

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES APRIL 8, 2020

The American Fork City Planning Commission met in a regular session on April 8, 2020 in an electronic meeting on the Zoom platform, viewable on the City's YouTube link, commencing at 7:00 p.m.

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

Absent:

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

Public Comments Received: Larry Olsen, Tyler Skidmore, Clint and Reva Cook, John Mulholland, Brandon Anderson, Dan Duncan, Micki Cottam, Kristie Jensen, Shane Armitage, Lacy Anderson, Karen Auman, Allison Duncan, Brittney Gonzalez, Nathan Price, Carolyn Lloyd, Tresa Chadwick, Luis Gonzalez, Lynlee Price, Roderick Legal Counsel, Doug Clements, Liz Phelon, Ken Berg, Robbie Thompson, Reid Swenson

1. Pledge of Allegiance

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

2. Review and action on a commercial site plan for American Eagle Ready Mix, located in the area of 1700 South 500 East in the I-1 Industrial zone

Mr. Olsen stated that the American Eagle Ready Mix proposes an operation at approximately 1700 S. 500 E. The site is within the proposed Lakeland Industrial Park subdivision. The property was recently annexed, and improvements initially constructed without formal site plan approval. The facility was required to shutter operations until such approval occurred. The applicant submitted a site plan, which is now before the Planning Commission for review.

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1 Uses and site plan requirements within the I-1 zone are covered in Sections 17.4.503 and 17.6.101,
2 respectively, of the City's Development Code. 17.4.503.B.1(a & b) states that "structures and
3 areas used for the manufacturing, compounding, processing, fabrication and warehousing of goods
4 and materials" are allowed within the zone, provided that "none of the activities carried out on the
5 premises shall produce any noxious odor or any fumes, smoke, noise, vapor, vibration, glare or
6 similar condition which is harmful to persons or which is readily discernable beyond the boundary
7 of the zone or create an adverse visual impact readily discernable from the public roads". From
8 the application materials, it is unclear how the above issues will be addressed. The Planning
9 Commission may request the applicant address the items as outlined in the Code, mitigation efforts
10 to take place and how they will apply to the site.

11 The site plan illustrates a proposed structure toward the north end of the property, south of 1700
12 South. The I-1 zone requires a 30' front setback for structures. Verification of front setback is
13 required. Verification of adherence to landscape requirements is also unclear and should be
14 addressed. Specifically, the following: (1) landscape islands adequately sized at the end of all
15 parking rows, (2) shade trees provided at the ratio of 1 tree per 6 parking stalls and 1 shrub per 25
16 sq. ft. of landscape island, (3) 6' wide parking perimeter landscape area, and (4) a 14' wide
17 landscape area adjacent to a street frontage with 1 tree provided for every 40' of street frontage.

18 Mr. Olsen notes for the record that he has received information and a letter of opposition from a
19 neighboring property owner's legal counsel.

20 Mr. Dupaix said that the code seems to be pretty generic, and that with a concrete plant there is
21 usually dust and noise. There are other concerns with a concrete crusher, he doesn't see how those
22 things fit within the code for this zone.

23 Mr. Olsen replied that the code is broad, and in looking at the application for ready-mix, it could
24 possibly fall within the allowed manufacturing and processing, but he doesn't know how they plan
25 to address the issues. The planning commission can make the call if they think the operations are
26 outside of the approved zone allowances.

27 Mr. Christiansen added that he thinks this is more of a heavy-industrial application than a light one
28 which would be allowed. He is concerned that this project would generate a lot of dust, and their
29 site plan doesn't seem to address on-site containment and processing in a satisfactory way.

30 Chairman Woffinden agreed, and stated that the applicant is asking for forgiveness instead of
31 permission, and that they're still working on the site. There will be a lot of trucks hauling stuff to
32 the site. He thinks the site plan seems to be kind of sketchy by not showing information regarding
33 operations and containment.

34 Mr. Dupaix added that it's not only the hauling in and out that he's concerned about, but protection
35 of their existing materials.

36 Chairman Woffinden stated that the site plan is lacking in every way.

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1 Mr. Ben Hunter indicated that infrastructure improvements and rights-of-way are shown as
2 Lakeland Industrial Park. Off-site infrastructure meets code, but applicant should address issues
3 with their operations.

4 Mr. Brocious asked Mr. Ben Hunter about the ability of the water system to support this project.
5 Would it be able to meet peak demand, etc?

6 Mr. Ben Hunter indicated that the utility plans show water lines being brought to the area.

7 Mr. Sensanbaugher added that this is similar to the TOD area in that there are major pipes that
8 need to be built to feed the area. His recommendation is that if the city council is able to commit
9 to build the water lines to the southern part of the city, we recommend approval. If not, we
10 recommend denial.

11 Mr. Brocious asked if the water system would fail if it were to tie in today.

12 Mr. Sensanbaugher said not necessarily, but if all pending projects are built and occupied but water
13 lines aren't built, we will have a problem. There's a time delay between approval and occupancy
14 and operational water lines.

15 Mr. Brocious asked if commissioners should be looking at it as though the subdivisions that have
16 been approved should be counted toward use.

17 Mr. Sensanbaugher replied that the need hasn't physically hit yet, but it's coming.

18 Mr. Brocious expressed concern about continuing to approve additional plats. He asked if the
19 necessary infrastructure should be put in before they approve any more plats.

20 Mr. Sensanbaugher stated that he is comfortable continuing to approve plats knowing that
21 additional capacity is coming, if the council approves.

22 Mr. Brocious questioned how they will know if the council is approving the infrastructure, is there
23 a way that they make a more informed decision?

