED RCP STORM DRAIN W/ MH
8"SS	PROPOSED PVC SDR-35 SEWER W/ MH
---	EXISTING STORM DRAIN W/ MH
---	EXISTING SANITARY SEWER W/ MH
8"W	EXISTING 8" DUCTILE IRON PIPE WATERLINE
8"PI	EXISTING 8" C-900 PVC PIPE WATERLINE
+	FIRE HYDRANT
+	WATER VALVE
*	STREET LIGHT



1. CONST. ADA PEDESTRIAN RAMP AS PER AMERICAN FORK CITY STANDARDS (TYP)
2. CONST. FIRE HYDRANT ASSEMBLY AS PER AMERICAN FORK CITY STANDARDS
3. CONNECT INTO EXISTING WATER LINES
4. CONST. BLOW OFF AS PER AMERICAN FORK CITY STANDARDS
5. INTALL STOP/STREET SIGN PER AMERICAN FORK CITY STANDARDS
6. EXISTING LIGHT POLE TO BE RELOCATED IN PLANTER
7. CONST. 4' CROSS GUTTER AS PER AMERICAN FORK CIYT STANDARDS
8. CONST. 2" P.I. DRAIN PER AMERICAN FORK CIYT STANDARDS
9. INSTALL UTILITY ACCESS ROAD PER AMERICAN FORK CITY STANDARDS



64' RIGHT-OF-WAY (TYPICAL STREET SECTION)
-NTS-



64' RIGHT-OF-WAY (STORRS AVE.)
-NTS-



REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY
1				TGT
2				TGT
3				TGT
4				TGT

J:\GARRETT\AmericanFork\dwg\PLAT A\02 UTILITY.dwg

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

AMERICAN FORK, UTAH

STONECREEK PLAT "B"
A RESIDENTIAL SUBDIVISION

UTILITY

JOB
WS-AF
SHEET NO.
2

AGENDA TOPICS: Hearing, review and action on a land use map amendment located at 700 N 900 W from the residential low density to the professional office designation.

Hearing, review and action on a zone map amendment located at 700 N 900 W from the RA-5 and R1-12,000 Residential zones to the PO-1 (Professional Office) zone.

ACTION REQUESTED: Recommendations of approval for land use and zone map amendments.

BACKGROUND INFORMATION				
Location:		700 N 900 W (northeast corner)		
Applicants:		Reid Swenson		
Existing Land Use:		Agriculture		
Proposed Land Use:		Professional Office		
Surrounding Land Use:	North	Agriculture		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		RA-5 & R1-12,000		
Proposed Zoning:		PO-1		
Surrounding Zoning:	North	R1-12,000		
	South	RA-1		
	East	R1-12,000		
	West	RA-1		
Land Use Plan Designation:		Residential Low Density		
Zoning within Land Use Plan?		x	Yes (current zone)	No

Background

The applicant proposes to amend the land use and zone map designations for an area at the northeast corner of 700 N 900 W from residential designations to a professional office designation. The area currently has an approved residential subdivision (Mitchell Farms). The applicant would like to construct an orthodontist office. A conceptual design is included in the submittal materials for reference.

In the past, both the Planning Commission and City Council have felt that commercial uses along 900 West should not extend north of 700 North. If the intent of the Commission and Council is to hold firm on that view, staff recommends denial of the amendments.

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the land use map amendment.

DENIAL

Mr. Chairman, I move that we recommend denial of the land use map amendment.

TABLE

Mr. Chairman, I move that we table action on the land use map amendment.

