

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES DECEMBER 2, 2020

The American Fork City Planning Commission met in regular session on December 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
Christine Anderson
Harold Dudley
Geoff Dupaix

Absent: Rod Brocious
Ryan Hunter

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

Others Present: Clark Sheffield

Public Comments Received: none

Chairman Woffinden read the "Notice of Electronic Meeting." He said that items 1 and 2 will be discussed together but voted on separately.

1. Hearing, review and action on a land use map amendment located at 1156 East 300 North from the Low Density Residential to the Professional Office designation

Mr. Olsen stated that the applicant proposes to amend the land use and zone map designations at 1156 E. 300 N., from a residential designation to the professional office designation. With its proximity to the American Fork Hospital, the area is undergoing transition and development from residential to medical/professional office uses in support of the hospital. The existing home is slated for removal and the site proposed for medical/office use. A subdivision was recently approved in anticipation of such conversion. Directly west, at the corner of 300 North and North County Boulevard, a medical facility is under construction. Additional professional office uses are being constructed in the vicinity. Staff supports the request to amend the land use and zone map designations.

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Mr. Dupaix asked what the likelihood is that some of the remaining existing homes will change use. He is concerned about leaving a residential island.

Mr. Olsen said that on the south side of 300 North the uses will probably change, as well as on the corners to the northeast and northwest.

Mr. Dupaix thinks it would be advisable to establish a line of demarcation between commercial and residential, perhaps 300 North would be a good place to do this.

Chairman Woffinden believes that the hospital has future plans to fill in that entire section with medical use.

Mr. Dupaix said that it makes sense to have an established medical campus since it is becoming a major regional medical center for the north county.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to approve the land use amendment.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Geoff Dupaix	Aye

2. Hearing, review and action on a zone map amendment located at 1156 East 300 North from the R1-15,000 Residential to the PO-1 Professional Office zone

Public Hearing Opened

Public Hearing Closed

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1 **Mr. Dupaix moved to approve the zone map amendment.**

2
3 **Mr. Christiansen seconded the motion. Voting was as follows:**

4		
5	Chairman Woffinden	Aye
6	Chris Christiansen	Aye
7	Christine Anderson	Aye
8	Harold Dudley	Aye
9	Geoff Dupaix	Aye
10		
11		

- 12 3. Review and action on the final plat for Rockwell Ranch Block 2 located in the area of 350
13 South 1000 West in the TOD Transit Oriented Development zone

14
15 Mr. Olsen said that all of the Rockwell Ranch plats are related but will be discussed separately.

16 The area of Rockwell Ranch was annexed in 2015. It received approval of a district framework
17 plan in 2019 (Olive Tree District Framework Plan), followed by block plan approval (staff level
18 review). As part of the lot plan submittal and review, subdivision plats are necessary. Further lot
19 plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping,
20 number of multi-family units, parking, etc. be compliant with the TOD Code. The subdivision
21 plat acts as a formal instrument in proceeding toward development of the site. This plat anticipates
22 an 87-lot townhome development.

23 Mr. Ben Hunter said the plat meet minimum requirements and roadway dedications, but one of the
24 roadways will be constructed with another plat. The Engineering Division recommends approval.

25 Ms. Anderson asked if the proposed homes will face front or rear.

26 Mr. Olsen replied that they are rear-loaded and the garages are in the back. The homes will be
27 facing the road. This will help create a more open feel.

28 Ms. Anderson said that as new living units are built next to existing structures, it is important to
29 avoid walls and barriers between existing residents.

30 Mr. Olsen agreed, and said that this is by design.

31 Ms. Anderson is concerned about connectivity. She asked if there is a way to see how all the plats
32 on tonight's agenda interrelate. Is there connectivity going through the plats and not just around
33 them?

34 Mr. Olsen replied that common areas connect. Pedestrian paths and streets connect as well.

35 Chairman Woffinden likes the common areas where kids can play and be away from the streets.

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Ms. Anderson moved to recommend approval of the final plat of Rockwell Ranch Block 2, with the findings listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Geoff Dupaix	Aye

The motion passed.

4. Review and action on the final plat for Rockwell Ranch Block 4 located in the area of 480 South 1000 West in the TOD Transit Oriented Development zone

This plat is just south of the previously discussed plat. Mr. Olsen stated 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 52-lot townhome development.

Mr. Ben Hunter stated that 480 South is included in this plat but will be updated to be in the plat directly to the north. He added that the developer has been asked to provide updated plats before the council meeting.

Ms. Anderson asked what this connects to on the east side.

Mr. Olsen said that there is an empty property at this time. There is not a road currently slated for that location.