24 Mr. Sensanbaugher indicated that he is filling out a loan application with the state for the water
25 lines, but the council has to approve borrowing the funds. He can't speak for the council, but they
26 understand and seem to be on board with building the required water lines. They haven't yet taken
27 the formal action to accept the loan.

28 Ms. Anderson expressed concern that so much of what they're doing tonight has the same
29 requirement - they need to know what the city council is doing before they can move ahead. She
30 asks if there is a timeline of when a decision can be expected.

31 Mr. Sensanbaugher replied that probably in the next 2-3 months a funding item will be taken to
32 them for approval.

33 Mr. Olsen instructed commissioners that they are still free to make any decision with the caveat
34 that places the burden on the council. Items move on to the council for final decision and they can

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1 see what concerns were discussed. The Planning Commission recommendation could match the
2 Engineering Division recommendation regarding council approval of infrastructure.

3 Mr. Christiansen agreed that they should make a similar recommendation, but Mr. Brocious felt
4 that it is a disservice to a development to get approval from Planning Commission and then have
5 to stop if conditions of infrastructure approval by council aren't met.

6 Mr. Sensanbaugher pointed out that many of tonight's agenda items are in the same situation.

7 Chairman Woffinden also instructed commissioners that they are simply a body that makes a
8 recommendation, and the council has final authority.

9 Mr. Olsen added that this agenda item gets final approval or denial from this commission.

10 Mr. Brocious stated that he has read the legal letter of objection. It referred to a traffic study, has
11 Engineering looked at the demands this item would place on current roads?

12 Mr. Ben Hunter replied that the Technical Review Committee review flags when a traffic study is
13 required, this didn't meet that threshold. Maybe the applicant could give more information
14 regarding traffic if that's a concern for commissioners.

15 Mr. Brocious said that due to the nature of vehicles coming in, the roads might not be adequate to
16 support them.

17 Mr. Ben Hunter said that that's a good question, and the applicant should give more information
18 if commissioners want it.

19 Chairman Woffinden stated that there will be a lot of materials both coming in and going out.

20 Ms. Anderson asked if the proposed uses are even allowed in this zone.

21 Mr. Olsen replied that prohibited uses are called out specifically, it's up to the Planning
22 Commission to make the decision based on how applicant will address commission's concerns.

23 Ms. Anderson asked if there is a limit on noise level in this zone.

24 Mr. Olsen replied that there is not.

25 Chairman Woffinden stated that you can't contain noise and dust very well.

26 Mr. Doug Clements, applicant, stated that they won't be crushing and processing concrete, and an
27 air quality survey has been secured. He believes that commissioners may not have latest site plan.
28 On the newest plan, ponds for retention and recycling water are shown. He believes the current
29 use meets city code, they also have an option of using well water to supplement culinary water.
30 The developer did a traffic study and gave the engineer all the information, and he calculated that
31 it's ready for a building permit. There's already a batch plant 300 ft to the east that is bigger than
32 the one he's putting up. A typical early morning load will be around 100 yards an hour, but most
33 times of the day will be on the order of 50-60 yards per hour. They're not asking for anything

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1 that's not already in the neighborhood, they intend to be a good neighbor. They've been working
2 on securing a few safety items and are ready for a building permit.

3 Chairman Woffinden reiterated that applicant is asking for forgiveness and not permission, and
4 they should have done it the right way in the first place. They've been shut down by the city. If
5 the city is not going to enforce its ordinances, why bother having them? He thinks they should be
6 required to take it down.

7 Mr. Sensanbaugher added that they can't get a building permit until they have approval from the
8 commission. He feels that the developer has given city staff everything they've asked for.

9 Mr. Ben Hunter said that there are two types of traffic studies. The Building Department was given
10 numbers to generate impact fee estimates. This is a separate report from a full-blown traffic impact
11 study.

12 Mr. Clements said that he understands the Chairman's concern, and he added that the batch plant
13 itself is a machine. The only thing that needs inspection are the footings. He understands
14 commissioners concerns but the only thing they've done is pour some footings. Everything else
15 will come in with the full building permit. Their intention was not to be evasive. He sat in several
16 council meetings a year ago with the intention of having it annexed and getting up and going. The
17 annexation ended up taking a lot longer than anyone intended. They're just trying to get the
18 business up and running. There are other businesses in the area that do similar things. They are
19 one mile west of I 15, they bring in fully loaded aggregate trucks for that mile. Ninety percent of
20 everything he produces will go on that same road up to I-15, then disperse along that road. No
21 residences, churches or schools will be in the area. it is purely an industrial park. He apologizes
22 and said that they've been trying for over a year, and he feels that this will be a good addition to
23 American Fork.

24 Chairman Woffinden said that this is the first time he's heard of a batch plant in this location, how
25 can the developer be trusted?

26 Mr. Clements indicated that they've been working with city staff for quite a while.

27 Mr. Dupaix asked about the other batch plant. Is it in the same zone? Yes, so there's already
28 established precedent.'

29 Ms. Anderson has concerns are about dust, and how will they verify adherence to landscape
30 requirements?

31 Mr. Olsen replied that landscaping is a concern that hasn't been addressed, it's one of the loose
32 ends.

33 Mr. Clements replied that they've talked extensively with staff about landscaping. They intend to
34 put a precast wall around the plant, the yard will be fully covered in concrete to help in dust control,
35 and they will also use water trucks with recycled water. He feels that they are doing more than is
36 required.

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Christine acknowledges that things weren't done the way they should have been. She feels comfortable recommending approval based on certain requirements being met.

