

AMERICAN FORK CITY PLANNING COMMISSION
MARCH 17, 2021
NOTICE OF ELECTRONIC MEETING
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on March 17, 2021, commencing at 7:00 pm. Pursuant to changes in the Utah Open and Public Meetings Act and Covid-19 Guidelines, this meeting will be conducted electronically. Citizens may submit comments via email at zoompubliccomment@afcity.net prior to 5:00 pm the day of the meeting and access a YouTube live stream of the meeting at afcity.org.

The agenda shall be as follows:

1. Hearing, review and action on a Zone Map Amendment for property located at 400 South 600 East, from the GC-2 (Planned Commercial) zone to the PC (Planned Community) zone
2. Hearing, review and action on a Zone Map Amendment located at approximately 120 North West State Road, from the R3-7,500 Residential zone to the GC-2 (Planned Commercial) zone
3. Other Business
4. Site Plan Committee Report
5. Review and action on the minutes of the March 3, 2021 Planning Commission Regular Session
6. Adjournment

John H. Woffinden, P.G.,
Planning Commission Chairman

The order of agenda items may change to accommodate the needs of the commission, city staff and the public

NOTICE OF ELECTRONIC MEETING

In accordance with Resolution No. 2020-07-20R, Mayor Frost has determined that conducting meetings of the City Council with an anchor location, such as the City Council Chambers or Administration Conference Room, presents a substantial risk to the health and safety of those who may be present there. The following are facts upon which this determination has been made:

- Utah declared state of emergency on November 8, 2020 due to an increase in case counts of COVID-19, a virus outbreak that has been recognized by the World Health Organization, federal, state and local leaders as a pandemic.
- The Centers for Disease Control and Prevention (CDC) has stated that COVID-19 is easily spread from person to person between people who are in close contact with one another through respiratory droplets when an infected person coughs, sneezes, or talks. This virus can also be spread by people who are asymptomatic.
- Federal, state, and local authorities recommend that individuals limit public gatherings, wear face masks, and follow social distancing guidelines.
- It is difficult to anticipate the number of attendees at any meeting in order to maintain social distancing to comply with Utah Health Guidance levels. Further, regardless of the number of attendees, social distancing measures for Council, staff, and attendees will be difficult to maintain in the City Council Chambers and Administration Conference Room.
- COVID-19 continues to pose an immediate threat to the health, safety, and welfare of American Fork City residents.
- American Fork City can provide a way for the public to hear, or hear and view, open portions of City Council meetings and to provide a way to participate in public hearings.

For the next 30 days, all City Council meetings will be conducted via electronic means. The meetings are broadcast live-streamed, and available at a later time, at <https://www.americanfork.gov/AgendaCenter>. If the YouTube link is not working, please see the city's website to get instructions on viewing the meeting. To make a public comment, email comments to publiccomment@americanfork.gov prior to 5:00 p.m. the day of the meeting for the comment to be read into record. Please indicate in the subject line which item your comment refers to. You may also make public comment in person at City Hall (31 N. Church Street). No more than ten individuals will be allowed in City Hall at one time to ensure social distancing guidelines are capable of being followed. Masks shall be worn inside City Hall.

AGENDA TOPIC: Hearing, review and action on a zone map amendment for property located at 400 South 600 East, from the GC-2 (Planned Commercial) zone to the PC (Planned Community) zone.

ACTION REQUESTED: Recommendation of approval for the zone map amendment.

