

# APPROVED MINUTES

AMERICAN FORK CITY  
PLANNING COMMISSION MINUTES  
AUGUST 4, 2021

The American Fork City Planning Commission met in a regular session on August 4, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

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

Absent: Rod Brocious

Staff Present: Adam Olsen, City Planner  
Wendelin Knobloch, Planner  
Ben Hunter, Engineer  
Scott Sensanbaugher, Public Works Director  
Lisa Halversen, Administrative Assistant

Others Present: Ben Wheat, Josh Bushman

Chairman Woffinden led the "Pledge of Allegiance."

1. Hearing, review and action on the site plan for Roderick Enterprises, located in the area of 1500 South 400 East in the PI-1 Planned Industrial zone

Mr. Olsen informed commissioners that this item was tabled at the July 7<sup>th</sup> meeting in order for the applicant to address some outstanding engineering concerns. Those have been addressed and the item is now being brought back for Planning Commission consideration and recommendation.

In 2015, this area was annexed into the city under the Catalyst Annexation. This site plan represents the third phase in a multi-phase office-warehouse development. Phase 3 consists of 1 office-warehouse structure, totaling 154,347 sq. ft. on approximately 8.4 acres. The site is bounded by 1600 South on the north, 500 East on the east, 1700 South on the south, and a future 300 East on the west. Access points into Phase 3 will be provided off 1600 South, 1700 South and 300 East.

Mr. Hunter indicated that the developer has met all the requirements and responded to all concerns and comments and the Engineering Division can now recommend approval.

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1 **Public Hearing Opened**

2 No comments received.

3 **Public Hearing Closed**

4

5 **Ms. Anderson moved to recommend approval of the commercial site plan for Roderick**  
6 **Catalyst Business Park, Phase 3, with the finding listed in the staff report and subject to**  
7 **any findings, conditions and modifications listed in the Engineering report.**

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

9

10	<b>Chairman John Woffinden</b>	<b>Aye</b>
11	<b>Christine Anderson</b>	<b>Aye</b>
12	<b>Jenny Peay</b>	<b>Aye</b>
13	<b>Bruce Frandsen</b>	<b>Aye</b>
14	<b>Chris Christiansen</b>	<b>Aye</b>

15 **The motion passed.**

16

17

18 2. Hearing, review and action on amendments to Section 17.4.401.D.5 of the American  
19 Fork City Municipal Code regarding special provisions in the CC-1 Central Commercial  
20 zone

21

22

23 Mr. Olsen said that this item was previously before the Planning Commission as a discussion  
24 item. The council has since discussed this issue and wishes to amend paragraph 5 regarding  
25 setbacks. They did not like the range of 10-15 feet for a maximum setback and want to leave it at  
26 a maximum of 10 feet to promote a pedestrian feel. This 10-foot maximum setback would still  
27 allow space for seating/dining on an outdoor patio, for example.

28

29 In addition to setbacks, council discussed architectural elements. When revisions were made in  
30 2020 to allow residential uses in the zone, language was included that required new structures to  
31 have at least 4 various exterior materials that complemented historic precedent and styles found  
32 in the downtown area. In further discussions with city council, it was determined that  
33 clarification was needed on those elements. Staff has researched architectural styles found in  
34 early American Fork. Buildings which exhibit these early architectural styles and elements  
35 include: The Alpine Stake Tabernacle, the Presbyterian Church, the Harrington School, and the  
36 Bank of American Fork building. These are identified in the code revisions and used as  
37 examples to draw from; common themes found in these examples being called out in the draft. It  
38 is hoped that this will provide some clarity when developers propose new structures in the CC-1  
39 zone and how they can complement historic precedent while allowing a modern manifestation.

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1 Chairman Woffinden asked about setbacks and if the building can go up to the property line. Mr.  
2 Olsen replied that yes, currently building can take place up to the property line. This change also  
3 allows that, it just specifies a maximum front setback of ten feet. The council wants the parking  
4 to be on the sides or in the back of the buildings. This change will push buildings closer to the  
5 street to create a pedestrian feel.

6  
7 Ms. Peay questioned the change as written, it seems to allow building ten feet from the street  
8 instead of ten feet from the property line. Mr. Olsen agreed with her and suggested that change  
9 could be made in the motion.

