

APPROVED MINUTES

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2
3 AMERICAN FORK CITY
4 PLANNING COMMISSION MINUTES
5 MARCH 17, 2021

6 The American Fork City Planning Commission met in a regular session on March 17, 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 Cristine Anderson
12 Chris Christiansen
13 Geoff Dupaix
14 Harold Dudley
15 Rod Brocious
16 Ryan Hunter

17
18 Absent:

19
20 Staff Present: Adam Olsen, City Planner
21 Wendelin Knobloch, Planner
22 Ben Hunter, Engineer
23 Rebecca Andrus, City Engineer
24 Lisa Halversen, Administrative Assistant

25
26 Others Present: Adam Lankford, Nick Wecker

27
28 Public Comments Received: None

29
30 Chairman Woffinden read the "Notice of Electronic Meeting."

- 31
32
33 1. Hearing, review and action on a Zone Map Amendment for property located at 400 South 600
34 East, from the GC-2 (Planned Commercial) zone to the PC (Planned Community) zone

35
36 Mr. Olsen stated that the applicant proposes a zone map amendment for property located at 400
37 South 600 East to the PC zone. It is currently zoned GC-2 (Planned Commercial) and is just east
38 of the Deseret Industries. The property is vacant with a number of items and materials scattered
39 throughout. It consists of approximately 2.03 acres. Properties to the east and south are zoned PC
40 with higher density residential development present. If approved, the applicant will submit a site
41 plan for an apartment structure, within the guidelines, standards, and requirements for multi-family
42 development within the PC zone. It would front along 600 East.

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1 Mr. Ben Hunter informed commissioners that the standards have been met and the Engineering
2 Division does not have any concerns. There is some additional right-of-way on 400 South to be
3 dedicated.

4 Ms. Anderson inquired regarding mitigating effects for surrounding businesses. There are trees
5 along the property line and she suggested leaving them to block views of trucks, etc. from
6 residents.

7 Mr. Ryan Hunter said that these trees belong to the Deseret Industries and they'll likely stay as a
8 visual screen.

9 Mr. Adam Lankford, applicant with Wasatch Residential Group, displayed a possible layout for
10 what their apartments might look like. This site would become part of Parc on 5th. They feel it will
11 be a great addition to that community.

12

13 **Public Hearing Opened**

14 No comments were received.

15 **Public Hearing Closed**

16

17 **Mr. Ryan Hunter moved to approve the zone map amendment subject to any conditions**
18 **listed in the Engineering report.**

19

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

21

22	Chairman Woffinden	Aye
23	Christine Anderson	Aye
24	Chris Christiansen	Aye
25	Rod Brocious	Aye
26	Harold Dudley	Aye
27	Geoff Dupaix	Aye
28	Ryan Hunter	Aye

29

The motion passed.

30

31

32 2. Hearing, review and action on a Zone Map Amendment for property located at approximately
33 120 North West State Road, from the R3-7,500 Residential zone to the GC-2 (Planned
34 Commercial) zone

35

36 Mr. Olsen stated that the applicant proposes a zone map amendment for property located at
37 approximately 120 N. West State Road to the GC-2 zone. It is currently zoned R3-7,500; originally

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1 approved as part of the Seven C's mobile home park. The property is just north of the Peruvian
2 restaurant and south of the credit union. The property is vacant and is also the subject of a
3 forthcoming subdivision plat and site plan for a Dutch Bros. Coffee shop. The property is
4 approximately .45 acres. Properties to the north, south and west are commercial in nature, and this
5 zone map amendment will create a continuous commercial corridor along this area of State Street.

6 Mr. Ben Hunter added that this property fronts along an existing UDOT road, State Street, allowing
7 emergency access. The Engineering Division has no other concerns, they recommend approval.

8
9 Mr. Nick Wecker, planner with Barghausen, represents applicant. He stated that the site is 200 feet
10 wide by 140 feet, which is fairly tight but great for a small building like Dutch Bros with 865
11 square feet. This shop will be strictly drive-thru with no dine-in option. The site will be accessed
12 on the east side, traffic will exit on 120 North on the west side. They would like the site to be re-
13 zoned to add flexibility regarding setbacks. The building will be setback approximately 20 feet
14 from State Street and the GC-2 zone gives more flexibility for a small site. There will be
15 approximately 6 parking stalls. He thinks it will be a great use for this site.