ZONE MAP AMENDMENT

APPROVAL

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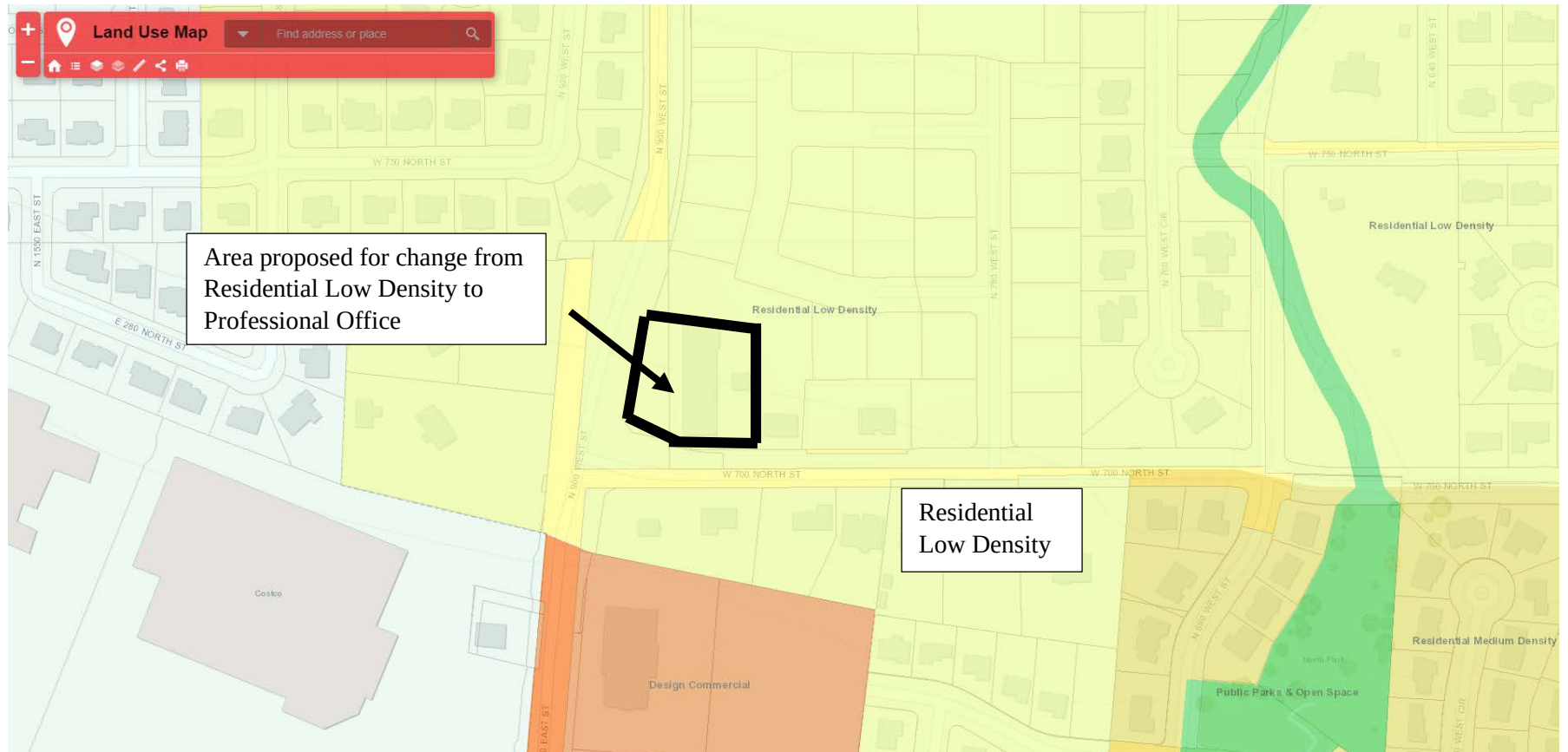
DENIAL

