

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES NOVEMBER 4, 2020

The American Fork City Planning Commission met in a regular session on November 4, 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:

Public Comments Received:

Chairman Woffinden read the "Notice of Electronic Meeting"

1. Review and action on the final plat of Grove Creek Plaza consisting of 6 units, located at 358 North 1100 East in the PO-1 Professional Office zone

Mr. Olsen stated that this property was annexed in 2019 and given a zone designation of PO-1 in anticipation of office development. The area around 300 North and 1100 East is undergoing a transition from residential to office/medical uses, due to its proximity to the American Fork Hospital. A site plan for the Grove Creek Plaza was approved in November 2019.

The site plan consists of a one-story structure totaling 10,255 sq. ft. Six units within the structure have been built. The applicant would like to split the structure into a commercial condominium, which requires a subdivision plat. No changes to the parking, landscaping or exterior of the structure are proposed.

Mr. Ben Hunter indicated that this is a straightforward project and meets all conditions and the Engineering Division recommends approval.

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Mr. Brocious moved to approve the final plat for Grove Creek Plaza, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report.

Ms. 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

2. Other Business

Mr. Olsen told commissioners that the city council would like to hold a joint session to discuss the downtown area. They would like to discuss the parameters of the CC-1 zone to see where commissioners think the limits of that zone should be. This session is tentatively scheduled for December 1, 2020.

Ms. Anderson asked about height restrictions and wanted to clarify that there were no height limits that will be imposed in the downtown zone.

Mr. Olsen affirmed that height limits have been removed.

Chairman Woffinden informed commissioners that there will be a virtual land use conference Thursday, November 12, 2020 that will explore ending single family zoning. This conference usually costs \$300 to register but is now free with preregistration at utahlanduse.org. He felt that this is a good chance to get some useful information from a reputable organization.

3. Site Plan Committee Report

Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on Wednesday, December 2, 2020. There is currently one item on the agenda.

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- 1 4. Review and action on the minutes of the October 21, 2020 Planning Commission Work
2 Session

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4 **Ms. Anderson moved to recommend approval of the minutes of the October 21, 2020**
5 **Planning Commission Work Session.**

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

7	Chairman Woffinden	Aye
8	Chris Christiansen	Aye
9	Christine Anderson	Aye
10	Ryan Hunter	Aye
11	Rod Brocious	Aye
12	Harold Dudley	Aye

13 **The motion passed.**

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15 5. Adjournment

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17 **Mr. Ryan Hunter motioned to adjourn.**

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

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22 Meeting adjourned at 7:15 pm.

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28 Lisa Halversen
29 Administrative Assistant