Mr. Brocious doesn't think that the vibration that will be generated has been addressed. How will this be mitigated?

Mr. Clements isn't aware of any vibration that will be generated, the plant sits on a 3" foundation. Trucks that deliver concrete, sand and rocks don't usually generate any concern about vibration. The plant itself is called a wet batch plant. Concrete that goes into the truck is wet and premixed, minimal vibration is generated.

Mr. Christiansen said that if there was much vibration, it would tear the machine apart.

Mr. Olsen noted that legal counsel retained by Mr. Roderick sent a letter opposing this item earlier this week. He made sure that each commissioner has a copy.

Ms. Anderson stated that a lot of opposition is based on this activity not being allowed in this zone, but there seems to be another batch plant in the same area.

Mr. Christiansen said that the difference is that this is right next to other businesses, which is concerning. He feels that there are too many red flags to move forward. He felt like commission should table the item based on the existing issues.

Ms. Anderson said that the situation in the country right now is that everything is on hold. She would like to let something move forward with stipulations.

Ms. Cherylyn Egner, city legal counsel, stated that public comments can still be provided throughout the meeting. She reads into the record a comment from Roderick which indicates that they believe the batch plant is illegal use and will result in litigation to the city.

Ms. Anderson moved to approve the site plan for American Eagle Ready-Mix, with the findings listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report, and with the conditions that landscaping meets requirements and any effects of noise, dust, and visual impacts will be mitigated.

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

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

The motion failed.

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1 Mr. Dupaix moves to table the site plan for American Eagle Ready-Mix until landscaping
2 and other concerns have been resolved.

3
4 Mr. Christianson seconds. Voting was as follows:

5		
6	Chairman Woffinden	Nay
7	Chris Christiansen	Aye
8	Christine Anderson	Nay
9	Geoff Dupaix	Aye
10	Harold Dudley	Nay
11	Ryan Hunter	Aye
12	Rod Brocious	Aye

13 The motion carried.

- 14
15
16
17 3. Hearing, review and action on the preliminary and final plats for Lakeland Industrial Park,
18 consisting of 4 lots, located in the area of 1700 South 500 East in the I-1 Industrial zone

19
20 Mr. Olsen stated that Lakeland Industrial Park Plat A is a 3-lot industrial subdivision, located south
21 of 1700 South at approximately 500 East. Lots 1 and 2 are approximately 5.1 acres and Lot 3 is
22 10.5 acres. Access to the lots will be from 1700 South. An area of future development (labeled at
23 “Future Plat B”) is illustrated on the plat, immediately adjacent (west and south) of Plat A.

24 Mr. Ben Hunter said this item isn’t specifically related to the previous item, but it creates the lot
25 that the previous application would use. Master plan utilities are included in the subdivision,
26 required improvements would be extending 500 East further to the south, and 1700 South would
27 also be extended past Lot 1. The Engineering Division doesn’t have any further issues or concerns.

28 29 Public Hearing Opened

30
31 Ms. Liz Phelon, representing ESP Excavation, brought to the commissioners’ attention that Mr.
32 Roderick re-zoned his property after purchasing it. He moved in knowing that it was I-1 zoned,
33 and he chose to re-zone knowing that his zone was surrounded by industrial use.

34 Mr. Brocious asked who will be occupying the lots.

35 Ms. Phelon replied that American Eagle is a potential buyer, as well as landscapers and other
36 buyers that would be interested in property in an industrial zone.

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Chairman Woffinden then asked if American Eagle had built on the property before buying it.

Ms. Phelon indicated that American Eagle has a piece of equipment that is mobile on the lot, not a building. She instructed that a batch plant is a piece of machinery that can be moved wherever it is needed, like the screening machine that ESP uses for landscaping.

Public Hearing Closed

Mr. Christiansen moved to recommend approval of the preliminary plan and final plat for Lakeland Industrial Park 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.

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
Ryan Hunter	Aye
Rod Brocious	Aye

The motion carried.

4. Hearing, review and action on the amended preliminary and final plats for Dixie Farms Plats E-1, E-2, F-1 and F-2, located in the area of 900 West 900 South in the PR-3.0 Planned Residential zone

Mr. Olsen said that the property consisting of Dixie Farms was annexed in early 2018. Initial preliminary Plan approval was granted on May 2, 2018. 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, slated as a linear park; additionally, the PF zone designation was given in an area for a potential 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’.

Plats E-1 through F-2 constitute a redesign of previous plats. Units have been clustered in the area of 900 West in order to provide a more open corridor as one travels north/south toward Utah Lake

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1 and the Frontrunner/TOD area. Single-family lots will be present to the east and west of the
2 immediate 900 West corridor. Townhome units are proposed and meet the requirements of the
3 underlying PR-3.0 zone. Trail corridors meander through the entire subdivision, providing access
4 from the linear park and TOD area to the north, to the Utah Lake Shoreline Trail/open space area
5 to the south.

6 Mr. Ben Hunter stated that roadways adjacent to this development are adequate for anticipated
7 needs. As to liquefaction concerns, this developer did several geotech reports that were peer
8 reviewed by a 3rd party. These reports identified clay layers above silty layers so the reviewer
9 didn't feel that liquefaction was a concern. 900 West is the primary access that would be required
10 to be constructed, along with connections to 620 South, 570 West and 200 South. He did receive
11 from the developer plan sets for 200 South to be reviewed and comments provided. They are
12 continuing on a path forward to finalize the reviews, he knows this is a major concern for residents.

13 Ms. Anderson asked when the roads will be completed, and how does that fit in with the timeline
14 of Dixie Farms being completed.

