

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES JULY 8, 2020

The American Fork City Planning Commission met in a regular session on July 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
Ryan Hunter
Christine Anderson
Rod Brocious
Harold Dudley

Absent: Geoff Dupaix

Staff Present: Adam Olsen, City Planner
Wendelin Knobloch, Planner
Ben Hunter, Engineer
Lisa Halversen, Administrative Assistant

Public Comments Received: None

1. Review and action on a site plan and final plat for a building expansion for Kirkham's Upholstery located at 329 West Main Street in the CC-2 Central Commercial zone

Mr. Olsen stated that Kirkham's Upholstery proposes an expansion of their facility at 329 W. Main, by adding a new structure on a vacant portion of property south of the existing facility. The new structure will consist of 4,500 sq. ft. and be a combination of office and warehouse/storage. 12 parking stalls are required and provided. Landscaping will be upgraded and placed along a portion of Main Street, adjacent to the parking area and in front of the existing storefront. Renderings of the new structure are included in the submittal materials. The subdivision plat combines three parcels into one lot (Lot 1), resulting in .46 acres.

Mr. Ben Hunter said that this is a straightforward project and the Engineering Division recommends approval.

Mr. Ryan Hunter moved to approve the site plan and final plat for Kirkham's Upholstery.

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

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

The motion passed.

2. Hearing, review and action on the 1100 West 350 South Road Dedication Plat in the Transit Oriented Development zone

Chairman Woffinden stated that items 2 and 3 will be discussed together but voted on separately.

Mr. Ben Hunter said that the applicant has been working on approval in TOD zones, these roads are on the master transportation plans. There are no major issues, they are just dedicating the land to the city. The Engineering Division recommends approval.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to approve the 1100 West 350 South Road Dedication Plat.

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

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

The motion passed.

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3. Hearing, review and action on the 1100 West 620 South Road Dedication Plat in the Transit Oriented Development zone

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to approve the 1100 West 620 South Road Dedication Plat.

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

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

The motion passed.

4. Hearing, review and action on the Savage Apartments/Parc on 5th Phase 2, located in the area of 620 South 600 East in the Planned Community zone

Mr. Olsen explained that this area received concept plan approval in September 2015. The concept plan envisioned placement of apartments, townhomes, and a commercial area along 500 East; in an area known as the Savage Property. Since conceptual approval, the commercial area along 500 East (Osmond Retail Plaza) has been constructed, as has Phase I of the residential area (Parc on 5th). Phase II anticipates additional residential development, south of Phase I and east of the commercial development along 500 East. Access will be provided off 620 South, through an extension of 600 East. Development of Phase II will consist of additional apartment (142) and townhome (54) units. A clubhouse and pool will be constructed in Phase II, as was done in Phase I. Final project density is 13.8 du/ac; within the allowed ranges of the PC zone. Parking is provided at 2.35 spaces per unit; slightly above the required 2.25 spaces per unit required by the City.

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1 Mr. Ben Hunter said that 600 East and 620 South are on the master transportation plan and they
2 meet design criteria. Utility infrastructure is in place and the project meets all engineering
3 requirements.

4 Ms. Anderson said that she thinks the extra parking space could be better used as green space
5 instead.

6 Mr. Olsen indicated that the developer will consider that.

7 Chairman Woffinden agreed that if they've met the parking requirement it might be good to have
8 some additional greenspace. The property used to be his wife's grandfather's farm, and there was
9 standing water year round. Pumps would run 24/7, there is a very high water table in this area.

10 Mr. Brocious said that it appears that the drainage calculations on 2B show that drainage needs
11 exceed detention capability.

12 Mr. Ben Hunter indicated that there is some storage in the pipe system as well.

13 Chairman Woffinden asked where that water drains to and where it goes.

14 Mr. Ben Hunter replied that the developer added an additional plan set with other catch basins that
15 cross under the freeway. Drainage for 2B goes into the city's existing storm drain system.
16 Developer will confirm pipe sizes for 2A. Drainage for 2A can be brought south on Utah Valley
17 Drive if needed.

18 Chairman Woffinden asked if Engineering feels confident with the numbers.

19 Mr. Ben Hunter said yes, the site has sufficient capacity in his view.

20 Chairman Woffinden asked Mr. Brocious and Mr. Christiansen if they felt ok about the drainage
21 numbers. Both affirmed that they do.

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23 **Public Hearing Opened**

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25 **Public Hearing Closed**

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28 **Mr. Brocious moved to approve the Savage Apartments/Parc on 5th Phase 2, with the findings**
29 **and conditions listed in the staff report and subject to any findings, conditions, and**
30 **modifications listed in the engineering report.**

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

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

The motion passed.

5. Hearing, review and action on amendments to Section 17.8.409 of the American Fork City Municipal Code relating to underground utilities

Mr. Ben Hunter stated that new development is service by electric power, telephone, natural gas and telecommunications. The proposed amendment regulates when and where utilities shall be placed underground. City staff find items that need to be modified or clarified in the code and bring it to the commission. The verbiage that they are adding clarifies that existing utilities, not only new ones, will be buried by developer.

