

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES FEBRUARY 16, 2022

The American Fork City Planning Commission met in a regular session on February 16, 2022, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Chairman Woffinden
Christine Anderson
Chris Christiansen
Harold Dudley
Bruce Frandsen

Absent: Jenny Peay

Staff Present: Patrick O'Brien, Development Services Director
Ben Hunter, Engineer
George Schade, Communications Director
Lisa Halversen, Administrative Assistant

Others Present: Rob Shelton, City Councilmember, Dustin Kuttler

Chairman Woffinden led the "Pledge of Allegiance."

1. Appointment of Planning Commission Chairperson and Vice Chairperson

Mr. Dudley nominated John Woffinden as Chairman and Christine Anderson as Vice-Chair.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Aye

The motion passed.

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

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2. Hearing, review and action on a preliminary plan and final plat for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial zone

Mr. O'Brien stated that the applicant is proposing a 14-unit development on a 0.45-acre lot. The development is accessed from 100 East. The proposed project is located in the CC-1 zone. Current site conditions require the removal of existing structures to accommodate the future development outlined in the proposal. All other code requirements have been met on the planning side and they recommend approval.

Ms. Anderson said that current code requires 50% glass or openings for the main floor. How does that work with residential use? Her intention when putting this in the code was that it would apply to commercial use, it was never meant for residential. The 50% is not something you would normally expect for a residential unit. She thinks this might be a problem in the code, maybe that should only apply to commercial use, so if the developer is uncomfortable with that she doesn't want them to feel that they have to meet that percentage.

Mr. O'Brien stated that from a staff perspective we have to ensure that the development meets code. The Planning Commission can use their discretion, that section of code is something we can bring up and amend. Doors, windows and openings can all be used toward the 50%. The code is a living document that can be amended as we go along.

Mr. Hunter indicated that a lot of the utilities and infrastructure are already in place, they have had to put in a PI line and a right-only access point. Engineering recommends approval.

Mr. Dustin Kuttler, project developer, said that his project is the first one in this zone. He said there is a lot of demand for apartment buildings with fewer units than the big-name developments. They had to demolish the old home on the site as it was in really poor condition and had many issues. There are three partners that are doing this development, everything will be in-house. The architect is now working on this project. He anticipates it will cost about \$5 million and will bring an updated urban feel. The ground floor will be an office/3rd bedroom. Nothing on the ground-floor facing 100 East is living space. The ground level also has the garage, the second floor is living/kitchen and the bedrooms are on the third floor. Just as a point of developer feedback, 40% glass is easier to get to than the 50%. It limits the style of development you can do, urban/industrial style is what you will get.

Ms. Anderson asked what glass you would lose to go down to 40%, what changes would there be?

Mr. Kuttler replied that there would probably be fewer windows in the bedrooms. The glass requirement in the code is very restrictive for a future developer, it will keep the costs very high. Construction costs have increased a lot. The parking was the most restrictive code to meet. He was required to have 2.25 parking stalls per unit.

Ms. Anderson asked if that is really the parking requirement for the downtown area.

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Mr. Hunter affirmed.

Ms. Anderson reminded staff of a past meeting where commissioners discussed reducing parking requirements in the downtown area. The requirements could be lowered by using metrics including distance from amenities and bicycle storage.

A discussion ensued regarding the power to grant variances. Does the planning commission have that discretion or must they abide by the code? Mr. O'Brien feels that staff always has to recommend based on the code. He believes that the commission should abide by the code but can make recommendations to city council, who can then change the code or grant a variance.

Mr. Frandsen believes that they can vote with a recommendation that city council look at changing the code regarding parking numbers.

Mr Kuttler said that small developers are under a time crunch and that's why he can't go into a project asking for a lot of variances. This might affect what commissioners should look at regarding code requirements.

Chairman Woffinden pointed out that they will need to do more curb and gutter.

Mr. Christiansen said that he believes that maybe we should revisit the requirements, these type of things help us to realize what we need to do in the future.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Dudley moved to approve the preliminary plan and recommend approval of the final plat for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial zone 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
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Aye

The motion passed.

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- 1 3. Hearing, review, and action on a site plan for 43 North Apartments, located in the area of
2 43 North 100 East, in the CC-1 Central Commercial zone

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5 **Public Hearing Opened**

6 No comments received.

7 **Public Hearing Closed**

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9 **Ms. Anderson moved to recommend approval of the site plan for 43 North Apartments,**
10 **located in the area of 43 North 100 East, in the CC-1 Central Commercial zone with the**
11 **findings listed in the staff report, and subject to any findings, conditions and modifications**
12 **found in the engineering report.**

13 **Mr. Frandsen seconded the motion. Voting was as follows:**

14	Chairman Woffinden	Aye
15	Christine Anderson	Aye
16	Chris Christiansen	Aye
17	Bruce Frandsen	Aye
18	Harold Dudley	Aye

19 **The motion passed.**
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21

22 4. Other Business

23 Mr. O'Brien explained that the commission needs to log a certain number of hours of training
24 each year. The city has a coupon code that allows free classes/training. He will send information
25 out to commissioners. Attending planning commission meetings counts for some of the time,
26 some training can be done online.

27 He also spoke about the dinner for commissioners and spouses. It wasn't booked because of the
28 uptick in covid, now we're looking the end of March or early April.

29 Chairman Woffinden suggests staying away from April because of vacations and other activities.
30

31 5. Site Plan Committee Report

32 Mr. O'Brien gave a report of items which will be ready for the next agenda. There will probably
33 be about four items. There will be a District Framework Plan for the Meadowbrook TOD, two
34 plats from the planned-community zone, and there may be a couple of other items. From our
35 weekly site plan meetings we see a mix of residential (both high and medium density) and
36 industrial projects. Some annexations and zone changes also are in the pipeline.

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6. Review and action on the minutes of the January 19, 2022 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the January 19, 2022 Planning Commission Regular Session.

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

Chairman Woffinden **Aye**

Christine Anderson Aye

Chris Christiansen Aye

Bruce Frandsen **Aye**

Harold Dudley **Aye**

The motion passed.

- ## 7. Adjournment

Mr. Christiansen motioned to adjourn.

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

Meeting adjourned at 7:45 pm.

Lisa Halversen

Administrative Assistant