

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES JULY 22, 2020

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

Absent: Rod Brocious

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

Public Comments Received: None

Chairman Woffinden indicated that items 1 and 2 will be discussed together but voted separately.

1. Hearing, review and action on a land use map amendment from the High Density Residential to the General Commercial designation located in the area of 126 North Grant Avenue

Mr. Olsen stated that the applicant proposes to amend the land use and zone map designations at 126 N. Grant Ave, from the high-density residential designation to the general commercial designation. Commercial uses exist to the east, south, and southwest. The property has been fenced but remains vacant. Any use on the property will require site plan approval. The request simply extends the commercial land use designation and zone classification to the north and east of where the current designations end.

Ms. Anderson asked if storage units are acceptable in the current residential zone.

Mr. Olsen said that the storage units are grandfathered in. The applicant is trying to match the zoning of their other commercial parcels.

APPROVED MINUTES

Ms. Anderson feels like this parcel is close to downtown with potential for enlivening the downtown area by zoning it to residential. She wonders if there can be a mixed-use zoning that includes residential possibilities.

Mr. Olsen stated that in a couple of weeks there will be a discussion about allowing higher-density residential in the CC-1 designation. This area would be prime for that kind of mixed-use zoning.

Ms. Anderson said that she thinks the residential use in the area currently is working well. She likes the idea of it staying residential to integrate with downtown. She clarified that in a few weeks when they have this discussion, residential use could be allowed again.

Mr. Olsen confirmed and said there's no guarantee, but council seems to be open to possible benefits to the downtown area by allowing residential in commercial zones.

Mr. Ryan Hunter asked what density will be discussed, he wouldn't be in favor of something like a high-rise.

Mr. Olsen replied that he'll have different options at the next meeting, he thinks it may be 12 or higher. Property owner is just trying to bring into agreement what the property is zoned with what the zone map shows.

Mr. Christensen stated that he also would not like a high-rise on that lot.

Public Hearing Opened

Public Hearing Closed

Mr. Christiansen moved to approve the land use map amendment.

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

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

The motion passed.

Ms. Anderson wants the record to reflect that she voted as present circumstances stand, not as the city council may vote in the future.

APPROVED MINUTES

2. Hearing, review and action on a zone map amendment from the R4-7,500 Residential zone to the CC-1 Central Commercial zone, located in the area of 126 North Grant Avenue

Public Hearing Opened

Public Hearing Closed

Mr. Christiansen moved to approve the zone map amendment.

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

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

The motion passed.

3. Hearing, review and action on the preliminary plan and final plat for Stonecreek Plat E Conservation PUD, consisting of 64 lots, located in the area of 700 South 400 West in the PR-3.0 Planned Residential zone

Mr. Olsen told commissioners that Stonecreek Plat E is a 64-lot phase of an overall 143-acre development. The preliminary plan is being processed concurrently with the final plat. The final plat is consistent with terms of a preliminary plan approval.

Plat E is located directly south of an open space area for park expansion, and west of Plat C. Access is provided off 700 South, 720 South and 800 South. Conservation Subdivision Projects within the PR-3.0 zone must adhere to certain parameters. Subdivisions must have a minimum project area of five (5) acres, and a maximum density of 3 units per acre. Plat E is the fifth phase in a 143-acre development, with an overall density of 3 units per acre; falling within the parameters of a Conservation Subdivision project in the PR-3.0 zone.

As with plats A, B, C and D, the applicants request Planning Commission consideration and allowance for modification of building site requirements, allowing the ability to average lot sizes in order for greater overall consistency. This modification is allowed pursuant to Sections

APPROVED MINUTES

17.7.401, allowing the “harmonizing (of) development within a project”. The Planning Commission may, but is not required, to make this finding.

Conservation Subdivisions within a PR-3.0 zone require 25% open space. The overall project area provides for 26% open space upon buildout. Plats A, B, C and D provided dedication of land. It is unclear whether Plat E furthers this dedication. As such, staff recommends a “condition of approval” to illustrate any park/open space area to be dedicated with Plat E; dedication occurring with plat recordation.

