

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES OCTOBER 7, 2020

The American Fork City Planning Commission met in a regular session on October 7, 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

Others Present: Melanie Johnson, Debra Woolley

Public Comments Received: Mike and Debra Woolley, Melanie Johnson, Garrett Timmerman

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 at 96 South 100 East

Mr. Adam Olsen told commissioners that the applicant seeks amendments to the Land Use Map and Zone Map designations, from high density to commercial. The property is located at 96 S. 100 E. and is directly south of the Library. The applicant is a real estate agent marketing the property and has had numerous inquiries of converting the existing residential use to a commercial use, such as office. A change in the land use and zone map designations is required for any commercial use to occupy the site. As the property borders a commercial zone to the north, it may make sense to extend the commercial designation and CC-1 zone to the corner of 100 S. and 100 E. Should the property receive those commercial designations, any change of use will require a site plan approval which will come before the Planning Commission for final approval.

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Public Hearing Opened

Hello.

We are Mike and Debra Woolley. We have been living in our beautiful home located at 96 s 100 e, in American Fork, UT 84003 for the past 33 years, where we have raised our 10 children. We are now empty nesters and desire to relocate to a smaller place nearby our grandchildren.

We have our home for sale as either residential or commercial because when we purchased the property 33 years ago we were told that it was zoned as both. We have never been told that a change took place and are not exactly sure what has happened along the way but we are now learning that for some reason we are no longer zoned commercial.

We have interested parties in our property for commercial uses at this time. We are located right next to the library and park with commercial businesses just a couple of houses up the street from us.

We are asking for your support in our desire to be zoned as commercial again. We would be very grateful for your support!

Thank you so much

Mike and Debra Woolley

Hello all,

We have an update on our status for the property located at 96 South 100 East American Fork. We are currently working with the Children's Justice Center to relocate their facility to this location from the current location that is located in the same area which they are renting. According to their representative they have talked with city personnel about this possibility and the outcome looks good.

Thank you for your consideration on this matter,

Melanie Johnson

KW South Valley Keller Williams Realty

Public Hearing Closed

Ms. Melanie Johnson and Ms. Debra Woolley, realtor and property owner, said that the Woolleys have lived at this property for over 30 years. They are selling, and the interest is primarily commercial, hence they are asking for approval for the zoning change.

Mr. Brocious asked if there is adequate infrastructure in place to allow commercial use, such as parking space.

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Mr. Olsen replied that the prospective buyer is working to provide on-site parking, this will come back before the planning commission. He doesn't have any concerns, it will be very light use without a huge need for parking. Parking solutions will be considered through a site plan approval process.

Ms. Anderson mentioned that diagonal on-street parking may not need to be required if there is adequate parking on-site.

Chairman Woffinden suggested that the angled parking in front of the library could continue down the street.

Ms. Woolley added that when they bought the house, the angled parking came down in front of their home. She asked the city to stop painting that in front of their home.

Ms. Anderson said that she is happy to see the beautiful home stay with a different use.

Mr. Harold Dudley moved to approve the land use map amendment.

Mr. Rod 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.

2. Hearing, review and action on a zone map amendment from the R4-7,500 Residential to the CC-1 Central Commercial zone, located at 96 South 100 East

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to approve the zone map amendment.

Mr. Rod Brocious 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.

3. Hearing, review and action on a land use map amendment from the Residential High Density to the Residential Medium Density designation, located in the area of 65 East 400 South

Mr. Olsen indicated that this city-initiated land use map amendment proposes a change from the Residential High-Density designation to the Residential Medium-Density designation. The amendment will bring into congruence the existing zoning (R2-7,500) with the underlying land use designation (Medium Density). The land use map designation was changed to high density a few years ago in anticipation of a high-density redevelopment project which never occurred. The surrounding neighborhood was vocal in its opposition to the change and the proposed project; subsequently the developer removed his request.

Public Hearing Opened

Public Hearing Closed

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

Ms. Christine 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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- 1 4. Hearing, review and action on the preliminary and final plat for Timp Hollow Plat D
2 subdivision, located in the area of 1030 North 1150 East in the R1-12,000 Residential
3 zone

4 Mr. Olsen said that the Timp Hollow preliminary plan was approved on January 18, 2017. Plat A
5 was approved in February 2017. Plat B was approved in June 2017. Plat C was approved in 2018.
6 The applicant has returned with Plat D, consisting of 17 lots and located west of Plats B and C.
7 Due to elapsed time, Plat D is being processed as a preliminary and final plat since the original
8 preliminary plan is now expired. However, Plat D is consistent with the originally approved
9 preliminary plan from 2017.