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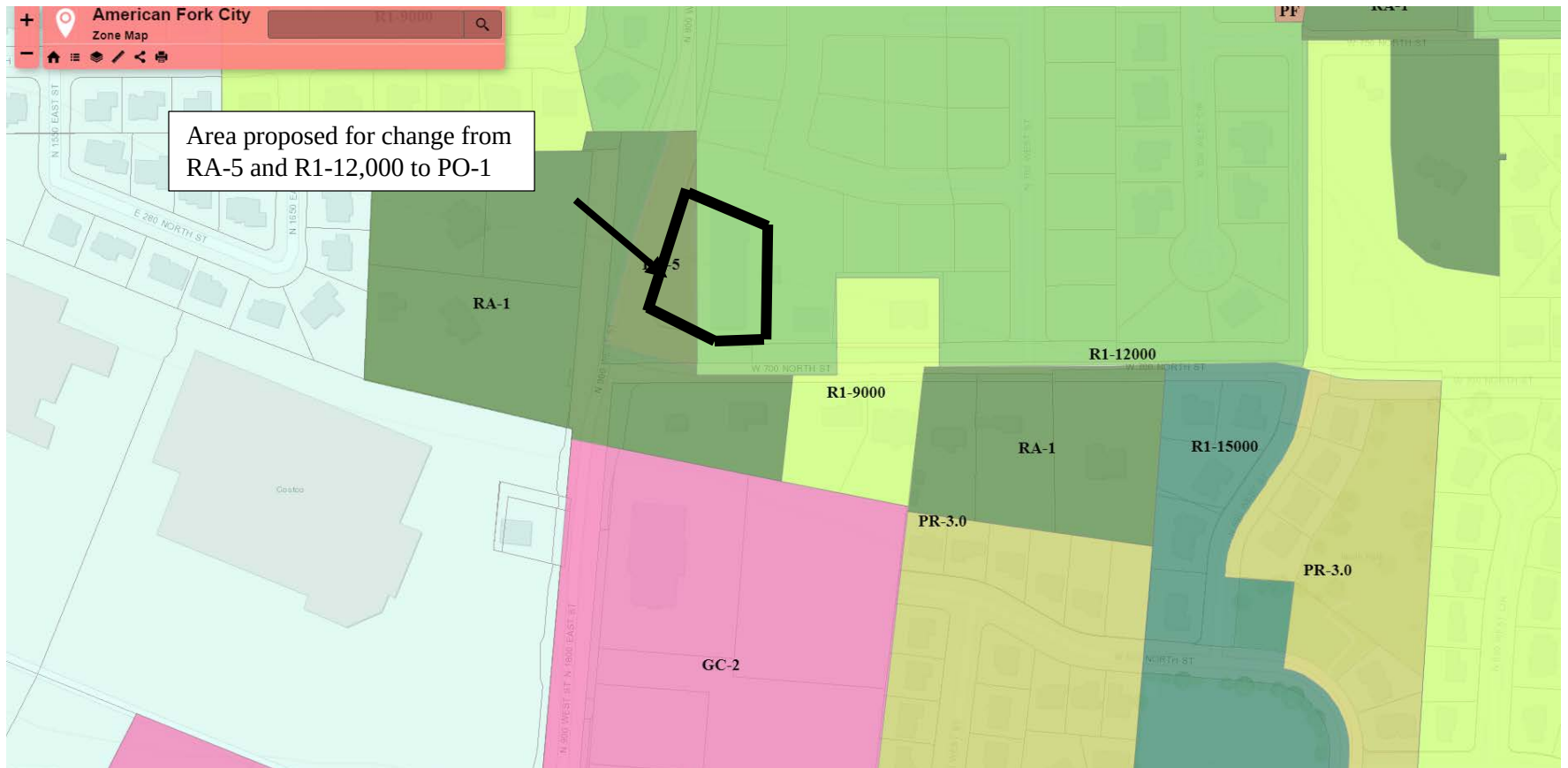
TABLE

Mr. Chairman, I move that we table action on the zone map amendment.

Land Use Map



Zone Map



UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES MARCH 4, 2020

The American Fork City Planning Commission met in a regular session on March 4, 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

Absent: Rebecca Staten
Rod Brocious

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

Also Present: Kirt and Joyce Yingling, Robert Bates, Kathy and Kevin McDonald, G.H. Kuefner, Jeanne Runolfson, Laurel Shelley, Valerie Searle, Leon Adamson, Sariah Batt, Jacquelyn Thorn, Carla Nielsen, Kathie Adamson, Debra Aston, Susan Scott, Kaden Gubler, Danny and Charlotte Hutchinson, Jennifer Harrison, Buck Swaney and 5 others

1. Pledge of Allegiance

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance. The Chairman indicated that he would allow 30 minutes for comments on item 2.

2. 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 stated that this item was discussed 2 weeks ago. The property owner has listened to commissioners' comments and recommendations and would like to address the commission tonight after making some changes. Commissioners took a few minutes to read Mr. Yingling's written proposal and a letter from Mr. Thorn which Mr. Olsen handed out to commissioners.

Mr. Kirt Yingling, property owner, displayed a graphic of his proposal. His prior plan was to build townhomes on the perimeter of the property. The current proposal involves using the existing

UNAPPROVED MINUTES

1 structure to make senior living units, he thinks that this is a better plan aesthetically. The units will
2 utilize existing entrances into the building and spaces such as the chapel. This plan would provide
3 2 different kinds of senior use that would be finished in different phases. The active 55+s and
4 independent senior living would come first with services such as medical care offered on-site by
5 third parties. The assisted living would be the final phase. The high density of this project is
6 required to be able to have a community structure.

