

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES AUGUST 5, 2020

The American Fork City Planning Commission met in a regular session on August 5, 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
Geoff Dupaix

Absent: Harold Dudley
Rod Brocious

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

Public Comments Received: None

1. Hearing, review and action on the preliminary plan and final plat for the Edgewater Townhomes at American Fork, Plats 1-3, located at approximately 1130 West 330 South in the TOD zone

Mr. Adam Olsen stated that Edgewater Townhomes Plats 1-3 is a re-subdivision of a portion of the Edgewater North subdivision (Lot 2), intended for townhome development. Plats 1-3 propose 102 townhome lots. 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. Edgewater North subdivision provided rights-of-way and proposed both townhome and multi-family development. Further review at staff level will ensure placement of structures, including setbacks, height, landscaping, parking, etc. to be compliant 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 said that all necessary infrastructure for the development will be installed, and this proposal meets all engineering requirements. The Engineering Division recommends approval.

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1 **Public Hearing Opened**

3 **Public Hearing Closed**

5 **Mr. Geoff Dupaix moved to approve the preliminary plans and the final plats of Edgewater**
6 **Townhomes at American Fork, Plats 1-3, with the findings and conditions listed in the staff**
7 **report and subject to any findings, conditions and modifications listed in the engineering**
8 **report.**

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

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

17 **The motion passed.**

20 2. Hearing, review and action on the preliminary plan and final plat for Rockwell Ranch
21 Block 1 Phase 2, located at approximately 1000 West 360 South in the TOD zone

23 Mr. Olsen indicated that the area of Phase II, Rockwell Ranch was annexed in 2015. It received
24 approval of a district framework plan in 2019 (Olive Tree District Framework Plan), followed by
25 block plan approval (staff level review). As part of the lot plan submittal and review, subdivision
26 plats are necessary. Further lot plan review (staff level review) will ensure placement of structures,
27 setbacks, height, landscaping, number of units, parking, etc. be compliant with the TOD Code.
28 The subdivision plat acts as a formal instrument in proceeding toward development of the site.
29 Phase I was recommended for approval at the July 22, 2019 Planning Commission meeting. This
30 plat anticipates townhome development.

31 Mr. Ben Hunter stated that this project borders some previously approved road dedications, meets
32 all engineering requirements, and he recommends approval.

33 Mr. Dupaix asked about the status of the road network in that area (350 South, 1000 West and
34 1060 West).

35 Mr. Ben Hunter indicated that the west roads are internal streets that will continue through other
36 phases by same developer. These west streets will connect to adjoining developments to the east

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also. The north/south roads are more for their own development. 350 South will be completely constructed as will 1000 and 1060 West.

Public Hearing Opened

Public Hearing Closed

Mr. Chris Christiansen moved to approve the preliminary plan and final plat of Rockwell Ranch Block 1 Phase 2, with the findings and conditions listed in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

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

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

The motion passed.

3. Hearing, review and action on the preliminary plan and final plats for Rockwell Ranch Block 1 Phase 1, Plats A-D Condominiums, located at approximately 1080 West 420 South in the TOD zone

Mr. Olsen told commissioners that the area of Phase I, Plats A-D, Rockwell Ranch was annexed in 2015. It received approval of a district framework plan in 2019 (Olive Tree District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review, subdivision plats are necessary. Further lot plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping, number of multi-family units, parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development of the site. This plat anticipates a 40-unit, multi-family development.

Mr. Dupaix asked what the occupancy rate of all these complexes is looking like.

Mr. Olsen said that this project is affected by the moratorium and they will only be doing horizontal improvements. The developer anticipates nearly full if not completely full occupancy rates. The demand is there.

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Mr. Ben Hunter added that this is the same developer that built the Willow Glen project, and there are only a handful of units left to fill.

Chairman Woffinden suggested that commissioners drive down and observe this area. He feels that he openings won't last long because people are moving in quickly.

Public Hearing Opened

Public Hearing Closed

Mr. Geoff Dupaix moved to approve the preliminary plans and recommend approval of the final plats of Rockwell Ranch Block 1 Phase 1, Plats A-D, with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

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

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

The motion passed.

4. Hearing, review and action on the preliminary plan and final plat for Searle Meadows Subdivision, Lot 25 Amendment, located at approximately 1051 North 700 West Circle in the R1-12,000 zone

Mr. Olsen said that the plat incorporates a small area of formerly city-owned land into Lot 25, Searle Meadows Subdivision. The City recently sold approximately .08 acres to the Shipleys and it is being incorporated into their lot. The resulting amended lot will be .47 acres. The plat formalizes the transfer with the purchase.

