

APPROVED MINUTES

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2
3 AMERICAN FORK CITY
4 PLANNING COMMISSION MINUTES
5 MAY 5, 2021

6 The American Fork City Planning Commission met in a regular session on April 21, 2021 in an
7 electronic meeting on the Zoom platform, viewable on the City’s YouTube link, commencing at
8 7:00 p.m.
9

10 Present: Chairman John Woffinden
11 Christine Anderson
12 Chris Christiansen
13 Geoff Dupaix
14

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16 Absent: Harold Dudley
17 Rod Brocious
18 Ryan Hunter
19

20
21 Staff Present: Adam Olsen, City Planner
22 Wendelin Knobloch, Planner
23 Ben Hunter, Engineer
24 Lisa Halversen, Administrative Assistant
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26 Others Present: Steve Tobias
27

28 Public Comments Received: Emails from Ian Schwarting and Dan Milligan
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31 Chairman Woffinden referred to the “Notice of Electronic Meeting.” He indicated that the next
32 meeting, which will be held on May 19, will be held in-person.
33

34
35 1. Hearing, review and action on the final plat for Calvary Condominiums, located at 338 East
36 State Road in the GC-1 General Commercial zone
37

38 Mr. Olsen stated that the proposed final plat divides an existing building into two condo units. The
39 church facility will consist of one unit (on two floors) and the commercial spaces on the ground
40 floor will be one additional unit. The plat identifies common areas such as parking/landscape areas,
41 restrooms, elevators, etc.

42 The proposed final plat complies with the provisions of the Development Code relating to condo
43 conversion projects.

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1 Mr. Ben Hunter said that the Engineering Division has reviewed the plans and they meet the
2 requirements. The proposal includes the additional laterals required by code. Staff recommends
3 approval.

4 Mr. Steve Tobias, representing applicant, thanked city planning and engineering staff for
5 working for an extended period of time on this project. Approval of this proposal makes it
6 possible for the renter of the business to become the owner and will also enable the church to
7 have the funds for expenses.

8

9 **Public Hearing Opened**

10

11 The following emailed public comments were received:

12 Hi Adam, I represent the applicant and it's our desire to see this commercial condominium project be
13 approved as we have a buyer who would like to purchase the proposed unit. This sale would allow us to
14 use the proceeds of the sale to lower our debt on the building and to update and improve the church
15 building along with repairs and maintenance on the property. It also allows us to financially meet needs
16 for our members and community as they arise.

17 Thank you for reviewing this today and we look forward to tonight's meeting.

18 Blessings,

19 Daniel Milligan | Administrative Pastor, Calvary Mountain View Church

20

21 Hi Adam, Ian Schwarting here. I'm the one buying this new space. We are hoping to turn it into a salon
22 suite business. With the population growth and increase of popularity of salon suites in Utah county,
23 there is a growing need for these businesses. Stylists love the ability to have their own private room at
24 costs similar to traditional booth rent. They also have the freedom to decorate their space however they
25 want and really make it their own business, without a lot of the risks. Would be great to get these
26 condos platted out so we can purchase them.

27 Thanks , Ian Schwarting

28

29 **Public Hearing Closed**

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1 **Mr. Dupaix moved to approve the final plat for Calvary Condominiums, with the finding**
2 **listed in the staff report and subject to any findings, conditions, and modifications found in**
3 **the Engineering report.**

4
5 **Ms. Anderson seconded the motion. Voting was as follows:**

6		
7	Chairman Woffinden	Aye
8	Christine Anderson	Aye
9	Chris Christiansen	Aye
10	Geoff Dupaix	Aye

11 **The motion passed.**

12
13
14 **2. Other Business**

15 Mr. Olsen informed commissioners that we will begin meeting in-person for the next meeting.

16
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18 **3. Site Plan Committee Report**

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20 Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on
21 Wednesday, May 19, 2021. On the agenda there will be an amendment to the drainage plan and
22 an annexation of the last of the Searle property.

23
24
25 **4. Review and action on the minutes of the April 21, 2021 Planning Commission Regular**
26 **Session**

27
28 **Ms. Anderson moved to recommend approval of the minutes of the April 21, 2021 Planning**
29 **Commission Regular Session.**

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

31	Chairman Woffinden	Aye
32	Christine Anderson	Aye
33	Chris Christiansen	Aye
34	Geoff Dupaix	Aye

35 **The motion passed.**

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1 5. Adjournment

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3 **Mr. Christiansen motioned to adjourn.**

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

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7 Meeting adjourned at 7:15 pm.

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12

13 Lisa Halversen

14 Administrative Assistant