

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES SEPTEMBER 2, 2020

The American Fork City Planning Commission met in a regular session on September 2, 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 -attended part of meeting
Christine Anderson
Harold Dudley -attended part of meeting
Rod Brocious
Geoff Dupaix

Absent:

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

Others Present:

Public Comments Received:

1. Discussion on amendments to the CC-1 zone

Mr. Adam Olsen displayed a draft of potential changes to the CC-1 zone. Comments from the August 5th Planning Commission meeting were taken into consideration and formulated within the draft. While the intent is to allow residential uses within the zone, he asked commissioners to look at the allowed commercial uses and suggest changes if some of the uses do not seem fitting for a downtown core. If there are uses not listed that should be, he asked for suggested additions.

As this was a discussion item, no formal action will be taken. Upon reaching agreement among commissioners, this issue will then be scheduled for a formal public hearing and recommendation to City Council.

Mr. Olsen wants commissioners to look at all of the possible permitted uses. He stated that in section 4 of the code, number 5, he added language to ensure that buildings are pushed up to the street front as much as possible, with language to promote visibility into buildings to enhance the

APPROVED MINUTES

1 pedestrian atmosphere. In number 4 of section 4, he added that parking would be to the interior
2 of the buildings instead of in the front. He opened the meeting up to the commissioners for
3 comments.

4 Chairman Woffinden offered his opinion about section 2, number 10. He doesn't like allowing
5 auto dealers, he wants to avoid having "mom and pop" dealers take over old houses and put cars
6 in the front yard.

7 Mr. Olsen asked if the Chairman wanted to take these out of the CC zone entirely, or just put a
8 minimum size requirement in for that type of use.

9 The chairman thought that we ought to get rid of it in the downtown altogether, they take too
10 much space and a bunch of used cars in the front yard isn't attractive.

11 Ms. Anderson and Mr. Dupaix agreed that auto dealerships aren't conducive to a walkable
12 pedestrian community.

13 Ms. Anderson also felt that number 9, the hardware store, doesn't really fit as well.

14 Mr. Brocious talked about his experience living in Chicago, he felt that there are times when a
15 downtown resident may need something from a hardware store. He would allow that kind of
16 business but not allow outside storage.

17 Mr. Olsen gave the example of Bert's Waterworks on Main Street, that business doesn't seem to
18 be too out of character.

19 Ms. Anderson agreed, and said she was thinking of something big like a Home Depot or big-box
20 store. The smaller space will probably limit the size of their displays.

21 Mr. Chris Christiansen gave the example of Ace Hardware, he felt that a smaller store like that
22 would be appropriate.

23 Mr. Geoff Dupaix questioned allowing hospital uses. He doesn't believe that something like
24 American Fork Hospital would be appropriate for the downtown area.

25 Mr. Olsen replied that hospitals are more suited for the Professional Office zone, they typically
26 require larger spaces and more parking.

27 Chairman Woffinden said that most hospitals don't want to be in the center of town anyway, it's
28 too hard to get in and out.

29 Mr. Olsen asked commissioners their opinion about fast food and drive-through restaurants.

30 Ms. Anderson is unsure. She had ideas of what Main Street should look like that don't include a
31 drive-through on Main Street. Other places in the CC-1 zone would be OK for these types of
32 businesses, she just feels like maybe there should be different rules for the Main Street area
33 specifically. That would need to be more restrictive.

APPROVED MINUTES

1 Mr. Olsen said that the main idea of making changes is to add residential into the CC-1 and
2 downtown core.

3 Mr. Dupaix is fine without drive-through food in the area of Main Street. The goal is to make it
4 walkable so there will need to be a few more restrictions. Drive-throughs require additional
5 space, which can create conflicts with plans to be pedestrian-friendly.

6 Mr. Wendelin Knobloch added that successful drive-through restaurants are the antithesis of
7 walkable areas.

8 Ms. Anderson asked how we limit such businesses as funeral homes, etc. from being on Main
9 Street but still allow them in the CC-1.

10 Mr. Olsen replied that by their nature they're not a good fit in a downtown core. These
11 businesses need more space and parking and wouldn't locate there.

12 Chairman Woffinden agreed that there might need to be a more restrictive core of the CC-1.

13 Mr. Olsen pointed out that the CC-1 zone is already a small zone that is only about a block both
14 ways. He suggests just adding wording such as "not fronting Main Street."

15 Ms. Anderson asked if what they are writing now is specifying what the current uses are or what
16 the future uses will be.

17 Mr. Olsen said that if commissioners take a use out that is currently allowed and there is one of
18 those businesses now, they will be grandfathered in. This use will be allowed to continue if it is
19 continuous. In theory, you can remove a funeral home from the zone and it would not affect a
20 current funeral home in the zone unless they ceased operations for a year or more. He believes
21 that parking will be a limiting factor for many businesses that we don't necessarily want in that
22 area.

23 Mr. Brocious wanted to be sure that residential uses are limited to the second floor and up, that
24 the main level is only for commercial use.

25 Mr. Olsen said that on Main Street that would be a given, but on some of the side streets it might
26 be appropriate to allow residential use on ground level.

27 Ms. Anderson thought that it might be good to specify a percentage of commercial/residential
28 mix on the main level, she doesn't want the commercial to totally drop off after you leave Main
29 Street.