15 Mr. Ben Hunter did not know what the Ardero (developer) timeline is. They are working on
16 several plans and projects, 900 West will have to be built as part of those. He doesn't know the
17 developer's timeline for the specific plats and when homes will actually be built. It will be months
18 down the road, and building permits can't be issued until the infrastructure is in place. He wouldn't
19 expect to see any occupancy for quite a while. Plans for 200 South should be ready to go to bid
20 this summer, then the timeline depends on funding by council.

21 Ms. Anderson asked if the city's part of the roads will be fixed before occupancy or after.

22 Mr. Ben Hunter said that he's not sure, there are many variables. He is aware that there are delays
23 and traffic concerns, but the road (200 South) hasn't actually failed at this point.

24 Mr. Brocious asked if all the approved subdivisions were built out, would this push 200 South into
25 failure?

26 Mr. Ben Hunter replied that it all depends on timing and occupancy rates. That would be the
27 worst-case scenario, it will be some time before homes are ready for occupancy.

28 Ms. Anderson asked if the current infrastructure is adequate for the added use of heavy vehicles
29 and construction equipment.

30 Mr. Sensanbaugher replied that the road needs to be built, but it's hard to say when it will fail as
31 this is subjective.

32 Mr. Brocious indicated that there are safety concerns as 200 South has no sidewalks and shoulders.

33 Mr. Ben Hunter added that 200 South was functioning at a level C in 2018, and traffic has increased
34 since then.

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Mr. Dupaix expressed concern that 900 West will take time to build. He is concerned about the additional wear and tear on existing roads in the area.

Ms. Anderson brought the issue up of at what point do we hold back on approving development until needed infrastructure is in place?

Mr. Sensanbaugher replied that there is a road that is failing and help is on the way. Approval of development depends on commissioners' level of comfort and what message they want to send to the council. He felt that water is an easier concern to quantify than roads.

Chairman Woffinden said that he doesn't agree with the liquefaction report, but it's been reviewed by a 3rd party. He just hopes there's not an earthquake.

Mr. Dudley asked if the engineer would be willing to put on F-2 "no building in power line corridor".

Chairman Woffinden added that "no basements" should also be noted on plats.

Public Hearing Opened

Mr. Ken Berg, civil engineer, is fine with adding a note about "no building in power line corridor." No homes can be there currently, but if commission wants to also prohibit accessory buildings he is fine with that.

Ms. Carolyn Lloyd and Ms. Tresa Chadwick submitted emails into the public comments, they are as follows:

Ms. Lloyd - I am concerned with the development on Dixie Farms, AF10 & AF PD South. Currently the only road access to these developments are on 570 West & 7300 North. I do understand that 900 West will need to be completed for these developments. So what that means is that the secondary access will be on a county road which is 570 West & 7300 North. These roads will not be able to handle the kind of traffic volume that 400 plus homes will bring. I know that there are plans for 700 West but that road access will not be required for these developments and it will not be completed in the near future. The only way that road will be built is if more developments come into the city in that area. Right now the owner of the land is not selling so that road will not be done for awhile. All of these roads connect to 200 South and that is still nowhere from being done. So you will be adding construction equipment and road construction equipment onto 200 South that cannot even handle the amount of traffic from Willow Glen Town homes and The Meadows apartments.

Another concern is having enough water for all of this development on the South side of the freeway. I wished we would slow down the development to allow the infrastructure to catch up to what is being built out there. Developments are being approved and the roads still haven't been fixed and having enough water access for emergencies is a huge concern of mine.

My last concern is the water table and liquefaction issues. I have brought up my concern on this issue many times, John and I have discussed my concerns regarding this as well. My main concern is adding multiple units on an area of ground that has a high water table. I am not okay with adding town homes in this area. It is going to cause water issues in the future. I currently run a sump pump in my crawl space

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24x7 from January to June each year. I feel like a Geo-tech report needs to be acquired again since we just had a very wet year. The last soils report that was done was done in 2018 during one of the driest years that we have had in a very long time.

I have attached some photos that I have taken. Some are of the crazy traffic due to the trax station. I have also taken one of the view of Willow Glen and The Meadows from the back side. This is the view that I have right now. I understand change & development but I would like to leave the town homes/condos up on the TOD. Most of us south of 200 south own over acre lots and would like to keep some of the character of our area intact.

17.02.104 (section 3) Says: Such regulations shall be made in accordance with a comprehensive zoning plan

schools, parks and other public requirements. Such regulations shall be made with reasonable consideration, among other things, to the character of the zone and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

Please take all of these concerns into consideration.

Ms. Chadwick - I am concerned with all of the continued condensed housing that is being planned and implemented in our area. The proposed plan adds additional condensed housing. I would be more in favor for a balanced plan were the condensed housing is combined with single family homes. This would insure that we have a community with members that will be there long term and have a vested interest in what happens as well as those who will only be there a short time. If you push more short term housing in this area you will be opening the door for a more slum type atmosphere because people do not have ownership in what happens in the community because they will only be there a short time. Also with only two main access roads for all of the planned building down there you may see some seriously traffic problems. I know you may not be living in this area and I may not be living here in the future but I do think it is up to us to create a community that would make AF city proud rather than a place that AF city is ashamed of. The future of generations is in your hands. Thank you for your time

Public Hearing Closed

Mr. Dudley moved to recommend approval of the amended preliminary and final plats for Dixie Farms Plats E-1, E-2, F-1, and F-2, with the finding and condition listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report, and the condition of no buildings be allowed in the Rocky Mountain Power corridor

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

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

The motion carried.