Mr. Ben Hunter added that this is pretty straightforward, they are just adding additional land to existing parcel. He recommends approval.

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Public Hearing Opened

Public Hearing Closed

Mr. Chris Christiansen moved to approve the preliminary plan and recommend approval of the final plat of Searle Meadows Lot 25 Amendment, with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

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

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

The motion passed.

5. Hearing, review and action on the preliminary and final plat for American Fork Apartments, located at approximately 850 West 250 South in the TOD zone

Mr. Olsen informed commissioners that the area of the American Fork Apartments was annexed in 2018 and is located directly west of the Meadows at American Fork Apartments (Brad Reynolds project) and south of the Front Runner station. It received approval of a district framework plan in 2019 (Castlewood District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review, subdivision plats are necessary. Further lot plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping, number of units, parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development of the site.

This plat anticipates multi-family development, as the highest densities within the TOD area will be located here and in the vicinity. Densities of 50 units per acre will be found within this project.

Ms. Anderson asked if this is mixed-use with commercial on the bottom level.

Mr. Olsen said that it would be desirable for some units to be commercial use, especially along 200 South.

Chairman Woffinden agreed that commercial uses on the bottom level are desirable.

Ms. Anderson would like street lights to be tailored to pedestrians in this area, not just to vehicles.

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Mr. Olsen replied that this was taken into account when the TOD code was written, and the lights will be positioned downward to illuminate sidewalks.

Mr. Ben Hunter stated that 900 West and 350 South are already constructed on the perimeter. Staff has had discussions with developer regarding the timetable for additional road improvements for 200 South, which it fronts. There is an understanding that the developer will make the necessary improvements to 200 South when the city is ready for that. This proposal meets requirements, engineering staff recommend approval.

Ms. Christine Anderson asked what the sidewalk dimensions are in this area along 200 South.

Mr. Ben Hunter said that along 200 South there is an island for bikes in the middle, an 8-foot sidewalk, and a bike trail next to the sidewalk.

Ms. Anderson asked if there will be parallel parking on the street. She said that successful areas like this have larger sidewalks that end up being used for dining, seating, etc. Extra sidewalk space would be a great thing to have here.

Mr. Ben Hunter replied that there is latitude in the code for developers to do that, and he believes that there will be limited parallel parking along the street on 200 South and more on 900 West.

Public Hearing Opened

Public Hearing Closed

Mr. Geoff Dupaix moved to approve the preliminary plan and recommend approval of the final plat of American Fork Apartments, with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

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

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

The motion passed.

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6. Hearing, review and action on amendments to Section 17.4.608.4H of the American Fork City Municipal Code relating to the Operational Overlay in the Transit-Oriented Development zone

Mr. Ben Hunter indicated that the district framework plan establishes minor thoroughfares. The amendment to this section provides clarification to the Operational Overlay and its intent. In some instances such as where sewer and water lines are going through, we need to have connectivity provided and clarified. They understand that some flexibility may be needed in some instances. The Engineering Division recommends approval of the proposed code text amendment.

Mr. Dupaix agrees that maintaining connectivity should be the primary goal, everything else is secondary.

Public Hearing Opened

Public Hearing Closed

Mr. Geoff Dupaix moved to recommend approval of the code text amendment.

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

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

The motion passed.

7. Discussion on amendments to the CC-1 zone, allowing for residential uses downtown

Mr. Olsen stated that it's been a little more than a year since they last discussed potentially opening up the CC-1 zone to allow residential in addition to commercial uses. The city did an economic development study, so the planners held off to see where the study would lead. One of the study's recommendations was to allow mixed-use in the CC-1. The plan hasn't been adopted yet, and it would be good to begin discussing parameters as a planning commission for allowing residential uses downtown. What other cities have done to incentivize residential is to not require certain densities, no minimum or maximum. We know parking will need to be

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1 provided until light rail or UTA will service the area. The downtown area can be a catalyst for
2 new development. The commission can require a mixed-use component for any new projects
3 that front Main Street. When you have it fleshed out, we can draw up a plan. He added that he
4 feels there should be a point person to oversee revitalization of the downtown area. Housing
5 is only one important area, maybe the city will need to purchase property or help with potential
6 business relocations. At the council meeting last night there was some discussion of housing,
7 but the consulting group mainly was reporting their findings to the council. As a planning
8 commission, we're best able to tackle amending the zoning. A good first step would be to open
9 up the commercial zoning. He suggested that for tonight we start with the residential use
10 possibility.

11 Chairman Woffinden reminded commissioners of the micro apartment proposal heard at the
12 last meeting. He thinks this is a good starting point and there seems to be interest among
13 developers in residential units.

