

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES JANUARY 5, 2022

The American Fork City Planning Commission met in a regular session on January 5, 2022, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Chairman Woffinden
Christine Anderson
Jenny Peay
Chris Christiansen

Absent: Harold Dudley
Bruce Frandsen
Rod Brocious

Staff Present: Patrick O'Brien, Development Services Director
Scott Sensenbaugher, Public Works Director
George Schade, Communications Director
Lisa Halversen, Administrative Assistant

Others Present: Roger Dudley, Katie Grisley, Lars Grisley, Mr. Beck

Chairman Woffinden led the "Pledge of Allegiance."

1. Hearing, review and action on a preliminary plan and final plat for Beck Hillside Estates consisting of 15 lots, located in the area of 760 North 200 East in the R-1-9,000 Residential zone

This item has been pulled from the agenda at the request of the developer.

2. Hearing, review and action on a commercial site plan for Goldfish Swim School, located at 348 South 500 East, in the GC-2 General Commercial zone

Mr. O'Brien told commissioners that Goldfish Swim School proposes a one-story, 8,540 square foot building with 66 parking stalls for a swim school to teach swimming to children. The proposed site is 1.01 acres. The use is a permitted use identified as a specialty school as allowed

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1 in the GC-2 Planned Commercial Zone. Access to the Goldfish Swim school is provided off 500
2 East.

3 This item was pulled from a previous planning commission agenda, there was one outstanding
4 issue regarding a lot consolidation. This was resolved by the applicant providing evidence of
5 ownership and it has been allowed to proceed. It's a pretty straightforward project from a
6 planning perspective.

7 Mr. Sensanbaugher said that this proposal has been extensively reviewed, he wanted to call
8 attention to the fact that there are several items for which the city has not yet received answers
9 despite repeated requests. He believes that these are minor issues, he feels confident
10 recommending approval subject to such questions being answered.

11 Ms. Anderson asked if the nature of the corrections and questions is such that they could be
12 completed by the time it goes to city council. She asked if this could be made a part of any
13 motion.

14 Mr. Sensanbaugher affirmed that these are minor issues that shouldn't result in any substantial
15 changes. The staff just wants the items addressed.

16 Ms. Peay asked when this property was rezoned for commercial. Mr. O'Brien didn't have that
17 information, but Chairman Woffinden believes that 500 East was rezoned commercial around 4-
18 5 years ago.

19 Mr. O'Brien said that he's new and still learning, he realizes that sometimes mapping is delayed,
20 he wanted to make sure that any changes would be reflected in the updated maps he's looked at
21 for this project.

22 Mr. O'Brien then read emailed comments from the Fire Marshal sent earlier in the day. The Fire
23 Marshal doesn't feel comfortable recommending approval because the turnaround still needs
24 adjustments to provide unobstructed drivable space, and the drawings should be consistent with
25 the adjustments made specifically to the site plan. Until these items are worked out he cannot
26 recommend approval.

27 Mr. Lars Grisley, applicant for Goldfish Swim School and his wife Katie introduced themselves.
28 There are three of these schools currently in Utah. They serve children from 6 months to 12 yrs.
29 Every school has a story of a student saving a life and all instructors are certified lifeguards.
30 Drowning is the number one cause of accidental death in children. Water safety is serious and is
31 our focus and passion.

32 Chairman Woffinden pointed out that their contact list is outdated, he needs an updated one. His
33 main concern is the geotech report and the fact that he sees no percolation test as requested. He
34 wants to know why they stopped drilling bore holes at 5 and 6 feet in some of the areas. This is a
35 high liquefaction area and it makes no sense to stop drilling at 5 feet.

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Mr. Roger Dudley said that he didn't personally perform the test and doesn't have the answers to that question. His guess is that it probably was a result of running into different types of soils. There is no city storm drain to connect to, so storm drainage is provided through triple trench, sumps and pumps, and storm drainage will be contained on-site. They can do further investigation if required, but as an engineer he feels comfortable that the site is adequate.

