

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES NOVEMBER 17, 2021

The American Fork City Planning Commission met in a regular session on November 17, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Chairman Woffinden
Jenny Peay
Harold Dudley
Chris Christiansen
Christine Anderson

Absent: Bruce Frandsen
Rod Brocious

Staff Present: Rebecca Andrus, City Engineer
George Schade, Communications
Lisa Halversen, Administrative Assistant

Others Present: Steve Johns, Tod Kirton, Ginger Romriell, Jake Horan

Chairman Woffinden led the "Pledge of Allegiance."

1. Hearing, review and action on amendments to Section 17.5.133 of the American Fork City Municipal Code entitled "Off-Street Parking Standards"

Ms. Andrus reminded commissioners that the American Fork City Council and Planning Commission discussed varying approaches to parking for multiple family residential projects during their September 7, 2021 joint work session and requested of staff to propose alternative ways to handle this situation.

Planning Commission recommended approval of both options on October 6, 2021. However, to more clearly identify that the proposed parking standards only apply in the CC-1 zone, it is recommended the planning commission adopt amended language set forth in the proposed amendment to Section 17.5.133.

Public Hearing Opened

No comments received.

Public Hearing Closed

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Mr. Christiansen moved to recommend approval of the proposed amendment to Section 17.5.133.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye

The motion passed.

Chairman Woffinden indicated that items 2 and 3 will be discussed together but voted on separately.

2. Hearing, review and action on a land use map amendment from the Residential Low Density and Design Commercial designation to the Institutional Lands and Schools designation, located in the area of 970 East 1750 North

Ms. Andrus stated that the applicant proposes to amend the land use and zone map designations of the parcel located at 970 East 1750 North. The existing land use for the property is divided into two classifications: Design Commercial on the west and Residential Low Density on the east. The existing zone designation for the entire parcel is RA-1 Residential Agricultural. The city has purchased this land with the intent of building a fire station.

The applicant is asking to change the land use designation to Institutional Lands, Schools and Public Facilities over the entire property. Applicant is also asking to change the existing zone to Public Facilities over the entire parcel.

Ms. Anderson asked if the access would still be located from Harvey.

Ms. Andrus said that there will still be access from Harvey, but the intention is that vehicles will be able to pull straight through as well.

Public Hearing Opened

No comments received.

Public Hearing Closed

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1 Ms. Peay moved to recommend approval of the land use map amendment.

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

3	Chairman Woffinden	Aye
4	Jenny Peay	Aye
5	Harold Dudley	Aye
6	Christine Anderson	Aye
7	Chris Christiansen	Aye

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9 The motion passed.

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12 3. Hearing, review and action on a zone map amendment for property located in the area of
13 970 East 1750 North from the RA-1 Residential Agricultural zone to the PF Public
14 Facilities zone
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18 **Public Hearing Opened**

19 No comments received.

20 **Public Hearing Closed**

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22 Ms. Peay moved to recommend approval of the zone map amendment.

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

24	Chairman Woffinden	Aye
25	Jenny Peay	Aye
26	Harold Dudley	Aye
27	Christine Anderson	Aye
28	Chris Christiansen	Aye

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30 The motion passed.
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34 4. Hearing, review and action on a zone map amendment from the R2-7,500 Residential
35 zone to the R2-7,500 (O) Residential zone, located in the area of 162 West 400 South
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Ms. Andrus told commissioners that the applicant proposes to amend the zone map designation of the parcels located at 162 West 400 South. The existing zone designation for the parcels is R2-7,500 Residential.

The applicant is asking to change the existing zone to R2-7,500 (O) Residential Overlay. The overlay zone provides additional options for those desiring to live on separate smaller lots, with densities as permitted under the “two-family dwelling” option without a common wall between the residences.

Ms. Peay asked for clarification regarding the requirement of a wall between two units.