14 Mr. Dupaix said that there should be a good mix of commercial and residential for a thriving
15 downtown. The residential use can be adjacent to or above the commercial areas. Downtown
16 should be an inviting place. What amenities can downtown offer to draw in residents from
17 outside the area? Mixed-use will be critical. In order for transit to be effective, we need to have
18 higher densities. We need to put down some parameters besides parking requirements.

19 Mr. Olsen will look at other cities and see what they are doing. Pleasant Grove is requiring
20 parking for residential units. He agrees that for transit to be successful there has to be a
21 residential component to the area.

22 Ms. Anderson added that parking creates a self-limiting aspect because it is so expensive.
23 Cities with successful downtowns have vibrant activities during the daytime and the evening.
24 Having residential use helps provide residents to patronize food establishments, retail attracts
25 non-residents, and employees from the businesses bring traffic to lunch providers. Businesses
26 and residents support each other.

27 Chairman Woffinden stated that Pleasant Grove has a new multi-story building with mixed use
28 in their downtown, with a cupcake shop and a restaurant and parking for residents.

29 Ms. Anderson said that attractiveness and having an inviting aspect of storefronts in the area
30 is very important. She asked if that can be required. She also likes signage that is visible to
31 pedestrians, such as signs that hang down above sidewalks. She asked if that can be required
32 for future developments.

33 Mr. Olsen said that he's sure there's ways to require that by amending the sign code.

34 An unidentified commissioner likes the idea of a more European downtown model, with higher
35 densities and walkability/bikeability.

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1 Ms. Anderson also wants to see pedestrian lighting, curb bump-outs, and parking along the side of
2 street to calm traffic. More sidewalk space for activities, art or gathering space is also desirable.

3 Mr. Olsen says that curb bump-outs are considered betterments. Main Street is a state highway
4 controlled by UDOT. They were also part of the study and we will see what kinds of improvements
5 they supported. It is a very comprehensive study that covers topics such as lighting and pedestrian
6 crossings as well. He can send the study to commissioners to look at. The study also looks at
7 possibilities for improving Main Street and 500 East to the freeway. The consulting group also
8 referenced that study and tried to tie all the elements together in one package.

9 Ms. Anderson pointed out that music is something we want to emphasize in American Fork, maybe
10 we could have art and statuary related to music. She asked what possibilities there are to have a
11 downtown plaza or closed street for gathering space and events and concerts.

12 Mr. Olsen said that the consulting group had a street potentially closed down for festivals, etc.
13 Street closure does become political and will be a council decision. We also have Robinson Park
14 downtown to provide some similar space.

15 Ms. Anderson added that she went to a festival in Salt Lake City on a street that's normally used,
16 but the street was closed off for the weekend for an event. She suggested that a street can be
17 periodically closed for activities.

18 Mr. Olsen asked if commissioners liked the idea of height requirements.

19 Ms. Anderson replied that she thinks you need a minimum of three stories on both sides of the
20 road for a successful downtown space, not just single-story.

21 Mr. Olsen indicated that in the TOD core there is a minimum requirement for number of stories.
22 Commissioners may consider that for the downtown area as well.

23 Mr. Dupaix said that he'd rather see requirements specify stories rather than feet, as commercial
24 stories tend to be higher than residential stories.

25 Chairman Woffinden asked how high you can go and still meet fire-fighting abilities.

26 Mr. Dupaix said that in this area a very high-story building wouldn't fit. He feels that maybe 5-6
27 stories would accommodate mixed-use and give a good density level.

28 Ms. Anderson asked if CC-1 has rules that require commercial use on the bottom level, Mr. Olsen
29 said that it does not. She feels it is important for a walkable community to have retail or commercial
30 on the street level, not residential use.

31 Mr. Olsen replied that in the TOD code you can have interior residential on the ground floor but
32 have commercial use for units abutting the main street. Something similar can be done on Main
33 Street.

