

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES MARCH 2, 2022

The American Fork City Planning Commission met in a regular session on March 2, 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
Jenny Peay

Absent:

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

Others Present: Scott Laneri, Rodney Martin, Ginger Romriell, Chad Maughan, Matthew Loveland, Tyler Skidmore, Carolyn Lloyd, Theresa Chadwick, Ken Berg, Adam Langford

Chairman Woffinden led the "Pledge of Allegiance."

1. Hearing, review and action on a commercial site plan for the American Fork North Apartments, located in the area of 620 South 860 East, in the Planned Community (PC) zone

Mr. O'Brien stated that this property was annexed in 2019 as part of the Vest Annexation. A concept plan approval followed, designating this area as high density residential/potential mixed use. A site plan was approved in September 2020. The site plan proposed 513 apartment units; a combination of studio and 1-3 bedroom units.

The current proposal is for 352 total units, comprised of 65 studios, 163 one-bedroom apartments, 114 two-bedroom apartments, and 10 three-bedroom apartments. 637 stalls are provided through a mix of surface stalls, stand-alone garages, and tuck-under garages. The development is accessed from Quality Drive and 860 East.

Mr. O'Brien stated that he got an email from the fire marshal right before the meeting giving conditional approval to add to a motion. Approval should be conditional upon the applicant

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providing a vehicle tracking model provided to show our apparatus can safely navigate through the designated fire department access routes.

Ms. Peay asked if this development meets the parking code, Mr. O'Brien replied that it did.

Mr. Hunter said that Engineering has reviewed the plan and it meets all requirements for utilities, infrastructure, etc. They recommend approval.

Mr. Scott Laneri, developer with the Ritchie Group, said that this is their third project in American Fork. Rivulet Apartments were the first, followed by a project currently under construction, and now they are excited to do this one. They spent a lot of time thinking about design and how it can benefit the community. There are high-end amenities such as trails, a pool, clubhouse, etc. This project is somewhere he would want to live.

Public Hearing Opened

No comments received.

Public Hearing Closed

Ms. Anderson moved to recommend approval of the site plan for the American Fork North Apartments, located in the area of 620 South 860 East, in the Planned Community (PC) zone with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report, also conditional upon meeting the fire marshal's request for a vehicle modeling report showing that fire apparatus can safely navigate through the designated fire department access routes.

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

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

The motion passed.

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

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2. Hearing, review, and action on an overall concept plan for Parc on 5th Apartments, located in the area of 400 South 600 East, in the Planned Community (PC) zone

Mr. O'Brien told commissioners that Parc on 5th Apartments proposes a 48-unit apartment development on 2.06 acres. The project is accessed from 600 East and is considered to be Phase 1C of the overall development concept. Parking is provided on-site, through a mixture of covered and uncovered parking. The City Code requires 2.25 stalls per unit which would result in a need of 108 stalls. The project provides 116 stalls at a rate of 2.44 stalls per unit.

Mr. O'Brien explained that he doesn't want to get in the habit of introducing a concept plan and a commercial site plan together, but this is an exception to help the developer get through the process. It meets all requirements of the land use plan and staff recommends approval.

Ms. Peay asked if the fire marshal had reviewed this. Mr. O'Brien affirmed and said he is satisfied except for some minor tweaks.

Mr. Hunter said this is a continuation of the prior project so a lot of the infrastructure is in place. The developer is dedicating the remaining rights of way from 400 South. They meet all standards and specifications and the Engineering Division recommends approval.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Christiansen moved to recommend approval of the overall concept plan for Parc on 5th Apartments, with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

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

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

The motion passed.

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- 1 3. Hearing, review and action on a commercial site plan for the Parc on 5th Phase 1C
2 Apartments, located in the area of 400 South 600 East, in the Planned Community (PC)
3 zone

4
5 Mr. Adam Langford of the Wasatch Group said that this is the last phase of the Parc on 5th
6 development. They are excited about the project.