7 Chairman Woffinden asked what he would need to add onto the existing building, and if he still
8 planned to do the seismic upgrade.

9 Mr. Yingling stated that the residential units would be attached to the original building, and
10 residents would enter using the existing entrance to get to the living units. The seismic upgrade is
11 very expensive and is kind of a wild card, it may not be doable. This is why it may be desirable to
12 have a mixed-use designation, there are different seismic requirements for different uses. He is
13 hopeful to be able to do the upgrade.

14 Chairman Woffinden expressed his view that it will cost a fortune to build this plan.

15 Mr. Yingling replied that the senior independent living doesn't require as much as the assisted
16 living, that phase would come before the assisted living. He added that on the second-to-last page
17 there is an example of how to make the design compatible in aesthetic detail, the American Fork
18 library is a good example of a historic building that has had an aesthetically compatible addition.

19 Ms. Joyce Yingling added that this is a more challenging plan than building townhomes around
20 the edge of the property. There aren't many economically feasible options for this property. They
21 believe that this is the best plan, their backup plan is to remove the building and build duplexes on
22 the property. They believe that this plan of senior living is a better option for the neighborhood.
23 The neighbors are concerned about density and traffic, but they don't believe that the 55+ will
24 have the same effect on traffic as younger families in duplexes. The current business as a reception
25 venue also generates a lot of traffic. They believe that senior active and assisted living will actually
26 decrease traffic. Declining property values are also a concern of neighbors. However, if they can
27 do this well, they feel it will do nothing but improve the property values. Property values would
28 probably be more negatively affected by duplexes.

29 Chairman Woffinden pointed out that it's not the city's responsibility to guarantee any property
30 owner's viability, and that the city can't save every historic building.

31 Ms. Yingling replied that they don't expect the city to guarantee anything. It is the owners that
32 have to take the risk of financing the property and securing tenants. They are not asking for
33 guarantees. If the city values the preservation of historic buildings, it has to be able to make
34 economic sense. It is very expensive, but they are willing to tackle the project and put themselves
35 financially on the line to maintain it. This building is 117 years old and needs to be stabilized. If
36 it's not particularly valuable to the city, they will take it down and build more modern housing.
37 They need to know how the neighbors and commission want them to proceed.

UNAPPROVED MINUTES

1 Ms. Laurel Shelley, neighbor, asked if the units would be single-level, and if seismic upgrades
2 would have to be done before people can move in. She indicated that no one has reached out to
3 neighbors for input. She would like to maintain a residential neighborhood.

4 Mr. Yingling replied that the units would be 2 above-ground levels and a basement level, with
5 elevators. He affirmed that seismic upgrades would be required before tenants could move in.

6 Ms. Susan Scott lives two houses down and said there are lots of people that come to help or visit
7 assisted living centers. She has a hard time backing out of her driveway now, and fears that a lot
8 of additional traffic will make it worse. She wishes that offices and boutiques could be an option.

9 Ms. Valerie Searle lives nearby, was married in the chapel, understands that something needs to
10 happen, but isn't sure this is the best option. She doesn't agree that there will be less traffic with a
11 55+ development.

12 Ms. Jackie Thorne, neighbor, is also representing her father who sent a letter to commissioners.
13 She is concerned and wants to see an environmental impact study done. She loves the park and
14 elementary school nearby and is concerned that more traffic would make walking difficult.

15 Mr. Kaden Gubler lives behind Northampton House. He agrees that it is a beautiful building, he
16 has talked about having his children's weddings there, he thinks that there are other ways to be
17 economically feasible. He also noted that it is a dangerous intersection that has had many
18 accidents.

19 (No name stated) loves the building, has been in every room, wants to save it if possible. The
20 intersection to the south and west is dangerous to get across. More traffic will be a concern from
21 a safety standpoint.

22 Ms. Deborah Astin, neighbor, notices that cars frequently run the nearby stop sign. She asked the
23 owners if they would consider selling the building.

24 Ms. Yingling replied that it has been for sale previously, but people don't want to tackle the costs
25 of bringing it up to speed.

26 Mr. Ryan Hunter encourages the Yinglings to reach out to the neighbors. He said that having
27 community involvement will be an important element in an eventual solution.