Ms. Anderson asked that this be kept open and not have a wall put up there.

Mr. Olsen doesn't anticipate a wall in that location.

Chairman Woffinden wants to keep it a flowing neighborhood without fences or walls.

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1 **Mr. Dupaix moved to approve the final plat of Rockwell Ranch Block 4, with the findings**
2 **listed in the staff report and subject to any findings, conditions, and modifications listed in**
3 **the engineering report.**

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

5	Chairman Woffinden	Aye
6	Chris Christiansen	Aye
7	Christine Anderson	Aye
8	Harold Dudley	Aye
9	Geoff Dupaix	Aye

10 **The motion passed.**

- 11
- 12 5. Review and action on the final condominium plats for Rockwell Ranch Block 3 Phase 2
13 Plats F, G, H, and J located in the area of 480 South 1030 West in the TOD Transit Oriented
14 Development zone
15

16 Mr. Olsen stated that the area of Block 3, Phase 1, Plats F, G, H and J, Rockwell Ranch was
17 annexed in 2015. It received approval of a district framework plan in 2019 (Olive Tree District
18 Framework Plan), followed by block plan approval (staff level review). As part of the lot plan
19 submittal and review, subdivision plats are necessary. Further lot plan review (staff level review)
20 will ensure placement of structures, setbacks, height, landscaping, number of multi-family units,
21 parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument
22 in proceeding toward development of the site. These plats anticipate a 40-unit, multi-family condo
23 development.

24 Mr. Ben Hunter said that all requirements have been met and he recommends approval.

25 Ms. Anderson would like to see how all the plats fit together, connectivity and the road layout are
26 not clear.

27 Chairman Woffinden and Mr. Dupaix agreed that this plat is confusing to them as well.

28 Mr. Olsen indicated that these units are rear-loaded as well with garage space for each unit.

29 Mr. Dupaix added that the developer needs to make sure that the wall between the garages and
30 ground-level units should be made of concrete to avoid possible penetration by vehicles.

31 Chairman Woffinden is concerned about ventilation, he wants to make sure that exhaust from the
32 cars cannot enter the ground-floor condo unit as well.

33 Mr. Ben Hunter said that those issues would be similar to an attached garage in a traditional house,
34 there are no special parameters that he knows of. This is a common layout for condos in other
35 cities. He doesn't anticipate it being an issue or problem.

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Mr. Olsen indicated that all building codes will be enforced and followed.

Mr. Dupaix expressed hope that there will be a foundation wall between units and the garage.

Mr. Knobloch said that these are good concerns that will be considered in the building permit process.

Chairman Woffinden asked about snow removal in the winter and if there will be an HOA.

Mr. Olsen said that there probably will be an HOA, these are private streets which require their own snow removal.

Ms. Anderson moved to recommend approval of the final plats of Rockwell Ranch Block 3, Phase 2, Plats F, G, H and J, with the findings 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
Harold Dudley	Aye
Geoff Dupaix	Aye

The motion passed.

6. Review and action on the final plat for Rockwell Ranch Block 3 Phase 2 located in the area of 480 South 1060 West in the TOD Transit Oriented Development zone

Mr. Olsen stated that this 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 62-lot townhome development. It is similar to the previous townhome plats seen tonight.

Mr. Ben Hunter stated that this plat meets all requirements, he recommends approval.

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1 **Mr. Christiansen moved to approve the final plat of Rockwell Ranch Block 3 Phase 2, with**
2 **the findings listed in the staff report and subject to any findings, conditions, and**
3 **modifications listed in the engineering report.**

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

5	Chairman Woffinden	Aye
6	Chris Christiansen	Aye
7	Christine Anderson	Aye
8	Harold Dudley	Aye
9	Geoff Dupaix	Aye

10 **The motion passed.**

- 11
12
13 7. Review and action on the preliminary plan and final plat for Stonecreek Plat F, located in
14 the area of 850 South 330 West in the PR 3.0 Planned Residential zone

15
16 Mr. Olsen stated that Stonecreek Plat F is a 37-lot phase of an overall 143-acre development. The
17 preliminary plan is being processed concurrently with the final plat. The final plat is consistent
18 with terms of a preliminary plan approval.

19 Plat F is located at the southern portion of the overall development. An annexation in process will
20 add property directly south of Plat F and will be a continuation of the overall development. Access
21 to Plat F is provided off 330 and 420 West.

22 Conservation Subdivision Projects within the PR-3.0 zone must adhere to certain parameters.
23 Subdivisions must have a minimum project area of five (5) acres, and a maximum density of 3
24 units per acre. Plat F is the sixth phase in a 143-acre development, with an overall density of 3
25 units per acre; falling within the parameters of a Conservation Subdivision project in the PR-3.0
26 zone.