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- 1 Ms. Anderson wants 100% non-residential on the main floor for units abutting Main Street. We
2 can possibly move to a different ratio for other streets.
- 3 Mr. Olsen added that interior units on the main floor could also be for residential and parking use.
- 4 Ms. Anderson asked about offices on the main level. She thinks they are not a very interesting use
5 for the average pedestrian. Offices don't draw pedestrian traffic.
- 6 Mr. Olsen points out that banks are good for downtown areas. They are an anchor that creates
7 daytime activity, and are considered office use.
- 8 Chairman Woffinden asked how changes would affect the historical overlay.
- 9 Mr. Olsen replied that this is strictly for the downtown core and would not affect the older homes
10 that are turning into restaurants and offices, etc. Those older structures are in the CC-2 zone.
- 11 Chairman Woffinden likes the old homes that turn into restaurants, they are lovely buildings.
- 12 Mr. Olsen indicated that we are very supportive of such conversions. He will make a rough draft
13 of things that have been discussed and that may spark other ideas as commissioners read them.
- 14 Ms. Anderson asked about the possibility of street-scaping for shade, Mr. Olsen said that is also
15 an item in the study.
- 16 Councilmember Rob Shelton asked commissioners to try and predict what the ripple effects may
17 look like to surrounding residents and businesses. He asked them to consider differing heights and
18 making sure that transitions are smooth and congruent. He also suggests doing traffic studies, these
19 will tell us what we need to do based on usage. 100 East and State Street are failing roads right
20 now, it is important to think ahead before things become a problem.
- 21 Chairman Woffinden suggests a parking analysis as well.
- 22 Mr. Dupaix feels that in the next 10-15 year period we will be moving towards a crossroads in
23 how we transport ourselves. There needs to be a balanced approach. To do this right, we have to
24 admit that there will be pain. The area will evolve and not everyone will be happy about it. He
25 gives an example of homes on Main Street converting to commercial use. This trend will continue
26 towards further transformation. He thinks that the CC zone ought to be squared up and not such a
27 hodgepodge, and this might be a good opportunity to do so.
- 28 Councilmember Shelton said that he feels this is the kind of discussion we need to have, not just a
29 redesign, but rethinking the entire CC-1 and CC-2 zones. He trusts commissioners to act carefully.
- 30
- 31
- 32
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8. Other Business

Ms. Anderson is asked to give a report on the planning conference she attended. She presented a power point that began by explaining the purpose of zoning:

1. Manage growth to ensure essential services are available
2. Control nuisances
3. Ensure aesthetics
4. Social engineering and exclusion have been objectives in the past - is controversial

She explained in a brief history that land zoning ordinances intended to segregate were invalidated by the courts, but “community character” is an undefined term in zoning code that can unofficially be used to exclude. Zoning was upheld as a constitutional exercise of state and local governments by the Supreme Court. Single-family zoning was promoted with problematic language in 1926 in *Euclid v. Ambler Realty Co.* In *Shelley v. Kraemer*, the court invalidated state enforcement of private racially restrictive covenants. The Fair Housing Act prohibits land use regulations based on discrimination, and prohibits zoning that has a discriminatory effect. However, this can be hard to prove. A planning commission chairwoman in Hartford, Connecticut presented information regarding her efforts to try to create a more inclusive city with statewide reforms. Declaring racism a public health crisis has been an innovative idea. Connecticut is a very racially segregated state. A new coalition has formed as Desegregate Connecticut, civil rights groups and economic development organizations collaborate to investigate all zoning laws. Minimum lot size requirements, for example, are exclusionary to those with lower incomes. Parking requirements of more than two spaces for each multi-family unit and ordinances that stipulate maximum land that multifamily housing can occupy are also examples of problematic zoning requirements. There are stark differences in wealth in different areas. Some ideas were expressed to encourage diversity such as focusing on providing housing for middle income families. Zoning can be used as a tool to reverse social engineering, said Sara Bronin, a University of Connecticut law professor.

A Texas A&M Law School professor spoke in favor of tiny houses. She fears that 20-30 million people may be facing eviction between now and September from effects of the coronavirus. The eviction and foreclosure moratorium from the Cares Act will end in July, this act provided 6 trillion dollars in aid for housing. She showed pictures of tiny home villages and communities. Madison, Wisconsin is designing and planning an extensive tiny house development with common spaces.

The impact of short-term rentals (STR) on long-term rentals were discussed in the next segment. Covid has impacted the STR marketplace, home-sharing goals were originally supposed to make housing inclusionary, but the actual effects vary. Local governments can make STR regulations that are straightforward and easy to comply with. As time passes we see the difference between the promise of STR’s vs. the actual results – it tends to build wealth for those who have wealth, and ends up raising prices for rent and property overall.

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9. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. The next meeting will be held on Wednesday, August 19. The agenda will include a discussion regarding the future of the Northhampton House, with new information, zone map amendments and a land use map amendment, a site plan for apartments, a final plat for Easton Park Subdivision Phase 5, and site plans for Swig and Chick-fil-A.

10. Review and action on the minutes of the July 22, 2020 Planning Commission Regular Session

Ms. Christine Anderson moved to recommend approval of the amended minutes of the July 22, 2020 Planning Commission Regular Session.

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

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

The motion carried.

11. Adjournment

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

Meeting adjourned at 9 pm.



Lisa Halversen, Administrative Assistant