28 Ms. Anderson added that an upgrade of some sort will be needed, and will probably affect traffic.
29 Everyone should understand that if the owners choose to do something that fits within the code,
30 the neighbors will need to adjust. She doesn't feel that the higher density fits the code, and she
31 thinks that there is probably significant traffic from events the way it currently is used.

32 Mr. Dupaix thinks there is a possibility that this plan could work, but is concerned with seismic
33 upgrades. These are not optional and may be a show-stopper. He's seen these types of retrofits
34 work. As property owners they have rights to change the property within code requirements. He's
35 open to a plan, but there's more work that has to be done, he's not ready to greenlight it. He's not
36 sure that duplexes are the only other viable option.

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Chairman Woffinden asked about possibly enlarging the venue while keeping the same use and having bigger events. He thinks that seismic upgrades would be prohibitively expensive.

Ms. Yingling replied that they have met with restaurant consultants, who have advised that they don't really have the ability in this community to make a restaurant, fine dining doesn't fit in Utah County. This has been an ongoing discussion for years. They can reach out more to the neighbors.

Mr. Christiansen said that the owners have done their homework. He is more open to this plan, he likes where it's going aesthetically. But he also recognizes the concerns of the neighbors. He's not sure additional time or meetings will change minds.

Mr. Dupaix asked why the proposed units are two-story, have they considered spreading out more and keeping it single-level?

Mr. Yingling said it would cost more to build single-level, and this keeps it tied tightly to the building. If units aren't attached, they are more likely to be appurtenant structures.

Chairman Woffinden stated that the density doesn't fit the zone, and he feels that this is a more involved issue than can be solved here.

Mr. Robert Bates, long-time neighbor, says that ball games in the summer bring lots of traffic and car accidents. The city may need to put a traffic light up, he makes that suggestion. He also asks for more lighting.

Mr. Yingling added that the current business generates a lot of traffic on weekends. He can try to tweak the plan, but doesn't want to waste a lot of time because the density probably won't change by much.

Mr. Dudley stated that if the proposed change is within the density requirements of the ordinance, he will be supportive. If the owner approached residents, they would probably be supportive, but the owner needs to work through this. If it would require change to current land use or zoning, he's not automatically opposed, but the owner needs to have the support of those most impacted. He feels like the neighbors want to keep the building, and would be willing for some change, but issues have to be worked out with the neighbors. No one wants the building to go away, but there needs to be more work done outside of this commission. The commission can't fix the issues, the Yinglings need to continue to meet with staff and neighbors.

3. Hearing, review and action on the preliminary plan for the AF 10 Combined Project located in the area of 780 West 620 South in the PR-3.0 Residential Zone

Mr. Olsen stated that the Planning Commission approved a preliminary plan for the AF 10 Subdivision at its December 4, 2019 meeting. The proposal consisted of 47 lots/units with an overall density of 3.9 du/ac. Since the time of initial approval, the applicant has eliminated 17 lots/units; consolidated an area where a majority of those 17 lots/units were proposed and

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identified it as Lot 203 on a revised preliminary plan. The overall density has been reduced from 3.9 du/ac to 2.5 du/ac.

AF 10 Subdivision proposes a combination of both a Conservation Subdivision PUD and Low Density Attached Housing PUD. 30 lots/units are proposed, two lots having existing homes. Access is provided off 620 South. An open space area exists at the southern portion of the subdivision, to be dedicated to the City. Additional common area is proposed around the attached/townhome units, south of 700 South. Conservation subdivisions within the PR-3.0 zone require 25% open space. The subdivision meets this requirement.

Mr. Ben Hunter has no concerns from the Engineering Division, everything engineering-related stays the same.

Mr. Ken Berg, civil engineer, said that this shows that there is a lot of interest in this area, and a user wanted a large lot.

Ms. Anderson asked where frontage to lot 203 will be, Mr. Berg indicated that it would be accessed along 800 West.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to recommend approval of the preliminary plan for the AF 10 Subdivision, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report.

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

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

The motion carried.

4. Review and action on a Memorandum of Understanding for the Lake City Row Development (Vest Annexation Property), located in the area of 620 South 860 East

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1 Mr. Olsen stated that the overall concept plan for Lake City Row was approved by the City
2 Council on November 26, 2019. The overall concept plan provides development parameters and
3 grants vesting for a mixed-use development on approximately 90 acres located in the vicinity of
4 620 South 860 East.