16
17 Mr. Dupaix asked about the entry point and clarified that access will be from a side street and not
18 from State Street, and also that customers will enter from the east side and exit on the west. His
19 understanding is that this will be a one-way operation. Mr. Wecker affirmed.

20
21

22 **Public Hearing Opened**

23 No comments were received.

24 **Public Hearing Closed**

25

26 **Mr. Dupaix moved to approve the zone map amendment subject to any conditions listed in**
27 **the Engineering report.**

28 **Mr. Dudley seconded the motion. Voting was as follows:**

29	Chairman Woffinden	Aye
30	Christine Anderson	Aye
31	Chris Christiansen	Aye
32	Rod Brocious	Aye
33	Harold Dudley	Aye
34	Geoff Dupaix	Aye
35	Ryan Hunter	Aye

36 **The motion passed.**

37

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3. Other Business

1
2 Mr. Olsen stated that when the city council resumes physical meetings, the planning commission
3 will follow suit. The city council is planning to hold regular physical meetings after April 10,
4 depending on what the COVID numbers are at that point.

5 Mr. Dupaix expressed concern that there is increased traffic from In-N-Out Burger backing up
6 onto Main Street. He is concerned from a safety standpoint about how the drive-thru is configured.
7 He wondered if there is anything the city can do to improve the situation.

8 Mr. Olsen stated that there has been a recent site plan submittal to put a structure on the vacant
9 piece that UDOT still owns. He believes that this site plan includes a reconfiguration of the drive-
10 thru.

11 Mr. Brocious felt that the most logical solution is to use the vacant area to accommodate more
12 stacking and traffic.

13 Mr. Knobloch added that the proposed site plan would put a building on the vacant land, with some
14 parking and an extension of the drive-thru along the boundary line. This plan would add significant
15 more stacking ability.

16 Chairman Woffinden asked what the plan is for the site of the old house that was just demolished
17 near the Presbyterian church.

18 Mr. Olsen replied that apartment units will likely be built on this site. The site is not in the TOD
19 zone, he anticipates there will be around 14 units.

20 Ms. Anderson added that she is concerned as well about stacking for drive-thrus. There are several
21 restaurants where the drive-thru capacity is not sufficient and traffic backs up into the streets. She
22 inquired whether the planning commission should revisit capacity requirements.

23 Mr. Olsen felt that the problem may be a temporary consequence of COVID. The minimum code
24 requirement for drive-thrus is 20 spaces.

25 Ms. Anderson replied that 20 spaces seems sufficient, but for really popular sites it may not be
26 enough.

27 Mr. Dupaix agreed that the In-N-Out is not working because it is so popular, there is a similar
28 problem at the Quick Quack car wash.

29 Mr. Brocious asked for an update on the 200 South improvements and the water situation on the
30 south end.

31 Mr. Ben Hunter indicated that one of the water projects has been bid and has started construction,
32 the other is in design and going out to bid. The rest of the design for the other phases should wrap
33 up this year and go to construction.

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1 Regarding 200 South improvements, the city has received 90% of the submittal drawings for
2 review. He can't speak about the funding. The water line has been separated from the rest of 200
3 South so it can be completed first.

4 Ms. Andrus told commissioners that she spoke with Mr. David Bunker today and was informed
5 that they are moving forward with the RDA at the next council meeting. They hope to finish the
6 plans and finalize review comments by May so that the projects are ready to bid.

7

8 4. Site Plan Committee Report

9

10 Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on
11 Wednesday, April 7, 2021. This will likely be a longer meeting with a dental office, several
12 subdivisions, and a zone change on the agenda. There is an extra week this month so there may be
13 more projects still to come.

14

15 5. Review and action on the minutes of the March 3, 2021 Planning Commission Regular 16 Session

17

18 **Ms. Anderson moved to recommend approval of the minutes of the March 3, 2021 Planning**
19 **Commission Regular Session.**

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

21	Chairman Woffinden	Aye
22	Christine Anderson	Aye
23	Chris Christiansen	Aye
24	Rod Brocious	Aye
25	Harold Dudley	Aye
26	Geoff Dupaix	Aye
27	Ryan Hunter	Aye

28 **The motion passed.**

29

30 6. Adjournment

31

32 **Mr. Ryan Hunter motioned to adjourn.**

33

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

35

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1 Meeting adjourned at 7:30 pm.

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7 Lisa Halversen

8 Administrative Assistant