Ms. Andrus believes that without the overlay a common wall would be required between two units. With the overlay it would not be, they could be separate units on separate lots. There are no outstanding planning or engineering concerns.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Tod Kirkham of Kaskade Homes explained that the overlay allows for slightly smaller lots, it would give some residents a chance to get into a home. They feel that it will be a good project. A site plan is in the works, they hope to start construction at the beginning of 2022.

Ms. Anderson moved to recommend approval of the zone map amendment.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye

The motion passed.

5. Hearing, review and action on the preliminary plan and final plat for Auble Office Condominiums, located at 1134 East 300 North in the PO-1 Professional Office zone

Ms. Andrus told commissioners that the Auble Office Condominium proposal is a subdivision of parcel 14:017:0284 that proposes to create 3 condominium units. The subdivision units meet or

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exceed the area and dimensional requirements of the PO-1 Professional Office zone. All Engineering Division concerns have been addressed and they recommend approval.

Ms. Anderson clarified that the building is already there as well as the parking lot.

Ms. Andrus replied that the building is already built, the owner wants to split it up so they can have several different tenants.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Dudley moved to approve the preliminary plan for the Auble Office Condominiums, located at 1134 East 300 North subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye

The motion passed.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Dudley moved to recommend approval of the final plat for the Auble Office Condominiums, located at 1134 East 300 North with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Jenny Peay	Aye

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Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye

The motion passed.

6. Hearing, review and action on a preliminary plan and final plat for Stonecreek Plat G, located at approximately 350 West 900 South in the PR-3.0 Residential zone

Ms. Andrus informed commissioners that this item has been before them previously but the road will be a minor collector instead of a local surface street. With this change, some lots needed to be adjusted. There are the same number of lots but the plat needs reapproval. This is a minor housekeeping issue, nothing changes with regards to engineering or planning. She indicated that the Stonecreek Plat G proposal is a subdivision of parcels 13:065:0074 and 13:065:0075 and proposes to create 32 lots. The subdivision units meet or exceed the area and dimensional requirements of the PR-3 Planned Residential zone.

Ms. Peay asked why there were no building envelopes on the plat.

Ms. Andrus stated that they don't want to show things on the plat that may have a code change with time, such as setbacks. A future item will be coming before the commission to request reduced setbacks. This item is only approving the amended plat.

Ms. Peay wanted to make sure that the code does specify the setbacks.

Ms. Andrus affirmed that this is the case, the original plat did not show the building envelopes either.

Public Hearing Opened

No comments received.

Public Hearing Closed

Ms. Anderson moved to approve the preliminary plan for the Stonecreek Plat G, located at approximately 350 West 900 South subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye

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Christine Anderson

Aye

Chris Christiansen

Aye

The motion passed.

Public Hearing Opened

No comments received.

Public Hearing Closed

Ms. Anderson moved to recommend approval of the final plat for the Stonecreek Plat G, located at approximately 350 West 900 South with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden

Aye

Jenny Peay

Aye

Harold Dudley

Aye

Christine Anderson

Aye

Chris Christiansen

Aye

The motion passed.

7. Hearing, review and action on a preliminary plan and final plat for Auto Mall Drive Business Center Plat B, located at approximately 450 East Auto Mall Drive in the PI-1 Planned Industrial zone

Ms. Andrus informed commissioners that the 500 East Auto Mall Drive Business Center Plat B is a subdivision of parcel 13:061:0111 which proposes to construct 2 commercial buildings, a 51,063 square foot office and warehouse building and a 6,132 square foot Maverik convenience store. The subdivision units meet or exceed the area and dimensional requirements of the PI-1 Planned Industrial zone.

Public Hearing Opened

No comments received.

Public Hearing Closed

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Mr. Christiansen moved to recommend approval of the preliminary plan for the 500 East Auto Mall Drive Business Center Plat B, located at 450 East Auto Mall Drive subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye

The motion passed.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Christiansen moved to recommend approval of the final plat for the 500 East Auto Mall Drive Business Center Plat B, located at 450 East Auto Mall Drive with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye

The motion passed.