5 The applicants request approval of a Memorandum of Understanding (MOU) prior to submission
6 of individual site plans. The draft MOU addresses the following: (1) Road Infrastructure;
7 specifically, construction and reimbursement of 620 South, and provision of transit stops along
8 860 East for a future regional transportation/transit loop, (2) Water Infrastructure; specifically,
9 limitations in the number of allowed units until upgrading of water delivery infrastructure, and
10 (3) Parking; specifically, allowance of shared parking provided certain minimum ratios are met.
11 These ratios are called out in a table within the MOU. Staff has reviewed the draft MOU and
12 now brings it before the Planning Commission for review and recommendation. The MOU will
13 then proceed to Council.

14 Mr. Olsen added that earlier today he sent out an updated MOU, this was reviewed by
15 administration and legal and they had input on some of the issues in the version he sent out last
16 week, for example, a parking study. The red-line version separates this out and addresses roads
17 and parking. Under no circumstances will parking drop below 1.8 parking spaces per unit. Other
18 items are reimbursement for construction of major roadways and buildout of some units before
19 upgrades to some water lines. The city attorney wanted to be here but could not, he will try to
20 answer any questions from commissioners. This has been vetted by legal counsel and
21 administration.

22 Mr. Ben Hunter said that the Engineering Division hasn't had much to do with this process, they
23 have no further input or concerns.

24 Mr. Dupaix asked Mr. Sensanbaugher about the situation with the city's water needs, how do
25 these changes affect this?

26 Mr. Sensanbaugher said that this is a major concern of his, he spoke with David Bunker and did
27 more modeling with John Schiess and said that they're OK with approving this development
28 with the caveat that the city needs to firmly commit to building water lines that will bring more
29 water from up north by the high school, along Main Street and south by the freeway and to this
30 area. The city is at full capacity and needs to build more water lines now. He stated that design
31 for the water line in front of the high school along 600 and down to Main Street is complete and
32 it is ready for funding. The line in 200 South in the TOD area is 75-80% designed and is
33 scheduled to be finished in May. Design work on lines in the middle began approximately a
34 month ago. Every segment is either being designed or is finished with design. Funding options
35 are being discussed now. The state infrastructure bank is being looked at. David Bunker has
36 visited with city council members, there is no formal decision but they seem to be on board. Mr.
37 Sensanbaugher stated that if the city commits now to building those lines and getting funding
38 and beginning construction, he will be comfortable recommending these projects. But there has
39 to be a firm commitment to that, if we don't build them then we will have big problems. Every

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one of these developments will have a problem. The issue will be the velocity in the pipes, we will have enough pressure but water modeling says that with full build-out, there will be peak day of 5 and peak hour velocities of 13 feet per second. You don't want to go over 5 feet per second, or this can create catastrophic failures. He is OK with having a level of 5 feet per second being violated for a small amount of time. From here forward, on every engineering report for every proposed development, a statement regarding velocity warnings will be included. Bigger lines have to be put in. He will stress this to the city council.

Ms. Anderson asked how his analysis of the water situation should affect the commissions' work?

Mr. Sensanbaugher replied that there is some risk, but he won't tell them how to vote. The risk is acceptable to him if we are building the bigger lines. He reiterates that this is an important "If." If he starts to feel that building the lines might not be a sure thing or that we'll have to wait for 2-3 years, he will be changing staff recommendations to denial. We're not there yet, he feels confident that the city will commit to build the lines, they are all currently under design or finished with design.

Mr. Buck Swaney, the developer for Lake City Row, expressed appreciation for staff and administration. The main reasons for the MOU is that there are more applications waiting in the wings, this MOU precedes and manages expectations for Lake City Row. The project will have different parking arrangements, there will be lots of studio and 1-bedroom apartments. He also suggested changing water measurement units to be consistent from units to erc's.

Mr. Sensanbaugher said that this should be passed along to legal, he doesn't have a problem but doesn't think that's his call to make that change.

Mr. Swaney says that the MOU is written to multiple parties but maybe should be tightened to just the parties signing the document who are assuming obligations.

Mr. Dupaix moved to recommend approval of the Memorandum of Understanding, subject to agreed-upon changes to wording in the agreement.

Ms. Anderson 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

The motion carried.