BACKGROUND INFORMATION				
Location:		400 South 600 East		
Applicants:		Wasatch Residential Group-Adam Lankford		
Existing Land Use:		Vacant		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Commercial		
	South	Residential		
	East	Residential		
	West	Commercial		
Existing Zoning:		GC-2 (Planned Commercial)		
Proposed Zoning:		PC (Planned Community)		
Surrounding Zoning:	North	GC-2 (Planned Commercial)		
	South	PC (Planned Community)		
	East	PC (Planned Community)		
	West	GC-2 (Planned Commercial)		

Background

The applicant proposes a zone map amendment for property located at 400 South 600 East to the PC zone. It is currently zoned GC-2 (Planned Commercial). The property is vacant with a number of items and materials scattered throughout. It consists of approximately 2.03 acres. Properties to the east and south are zoned PC with higher density residential development present. If approved, the applicant will submit a site plan for an apartment structure, within the guidelines, standards and requirements for multi-family development within the PC zone.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment subject to any conditions listed in the Engineering report.

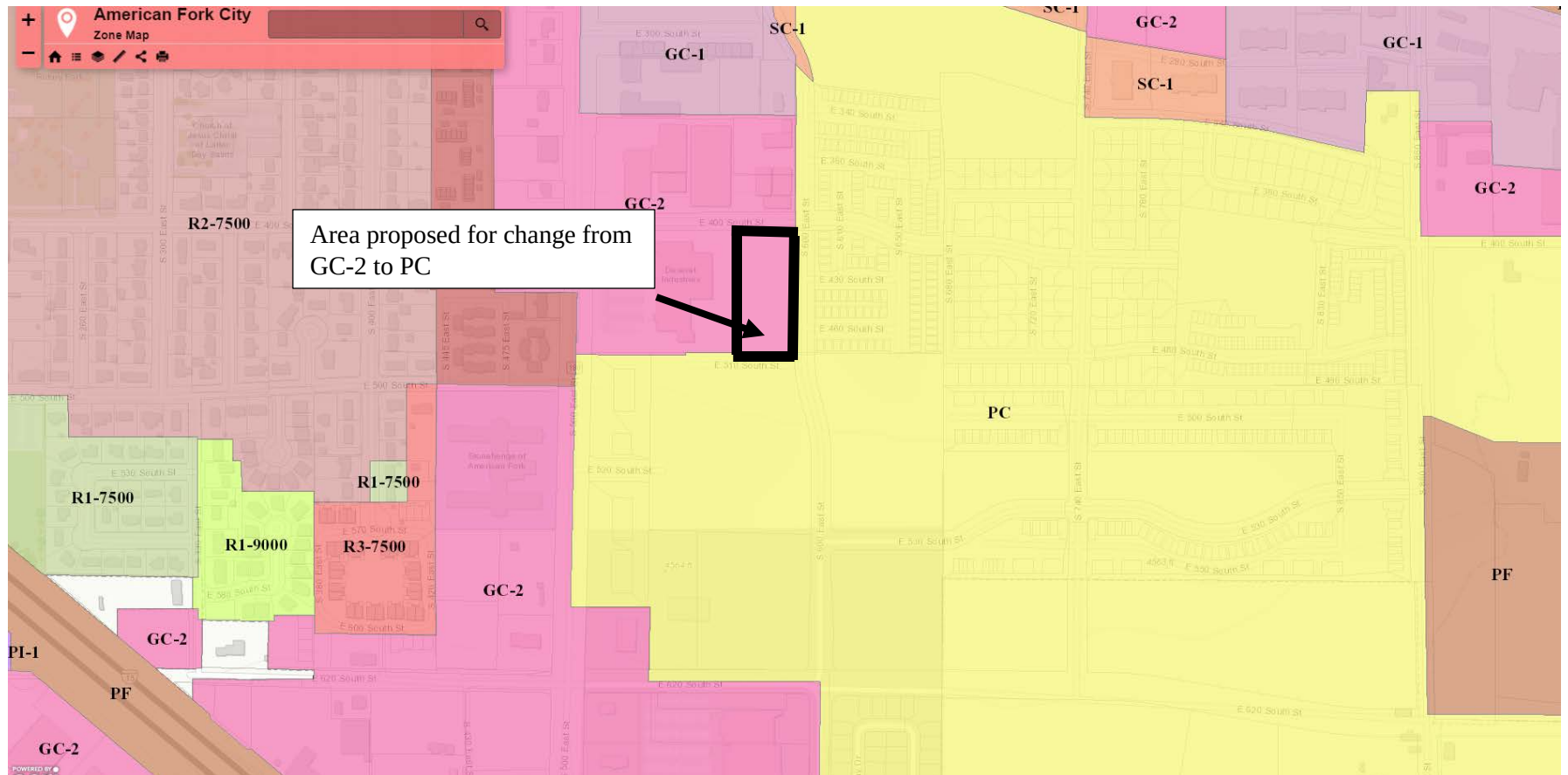
DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment.