10 This area was annexed into the City under the “Smart Annexation”. At the time of annexation, the
11 property was given the R1-12,000 zone designation. A corridor for the Temple View Trail has
12 been provided through the development.

13 Mr. Ben Hunter said that this plat meets all standards and specifications and the Engineering
14 Division recommends approval.

15 Ms. Anderson lives in the neighborhood to the north, and is concerned about how this joins with
16 that subdivision to the north. She said there is a wall along 1100 North between the homes and
17 the street that has lessened the feeling of neighborhood and increased traffic speeds. She wishes
18 that the neighborhoods could be joined without a wall and the plan being considered today
19 eliminates that option, there is only room for one row of homes with their backs to 1100 North
20 instead of facing it.

21 Mr. Olsen said that the original plan did show a slightly different orientation, Ms. Anderson is
22 correct.

23 Chairman Woffinden added that commissioners can’t put a restriction on the wall now, it isn’t part
24 of the motion on front of the commission.

25 Public Hearing Opened

27 Public Hearing Closed

29 **Mr. Ryan Hunter moved to approve the preliminary plan and final plat for Timp Hollow**
30 **Plat D, with the findings and conditions listed in the staff report and subject to any findings,**
31 **conditions, and modifications listed in the engineering report.**

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

33	Chairman Woffinden	Aye
34	Chris Christiansen	Aye

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Christine Anderson	Nay
Ryan Hunter	Aye
Rod Brocious	Aye
Harold Dudley	Aye

The motion passed.

5. Hearing, review and action on the Rawlings Zone Map Amendment from the R1-7,500 to R2-7,500 Residential zone located at 165 East 300 North

Mr. Olsen explained that this item was tabled in August in order for the applicant to speak to his neighbor and inquire about expanding the zone change request to include the neighbor's property, in order to eliminate an island of R1-7,500. The neighbor has agreed to be included as part of the request and the application is back before the Planning Commission for consideration. The map has been updated to include the neighboring property.

The applicant proposes to change the zone on his property from R1-7,500 to R2-7,500. The underlying land use map designates the area as "medium density residential" and a change to the R2-7,500 is supported by the underlying land use designation. Single-family and duplex uses are allowed in the R2-7,500 zone. The applicant would like the ability to convert his single-family use to a duplex use; provided his property meets the parameters for duplex use.

Mr. Ben Hunter indicated that the Engineering Division doesn't have any concerns.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to recommend approval of the zone map amendment.

Ms. Christine 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.

Mr. Ryan Hunter thanks staff and applicant for going to the additional effort to avoid leaving an island in the middle of a different zone.

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

Mr. Olsen indicated that the Planning Commission tabled this item at their September 16, 2020 meeting in order for the applicant to revise plans per the City Fire Marshal. The plans have been revised and reviewed and are again placed before the Planning Commission for consideration. The items previously brought forth by Planning have also been addressed. Bishop Storage is proposed at approximately 16 W. 1500 South. Access will be off 1500 South. Included in the packet materials are renderings of the proposed units.

Chairman Woffinden asked if they met the landscaping requirements, Mr. Olsen affirmed.

The chairman then asked about the barbed wire fence along the perimeter, and Mr. Olsen said that is not part of this site plan.

Mr. Brocious asked what they did to fix the turning radius for fire apparatus.

Mr. Olsen did not know the engineering details, only that the fire marshal approved the changes.

Mr. Garrett Timmerman, architect, represents Matt Bishop. He indicated that they worked closely with the fire marshal to make sure all turning radii were acceptable. All concerns have been addressed.

Mr. Brocious observed the drawings, he said that he will have to trust that it meets the fire marshal's concerns. It looks to him like the wheels will still hit the curb.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to approve the commercial site plan for Bishop Storage, with the findings and conditions listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report.

Mr. Harold Dudley 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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7. Other Business

Mr. Olsen indicated that staff does not have anything ready to move forward to the next meeting. He suggested using the next meeting for a work session to do the mandatory legal issue training. Commissioners agreed that it would be an appropriate time to do that.

8. Site Plan Committee Report

Mr. Knobloch affirmed that there are no upcoming Planning Commission items. The next meeting will be held on Wednesday, October 21 and will be a work session to do legal issue training.

9. Review and action on the minutes of the September 16, 2020 Planning Commission Regular Session

Ms. Christine Anderson moved to recommend approval of the minutes of the September 16, 2020 Planning Commission Regular Session.

Mr. Chris Christiansen 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.

10. Adjournment

Mr. Ryan Hunter motioned to adjourn.

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

Meeting adjourned at 7:45 pm.



Lisa Halversen, Administrative Assistant