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5. Hearing, review and action on amendments to the General Plan by providing a recommendation on the 2020 Transportation and Trails Master Plan and Impact Fee Facility Plan

Mr. Ben Hunter said that the Engineering Division recommends approval of the proposed general plan amendments for the transportation element of the general plan. These updates reflect current development needs related to public infrastructure. These updates are consistent with the long-term planning and engineering goals for the City and are not detrimental to the general health, safety and welfare of its citizens.

Mr. Dupaix asked about roadway cost tables and referenced the Vineyard Collector. He felt the table should make clear that it's a joint city/UDOT jurisdiction, and maybe should separate out state financial burdens as opposed to city costs and clarify who is bearing these costs. The costs shown of \$19 million for State Street at 500 East aren't accurate, American Fork infrastructure is comparable to downtown Salt Lake City and it will be a lot more than that.

Mr. Ben Hunter says they haven't included any financial impact from state projects, just the city's portion.

Chairman Woffinden adds that council was discussing impact fees in their previous meeting.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to recommend approval of the General Plan Amendment for the transportation element and impact fee plan.

Ms. Anderson 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

The motion carried.

6. Hearing, review and action on amendments to Section 15.01.1840 of the American Fork City Municipal Code

Mr. Ben Hunter stated that with additional roadway classifications, this an update to include all roadway classifications, adds TOD classifications not previously included. The Engineering Division recommends approval of the proposed code text amendment.

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Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to recommend approval of the code text amendments to the roadway classifications.

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

The motion carried.

7. Hearing, review and action on amendments to Section 15.01.1880 of the American Fork City Municipal Code

Chairman Woffinden said that this item has been removed from the agenda.

8. Hearing, review and action on amendments to Section 15.01.1410 of the American Fork City Municipal Code

Mr. Ben Hunter indicated that the Public Works Department at the request of the Water Division has looked at modifying the 1" culinary water meter detail to provide clarification and direction to those that install new water meters. This is additional detail requested by contractors. The Engineering Division recommends approval of the proposed code text amendment.

Public Hearing Opened

Public Hearing Closed

Ms. Anderson moved to recommend approval of the code text amendment.

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

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

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Harold Dudley

Aye

Ryan Hunter

Aye

The motion carried.

9. Hearing, review and action on various amendments to Section 15.01 and Section 17.9 of the American Fork City Municipal Code

Mr. Ben Hunter told commissioners that the city requires the posting of an improvement assurance and warranty to ensure the timely construction of required public infrastructure. These revisions are to provide clarification to applicants on the processes and procedures of posting an assurance/warranty, requesting a release of assurance/warranty, duration of assurance/warranty periods, etc. The Engineering Division recommends approval of the proposed code text amendment.

Ms. Anderson asked if proposed changes came from the legal counsel.

Mr. Ben Hunter replied that staff is on the front line of working with bonds, the proposed changes come from staff and are reviewed by legal counsel.

Mr. Ryan Hunter asked if we can delay vote until they are sure it has been reviewed by legal counsel.

Mr. Ben Hunter stated that it would be fine to delay, and staff will make sure that they have legal approval.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to recommend approval of the preliminary plan for the code text amendments, subject to legal review and approval, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report.

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

Chairman Woffinden

Aye

Chris Christiansen

Aye

Christine Anderson

Aye

Geoff Dupaix

Aye

Harold Dudley

Aye

Ryan Hunter

Nay

The motion carried.

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10. Other Business

Mr. Olsen indicated that Rebecca Staten has stepped down from the commission, they will need to get another commissioner. He asked for suggestions. A resident from the south side would be great.

Commissioners thanked Mr. Olsen for the dinner in February.

11. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items, these include the developments moving through TRC. The next agenda is quite long, the meeting will be held on March 18. There are quite a few projects that are ready to move forward. He doesn't anticipate much comment on most of them. Ms. Anderson said that she will be gone.

12. Review and action on the minutes of the February 19, 2020 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the February 19, 2020 Planning Commission Regular Session.

Mr. Dupaix 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

The motion carried.

13. Adjournment

Mr. Dupaix moved to adjourn.

Mr. Ryan Hunter seconded the motion. All concurred.

Meeting adjourned at 8:45 pm.

Lisa Halversen, Administrative Assistant

American Fork Planning Commission

March 4, 2020

Agenda Item Number Two:

I request that the Planning Commission consider the following in its discussion on the issue at hand.