TABLE

Mr. Chairman, I move that we table action on the zone map amendment.

Zone Map



AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 3/17/2021

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Wasatch Residential Group Zone Change Parc on 5th Phase 1C

Project Address: 400 South 600 East

Developer / Applicant's Name: Wasatch Residential Group – Adam Lankford

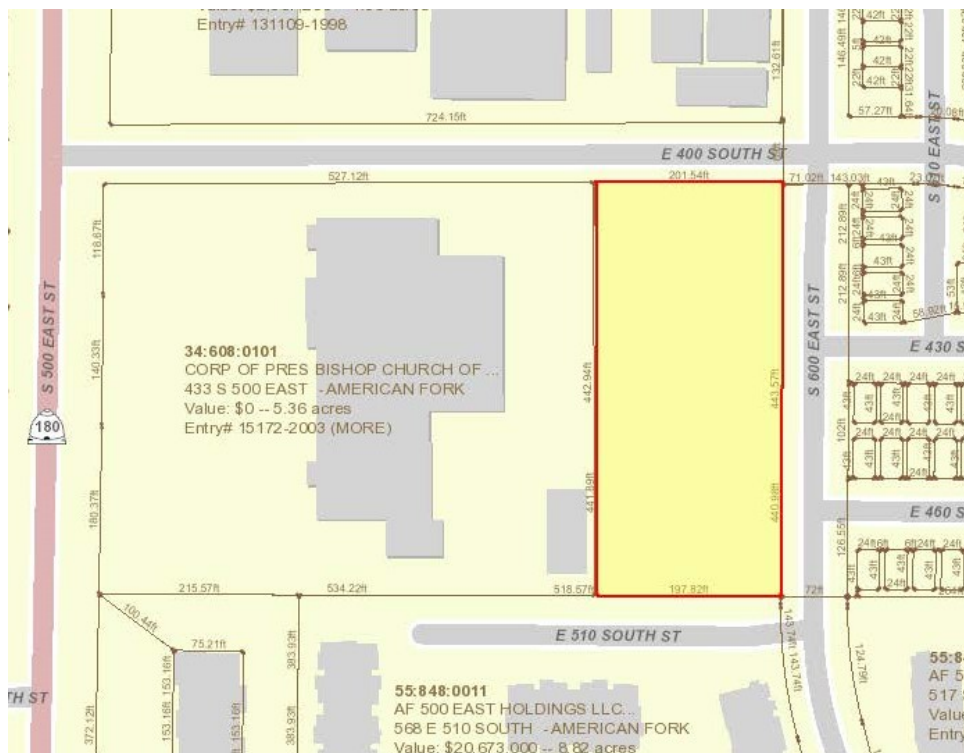
Type of Application:

- | | | |
|---|--|---|
| ☐ Subdivision Final Plat | ☐ Subdivision Preliminary Plan | ☐ Annexation |
| ☐ Code Text Amendment | ☐ General Plan Amendment | ☒ Zone Change |
| ☐ Commercial Site Plan | ☐ Residential Accessory Structure Site Plan | |

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

1. Additional right-of-way to accommodate the city standard 8' park strip and 5' sidewalk on the south side of 400 South shall be dedicated to the City at no cost to the City as a condition of this zone map change.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).



AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

ZONE CHANGE (blue)

Technical Review Committee Submittal Form

Project Name: PARC ON 5TH ADDITION
Location: 400 SOUTH 600 EAST
Reason/Description: REZONE TO PC ZONE FOR 1 APARTMENT BLDG.
Utah County Parcel No(s): 13:051:0072

Property Owner Name: KCS FAMILY INVESTMENTS LLC
Property Owner Signature: _____

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: WASATCH RESIDENTIAL GROUP - ADAM LANKFORD
Address: 620 S. STATE STREET
Telephone: 801.961.1184 Fax: _____
Email: ADAML@WRESGROUP.COM

Submit the following to **Lisa Halversen, Public Works Dept, 275 East 200 North.**

- Five paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
- Electronic** submittal on DISC:
 - a full plan set in one (1) single pdf
 - an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
 - reports (drainage, geotechnical, title) each in a separate pdf
- Fee** as determined at time of Site Plan Review Fee: \$250.00

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

SUBMITTAL CHECKLIST (applicant – check the box to indicate items are included in this submittal)

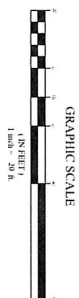
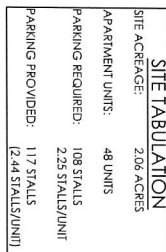
☐	Property Size (acres): <u>2.03</u>	Current Zone Classification: <u>COMMERCIAL-GC 2</u>
☐	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)	
☐	Does the proposed zone change conform to the Land Use Plan? ☒ Yes ☐ No If no, please submit a request for General Plan Amendment with this application.	

☐	What zone classification are you proposing for the area to be considered? <u>PC - PLANNED community</u>
☐	Map illustrating property to be changed.

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102



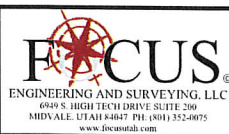
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5	04/04/2020	04/04/2020
6		

PARC OF 5TH PHASE 1C

AMERICAN FORK CITY

SITE PLAN

FOR
OVER



1. GENERAL NOTES
2. ELEVATION KEYNOTES
3. FRONT ELEVATION
4. REAR ELEVATION
5. LEFT ELEVATION
6. RIGHT ELEVATION
7. SECTION
8. DETAIL
9. FINISH
10. MATERIAL
11. COLOR
12. SCALE
13. DATE
14. DRAWN BY
15. CHECKED BY
16. APPROVED BY
17. PROJECT NO.
18. SHEET NO.
19. TOTAL SHEETS
20. PROJECT NAME
21. PROJECT ADDRESS
22. PROJECT CITY
23. PROJECT STATE
24. PROJECT ZIP
25. PROJECT PHONE
26. PROJECT FAX
27. PROJECT EMAIL
28. PROJECT WEBSITE
29. PROJECT DESCRIPTION
30. PROJECT OWNER
31. PROJECT ARCHITECT
32. PROJECT ENGINEER
33. PROJECT CONSULTANT
34. PROJECT SUBMITTER
35. PROJECT REVIEWER
36. PROJECT APPROVER
37. PROJECT SIGNATURE
38. PROJECT STAMP
39. PROJECT SEAL
40. PROJECT LICENSE
41. PROJECT EXPIRATION
42. PROJECT RENEWAL
43. PROJECT CANCELLATION
44. PROJECT REINSTATEMENT
45. PROJECT RECALL
46. PROJECT REJECTION
47. PROJECT REVISION
48. PROJECT CORRECTION
49. PROJECT AMENDMENT
50. PROJECT ADDENDUM
51. PROJECT SUPPLEMENT
52. PROJECT CHANGE ORDER
53. PROJECT VARIATION ORDER
54. PROJECT REQUEST FOR INFORMATION
55. PROJECT REQUEST FOR PROPOSAL
56. PROJECT REQUEST FOR QUOTE
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GENERAL NOTES

ELEVATION KEYNOTES



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AMERICAN FORK PHASE 1C



REVISIONS	
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REVISION

AGENDA TOPIC: Hearing, review and action on a zone map amendment for property located at approximately 120 North West State Road, from the R3-7,500 Residential zone to the GC-2 (Planned Commercial) zone.