5. Hearing, review and action on plats A, B and C of the AF 10 Project located in the area of 780 West 620 South in the PR-3.0 Residential zone

Mr. Olsen stated that AF 10 Preliminary was approved at the March 4, 2020 Planning Commission meeting. The final plat complies with the approved preliminary plan.

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 said that the Engineering Division has no concerns, and recommend approval.

Public Hearing Opened

Previously cited emails from Ms. Lloyd and Ms. Chadwick apply to this development as well.

Public Hearing Closed

Mr. Brocious moved to recommend approval of the preliminary plan and final plat for plats A, B and C of the AF 10 Project, with the finding and condition listed in the staff report and subject to any findings, conditions and modifications listed 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
Ryan Hunter	Aye

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Rod Brocious

Aye

The motion carried.

Ms. Anderson wanted it noted that she votes aye because the requirements have been met, but she wants the council to understand that infrastructure is a paramount consideration of this commission. Mr. Brocious, Mr. Christiansen, Mr. Dupaix, Mr. Ryan Hunter and Chairman Woffinden all expressed agreement with her comments.

Mr. Sensanbaugher encouraged the commissioners to feel free to communicate in any appropriate way their concerns to the council.

6. Hearing, review and action on the preliminary plan and final plat for AF PD South located in the area of 900 West 620 South in the PR-3.0 Planned Residential zone

Mr. Olsen said that the Planning Commission approved a preliminary plan for the AF PD South Subdivision at its December 4, 2019 meeting. The proposal consisted of 24 units with an overall density of 3.8 du/ac. Since the time of initial approval, the applicant has redesigned the layout; largely clustering the townhome units to the west of 900 West and increasing the open space area east of 900 West. The overall density has been reduced from 3.8 du/ac to 3.5 du/ac.

Within the AF PD South subdivision, 22 lots/units are proposed. Access is provided off 900 West, through 800 South and 650 South, both public streets. An open space area exists in the center of the subdivision, to be dedicated to the City. Additional common area is proposed around the attached/townhome units, west of 900 West. Conservation subdivisions within the PR-3.0 zone require 25% open space. The subdivision meets this requirement.

As with other development options in the PR-3.0 zone, the Code allows the Planning Commission flexibility to require changes in the plan. Changes may include, but are not limited to, “adjustments in the density or number of structures, relocation of project elements, redesign of the road system, increase in the amount of open space and provisions for the disposal of surface water drainage” (17.7.503.D).

Mr. Dupaix expressed concern about pedestrians crossing 900 West to get to the open space, young families will be affected.

Mr. Olsen said that there will be crossings at the roundabouts and to the south, but he does understand the concern.

Mr. Ben Hunter stated that improved pedestrian access is a good idea. Everything else that is required is in place. Roads that end in stubs will connect in the future.

Mr. Dupaix asked about the possibility of a mid-block crossing or possibly flashing beacons.

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Mr. Ben Hunter said that they already had concerns about accessibility for emergency vehicles, and a mid-block crossing may create a traffic-calming device.

Mr. Ken Berg has no other concerns, he said that he has tried to get the best layout for the city with this parcel. He hopes people will follow the wide trails to get to the open space.

Public Hearing Opened

Previous emails from Ms. Lloyd and Ms. Chadwick apply to this development as well.

Public Hearing Closed

Mr. Ryan Hunter moved to recommend approval of the preliminary plan and final plat for AF PD South, with the finding and condition listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report, and subject to city council agreeing to improvements in the area.

Ms. Anderson has concerns that this means this specific development is on hold if council doesn't commit, but other developments can go forward because they don't have this condition.

Mr. Ryan Hunter said that he understands that this is just a recommendation, hinging on the city council committing to infrastructure improvements before they approve the developments.

Ms. Anderson thinks that we should be consistent with all the development in this area. This is a hard thing that they keep coming up against every meeting. They are having a hard time without further commitment from the council.

Chairman Woffinden thinks it is unfair to tie conditions to specifically one development, and he hopes that council should understand that it applies to all.

Mr. Brocious thinks that the motion should be amended.

Mr. Ryan Hunter amends the motion to recommend approval in the standard way.

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
Rod Brocious	Aye

The motion carried.

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- 1 7. Hearing, review and action on the preliminary plan and final plat for The Yard Plat A
2 Subdivision located at 200 South 1100 West in the TOD-Transit Oriented Development
3 zone

4 Mr. Olsen stated that this item and the following item will be discussed together, with the focus
5 beginning on Edgewater North. He then moves to item 8.

6 The Yard is a subdivision located at approximately 1100 West 200 South. The property received
7 approval of a district framework plan in 2019, followed by a block plan (staff level review). As
8 part of the lot plan submittal and review (staff level review), a subdivision plat was necessary. The
9 subdivision is intended for higher density, multi-family use. Adherence to the TOD Code as it
10 relates to lot types has been met. Further review at staff level will ensure placement of structures,
11 including setbacks, height, landscaping, parking, etc. to be compliance with the TOD Code. The
12 subdivision plat acts as a formal instrument in proceeding toward placement of these structures
13 and ultimate development of the site. Cross access and parking easements are noted on the plat.