## 10 11 12 **Public Hearing Opened**

13 No comments received.

## 14 **Public Hearing Closed**

15  
16 **Ms. Peay moved to recommend approval of the code amendments to Section 17.4.401.D.5 of**  
17 **the Development Code with the condition of changing the front setback requirement to “a**  
18 **maximum of 10 feet from the property line.”**

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

20 **Chairman John Woffinden Aye**

21 **Christine Anderson Aye**

22 **Jenny Peay Aye**

23 **Bruce Frandsen Aye**

24 **Chris Christiansen Aye**

25 **The motion passed.**

26  
27  
28 3. Hearing, review and action on amendments to Section 17.5.131 regarding commercial  
29 condominium conversions

30  
31 Mr. Sensenbaugher stated that from time to time, owners of commercial buildings have desired  
32 to sell some of the units, rather than continuing to rent to them to the occupants. When this  
33 happens, the current code requires each individually-owned unit to stub a new water and sewer  
34 line to each unit, even if that unit does not use water or sewer. (Many times, the unit will use a  
35 shared restroom in a common area owned by the commercial condo association.) This code  
36 change would allow units that do not use water or sewer in their unit to be exempted from this  
37 requirement under certain circumstances and subject to approval from the City Engineer. This  
38 code change will not affect commercial units where water and sewer services are used in the  
39 suite.

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1 Mr. Sensenbaugher explained the background of this proposal to commissioners. He said that he  
2 got a call a couple weeks ago from a prospective buyer who only needed one water/sewer  
3 connection for a group of commercial condos. Some business condos have no water connection  
4 or use for water. Current code requires that if you're going to sell the condos as individual units,  
5 individual water and sewer connections are required to be stubbed in. It makes no sense to stub a  
6 water and sewer line to a suite that will not have need of it. This change would allow staff to  
7 make exceptions in certain situations. This proposal is subject to several conditions, such as  
8 requiring a commercial condo association to maintain common areas, etc. This proposed change  
9 gives more flexibility to staff.

10 Chairman Woffinden asked if there were very many such buildings in town. Mr. Sensenbaugher  
11 said that there are some and will likely be more. He clarified that this change does not apply to  
12 strip malls where there is no common area but will apply mostly to commercial office buildings.  
13 In cases where there is no common area, they will be required to have an individual water and  
14 sewer connection.

15 Mr. Frandsen asked if staff would be given authority to make that call. He liked the idea of staff  
16 having authority to clear routine items and improve the flow of projects. Mr. Sensenbaugher  
17 affirmed.

18

## 19 Public Hearing Opened

20 No comments received.

## 21 Public Hearing Closed

22

23 **Mr. Christiansen moved to recommend approval of the code text amendment related to**  
24 **Section 17.5.131 regarding commercial condo conversions.**

25

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

27

28 **Chairman John Woffinden Aye**

29 **Christine Anderson Aye**

30 **Jenny Peay Aye**

31 **Bruce Frandsen Aye**

32 **Harold Dudley Aye**

33 **Chris Christiansen Aye**

34

**The motion passed.**

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36

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1 4. Other Business

2 Mr. Olsen discussed possible dates for the planning commission summer dinner. Commissioners  
3 tentatively plan for September 2 at 6:00 pm.

4 Chairman Woffinden indicated that he will be absent from the next meeting on August 18.

5

6 5. Site Plan Committee Report

7

8 Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on  
9 Wednesday, Aug 18, 2021. There is only one firm item at this point, a site plan for Bonneville  
10 Vista Phase 2.

11

12 6. Review and action on the minutes of the July 21, 2021 Planning Commission Regular  
13 Session

14 **Ms. Anderson moved to recommend approval of the minutes of the July 21, 2021 Planning**  
15 **Commission Regular Session.**

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

17	<b>Chairman John Woffinden</b>	<b>Aye</b>
18	<b>Christine Anderson</b>	<b>Aye</b>
19	<b>Jenny Peay</b>	<b>Aye</b>
20	<b>Bruce Frandsen</b>	<b>Aye</b>
21	<b>Harold Dudley</b>	<b>Abstain</b>
22	<b>Chris Christiansen</b>	<b>Abstain</b>

23 **The motion passed.**

24

25 7. Adjournment

26

27 **Ms. Anderson motioned to adjourn.**

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

29

30 Meeting adjourned at 7 :30 pm.

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32 

33

34 Lisa Halversen, Administrative Assistant

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