ACTION REQUESTED: Recommendation of approval for the zone map amendment.

BACKGROUND INFORMATION				
Location:		120 North West State Road		
Applicants:		Dutch Bros Coffee-Nick Wecker		
Existing Land Use:		Vacant		
Proposed Land Use:		Commercial		
Surrounding Land Use:	North	Commercial		
	South	Commercial		
	East	Residential		
	West	Commercial		
Existing Zoning:		R3-7,500		
Proposed Zoning:		GC-2 (Planned Commercial)		
Surrounding Zoning:	North	GC-1 (General Commercial)		
	South	GC-1 (General Commercial)		
	East	R3-7,500		
	West	SC-1 (Planned Shopping Center)		
Land Use Plan Designation:		Design Commercial		
Zoning within Land Use Plan Designation?		x	Yes	No

Background

The applicant proposes a zone map amendment for property located at approximately 120 N. West State Road to the GC-2 zone. It is currently zoned R3-7,500; originally approved as part of the Seven C's mobile home park. The property is vacant and is also the subject of a forthcoming subdivision plat and site plan for a Dutch Bros. Coffee shop. The property is approximately .45 acres. Properties to the north, south and west are commercial in nature, and this zone map amendment will create a continuous commercial corridor along this area of State Street.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment subject to any conditions listed in the Engineering report.

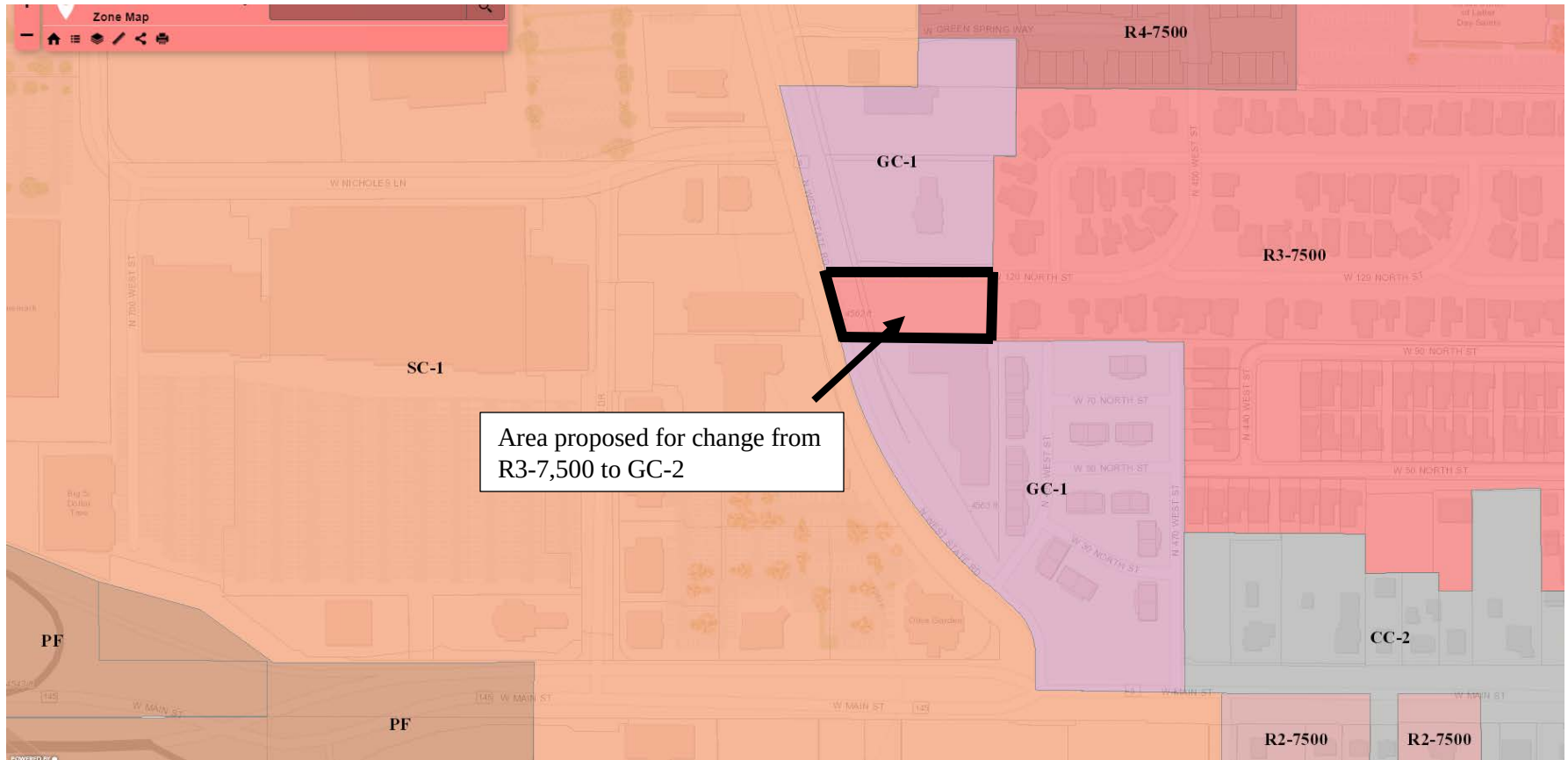
DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment.