27 As with plats A, B, C, D and E the applicants request Planning Commission consideration and
28 allowance for modification of building site requirements, allowing the ability to average lot sizes
29 for greater overall consistency. This modification is allowed pursuant to Sections 17.7.401,
30 allowing the “harmonizing (of) development within a project”. The Planning Commission may,
31 but is not required, to make this finding. A finding allowing the modification is offered below.

32 Conservation Subdivisions within a PR-3.0 zone require 25% open space. The overall project area
33 provides for 26% open space upon buildout. Plats A, B, C, D and E provided dedication of land.
34 Plat F continues this dedication; further dedications occurring as the property to the south is
35 annexed, and property directly southwest is platted.

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Ms. Anderson asked to see the map of all the connected plats.

Mr. Ben Hunter said there are still a couple plats that haven't been annexed yet, but the submitted plats include all storm drainage and public utility requirements. The City will retain access to detention systems in even of unanticipated problems.

Chairman Woffinden identified a mistake in street names on the plat, Mr. Ben Hunter said that will be corrected.

Ms. Anderson likes the cul-de-sacs with open access to the open space behind them. She thinks that is a good strategy for connectivity. She would like to see that continue in the last plat.

Mr. Olsen said the last cul-de-sac area may actually be in the path for the Vineyard Connector.

Mr. Ben Hunter points out UDOT property that aligns with the proposed Vineyard Connector.

Mr. Christiansen moved to approve the preliminary plan and recommend approval of the final plat of Stonecreek Plat F, with the findings 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
Harold Dudley	Aye
Geoff Dupaix	Aye

The motion passed.

8. Review and action on the final plat for 860 Apartments Subdivision located at 802 East Quality Drive in the PC-Planned Community zone

Mr. Olsen stated that this property was annexed in 2019 as part of the Vest Annexation. A concept plan approval followed, designating this area as high density residential/potential mixed use. A subsequent development agreement was approved, allowing an overall development parking ratio of 1.8 stalls per unit.

A site plan was approved in September 2020. The site plan proposed 513 apartment units; a combination of studio and 1-3 bedroom units. 949 parking stalls will be provided, slightly above the 1.8 ratio required in the development agreement approved by the Council and master developer. Access to the project and subdivision will be off Quality Drive and 860 East. This development will frame the southwest corner of Quality Drive and 860 East.

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The subdivision plat proposes two lots over the entirety of the approved site plan. This is largely for financial purposes, although the two lots will act as one combined project area. Documentation is provided and will be recorded with the plat ensuring the project will function as one site, while on two lots. A similar example is the subdivision of properties in The Meadows shopping district.

Mr. Dupaix asked what the proposed occupancy will be.

Mr. Olsen informed commissioners that the site plan is for just over 500 apartments.

Mr. Ben Hunter said that the developer will be making improvements to Quality Drive and 620 South as part of this development. Previous concerns have been addressed and this plat solidifies plans for hydrants, etc. The Engineering Division recommends approval.

Ms. Anderson asked if the main change is that this is divided into two lots instead of one, Mr. Olsen confirmed.

Mr. Dupaix moved to recommend approval of the final plat of 860 Apartments Subdivision, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Geoff Dupaix	Aye

The motion passed.

9. Other Business

Mr. Olsen gave a short recap of the joint work session with city council where they discussed the CC-zone boundaries. He said that he looks forward to discussing this further as a discussion item on a future planning commission agenda. The main question will be where the boundary should be. Do we want it to be on a street, a hard boundary, or a midblock boundary? It may make sense to do a combination of these.

Chairman Woffinden said that the east and west boundaries need to be discussed and defined as well.

Ms. Anderson said that in order to keep the residential feel of the road, the boundary should be in the back.

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Chairman Woffinden thinks it is easiest to manage if the boundary is in the road. There are good points to be made on both sides. He asks commissioners to study the issue and be prepared to make a decision that's best for the city as a whole.

10. Site Plan Committee Report

Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on Wednesday, December 16, 2020. It does not appear that anything is ready for the next agenda, so there will probably will not be a meeting on December 16.

Chairman Woffinden indicated that Ms. Anderson will be in charge of the first meeting in January. She will also attend a meeting with the planners earlier that morning at 10 via zoom.

11. Review and action on the minutes of the November 4, 2020 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the November 4, 2020 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Geoff Dupaix	Abstain

The motion passed.

12. Adjournment

Mr. Dupaix motioned to adjourn.

Ms. Anderson seconded the motion. All voted in favor.

Meeting adjourned at 8 pm.

Lisa Halversen, Administrative Assistant