7 Ms. Peay asked about the elevation and what the units would look like.
8

9 Mr. Langford showed commissioners an elevation drawing, he pointed out that it is a different
10 design. It is basically a U-shape which wraps around a courtyard with a firepit, bbq, tables,
11 shared clubhouse, etc.
12

13 Chairman Woffinden asked about the bbq patio.
14

15 Mr. Langford related that their existing project has grills by the pool, it has been the most used
16 amenity. It is a great place to hang out with grass on both sides. This building wraps around a
17 plaza with a fireplace. They like to create places with lots of little hangout places to meet
18 neighbors. There will also be trash chutes since garbage removal is internal to development.
19
20

21 Public Hearing Opened

22 No comments received.

23 Public Hearing Closed

24
25
26 **Mr. Christiansen moved to recommend approval of the site plan for Parc on 5th**
27 **Apartments, located in the area of 400 South 600 East in the Planned Community (PC)**
28 **zone with the findings listed in the staff report, and subject to any findings, conditions and**
29 **modifications found in the engineering report.**
30

31 **Ms. Peay seconded the motion, voting was as follows:**
32

33	Chairman Woffinden	Aye
34	Christine Anderson	Aye
35	Chris Christiansen	Aye
36	Bruce Frandsen	Aye
37	Harold Dudley	Aye
38	Jenny Peay	Aye

39
40 **The motion passed.**
41
42

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1
2 4. Hearing, review and action on a District Framework Plan for Meadowbrook, located at
3 approximately 560 South 800 West in the TOD Transit Oriented Development zone
4

5 Mr. O'Brien informed commissioners that the area comprising the NBFF District Framework
6 Plan consists of approximately 26 acres. It is in the area of 560 South 800 West. The entire
7 property lies within the Garden District. Within this district, the General Mixed-Use and Garden
8 Edge sub-districts are present. South of this area, a traditional low-density 3 dwelling units per
9 acre designation applies. The area of this District Framework Plan falls between block types 2
10 and 3.

11 Applicants request that block type 3 replace block type 2 on a small portion of the southwest
12 corner of the site. This extension of block type 3 was approved with the ADG District
13 Framework Plan directly west. Applicants request a similar extension of block type 3 to create
14 consistency with the ADG Framework Plan, creating cohesive, consistent block types. After
15 discussion with city administration, staff recommended that developer follow their original
16 proposal which also gives access to alleyways. We recommend that developers follow block type
17 3. Ms. Anderson wanted to clarify the difference between blocks 2 and 3.
18

19 Mr. O'Brien said that block 2 is located toward the edges of the districts, but this doesn't mean
20 that the edges always have to be block type 2. Both are viable options here, both block types also
21 allow the lot types that are before us. Details regarding the differences between block types 2 and
22 3 can be found in Table 40 in the TOD code.
23

24 Mr. Hunter displayed the road cross-sections, he wanted to address some of the challenges with
25 this particular layout. 620 South 700 West cross-section modifications allow adopted protected
26 bike lanes at the level of the road. The challenge is that the curb is the separation which restricts
27 some access. Our Access Management Manual states that it is not recommended to have
28 residential access on to the collector. This minor collector will continue and connect to 700
29 West, the right-of-way has been dedicated. This will maintain connectivity within the TOD. The
30 proposal meets all engineering requirements.
31

32 Ms. Anderson asked if there will be other connector roads, and Mr. Hunter affirmed that 560
33 South & 480 South will be connectors. Ms. Anderson also expressed that she prefers no walls
34 around developments and asked if there will be one.
35

36 Chairman Woffinden is also concerned about the fence along 620 South. He wants to be sure that
37 it's one that kids can't get through.
38

39 Mr. Matthew Loveland of Woodside Homes is excited for this opportunity to provide this
40 product. The developers also prefer not to do a wall, they want an open inviting streetscape. He
41 stated that ultimately block type 3 and lot type 3 meet their needs best, single-family is a
42 permitted use but not required.
43

44 Ms. Peay asked him to address the large easement in block D, she can't see if it continues.

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Mr. Ken Berg said that this is an existing TSSD sewer line and water conservancy district line. It cuts across and is a major utility and continues as a regional facility.

Chairman Woffinden felt that this kind of trail going along the power lines can be a good use.