First, the property owner purchased the property knowing that it is and was an historic structure. Now however the owner is requesting an allowance to build a row of residential units adjacent to this historic structure without an illustration or limitation with regard to appearance of what these units could possibly look like and/or how they could conform to the existing historic structure. Any such construction shall impact the nature and character of the site and the entire neighborhood. Allowing new, modern construction immediately adjacent to an historic structure is like having an Armani suit, and putting a plastic poncho over it. You still have the beautiful suit, but you are completely distracted by the cheap poncho (and under this discussion, you don't even know what the poncho could look like).

Second, what analysis of the potential physical and aesthetic impacts to the site and the surrounding neighborhood will be completed regarding this request? Will, for example, a traffic analysis be completed to illustrate the impacts to the roadways and traffic circulation of the area? Many parents pass by this property on their way to pick up their children at the local elementary school.

Will an Environmental Impact Report be required to examine potential impacts from such issues as new noise from the complex, air pollution to the surrounding area from the new vehicular traffic generated, on site and area wide water drainage impacts, light pollution to the surrounding neighborhood, aesthetic impacts (requiring an architectural review by the City to assure consistency with the historic structure), etc. And what about impacts to emergency services to accommodate a seniors only restricted community? Services addressing such needs as ambulance/medical emergencies, fire or police services, costs to the City to enforce the age restrictions that would need to be applied to the property to keep it a 55+ senior only facility. Further, what other in-house or applicant submitted analysis will be required to be provided to illustrate the need, versus simply the desire, for this development?

Will there be a requirement that these "seniors only" units actually be built to address the needs of seniors? Will the units be required to be senior friendly regarding interior features such as lever door handles, sink and bathing facilities for handicapped individuals, handicapped ramps, flush door sills, one story construction, enclosed

garages with direct entry into the individual units, washer and dryer hook-ups within the individual units, etc.? Will there be passive and/or active recreational opportunities provided on site to address seniors? Will there be on site staff to address the needs of the seniors? A facility restricted to only individuals 55 years of age or older should be built to a higher set of standards for those individuals' comfort than for a development open to the general public.

Third, and most importantly, the property owner is asking to be allowed to build these residential units because he/she cannot profit from the property as it is. I do not believe that it is the role of the Planning Commission or the City of American Fork to assure that a property owner must make a profit from their land. The owner knew, or at least should have known in completing their due diligence review/analysis, when they purchased the property what they were buying and the limitations derived therefrom. Now, having made this purchase with full knowledge of these limitations, he/she wants the City to absorb the impacts of the new residential units simply to assure that he/she can make a profit (a profit potentially most significantly at the local neighborhood's expense).

Consider this example, if I were to purchase the historic Tabernacle down the street, knowing that it is an historic structure and knowing of its aesthetic character and historic importance to the area, would the City be obligated to allow me to build a strip mall in its parking lot simply to assure me of being able to both pay my mortgage and make a profit from this land? I submit that such actions are not the role of the Planning Commission nor the City.

Will the property owner be required to provide an Economic Impact Analysis to demonstrate the economic hardship he/she is claiming? If such an analysis is to be completed, such analysis should be required to illustrate all potential fiscal impacts to the City and to the specific neighborhood where it shall be located. It should also show what benefits to the community, and specifically to the affected neighborhood, will be derived from this complex. Mitigation Measures (Conditions of Approval beyond the "Standard Conditions") should be applied to assure the mitigation of the identified impacts. A condition must be applied that requires the property owner to record in the title of the land an age applicable restriction which can be enforced by the City.

Further, the fundamental question of will the community profit from these new residential units as much as the property owner if this request is granted must be answered. Will such benefits take the form of street improvements (desperately needed in this area), park improvements in the area, enhanced recreational programs for neighborhood seniors or youth, improvements to a local community center, improvements to local schools from an enhanced property tax base, improvements to a local library serving this neighborhood, etc.?

Further, does City Ordinance or State Law governing the actions of a Planning Commission allow the Commission to make land use decisions based upon the property owner's desire, or even potentially need, to make a "profit" from their land? Will this same right and privilege, if granted here, then be afforded to all property owners surrounding the property in question or throughout the city? Will surrounding property owners be allowed to add second or third residential units (even senior only units) to their single family residential properties so that they too can pay whatever mortgage they knowingly entered into for their property and still make a profit? I suspect that no they will not be allowed such consideration.

Please consider these comments and the potential impacts to this neighborhood in your discussion of this request.

Sincerely submitted,

J. Thorn (a local resident)