14
15 **Public Hearing Opened**

16
17 **Public Hearing Closed**

18
19 **Mr. Dupaix moved to recommend approval of the preliminary plan and final plat for The**
20 **Yard, Plat A Subdivision, with the finding and condition listed in the staff report and subject**
21 **to any findings, conditions and modifications listed in the Engineering report.**

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

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

30 **The motion carried.**

- 31
32
33 8. Hearing, review and action on the preliminary and final plat for the Edgewater North
34 Subdivision located at 200 South 1100 West in the TOD-Transit Oriented Development
35 zone
36

37 Mr. Olsen said that Edgewater North is largely intended to provide rights-of-way for 1100 West,
38 300 South, 350 South and 1200 West. The subdivision proposes 4 lots; Lots 1 and 3 will be further

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divided and developed into a higher density multi-family project (The Yard Subdivision). Lots 2 and 4 will be further divided and developed into medium density residential uses (townhomes). Edgewater North is located at approximately 1100 West 200 South, extending from 200 South to 350 South. The area received approval of a district framework plan in 2019, followed by a block plan (staff level review). As part of the lot plan submittal and review (staff level review), subdivision plats were necessary. Further review at staff level will ensure placement of structures, including setbacks, height, landscaping, parking, etc. to be compliance with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward placement of these structures and ultimate development of the site

Mr. Ben Hunter indicated that some of the improvements of 200 South are included in this project. This project's engineer is coordinating with staff for improvements on frontage on 200 South. They have been working with Ensign Engineering and a lot of coordination between developments is happening. Additional infrastructure meets the master plan requirements.

Mr. Brocious asked if the widening shown is for the right-turn lane.

Mr. Ben Hunter affirmed, the jog in the line is to mitigate consequences to TSSD and other utilities. Curb and gutter will extend along 1100 West and transition into 200 South.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to recommend approval of the preliminary and final plat for the Edgewater North 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	Aye
Rod Brocious	Aye

The motion carried.

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- 1 9. Hearing, review and action on the preliminary plan and final plat for Stonecreek Plat D
2 Conservation PUD, consisting of 25 lots, located in the area of 700 South 330 West in the
3 PR-3.0 Planned Residential zone
4

5 Mr. Olsen stated that Stonecreek Plat D is a 25-lot phase of an overall 143-acre development. The
6 preliminary plan is being processed concurrently with the final plat. The final plat is consistent
7 with terms of a preliminary plan approval. Plat D is located directly south of an open space area
8 dedicated with a previous plat, and access is provided off 700 South.

9 Conservation Subdivision Projects within the PR-3.0 zone must adhere to certain parameters.
10 Subdivisions must have a minimum project area of five (5) acres, and a maximum density of 3
11 units per acre. Plat D is the fourth phase in a 143-acre development, with an overall density of 3
12 units per acre; falling within the parameters of a Conservation Subdivision project in the PR-3.0
13 zone.

14 As with plats A, B and C, the applicants request Planning Commission consideration and
15 allowance for modification of building site requirements, allowing the ability to average lot sizes
16 in order for greater overall consistency. This modification is allowed pursuant to Sections
17 17.7.401, allowing the “harmonizing (of) development within a project”. The Planning
18 Commission may, but is not required, to make this finding. A finding allowing the modification
19 is offered below.

20 Conservation Subdivisions within a PR-3.0 zone require 25% open space. The overall project area
21 provides for 26% open space upon buildout. Plats A, B and C provided dedication of land. Plat
22 D furthers this dedication with wetland areas dedicated along the northern boundary of the
23 subdivision. These wetland areas serve and important habitat for a number of species, most
24 notably the Monarch Butterfly. Studies are being conducted in the open space area, tracking these
25 butterflies. Ultimately, the City will have area for a larger, regional type park upon completion of
26 the Stonecreek development. While wetland areas are present, areas for traditional park
27 development are also included in the overall area.

28 Mr. Ben Hunter told commissioners that improvements will be minimal along 700 South, he has
29 no major concerns.
30

31 Mr. Robbie Thompson, developer, says that this is a continuation of other plats previously
32 approved. The lots are a little bigger than the other plats, but there are no basements, high water
33 table.
34

35 Public Hearing Opened

36

37 Public Hearing Closed

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Mr. Christiansen moved to recommend approval of the preliminary plan and final plat for Stonecreek Plat D Conservation PUD, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report.

Mr. Brocious 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. Hearing, review and action on the Loveridge zone map amendment from the RA-5 Residential Agricultural zone to the R-1-9,000 Residential zone located in the area of 508 South Storrs Avenue

Chairman Woffinden indicated that items 10 and 11 will be discussed together and voted on separately.

Mr. Olsen indicated that 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. This is a 2-lot plat. Current use of nearby properties is residential and residential/agriculture.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to recommend approval of the Loveridge zone map amendment.

Mr. Ryan Hunter 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
Ryan Hunter Aye
Rod Brocious Aye

The motion carried.

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

Mr. Olsen stated that 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.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to recommend approval of 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.

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
Rod Brocious Aye

The motion carried.

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12. Hearing, review and action on a land use amendment located at 700 North 900 West from the residential low density to the professional office designation

Chairman Woffinden indicated that items 12 and 13 will be discussed together and voted on separately.

Mr. Olsen stated that the applicant proposes to amend the land use and zone map designations for an area at the northeast corner of 700 North 900 West 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.

Chairman Woffinden thinks that 700 North is still intended to be the cutoff.

Mr. Reid Swenson, property owner, would like to build an orthodontist office on this corner lot. It's not an ideal residential lot with the traffic, he thinks it would be a good, quiet business to have there. They would be open from 8 am to 5 pm.

Chairman Woffinden asked if the entire building will be an orthodontist office.

Mr. Swenson said half would be orthodontist and half endodontist.

Ms. Anderson thinks that there should be a strong line to keep the residential area intact and protected from commercial encroachment.

Mr. Swenson said that when the 700 North line was drawn, there was a concern from big box stores like Costco encroaching over 900 West. Obviously this is different and would fit in better.