Chairman Woffinden asked the engineer to update plats with “no basements allowed.”

Mr. Ben Hunter stated that 700 South has upgrades and a bike lane, and the proposal meets the standards for approval.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to approve the preliminary plan and recommend approval of the final plat of Stonecreek Plat E, with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

Mr. Christiansen seconded the motion.

Mr. Dupaix is concerned that this development will further exacerbate the water problem in the area.

Mr. Ben Hunter replied that the developer can’t do any vertical improvements until the moratorium is resolved.

Chairman Woffinden said that the city council is fairly confident they will have the water issue resolved by August.

Voting was as follows:

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

The motion passed.

APPROVED MINUTES

- 1 4. Hearing, review and action on the preliminary plan and final plat for Rockwell Ranch
2 Block 1 Phase 1, consisting of 16 lots, located in the area of 400 South 1060 West in the
3 Transit-Oriented Development (TOD) zone

4
5 Mr. Olsen said that the area of Phase I, Rockwell Ranch was annexed in 2015. It received approval
6 of a district framework plan in 2019 (Olive Tree District Framework Plan), followed by block plan
7 approval (staff level review). As part of the lot plan submittal and review, subdivision plats are
8 necessary. Further lot plan review (staff level review) will ensure placement of structures,
9 setbacks, height, landscaping, number of multi-family units, parking, etc. be compliant with the
10 TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development
11 of the site. This plat anticipates townhome development.

12 Mr. Ben Hunter indicated that this is just a formality, since they can only do horizontal
13 improvements during the moratorium. This project would add some additional roadways.

14
15 **Public Hearing Opened**

16
17 **Public Hearing Closed**

18
19 **Mr. Dupaix moved to approve the preliminary plan and recommend approval of the final**
20 **plat of Rockwell Ranch Phase 1, with the findings and conditions listed in the staff report**
21 **and subject to any findings, conditions, and modifications listed in the engineering report.**

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

23		
24	Chairman Woffinden	Aye
25	Chris Christiansen	Aye
26	Christine Anderson	Aye
27	Ryan Hunter	Aye
28	Harold Dudley	Aye
29	Geoff Dupaix	Aye
30		

31 **The motion passed.**

APPROVED MINUTES

5. Hearing, review and action on a commercial site plan for the Davies 500 East Office Warehouse, located at 450 East Auto Mall Drive in the PI-1 Planned Industrial zone

Mr. Olsen informed commissioners that in early 2020, this area was annexed into the City under the Axley-Way Annexation. The resulting site plan represents a two-phase office-warehouse development. Phase I consists of one structure, 26,496 sq. ft. and Phase II consists of one structure, 59,333 sq. ft. The entire site consists of 6.2 acres. The site is bounded by Auto Mall Drive on the north, 500 East on the east, and the Front Runner and freight tracks to the southwest. Access is provided off both 500 East and Auto Mall Drive.

Parking and landscaping are provided per the City's requirements. Landscape plans have been provided in the submittal materials. There is a discrepancy, however, in the landscape plans and site plan. The site plan indicates landscape along the western property line, adjacent to the Front Runner tracks. The landscape plan does not reflect this. Per the Development Code, landscaping/screening must be present adjacent to the tracks. Staff recommends a "condition of approval" be added to address this inconsistency and illustrate proposed landscaping treatment and screening in the landscape plan. Renderings of the structures are provided in the submittal materials.

Mr. Dupaix asked if it will be a problem if UTA double-tracks a future line.

Mr. Olsen said that UTA may come in and take more land and landscaping, for now it meets the code regardless of future UTA plans. The developer won't have to go back retroactively and be in compliance with future conditions, they only have to meet present conditions now.

