

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES APRIL 22, 2020

The American Fork City Planning Commission met in a regular session on April 22, 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
Lisa Halversen, Administrative Assistant
Scott Sensanbaugher, Public Works Director
Cherylyn Egner, City Attorney

Public Comments Received:

1. 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 this item was tabled at the April 8, 2020 Planning Commission meeting over concerns on mitigation measures for items such as dust, noise, odor, vapor, etc. In addition, questions on landscaping and setbacks were raised. It was unclear from the original submittal materials whether landscaping and setbacks met the requirements as set forth in the Development Code.

The applicant has submitted a revised site plan, illustrating compliance with setback and landscape requirements. The applicant has also prepared a letter addressing the Planning Commission, identifying items of concern raised at the April 8th meeting, and how those will be addressed (see attached letter and site plan).

The applicant has asked that this item be tabled until the next meeting on May 6. They would like additional time to prepare information for the commission.

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As background, 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.

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

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

For the record the city has received information and a letter of opposition from a neighboring property owner's legal counsel.

Mr. Hunter moved to table discussion of the site plan for American Eagle Ready Mix.

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

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

The motion carried.

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2. Other Business

No other business was discussed.

3. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items, there are developments moving through TRC. The item tabled today will be discussed at the next meeting, as well as a site plan regarding American Heritage school, as well as a plan for 900 West. There may be some additional smaller items also.

4. Review and action on the minutes of the April 8, 2020 Planning Commission Regular Session

Mr. Dupaix moved to recommend approval of the minutes of the April 8, 2020 Planning Commission Regular Session.

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.

5. Adjournment

Mr. Dupaix moved to adjourn.

Mr. Christiansen seconded the motion. All concurred.

Meeting adjourned at 7:10 pm.



Lisa Halversen, Administrative Assistant