

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES JANUARY 20, 2021

The American Fork City Planning Commission met in a regular session on January 20, 2021 in an electronic meeting on the Zoom platform, viewable on the City's YouTube link, commencing at 7:00 p.m.

Present: Chairman John Woffinden
Cristine Anderson
Chris Christiansen
Ryan Hunter
Rod Brocious
Harold Dudley
Geoff Dupaix

Absent:

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

Others Present: Jared DeHart

Public Comments Received: None

Chairman Woffinden read the "Notice of Electronic Meeting."

1. Hearing, review and action on a petition to determine the eligibility to amend the Inner-Block Cottage Development Overlay Map to include property located at 440 South 100 East

Mr. Olsen stated that the property under consideration was recently denied a zone map amendment to the R4-7,500 zone. The applicant initially wished to develop the property into 4-plex/townhome lots. The City Council felt the property should remain under the current zone and any redevelopment occur under the terms therewith. A development option within the R2-7,500 zone is the inner-block cottage development. Inner block cottage developments are allowed within the traditional center of town; mainly, the original blocks of American Fork. The area under consideration lies outside of the original designated overlay, although in close proximity; and therefore, the applicant requests it be included into the overlay map.

If developed under the inner-block requirements, single-story, single-family homes on small lots (average 6,000 sq. ft.) are allowed. The applicant feels this type of development will blend in with

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1 the surrounding area while providing a more affordable product. If the proposal is denied,
2 traditional single-family homes on lots of 7,500 sq. ft. or duplex structures would be allowed.

3 Mr. Ben Hunter said that this is an existing parcel with some of the infrastructure already in place
4 and the Engineering Division does not have any concerns.

5 Mr. Jared DeHart, applicant, noted that this property is an awkward shape and the smaller lots will
6 utilize the space most efficiently. He felt that it will work well as an inner-block cottage
7 development.

8 Chairman Woffinden asked if the access would be off 1st East or a cul-de-sac.

9 Mr. DeHart replied that access could be from a cul-de-sac or a loop road.

10 Chairman Woffinden stated that this parcel is not in the original part of the city which the overlay
11 was designed for and he expressed concern that approval will open the door for other developers
12 to ask for the same consideration.

13 Mr. Olsen replied that it has been several years since this overlay was used, and it is arguably still
14 within the traditional blocks of the city.

15 Mr. DeHart added that based on the map he was given, this property was bordering the overlay,
16 and it looks like it should have been included in it.

17 Chairman Woffinden stated that he believes the closest inner-block overlay is two blocks away.
18 He thought that the inner-block overlay was designed for the larger city blocks.

19 Mr. Brocious was concerned about maintaining consistency with the surrounding area, as it is all
20 residential with single-family homes.

21 Mr. Olsen confirmed that single-family homes comprise the area, he felt that smaller lot single-
22 family is what the inner-block overlay could be used for.

23 Ms. Anderson agreed, she thought it would be an appropriate and efficient use of this parcel. The
24 proposed units are single-story and would not be bad to live next to. She likes the cottage
25 developments in general with the shared greenspace and increased social interaction from a
26 connected community. She thinks that homes like this are good for housing diversity, residents
27 who are downsizing, etc.

28 Chairman Woffinden asked what the acreage is and how many units can be put in.

29 Mr. DeHart stated that the property is two acres. Including the existing home there would be 11
30 homes.

31 Mr. Olsen confirmed that from looking at the map there is an inner-block overlay adjacent to the
32 property boundary.

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Mr. DeHart added that these can be decent homes on smaller lots, there are parks nearby that give someone an opportunity to have less lawn to maintain. These units are great for those who want less yard maintenance but don't want to be connected to a neighbor.

Chairman Woffinden asked about noise mitigation from the freeway.

Mr. Dupaix explained that the closer you are to the sound wall, the greater the benefit of noise reduction you receive.

Mr. Ryan Hunter felt that this is a wonderful product, he would rather have these cottage homes than more duplexes or townhomes. His parents live near this parcel and development would benefit this part of town. He thought that this concept fits within the objectives of the overlay.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to approve the amendment to include the property at 440 South 100 East into the Inner-Block Cottage Overlay map.

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

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

The motion passed.

2. Hearing, review and action on various amendments to Sections 17.7.507.F.5.b, 17.7.507.F.6.b.3(A), 17.12.204 and related sections which address transportation facilities

Mr. Olsen stated that Staff recommends revisions to the Development Code to provide clarification on the use of alleys and drive aisles. The definition of "alley" will be consistent where it is addressed in the Code, how alleys may be used, and a revised standard provided. In addition, the definition of "drive aisle" will be added, as well as standards for use and where

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applicable. These changes will provide consistency and provide the ability to use a “drive aisle” in certain types of development. He sees this as mostly a housekeeping item to clean up the code and provide consistency.

Chairman Woffinden asked if the fire department has had input.

Mr. Olsen affirmed that they were part of the meetings and their input is included in the drawings.

Mr. Ben Hunter explained that there were inconsistencies in the code and this change eliminates some confusion and consolidates detail into one location.

Ms. Anderson asked what the difference is between an alley and drive aisle.

Mr. Ben Hunter said that within certain developments, like the TOD code, alleys can be used where the units are otherwise fronting streets or common space. A drive aisle is identified for instance where there is a single lot with multiple units for rent. It gives access to units that otherwise don’t have street or alley access. A drive aisle is a different application where the units aren’t individually owned. This change provides clarity that a drive aisle isn’t the same as an alley or parking lot.

Public Hearing Opened

Public Hearing Closed

Mr. Brocious moved to approve the proposed amendments to the Development Code.

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

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

The motion passed.

3. Other Business

Chairman Woffinden said that he has been contacted by someone who would like to have a discussion regarding the downtown area and parking. He told them that such a discussion would need to happen in a planning commission setting.

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Mr. Olsen said that he hasn't been contacted yet but he will schedule it when he is contacted.

4. Site Plan Committee Report

Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on Wednesday, February 3, 2021. There will be a land use and zone map amendment application and a discussion regarding the CC-1 zone. The commission will also consider the election of officers and the meeting schedule for the year.

5. Review and action on the minutes of the January 6, 2020 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the January 6, 2020 Planning Commission Regular Session.

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

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

The motion passed.

6. Adjournment

Mr. Dupaix motioned to adjourn.

Mr. Ryan Hunter seconded the motion. All voted in favor.

Meeting adjourned at 7:30 pm.



Lisa Halversen