

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES SEPTEMBER 16, 2020

The American Fork City Planning Commission met in a regular session on September 16, 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
Geoff Dupaix

Absent: Harold Dudley

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

Others Present: Ben Wheat, Matt Bishop

Public Comments Received: No comments received via email

1. Hearing, review and action on the preliminary plan and final plat for Rockwell Ranch Block 3 Phase 1, consisting of 23 lots, and located at approximately 1060 West 480 South in the TOD zone

Mr. Adam Olsen told commissioners that the area of 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 45-lot townhome and 10-unit multi-family development.

Mr. Ben Hunter said this project meets all requirements, he recommends approval.

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Public Hearing Opened

Public Hearing Closed

Mr. Brocious moved to approve the preliminary plan and final plat of Rockwell Ranch Block 3 Phase 1, with the findings and conditions 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
Ryan Hunter	Aye
Rod Brocious	Aye
Geoff Dupaix	Aye

The motion passed.

2. Hearing, review and action on the preliminary plan and final plat for Rockwell Ranch Block 5 Phase 1, consisting of 39 lots, located at approximately 1060 West 560 South in the TOD zone

Mr. Olsen said that the area of 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 48-lot townhome development.

Mr. Ben Hunter indicated that all standards and specifications have been met, staff recommends approval.

Public Hearing Opened

Public Hearing Closed

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Ms. Anderson moved to approve the preliminary plan and final plat of Rockwell Ranch Block 5 Phase 1, with the findings and conditions 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
Ryan Hunter	Aye
Rod Brocious	Aye
Geoff Dupaix	Aye

The motion passed.

3. Hearing, review and action on the preliminary plan and final plat for Roderick Catalyst Subdivision Phase 2, located in the area of 1600 South 450 East in the PI-1 Planned Industrial zone

Mr. Olsen indicated that this final plat represents the second phase of a multi-phase subdivision and development. Phase II consists of 3 lots, totaling 24.5 acres. "Parcel A" represents future development and further subdivision. Parcel A consists of approximately 33 acres. Lots 3-5 are bordered by: 1600 South to the north and 1700 South to the south. Lot 3 is also bordered by 500 East to the east.

Mr. Ben Hunter had no concerns and recommended approval.

Mr. Ben Wheat said that they are currently in construction on the first phase, they want to get approval for the next.

Public Hearing Opened

Public Hearing Closed

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Mr. Brocious moved to approve the preliminary plan and final plat of Roderick Catalyst Subdivision 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.

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

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

The motion passed.

4. Hearing, review and action on a commercial site plan for Bishop Storage, located at 16 West 1500 South in the PI-1 zone

Mr. Olsen said that Bishop Storage is proposed at approximately 16 W. 1500 South. Access will be from 1500 South. Included in the packet materials are renderings of the proposed units. Planning staff has requested complete landscape plans that were received after the packets were sent out.

Mr. Ben Hunter said that the Engineering Division recommends approval.

Chairman Woffinden expressed frustration that applicant did not meet deadlines and criteria for submittal. He felt that it is unfair to staff and commissioners to have short notice to review additional material.

Mr. Matt Bishop expressed thanks to commissioners for hearing this item.

Mr. Mat Sacco, Fire Marshal, stated that there is a fire access at the north end of the lot that has problems with the turning radius for the fire apparatus. He also has concerns about a dead end.

Mr. Ben Hunter said there are modifications that could be done that would be feasible.

Mr. Dupaix said that he is inclined to table this item so that it can be dealt with properly. Fire safety is very important to have resolved, especially with storage units. He leans toward tabling until this issue is resolved.

Mr. Brocious agreed that the safety issue needs to be addressed before approval.

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Mr. Bishop asked if the modifications were minor, if so, they could be taken care of now. He asked for the required dimensions for the turn-around.

Mr. Sacco said that the road is restricted in that area, they can't turn around at the east end. They need to be able to access all units and have radiuses capable of navigation. He asked Mr. Bishop to discuss the matter with his engineer. The length of the longest apparatus is 45 feet.

Chairman Woffinden said that this is a big question mark that needs to be worked out between the fire department and the engineers. The project should be tabled until then.

Mr. Sacco showed that he emailed the fire requirements quite a while ago and never heard anything back from the applicant.

Mr. Ben Hunter agreed that the fire department needs adequate maneuverability.

Mr. Brocious said that it is a simple procedure to get the engineer to design and fire department to approve adequate turning capacity.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to table the commercial site plan for Bishop Storage, with the condition that the applicant turns in an updated site plan that meets all concerns.