Public Hearing Opened

Mr. Tyler Skidmore, resident, asked how far the bike path goes to the east.

Mr. Hunter replied that the master plan shows it extending all the way to the east side of the city, over the river to 100 East.

Mr. Skidmore said that he feels they've been lied to, there was supposed to be some separation between existing homes and townhomes, but they are closer than expected. 620 South is a major road. He asked if the TOD area has grown. Planning commissioners tell him it has not changed, he thought there would be more of a transition zone.

Mr. O'Brien said that the transition area is based on the zoning of the lots around it. Usually the transition areas start at the road, so here it would be beginning at 620 South.

Ms. Anderson said that townhomes are considered a transition area and are not high-density. These have front porches and are a big step towards a residential look.

Mr. Skidmore then expressed disapproval with the state of 200 South, and wonders if the city is trying to get money to fix it by allowing high-density development.

Ms. Theresa Chadwick, resident, wants a balance between single-family homes and high-density. She said that she knew there would be growth, but she feels that the residents are transient without a vested interest in the area. Without single-family development, her concern is that there is not a good balance. She has two townhomes right behind her, she was promised there would be single-family dwellings.

Ms. Carolyn Lloyd, resident, lives directly south of the townhomes. There are probably 8 to 9 access points between her and the Skidmores. She feels that there's no transition, there's apartments and townhomes to the north. 620 South is a minor collector that allows townhomes instead of single-family like she was expecting.

Mr. James Carson lives on 620 South as well, residents chose a certain lifestyle when they moved there. Larger lots, horse property, etc. are a big part of their life and the transition scaling has been a joke. There is lots of traffic, it is really impactful and unfair. He was originally told there would be single-family homes there, but that's not the case and he doesn't know why, it would be feasible and fulfil the needs of long-term and new residents.

Public Hearing Closed

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1 Ms. Anderson expressed understanding as she lives on a minor collector road herself. When she
2 first moved in she could see horse pasture and the lake. Eventually there will be a wall and a
3 neighborhood in front of her house. It's difficult to separate what we want our surroundings to be
4 and what we can control. The TOD zone probably wasn't explained as well as it should have
5 been. Imagine how many people would be here tonight if there was a 6-story apartment building
6 in your front yard. Townhomes are several steps removed from high- density. Our job is not to
7 say what we want to be there, but if it follows the code that specifies if it is allowed to be there.

8
9 She also pointed out that growth in Utah is not always people who are looking for big lots and
10 lots of land. Many people are looking for a nice house in a nice neighborhood with a smaller lot.
11 She thinks they will find just as devoted people of good quality in new developments. The new
12 development will be beautiful in a different way than what you would put on your lot. She
13 appreciates their comments.

14
15 Mr. Frandsen said that those that have commented just want to know what the city considers a
16 good transition. He was at the same meetings they were, he is also concerned about parking on
17 620 South as well. Further to the west he thinks the transition to single- family homes has
18 happened. Is a single-family connected townhome what was advertised as single-family by the
19 city? It is true that fidelity to the code is most important, but are we transitioning the way we
20 want to?

21
22 Mr. Hunter said that there is a bike lane and a curb on 620 South, so there is no place to park on
23 the street.

24
25 Ms. Anderson suggested looking at the TOD code again. The chairman agreed that it's a living
26 document that can be better refined.

27
28 Mr. O'Brien said that the edge of the TOD zone allows a transition from high-density to low-
29 density. The staff position is that coming down to the townhomes does constitute a transition.
30 Outside the TOD zone we can transition to even larger lots.

31
32 Mr. Frandsen asked if rear-loading, connected townhomes are considered low- or medium-
33 density? He expressed concern that they are being built in areas besides the TOD where they
34 should not be.

35
36 Mr. O'Brien said they are usually low-density based on design. Lot type 3 allows 8 units per
37 acre. There is a possibility to go lower depending the lot designation, but the idea of the TOD is
38 to be close to transit hubs, not to have a traditional single -family lot where you have to drive
39 everywhere. You're supposed to be able to leave your residence and be close to transportation
40 hubs and amenities.

41
42 Ms. Anderson agreed and asked if there is a way to make rear- loading units on .12 acres look
43 more like single-family.