TABLE

Mr. Chairman, I move that we table action on the zone map amendment.

Zone Map





AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

ZONE CHANGE (blue)

Technical Review Committee Submittal Form

Project Name: Dutch Bros Coffee
Location: SEC NW State Street and West 120 North Street
Reason/Description: Rezone from multi-family residential (R-3 7500) to General Commercial 2 (GC-2)
Utah County Parcel No(s): western portion of parcel 660510003

Property Owner Name: PRIZ MHP LLC & ENCORE MHP LLC

Property Owner Signature:  

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: Nick Wecker, Barghausen Consulting Engineers, Inc.

Address: 18215 72nd Avenue South, Kent, WA 98032

Telephone: (425)251-6222 Fax: _____

Email: NWecker@barghausen.com

Submit the following to Lisa Halversen, Public Works Dept, 275 East 200 North.

1. **Five paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. **Electronic** submittal on **DISC**:
 - a. a full plan set in one (1) single pdf
 - b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
 - c. reports (drainage, geotechnical, title) each in a separate pdf
3. **Fee** as determined at time of Site Plan Review Fee: \$250.00

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

SUBMITTAL CHECKLIST (applicant – check the box to indicate items are included in this submittal)

☒	Property Size (acres): <u>0.45-acres</u> Current Zone Classification: <u>R-3 7500</u>
☒	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)
☒	Does the proposed zone change conform to the Land Use Plan? ☒ Yes ☐ No If no, please submit a request for General Plan Amendment with this application.

☒	What zone classification are you proposing for the area to be considered? <u>GC-2</u>
☒	Map illustrating property to be changed.

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102

UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES MARCH 3, 2021

The American Fork City Planning Commission met in a regular session on March 3, 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
Rod Brocius
Harold Dudley
Geoff Dupaix
Ryan Hunter

Absent:

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

Others Present: Steve Strate, David Peterson

Public Comments Received: Letter from

Chairman Woffinden read the "Notice of Electronic Meeting."

1. Hearing, review and action on a Zone Map Amendment for property located at 349 South 100 West, from the GC-2 (Planned Commercial) zone to the PI-1 (Planned Industrial) zone

Mr. Olsen stated that the applicant proposes a zone map amendment for property located at 349 South 100 West to the PI-1 zone. It is currently zoned GC-2 (Planned Commercial). The property has a structure in place, has been used by various commercial entities and consists of approximately .88 acres. Properties to the east and west are zoned PI-1, and this will provide a continuous area of the PI-1 zone along the frontage road, immediately north of the railroad tracks and south of I-15. This could be considered a "house-keeping" item, it would be cleaning up a lone area of GC-2 and converting it to PI-1.