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

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

The motion passed.

Mr. Bishop expressed his displeasure with the decision to table.

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1 5. Hearing, review and action on amendments to Section 17.4.401 of the American Fork
2 City Development Code entitled CC-1 Central Commercial zone
3

4 Mr. Olsen displayed a draft of proposed revisions to the CC-1 zone. Items brought forward
5 during the two dates this went to Planning Commission for discussion have been incorporated.
6 Revisions to allowed uses within the zone have been made, as have some basic design
7 parameters. The main purpose of the revisions is to allow residential uses downtown, as well as
8 to update and refine allowed uses within the area. Upon review and a motion of
9 recommendation, this will move to the City Council for final action.

10 Chairman Woffinden asked if the legal counsel had seen this yet.

11 Mr. Olsen replied that he would send it to the legal counsel before it moves to the city council.

12 Mr. Ben Hunter said that the Engineering Division has no involvement in this amendment.

13 Mr. Dupaix asked if public utilities would need to be upgraded with any new residential use.

14 Mr. Ben Hunter said that plans and proposals would go through modeling to be sure they were
15 sufficient.

16 Ms. Anderson had previously suggested a minimum requirement of 4 varied materials on the
17 exterior. She asked commissioners if they thought that was appropriate or it would be a hardship
18 for the developers. She asked for input from others.

19 Chairman Woffinden said they don't want a warehouse-looking building, he asked others to
20 advise.

21 Mr. Brocious thought that the variety would be good, there will still be input and a review
22 process.

23 Mr. Dupaix said that aesthetic appeal will increase the viability of the residential option and that
24 emphasis on visual appeal is OK with him.

25 Mr. Olsen said that the developers will submit proposals regarding materials that will come
26 before the planning commission. This is important as styles change through the years. A
27 previously approved apartment building showed renderings of various materials that were
28 visually appealing.

29 Ms. Anderson added that she appreciates developers adjacent to historical areas attempting to
30 match the style of the existing historic storefronts or tying those elements in with a modern look.

31 **Public Hearing Opened**

32
33 **Public Hearing Closed**

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1 Ms. Anderson moved to recommend approval of the amendments to Section 17.4.401 of the
2 Development Code.

3 Mr. Christianson seconded the motion. Voting was as follows:

4	Chairman Woffinden	Aye
5	Chris Christiansen	Aye
6	Christine Anderson	Aye
7	Ryan Hunter	Aye
8	Rod Brocious	Aye
9	Geoff Dupaix	Aye

10 The motion passed.

11 12 13 6. Other Business 14

15 Mr. Olsen pointed out that we are now allowing applicants into the zoom meeting, this will
16 continue in the future at the direction of the mayor.

17 Mr. Dupaix shared his experience having virtual meetings with UDOT, he suggested laying down
18 ground rules at the first of the meeting so there is not another free-for-all. The moderator should
19 also be able to mute people who are talking out of turn.

20 Ms. Anderson wanted to make sure that given the virtual setting, the applicant gets the chance to
21 feel that their case was heard in full.

22 Mr. Knobloch pointed out that city council has two additional people that run the virtual meeting.
23 He is doing it himself in this setting. He gave the applicants/developers the information regarding
24 meeting conduct before it began.

25 Mr. Dupaix stated that there needs to be discussion within the city administration to provide the
26 resources to properly run the meetings. He feels that it is too big of a burden for one person to do
27 and still participate in the meeting. He also asked a general question about storage units – when
28 do we reach a point of saturation?

29 Chairman Woffinden said that they are built because they make money.

30 Mr. Dupaix expressed gratitude to the Engineering Division for fixing a problem with a bridge in
31 Mitchell Hollow.

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7. Site Plan Committee Report

Mr. Knobloch referenced the upcoming Planning Commission items. The next meeting will be held on Wednesday, October 7. An additional plat for the Timp Hollow development looks like an item at this point, and possibly Bishop Storage, but we still have an additional week this month.

8. Review and action on the minutes of the September 2, 2020 Planning Commission Regular Session

Mr. Christiansen moved to recommend approval of the minutes of the September 2, 2020 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Ryan Hunter	Abstain
Rod Brocious	Aye
Geoff Dupaix	Aye

The motion passed.

9. Adjournment

Mr. Dupaix motioned to adjourn.

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

Meeting adjourned at 8 pm.



Lisa Halversen, Administrative Assistant