Chairman Woffinden indicated that the IFA and blood center were the motivators to draw a strong line.

Ms. Anderson said that this is a mild use, but if we say yes to commercial beyond the line then it opens the door to other businesses.

Mr. Swenson asked about the lot to the south, where a barn is, and if that could go commercial.

Mr. Olsen stated that it's still zoned residential, but it would be a more palatable choice as it's adjacent to other commercial. There already is an approved plan for a residential subdivision nearby.

Public Hearing Opened

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1 There were several public comments from residents regarding the proposed land use and zone map
2 change. They are as follows:

3 Mr. Larry Olsen - My family and I live in Cambridge Court. I saw the proposal to change the zoning of
4 700 N 900 W (northeast corner) from residential to commercial. In my opinion, that doesn't make sense
5 as it is surrounded by residential property on all sides and would increase traffic and noise for those
6 homes making it less safe for the residents of the area, including my family. We walk past that area
7 often to walk to the nearest park. Please vote AGAINST rezoning. The area should be kept residential as
8 originally planned.

9 Mr. Tyler Skidmore - What are your plans to access this development? Are you planning on using 6500
10 west? Are you planning on using 7300 north? Are these county roads? Who is going to replace the
11 damaged road due to construction traffic? Are you going to have the same issue that you already have on
12 200south?

13 Ms. Reva Cook- I live across the street from this address and have for 7 1/2 years. I do not wish for
14 there to be a business of any kind in this area. I wish for it to remain low density residential only. I don't
15 want a business and the additional traffic and noise it would bring to the area.
16

17 Mr. John Mulholland- I became aware today that there is an effort to rezone a portion of the Mitchell
18 Farms property to become professional offices. I oppose this rezoning. We already went through the IFA
19 rezoning and development and were told that is where it would stop. Mr. Mitchell even reassured me
20 that his property would stay residential. That corner seems like a great place as a barrier between
21 residential and commercial properties.

22 Mr. Brandon Anderson - My family and I have lived in the Cambridge Court neighborhood just
23 west of 900W for 7.5 years. We love our neighborhood and community. We support the current
24 zone and land use maps and believe businesses should not be allowed north of 700N. Please vote
25 against the request to amend the maps. I'm happy to share additional thoughts if desired.

26 Mr. Dan Duncan - I live in the Mitchell Farms subdivision and I support the current zone and land use
27 maps and think businesses should not be allowed here. Please vote against the request to amend maps
28 for commercial zoning in this area. Thanks.

29 Ms. Micki Cottam - I am a resident who lives directly on 700 N, only a few houses away from the
30 intersection of 900 W and 700 N. I write to implore you not to change the zoning of this corner parcel
31 from residential to commercial but to protect my neighborhood and community by maintaining the
32 residential zoning.

33 I am a mother of four small children who, especially amidst the social restrictions, spend a lot of time
34 playing outdoors including their front yard right on 700 N. As it is now, the speeding (it is a residential 25
35 mph speed limit) and distracted driving I witness constantly on 700 N is dangerous (and sometimes
36 shocking) enough that I fear for my children and have strict rules on how they are allowed to play in
37 their own front yard. Since the Patterson development has sprung up across the street from me in place

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1 of the Mitchell's orchards, I have noticed some drivers are becoming more cautious and regard the area
2 with the respect a residential area full of families with young children deserves. This would not be the
3 case with a commercial property so close. Those driving and visiting around homes drive and behave
4 much more respectfully than those rushing to an appointment or a business.

5 Being so close to commercial properties already, we have become accustomed to hearing sirens,
6 disturbances, bright lights late at night, loud customers, and cars dangerously peeling out of parking
7 lots. However, I am daily grateful that those occurrences are tucked around the corner and not directly
8 on my street.

9 I sincerely ask you to please help maintain the integrity of my neighborhood and the growth of the
10 community of families that surround my children on a daily basis by keeping the zoning as residential. I
11 fear the corrosion and creep of commercial into my neighborhood and the naturally dangerous, or
12 simply disrupting, disturbances it would bring to my daily life and how I raise my family.

13 Ms. Kristie Jensen - My family and I have lived in the area for just over 2 yrs (in the newer Woodside
14 homes). We appreciate current zoning in our area. We support the current zone and land use maps and
15 believe businesses **should not be allowed** north of 700N. Please vote against the request to amend the
16 maps.

17 Mr. Shane Armitage - I am an A.F. City resident in the area of 900W 700N. I'd like to voice my
18 opinion that the area in question (corner of 900W and 700N) remain zoned residential. Please retain
19 a hard line of residential zoning north of 700N. Ideally, consider turning some of that into green
20 space.

21 Ms. Lacy Anderson - I am a resident of American Fork just across 900 W from the parcel in question. I
22 understand it is currently zoned for residential but you are considering re-zoning it for business. I am
23 strongly against this re-zoning. I have lived in this neighborhood for about 8 years, and my family and I
24 love it's neighborhood feel- even though we are close to Costco and other commercial buildings.

25 I think the commission was wise when they zoned this area as residential from 700 N continuing north.
26 We want this area to remain residential. Thank you for your time.

27 Ms. Karen Auman - I read with interest the item on the agenda to rezone the property at the
28 northeast corner of 900 West and 700 North, which is an area surrounded by family homes.

29 I live very near there and am adamantly opposed to the casual rezoning of residential land to
30 commercial. When the city bows to the demands of developers, it irrevocably changes the nature and
31 character of our neighborhoods.