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Mr. O'Brien replied that the rear-loading units required a lot type 3 in order to access the collector and the alleyway. This is required by a provision in the code. It seems to be a dispersal vs concentration issue.

Ms. Peay moved to table action on the Meadowbrook District Framework Plan based on concerns raised by Commissioner Frandsen.

Mr. Frandsen seconded the motion.

Mr. O'Brien reminded commissioners that their decision has to be made on whether the proposal fits with the code or not. He will review with the attorney how previous decisions were made but that doesn't affect this vote. He reminded commissioners that usually the motion to table is used for an incomplete proposal where something is missing and needs to be brought in. In his opinion this project meets code requirements.

Chairman Woffinden stated that commissioners vote on what is before us right now, and what is before us meets the code.

Ms. Peay moves to withdraw the tabling motion.

As Mr. Dudley understands it, the city didn't really have a say where the UTA station was placed. It didn't involve our general plan, and some high-density around the Trax line makes sense. He does feel like there has been confusion about how the TOD all works. He would like to table this because the neighboring property owners are also confused and there are opportunities to modify the current plan while still meeting the ordinance. He thinks maybe a little more time with the developers and the neighbors meeting might produce a solution.

Mr. O'Brien stated that the Planning Commission cannot request more. If they are already meeting code we get into dangerous legal territory by adding more requirements.

Mr. Dudley is confused about the code and thinks more time would help.

Mr. O'Brien said that because there are no additional items required to meet code, we must deny or recommend approval. Further, denying something that meets code would be appealed to city council.

Chairman Woffinden agreed that we are bound by the code.

Mr. O'Brien said that this is just a recommendation to the council. The Planning Commission is just the recommending body.

Mr. Dudley would like to have the applicant address some of the residents' concerns.

Mr. Loveland asked Mr. O'Brien if they could meet code by building apartments, and Mr. O'Brien agreed, stating that this is just a concept plan.

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Mr. Frandsen suggested that neighbors can go to the city council next. The commissioners just give a recommendation.

Ms. Anderson agrees with the suggestion that the developer have conversations with the residents to see if there is anything they can do to make the transition feel more gradual to them. Is there any way to meet both desires? Mr. Dudley agrees with the suggestion.

Mr. Loveland wants it to be on the record that these are not rentals, these townhomes are owner-occupied. If the concern is about the quality of the families, they might possibly agree to a deed restriction against rental along 620 South.

Chairman Woffinden pointed out that neighborhoods change, his neighborhood used to be owner-occupied but now is mostly rentals.

Mr. Christiansen said that this discussion is close to going off the rails, we need to vote on what is before us.

Mr. Loveland talks about transition, there is an apartment complex right next to the townhomes, the townhomes are our buffer or transition between the apartments and the single-family homes. This was submitted a year ago, we need to be able to make progress.

Mr. Carson thinks they shouldn't move forward till they determine if there's a conflict of interest.

Chairman Woffinden said that as long as they follow the rules of the code, which they do, they are entitled to do what they want with their property

Ms. Anderson said that the code is the protection for the citizens.

Mr. Christiansen moves to recommend approval of the Meadowbrook District Framework Plan, with the findings as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

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

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

The motion passed.

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Chairman Woffinden agreed that this is not what the residents were promised years ago, the transition is not what they were promised.

Mr. Dudley works for Rocky Mountain Power and he remembers hearing a coworker say that it's better to do the legal and right thing than only the legal thing.

5. Other Business

Ms. Anderson will not be at the mid-March meeting.

Chairman Woffinden said that the council work session discussed signage requirements, it seems to be a mess so be aware of it.

Mr. Dudley said that with world events this week, he thanks anyone present who served the country militarily.

6. Review and action on the minutes of the February 16, 2022 Planning Commission Regular Session

Mr. Dudley moved to recommend approval of the minutes of the February 16, 2022 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Aye
Jenny Peay	Abstain

The motion passed.

7. Adjournment

Ms. Anderson motioned to adjourn.

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

Meeting adjourned at 8:30 pm.



Lisa Halversen, Administrative Assistant