8. Hearing, review and action on a preliminary plan, final plat and site plan for Deer Park Subdivision consisting of two lots, located in the area of 9 West 1100 South in the PI-1 Planned Industrial zone

Ms. Andrus reviewed with commissioners that in 2021 there was a zone change for these parcels to the current PI-1 Planned Industrial Zone. This area was annexed into the City under the Pulley Annexation in 2016. This site plan and subdivision plat is proposed to have an office-warehouse

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development. These 2 lots will consist of two office-warehouse buildings totaling 252,130 square feet on approximately 14.06 acres. The site is bound by 1100 South on the north, agricultural properties on the east and west and the future arterial to the south currently owned by UDOT. Access points will be provided off 1100 South. The Pedestrian and Bike Master Plan identifies a trail along the east property line adjacent to the existing slough. The necessary trail dedication or easement will be provided as condition of approval of the plat and site plan. Trail improvements will not be constructed at this time.

There was a minor concern after submittal regarding the water line on the east (off 100 East 1100 South). The concern was that the line is not straight, we will work with the developer to address this.

Chairman Woffinden asked if the water line would come through on the Carson property.

Ms. Andrus said that it would come across the south end of Carson's property, there would be an easement looping up into the Deer Park property. Eventually the line will continue west and north but at this time it is sufficient.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Jake Horan of Keystone Construction said that they have worked a lot with staff to be sure the city is comfortable with the project, the big issue was water. We recently had a big meeting addressing water and right-of-way issues. They have an easement along the south end of the Carson property, they're excited for the project. Keystone Construction and Red Pine Excavation are currently located in Lehi and plan to relocate here to American Fork when these buildings are done.

Ms. Peay asked Mr. Horan to elaborate on the businesses that would be located here.

Mr. Horan explained that White Horse Development is the first stage in their trio of companies, this is the development company that works with property owners and acquires the property. Red Pine is their excavation company that does the horizontal development. Keystone Construction is the home building company, they have built a lot in the TOD zone. Their first project in American Fork was Willow Glen townhomes in 2017-18. Now they also have Rockwell Ranch, Lakeshore Landing and AF Crossing. He expressed that they love to work in American Fork.

Chairman Woffinden asked about the plan set, he noticed that it showed three buildings instead of two. Mr. Horan said that there was a mistake in the packet material, there will be 2 buildings as submitted with a potential 3rd in the future.

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Chairman Woffinden also has concerns about the water table being higher than 8 feet below the surface and the soil makeup. He asked if the geotechnical report is ready and the PH statistics for the soil. He also wanted to make sure they were aware of the possibility of liquefaction in the area, the state has designated this a high-liquefaction area. How will they mitigate this? He wants to have all information before giving approval.

Mr. Horan said he will ask if the reports are finished. They want to make sure they are covered as well in case of a seismic event.

Chairman Woffinden asked why they stopped boring holes at 5 feet down when one found groundwater at 3 ½ feet.

Mr. Horan said that he will ask about that as well.

Chairman Woffinden said that he'll take him at his word, but he would rather table the item until they have all the information.

Mr. Dudley moved to recommend approval of the preliminary plan, final plat and commercial site plan for Deer Park Subdivision, with the findings listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report as well as completion of the items listed by the Chairman to staff in a timely manner.

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

Chairman Woffinden	Nay
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye

The motion passed.

9. Other Business

There was no other business.

10. Site Plan Committee Report

Ms. Andrus said that there are several upcoming site plans, plats and projects in various stages of approval. Some of these need some planning review before they can proceed. We have a large backlog in the pipeline. The next meeting will be held on December 8.

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11. Review and action on the minutes of the November 3, 2021 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the November 3, 2021 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye

The motion passed.

12. Adjournment

Ms. Peay motioned to adjourn.

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

Meeting adjourned at 7:45 pm.



Lisa Halversen
Administrative Assistant