UNAPPROVED MINUTES

Mr. Ben Hunter said that the standards have been met, they have been working with the applicant and the Engineering Division does not have any concerns. The only condition is to convey what is already a roadway to be a right-of-way for the city.

Mr. Steve Strate, applicant, expressed desire to have Alpine Machinery Repair move into the building that McCoy's Cabinets moved out of.

Public Hearing Opened - There were no public comments received.

Public Hearing Closed

Mr. Dupaix moved to approve the zone map amendment subject to any conditions listed in the Engineering report.

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

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

The motion passed.

2. Hearing, review and action on a Zone Map Amendment for property located at approximately 760 North 200 East, from the RA-1 (Residential Agriculture) zone to the R1-9,000 zone

Mr. Olsen stated that the applicant proposes a zone map amendment for property located at 757 North 200 East from the RA-1 to the R1-9,000 zone. If approved, the applicants will develop a residential subdivision under the provisions of a Planned Unit Development (PUD) within the R1-9,000 zone. The property has historically been used for residential and agriculture purposes. The city's Land Use Plan designates this area as "Low Density Residential" and the R1-9,000 zone conforms to this designation. The R1-9,000 zone exists to the west and north, and the R1-7,500 zone is present to the south.

Ms. Anderson asked where the access would be for the proposed subdivision, she noted that there are several buildings on the property.

UNAPPROVED MINUTES

1 Mr. Olsen replied that many existing structures would be removed, the access would probably be
2 from where it fronts 200 East.

3
4 Ms. Anderson asked if the access options would include through streets and cul-de-sacs.

5
6 Mr. Olsen indicated that there would likely need to be through access to the north, though
7 subdivision plans have not been turned in at this stage.

8
9 Ms. Anderson asked if there would need to be access to the south as well.

10
11 Mr. Olsen stated there is a potential for that, but staff would need to see their subdivision design.

12
13 Mr. Ben Hunter added that there is a section of code that identifies that a subdivision below 25 lots
14 is only required to have one access. He and the applicant have briefly discussed having a stub to
15 the north, there are some challenges with an access to the south. Staff will definitely talk about it.
16 He referred to the city's road project along 700 North and the associated topographical challenges,
17 a southern access may be too close to the intersection at 740 North and 100 East. There are a lot
18 of different variables but they will need to provide a stub point at the north end.

19
20 He indicated that this is just the first step, applicants will be putting together the plans for an actual
21 subdivision. The master plan for 200 East identifies some right-of-way that will be required as a
22 condition for zone change. There is also a requirement for a trail that will go through the property
23 and to the west. Staff have discussed this with applicants and they are aware that they would need
24 to meet that master plan requirement for a trail.

25
26 Ms. Anderson asked if fulfilling trail requirements should be part of any motion.

27
28 Mr. Olsen replied that he would recommend that.

29
30 Mr. Keaton Morton, applicant, is going to work with staff. Applicants have discussed utilities but
31 have not determined access to the north or south. They have looked at some options but haven't
32 finalized anything. They are excited to work with American Fork, this is their first project with the
33 city.

34 35 36 **Public Hearing Opened**

37
38 A letter of public comment was received from Brandon and Theresa Blue, who own a
39 neighboring property. Mr. Olsen read the following to commissioners:

40
41 Hello,

42 I received the letter about the AF City Planning Commission meeting on March 2,2021. My husband and

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I own the property 822 N 100 E, American Fork, UT 84003 being right next to the proposed rezoning property and we are strongly advising against this.