Mr. Ben Hunter said that UTA's track is on the west side. He told commissioners that they are double-tracking in Vineyard.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to approve the commercial site plan for Davies 500 East Office Warehouse, with the finding and condition 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

APPROVED MINUTES

Ryan Hunter **Aye**

Harold Dudley **Aye**

Geoff Dupaix **Aye**

The motion passed.

6. Other Business

Ms. Anderson wants to discuss information she has recently learned regarding the negative effects of single-family zoning. She feels that single-family zoning is exclusionary to those who are lower-income, segregates our neighborhoods, and limits housing attainability. She cited a statistic as a reference point that said that 83% of the land in Salt Lake City is zoned for single-family living, and this policy sections off a large part of our cities. Land use restrictions give decreased options to many residents, and separating based on income has a bad effect on minorities. These zoning laws have been around for a long time, now it's our responsibility to right the wrong. Many cities such as Minneapolis have abolished single-family zoning, making it allowable to have three units on any lot, and other cities are following. We should be actively looking to improve housing choices and affordability for the "missing middle." She suggests reading the American Planning Association's Code of Ethics regarding promoting social justice by expanding choice and opportunity for all persons and promoting racial and economic integration, and urging the alteration of policies that oppose such needs, as this is a good time in our nation to start those discussions.

Mr. Dudley goes on the record to say that his degree was in planning, he believes that single-family zoning has its place and we have done much to be as inclusive as possible. The market drives many of the problems, he would not be prepared to eliminate the single-family zoning.

Mr. Dupaix asked Ms. Anderson to report back on what she learns from an online conference regarding this issue. He thinks the next decade will bring much change in our communities. He would side with Harold by trying to be inclusive and provide opportunities for people to move up the ladder, but what we do today has long term effects on the future. He feels that a balanced approach to change is best.

Mr. Ryan Hunter states thoughts similar to Mr. Dudley and Mr. Dupaix. One of our strengths is that our area is different. That attracts more people to move here. He doesn't think single-family zoning is racist. Maybe our community has more strengths such as lower crime rates.

Ms. Anderson clarifies that she doesn't want to imply racist motives for single-family zoning, but it does have unequal effects on people and we can level the playing field a little bit.

Chairman Woffinden agreed with Mr. Ryan Hunter, people are moving here for a reason. He asks Ms. Anderson to take notes at the conference and report back.

APPROVED MINUTES

Ms. Anderson thinks it's a good thing to start thinking about, lots of other cities are considering other options.

Mr. Dupaix stated that we can offer differing opinions in a respectful way and learn from each other, he is glad that all feel comfortable expressing their ideas and opinions.

Mr. Knobloch said that American Fork ordinances are trying to be more consciously inclusive, ie. differing lot sizes and twin homes. Developers seem to think that they can make more money with one product in one area. A mix should be fostered.

Ms. Anderson said that when $\frac{3}{4}$ of available land is single-family zoned, this creates an affordability crisis. Where do people go that can't afford this?

Mr. Ryan Hunter said that statement assumes that everyone wants the same thing, and this is not accurate. Commissioners just discussed a minimal apartment development at the last meeting with no parking requirement. Projects are not designed equal because people choose to live their lives differently. You wouldn't want the land to be zoned as 50% single-family.

Ms. Anderson said that this should be done nationwide as a matter of principle to create more equity and opportunity.

Chairman Woffinden said that we can't worry about other cities, but we should just be concerned with what happens here. We can and should learn from the others however.

7. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. The next meeting will be held on Wednesday, August 5. On the next agenda there will be an Edgewater development, Rockwell Ranch (larger project in the TOD zone), a code text amendment, and a discussion on residential uses downtown. He asked that commissioners come prepared to discuss this and give their opinion to city council.

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

Ms. Anderson moved to recommend approval of the minutes of the July 8, 2020 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye

APPROVED MINUTES

Christine Anderson Aye
Ryan Hunter Aye
Harold Dudley Aye
Geoff Dupaix Abstain
The motion carried.

9. Adjournment

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

Meeting adjourned at 8:30 pm.



Lisa Halversen, Administrative Assistant