32 My opposition stems from the City's decision to rezone land to build the very large IFA store. In that
33 contentious process, IFA made several promises to the City in order to get the desired change.
34 Predictably, IFA regularly breaks their promises, and we have struggled to get enforcement. The building
35 is built, and our wonderful neighborhood is impacted by the consequences of the City rolling over for
36 developers. Please consider the long-term of our city, and the residents of American Fork; stick to the
37 master plan and master zoning designations.

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1 Mr. Clint Cook - I live across the street from 900 W and 700 N. There is no need to change the
2 zoning to allow business to build there. There are several reasons why this corner should remain
3 zoned as residential.

4 900 W is already too busy, and with new housing development continuing to go in, the local
5 residential traffic will increase on 900 W. Allowing offices to be built on this corner will only
6 increase the traffic, and make the problem worse. There is a housing development currently be
7 build on all sides of this lot. I makes no sense to carve out one corner so orthodontist can have
8 an office there. Home owners do not want their properties to border businesses. Allowing this
9 corner to become business offices will decrease the property value of the surrounding residential
10 properties, and change the look and feel of the neighborhood.

11 There is still plenty of space in the Meadows Business Park (Walmart, Home Depot, Target
12 area). This area has an incredible amount of consumer traffic, is less than 1/4 mile from the lot
13 in question. There is no need for more office space, when there is plenty of commercial space
14 available. The available space is in a prime location. The only reason I could see for the
15 orthodontist to want this corner rezoned is to make money as a developer. Renting and leasing
16 the remaining office space for profit, not because there is no other space available for his
17 office. He is approaching this as a developer, under the guise of a friendly neighborhood doctor
18 wanting to provide a valuable community service. 700 North makes a very logical boundary
19 between commercial and residential zoning. Keeping commercial zoning limited to the south of
20 700 N would help maintain the quiet, family friendly feeling of the surrounding
21 areas. Something that is becoming more rare, but highly sought. I struggle to understand the
22 need, or see a logical reason why this property needs to be rezoned, other than a few private
23 individuals are looking to make \$\$, with little thought or concern about the impact it would have
24 on the surrounding neighborhoods. Please do not allow rezoning of the 900 W 700 N corner.

25 Ms. Allison Duncan - We just moved into the Mitchell farms and I would not have moved here if I
26 would have known the zoning would be changed to businesses. We support the current zone and land
27 use maps and think businesses should not be allowed here. Please vote against the request to amend
28 maps.

29 Mr. Nathan Price - I am the head of household at the Price residence located at 799 N. 920 W.
30 American Fork, UT, 84003. We have lived in the Cambridge Court neighborhood since March 2013.

31 We align with the thoughts of our neighbors and friends who support the CURRENT zone and land use
32 maps designed for residential purposes. We believe businesses should NOT be allowed north of 700N.
33 Please take into consideration the opinions of the vast majority of neighborhood residents in this area
34 by VOTING AGAINST the request to amend or rezone the maps. If you are interested in hearing specific
35 concerns, feel free to contact me.

36 Ms. Brittney Gonzalez - My family moved to the Woodside development adjacent to 900 West in
37 2017. We are strongly against changing the zoning to allow business development north of 700 North,
38 and do NOT support a zoning amendment. Please consider the well-being of children who use that
39 crosswalk to access other neighborhoods and church buildings, and increased traffic so close to

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residential areas. A commercial building in that location would be a detriment to our community. Thank you for your time and consideration in this matter.

Mr. Luis Gonzalez – My family and I have lived in the Cambridge Court neighborhood just west of 900 W. for 7.5 years. We love our neighborhood and community. We support the current zone and land use maps and believe businesses should not be allowed north of 700 N. Please vote against the request to amend the maps. I'm happy to share additional thoughts if desired.

Ms. Lynlee Price - We moved to the Cambridge Court neighborhood (just west of 900 W.) seven years ago. We have loved our time here and plan on staying long-term. We have supported the current zoning, and believe businesses should not be allowed north of 700 N. The increase in traffic would be very unfortunate. Please vote against the request to amend the maps!

Public Hearing Closed

Mr. Christiansen moved to recommend denial of the land use amendment.

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
Rod Brocious	Aye

The motion carried.

13. Hearing, review and action on a zone map amendment located at 700 North 900 West from the RA-5 and R-1-12,000 zones to the PO-1 Professional Office designation

Public Hearing Opened

Previous email comments apply to this agenda item as well.

Public Hearing Closed

Mr. Christiansen moved to recommend denial of the zone map amendment.

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

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

The motion carried.

14. Hearing, review and action on amendments to the General Plan by providing a recommendation on the 2019 Storm Drain Master Plan and Impact Fee Facility Plan

Mr. Ben Hunter indicated that the Engineering Division recommends approval of the proposed general plan amendments for the public facilities and service elements of the storm water system master 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.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to recommend approval of the General Plan Amendments relating to the Storm Drain Master Plan and Impact Fee Facility Plan.

Mr. Brocious 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.

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15. Other Business

Ms. Anderson suggested that with the new online meetings, it would be helpful and appropriate to thank developers when their item is finished with discussion so that they know when they can leave the meeting.

16. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items, these include quite a few developments moving through TRC. They are not quite ready, so the next meeting will be very short. The item that was tabled today will be back on the April 22 agenda.

17. Review and action on the minutes of the March 4, 2020 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the March 4, 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
Rod Brocious	Abstain

The motion carried.

18. Adjournment

Ms. Anderson moved to adjourn.

Mr. Dupaix seconded the motion. All concurred.

Meeting adjourned at 10:00 pm.



Lisa Halversen, Administrative Assistant