30 Mr. Olsen said that Provo has some strictly residential buildings in the center of the block in the
31 downtown, they are tucked behind the first level buildings in the interior of the block.

32 Mr. Dupaix said that sometimes there are places with two or three levels of commercial, with
33 residential on top of that. He doesn't want to limit commercial to just the main floor.

APPROVED MINUTES

1 Mr. Olsen replied that you probably don't want to force commercial to be on any floor besides
2 the first, but it may extend beyond the first floor if desired.

3 Ms. Anderson asked about the location of parking lots as specified in number 7.

4 Mr. Olsen said that he has addressed this in number 4 of "special provisions." He can also add
5 language that parking areas may not front streets and must be in the interior or rear. Parking in
6 the front can be prohibited, building setbacks in the front will be 10 feet.

7 Mr. Brocious asked about special provision 5, the frontage and display requirements seem to
8 apply mostly to Main Street. Do we really need this requirement in areas not on Main Street?

9 Ms. Anderson brought up the buildings near Fresh Market, they chose to have glass fronts,
10 maybe that's a good commercial model.

11 Mr. Olsen said that if you have an interior residential building it probably wouldn't front the
12 street anyway.

13 Mr. Brocious pointed out that someone may buy an old building and not want to change the
14 front. They may be grandfathered in anyway.

15 There is a discussion regarding "fronting," "abutting" and "adjacent to" as terms describing
16 relationship to a street. Mr. Olsen feels that "abutting" may be the best word to use.

17 Chairman Woffinden suggested that if commissioners use "abutting," it ought to also be
18 consistently used across the entire code.

19 Mr. Brocious added that if residential use will be above commercial use, there ought to be a
20 requirement regarding what residential use will be allowed to put on the outside of the building,
21 like clotheslines, etc.

22 Mr. Olsen replied that there will be different treatments on the outside. There will be a
23 requirement for a minimum number of mixed materials.

24 Ms. Anderson suggested four as a minimum mixed materials requirement.

25 Mr. Olsen said that commissioners can make additional tweaks as staff starts to see plans come
26 in. This is a preparatory exercise, there aren't current plans under consideration for this area.

27 Ms. Anderson assumed that special provision 5 only restricts the ground level use, Mr. Olsen
28 affirmed.

29 Mr. Dupaix asked about a restaurant along the sidewalk, can it use the additional sidewalk space
30 for outside dining? He felt that maybe we should give them a range of like 10-15 feet for
31 setbacks.

32 Mr. Olsen said that Park City has variation in their setbacks, some are recessed and some are
33 pushed out.

APPROVED MINUTES

- 1 Commissioners liked the idea of outside dining on the sidewalks.
- 2 Chairman Woffinden added that sidewalk dining is a hassle in the winter with the snow,
3 especially on the north-facing side of Main Street.
- 4 Ms. Anderson asked about the front setbacks that should be specified. She felt that 5 feet might
5 be too little.
- 6 Mr. Knobloch suggested that planning commissioners can make adjustments to the plans as they
7 come in. A variety of building front setback possibilities may be allowed while not giving
8 enough space for parking.
- 9 Mr. Olsen reviewed the types of signs allowed in downtown. They are restricted to what can go
10 on the building, and no pole signs are allowed.
- 11 Ms. Anderson liked the idea of hanging signs for pedestrians, and said that no electronic signs
12 are allowed downtown. She also inquired about how to keep the area family-friendly, with no
13 adult bookstores, etc.
- 14 Mr. Olsen replied that adult uses are only allowed in industrial zones.
- 15 Ms. Anderson asked about sidewalks, will they be regular or stamped concrete?
- 16 Mr. Olsen said that UDOT controls most of the space, standard sidewalks would be most
17 probable. He asked where commissioners would like to go from here.
- 18 Chairman Woffinden suggested moving forward to a public hearing.
- 19 Mr. Olsen indicated that he will prepare a draft, a public hearing can be scheduled and this item
20 can be moved forward.
- 21 Ms. Anderson asked about check-cashing establishments as a permitted use.
- 22 Mr. Olsen said that they are already limited to a mile apart, and he thought that based on the
23 numbers, the city is at its limit of those businesses.
- 24 Ms. Anderson thought that provision 2 number 1 regarding multi-family residences is
25 ambiguous.
- 26 Mr. Olsen will put together a draft. As development comes in there might be changes, but this
27 will give something to work with.
- 28 Ms. Anderson asked about the areas where they differ, such as what Main Street requirements
29 will be, do they need further discussion specifically about Main Street?
- 30 Mr. Olsen said that he has made notes and commissioners are free to give him more suggestions.
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APPROVED MINUTES

2. Other Business

There was no other business to discuss.

3. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. The next meeting will be held on Wednesday, September 16. A CC-1 draft ordinance will be discussed, as well as some plats in the TOD zone. A Timp Hollow subdivision and Catalyst subdivision may be on the agenda as well.

4. Review and action on the minutes of the August 19, 2020 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the August 19, 2020 Planning Commission Regular Session.

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

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

The motion passed.

5. Adjournment

Mr. Dupaix motioned to adjourn.

Mr. Christiansen seconded the motion. All voted in favor.

Meeting adjourned at 8 pm.



Lisa Halversen, Administrative Assistant