

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES MAY 20, 2020

The American Fork City Planning Commission met in a regular session on May 20, 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

Absent: Rod Brocious

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

Public Comments Received:

1. Discussion on Section 17.5.133 of the American Fork City Development Code entitled "Off-Street Parking Standards."

Chairman Woffinden said that this is a discussion item only, a vote will not be taken.

Mr. Olson stated that a few years ago, the City's parking ordinance was updated by adding reference to a table from a widely accepted planning and urban design book. This was intended to clarify and provide parking standards for a number of uses that the ordinance did not address; particularly commercial uses. Part of this table also addressed parking for multi-family uses, breaking down multi-family by number of bedrooms, from studio units to two-bedroom and above units.

An unintended consequence of this addition was that it provided an alternate standard from the existing multi-family requirement of 2.25 spaces per unit, regardless of the type or number of bedrooms. The question is raised, do we follow the 2.25 per unit standard; or, do we follow the table, which allows flexibility based on bedroom count? The development community prefers the table due to its flexibility.

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Upon discussion and direction by the Planning Commission, staff will prepare an ordinance revision clarifying the requirements for multi-family residential development.

Below are the two sections of the Code, illustrating the inconsistency.

1. Residential uses.

- a. One-family dwelling: Two spaces per dwelling unit. All spaces shall be located on the same parcel as the dwelling. No portion of a front or side setback area adjacent to a street, including any portion thereof used as a driveway, shall be construed as part of the required off-street parking area.
- b. Multiple family dwelling: Two spaces per dwelling unit, plus 0.25 spaces per dwelling unit for visitor parking. Visitor parking shall be evenly distributed throughout the project.
- c. Long-term patient care facilities (assisted living centers, rest homes nursing homes): One space for each employee during the maximum care period, plus one space for each four patient rooms for visitors.

6. Uses not specifically listed. For uses not identified in the above schedule, the number of off-street parking spaces shall be determined by the planning commission. The determination shall be based upon the requirements for the most comparable use listed, and/or that certain table entitled recommended parking ratio requirements set forth under part 3 p. 246 of that certain book entitled Planning and Urban Design Standards, 2006 Edition, which is set out below, and/or upon an independent determination of parking demands for such uses in comparable locations, all at the discretion of the planning commission.

RECOMMENDED PARKING RATIO REQUIREMENTS*

Single-family dwelling unit	Multi-family dwelling unit	2 per dwelling unit
Studio		1.25 per dwelling unit
One bedroom		1.5 per dwelling unit
Two or more bedrooms		2 per dwelling unit
Accessory dwelling unit		1 per dwelling unit

Chairman Woffinden stated that he thinks the parking requirement should be left at 2.25. Parking will always be a problem, he thinks that we should get rid of the table and leave the requirement as is.

Ms. Anderson said that she's not sure, she wants to hear others' input. They've heard from developers that other areas are requiring 2.25. She would like to know what neighboring cities are requiring.

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- 1 Mr. Olson replied that Lehi requires 3 spaces, but most of the other cities are in line with 2 or
2 2.25 per unit. Some cities break it down further near the TOD, and the parking standard changes
3 as the bedroom count rises.
- 4 Ms. Anderson feels that in a city with higher-density these lower requirements might make
5 sense, but two people living in an American Fork apartment will probably each have a car.
- 6 Chairman Woffinden added that we don't need another mess with not enough parking.
- 7 Mr. Christiansen thinks that most units will probably be occupied with two drivers.
- 8 Mr. Dupaix doesn't see the benefit of raising the parking requirement number, two spaces per
9 dwelling seems reasonable. He thinks parking requirements should be whole numbers and not
10 broken into fractions.
- 11 Ms. Anderson said that she thinks the fractions apply to visitor parking, and Mr. Olson agreed.
- 12 Mr. Dupaix indicated that he is fine staying with the 2.25 requirement.
- 13 Mr. Dudley believes that the community needs to encourage walkability. He clarified that this
14 parking requirement is for everything outside the TOD. He feels that parking is hard to get right.
15 He thinks that a requirement of two spaces is sufficient for apartments, but 2.25 works as well.
16 He is not a fan of on-street parking.
- 17 Mr. Ryan Hunter is not in favor of lowering the number, he likes the standard as it is. In the
18 event that a developer wants to come and appeal for a lower parking requirement, that would be
19 the exception to the rule. The intent is to set an adequate standard for 90% of the time.
- 20 Mr. Olson said that some multi-family developers have requested a reduction in parking
21 requirements. They are able to make such an appeal, then it goes to the Planning Commission.
22 He doesn't know if he's ever seen a multi-family development with an excess of parking, they
23 are usually tight on spaces.
- 24 Ms. Anderson said that it sounds like most of the commissioners are in favor of keeping it at 2
25 per unit, and asked if it really needs to be 2.25? Could it be 2.125?
- 26 Chairman Woffinden said that he feels it should be 2.25.
- 27 Mr. Ryan Hunter said that if they're going to change it, they should have studies done to give
28 them more information.
- 29 Mr. Dupaix suggested leaving the requirement at 2.25, and doing more homework before there's
30 an adjustment.
- 31 Mr. Dudley said that he agrees with Mr. Olson, there's rarely too much parking in multi-family
32 units. There should be a compelling reason to reduce the requirement. Developers will always try
33 to push it downward.

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Chairman Woffinden said that developers make money off construction, not parking.

Mr. Olson indicated that he will clean up the tables, they are not intended for residential guidance.

Ms. Anderson added that a studio apartment might be the one exception that might not need two cars.

Mr. Olson replied that in the past, the developers will specify how many units are studio and these units get a slight reduction in parking requirements.

2. Hearing, review and action on various amendments to Section 15.01 and Section 17.9 of the American Fork City Municipal Code relating to the bonding process, release of funds, and warranty/completion periods

Chairman Woffinden asked if there had been any public comments for this item, there have not.

Mr. Ben Hunter said that these modifications came before the commission a couple of months ago. Commissioners wanted to be sure that this had the review of legal counsel. This document includes clarifications/cleanup by legal counsel before it goes to city council. It cleans up language and gives some corrections for requirements for bond releases and timely work.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to approve the code text amendments.

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 passed.

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3. Other Business

Mr. Dupaix expressed his thanks for the street improvements at 900 West.

4. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. There are quite a few developments moving through TRC that aren't quite ready for Planning Commission. On the next agenda there will be two small subdivisions and more code text amendments.

Ms. Anderson asked what the moratorium area is.

Mr. Olson replied that it includes anything south and west of 1-15. We are still allowed as staff to somewhat proceed with projects. Vertical improvements are on hold, but horizontal improvements will be allowed. No building permits will be issued until the water situation is resolved.

Chairman Woffinden asked if he had any idea when the water situation will be resolved.

Mr. Olson replied that the council has set a goal of 6 months.

5. Review and action on the minutes of the May 6, 2020 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the May 6, 2020 Planning Commission Regular Session.

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

The motion carried.

6. Adjournment

Mr. Dupaix moved to adjourn, Ms. Anderson seconds. All vote in favor.

Meeting adjourned at 7:30 pm.

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Lisa Halversen, Administrative Assistant