Public Hearing Opened

Public Hearing Closed

Mr. Christiansen moved to approve the code text amendment.

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

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

The motion passed.

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6. Discussion on parking reduction for a potential multi-family project in the downtown area

Chairman Woffinden said that this is a unique concept plan for the downtown area. The parking amount would be very limited, around the .5 to 1 stall per unit range. Units are under 500 square feet. It would be located on Barratt Avenue, across from old bakery.

Mr. Olsen invited the applicant to lead a discussion, commission should give feedback. The downtown area is going to be opened up to residential uses, this could be a possibility.

Mr. Diego Carroll has been a part of similar projects in Salt Lake City. They propose micro apartments of 250-350 sf. There will likely one tenant per unit as these are small studio apartments. He showed pictures of slightly larger units in Seattle. Salt Lake City has convenient transit, so the units there have no parking spaces. The units in American Fork would provide 1 parking space per unit. Orem City requires 1.75 parking space per unit, which means that there would be twice the space tied up in parking that there is in housing units. This proposal would work best with less than 1 stall per unit. Before they move forward, they want to get commission's feedback on the parking reduction issue.

Ms. Anderson loves this idea, it fits in well with the walkable centers concept. This will be a mixed-use area in a walkable downtown. This would be a great location for this concept. With the size of the units, you definitely won't need more than 1 parking stall per unit. As people use transit more that need for parking will decrease.

Mr. Brocious thinks it's an interesting concept, but development has to be supported by significant transportation alternatives. Bus seems to be only alternative in this area. He's not sure the transportation alternatives are available yet to support this kind of development at this point and in this area.

Ms. Anderson thinks this is the direction that would be good for our downtown, the first step always feels uncomfortable. We would be getting parking stalls, they will be a buffer until transit catches up.

Chairman Woffinden likes the idea, it will provide some low-cost housing, but transportation hasn't caught up yet. He likes the concept, there's just no way to tell when transit will catch up.

Ms. Anderson said that this development would be not far from Fresh Market and the downtown area.

Mr. Olsen said that UTA is doing a feasibility study on a Trax line on Main Street or Pacific Drive. Either location will be close to this project, it will have great access. There is no timeline yet for UTA.

Mr. Brocious likes the concept, he thinks it's a timing issue. Without alternative transportation, most people will continue to drive.

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Chairman Woffinden asks what the possibilities are if parking turns out to be not needed as transportation catches up to the project?

Mr. Carroll indicated that they probably won't be in control of the project at that time. Unneeded parking could be retrofitted into storage, bicycle parking, etc. They are comfortable with the idea of people having a car, but it would be at most 1 per unit. They can control how much parking is needed by financial costs and incentives. He gives an example of a married couple sharing a car. What happens if there's not enough parking? They want to attract tenants that want a small footprint and will use other transportation. If there's empty parking, it will be in the back and it will feel very walkable.

Mr. Olsen asks if the commission is open to adjustments of numbers of required parking stalls.

Mr. Christiansen indicated that he doesn't want to go below 1. Transportation isn't there quite yet.

Mr. Ryan Hunter is in favor of the bigger picture, it is part of the opportunity zone to revitalize downtown. He feels that micro units don't need 2.25 parking spots.

Mr. Olsen says it's along the edge of the opportunity zone designated by the state, this provides opportunity for investment properties in these areas and tax incentives. This is 1 of 2 such proposals in Utah County.

Ms. Anderson asked if developers in this area get special tax incentives?

Mr. Ryan Hunter said that incentives are provided for investment - opportunities to take parcels and create an investment, the developer will get a tax break.

Mr. Carroll thinks they are barely outside the opportunity zone. Either way the project would be doable. He thanks the commission for their input.

7. Other Business

Chairman Woffinden told commissioners that the commission was overruled by the city council regarding American Eagle. The votes were 4 to 1, Councilman Rob Shelton agreed with the denial. The developer brought in a lot of new material and Mr. Shelton felt like maybe it should have gone back to the Planning Commission. Mr. Olsen doesn't know how the legal process will play out, it's in the council's hands. They accepted the site plan but basically rewrote the requirements.

8. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. The next meeting will be held on Wednesday, July 22. On the next agenda there will be a zone map amendment near the Public Works complex, another plat from Stonecreek, and a plat for Rockwell Ranch in the TOD zone.

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1 9. Review and action on the minutes of the June 17, 2020 Planning Commission Regular
2 Session

3
4 **Ms. Anderson moved to recommend approval of the minutes of the June 17, 2020 Planning**
5 **Commission Regular Session.**

6 **Mr. Ryan Hunter seconded the motion. Voting was as follows:**

7	Chairman Woffinden	Aye
8	Chris Christiansen	Aye
9	Christine Anderson	Aye
10	Ryan Hunter	Aye
11	Rod Brocious	Aye
12	Harold Dudley	Aye

13 **The motion carried.**

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18 10. Adjournment

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20 Mr. Ryan Hunter moved to adjourn, Mr. Brocious seconded. All voted in favor.

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22 Meeting adjourned at 8 pm.

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28 Lisa Halversen
29 Administrative Assistant