We bought this house to the fact that there was a nice quiet a field in a city that is exploding too much as is with properties. The streets are overflood as is, our property value will decrease with this development. Also, we will be looking at loud construction for who knows how long.

I know that many neighbors here neighboring 757 N 200 E are feeling the same.

American Fork City has to take a stand for once and look after the well-being of its already established inhabitants.

I hope this is taken into consideration when making a zoning decision. This will just be bad for American Fork the property values and the people living here.

All the best,

Brandon & Teresa Blue, 822 N 100 E, American Fork, UT 84003

Public Hearing Closed

Ms. Anderson responded to the Blues, she appreciates and empathizes with their position as she also moved into a home near an empty field. However, the land-owners also have rights to develop their property within the zoning requirements. New development will probably increase surrounding property values if done correctly. She hopes the neighborhood feels new life from development. She wants them to know that they have been heard and their input is appreciated.

Mr. Dupaix agreed, he moved into a field next to someone else's house. It is always a balancing act because property owners have rights to do things with their property even if a neighbor doesn't like it, as long as it meets the code and standards for development. He recognizes their concern but the city has a mandate to work with property owners within our boundaries to make sure that development is done intelligently and fits in well within the surrounding area.

Mr. Ryan Hunter moved to approve the zone map amendment subject to any conditions listed in the Engineering report, including requirements for the proposed trail plan.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Rod Brocious	Aye
Harold Dudley	Aye

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Geoff Dupaix
Ryan Hunter

Aye
Aye

The motion passed.

3. Review and action on a commercial site plan for King & McCleary located at 230 and 240 West Main Street, in the CC-2 (Central Commercial) zone

King & McCleary received approval of a site plan early in 2020 converting an existing residential structure to office use. They have opted to do a new-build instead and the structure has been removed. The proposal is for a two-story office building. Access will be shared between the existing and proposed structures. Parking has been provided and meets the requirements of the code. Renderings of the proposed structure are included in the packet materials.

Mr. Ben Hunter indicated that everything is already in place regarding the infrastructure, the Engineering Division recommends approval.

Mr. Brocious asked about the shared access for the two lots, he inquired if something needs to be created so that one lot can't shut access off to the other lot in case of future issues.

Mr. Olsen stated that commissioners could make it a condition that applicants record an easement document that ensures that shared access will remain shared in the future.

Mr. David Peterson, owner, replied that they already have a shared access easement agreement and a document has been filed.

Mr. Dudley expressed that he thinks that should be noted on the site plan.

Mr. Peterson agreed and stated that the shared access agreement/easement is noted on the site plan.

Mr. Ryan Hunter moved to approve the site plan for King & McCleary, 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
Christine Anderson	Aye
Chris Christiansen	Aye
Rod Brocious	Aye
Harold Dudley	Aye
Geoff Dupaix	Aye

UNAPPROVED MINUTES

Ryan Hunter

Aye

The motion passed.

4. Other Business

Mr. Olsen informed commissioners that the police department gave a presentation on Crime Prevention Through Environmental Design (CPTED), to council members last night. City council thought that the planning commission should also be aware of this presentation regarding limiting crime by principles of design, landscaping, lighting, etc.

Chairman Woffinden said that he had a discussion with David Bunker regarding the Harrington school. He is wondering if we can make that a discussion item for a future planning commission meeting.

Mr. Olsen said that it is not ready for a discussion yet, there is not much to discuss until a site plan is drawn up.

5. Site Plan Committee Report

Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on Wednesday, March 17, 2021. This will be a short meeting with one zone map amendment.

6. Review and action on the minutes of the February 17, 2021 Planning Commission Regular Session

Mr. Dupaix moved to recommend approval of the minutes of the February 17, 2021 Planning Commission Regular Session.

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

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

UNAPPROVED MINUTES

Ryan Hunter

Abstain

The motion passed.

7. Adjournment

Mr. Ryan Hunter motioned to adjourn.

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

Meeting adjourned at 7:30 pm.

Lisa Halversen

Administrative Assistant