Chairman Woffinden said that the Sensitive Lands Ordinance comes into play if the water table is above 8 feet. This issue and the problem of liquefaction are big question marks that need to be answered.

Mr. Dudley said that they built a stripmall across the street which has a similar soil structure.

Chairman Woffinden knows the property, it was his wife's grandfather's farm. One of his fields had standing water on the surface all the time and could only be used as a pasture.

Mr. Dudley said that they'll be happy to do whatever is required to satisfy the staff. He said they hired a geotech engineer to do the job and he's sorry it doesn't meet the bar.

Mr. Sensanbaugher said that one of the main things they have asked for is the percolation test. His hunch is that the system as designed will work, but he needs confirmation. Staff have asked repeatedly, for months, for this information. We need to make sure that this drainage system will function correctly. In addition, a percolation test can be done quickly.

Ms. Peay asked where the lighting stops. It's hard to see on the plans. She's concerned that lighting not spill over onto neighboring properties.

Mr. O'Brien said that he's reviewed it and it is all as it should be.

Mr. Dudley said that the lighting should be directed into the commercial development rather than facing to the outside. Lights can be built directionally and will be around 16-18 ft tall. Mr. Dudley was also surprised by the fire department comments but will address them.

Public Hearing Opened

No comments received.

Public Hearing Closed

Ms. Anderson motioned to recommend approval of the site plan for Goldfish Swim School, located at 348 South 500 East, in the GC-2 General Commercial Zone, with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report, and subject to any findings or recommendations identified by the Fire Marshal including specifically but not limited to a positive percolation test, an approved route for the fire trucks, an updated contact list, and a showing that lighting is

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1 internal to the project. All requested items must be provided before this item will be put on
2 a city council meeting agenda.

3
4 Ms. Peay seconded the motion. Voting was as follows:

5	Chairman Woffinden	Aye
6	Jenny Peay	Aye
7	Christine Anderson	Aye
8	Chris Christiansen	Aye

9
10 The motion passed.
11
12
13

14 Chairman Woffinden indicated that the Roderick Catalyst Business Park agenda items have been pulled
15 from the agenda at the request of the developer.
16
17

- 18 3. Hearing, review and action on an ordinance creating Section 13.04.050 of the American
19 Fork Municipal Code regarding utility services to property outside of city boundaries
20
21

22 Mr. Sensanbaugher stated that this ordinance is a product of consultation with administration, it
23 restricts new utility connections to those that annex into the city. The drought emphasizes that
24 resources are scarce and we would like to only provide these services to city residents. This will
25 not cut off anyone who is grandfathered in, but it prohibits any new connections that are not
26 annexed into the city. This will not cut off anyone who is currently connected.
27

28 Ms. Peay asked if it would affect the property next to the new fires station. Mr. Sensanbaugher
29 said possibly. It's surprising how many islands of unannexed property there are in the city. This
30 won't affect if a home was being built in that area, they wouldn't get city utilities unless they
31 were city residents.
32
33

34 Public Hearing Opened

35 No comments received.

36 Public Hearing Closed

37
38 Ms. Peay motioned to recommend approval of the code text amendment.
39

40 Mr. Christiansen seconded the motion. Voting was as follows:
41

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Chairman Woffinden	Aye
Jenny Peay	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Rod Brocious	Aye

The motion passed.

4. Other Business

Mr. O'Brien told commissioners that there is an issue with home occupation business uses not having a process to obtain a conditional use permit. He wants to have a process-driven and transparent way to deal with these requests and is working to develop one.

5. Site Plan Committee Report

Mr. O'Brien gave a report of items which will be ready for the next agenda. There will be a site plan for apartments in the CC-1 zone and a final plat for Timp Hollow Subdivision. The meeting will also include some Roderick Catalyst buildings and a couple of other items that are waiting on developers for confirmation.

6. Review and action on the minutes of the December 8, 2021 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the December 8, 2021 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Rod Brocious	Aye

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The motion passed.

7. Adjournment

Mr. Christiansen motioned to adjourn.

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

Meeting adjourned at 7:45 pm.



Lisa Halversen

Administrative Assistant