# AMERICAN FORK CITY

# AMENDED PLANNING COMMISSION AGENDA

## Regular Session

## August 02, 2023

## Wednesday 6:00 PM

**American Fork City Hall**

**31 North Church Street**

**American Fork City, UT 84003**

**https://www.americanfork.gov/AgendaCenter**

**Planning Commission Members**

**Christine Anderson, Chair**

**Chris Christiansen, Vice Chair**

**Jenny Peay**

**Bruce Frandsen**

**Rod Martin**

**David Bird**

**Harold Dudley**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on August 02, 2023, at the American Fork City Hall, 31 North Church Street commencing at 6:00 PM. The agenda shall be as follows:

1. **Regular Session**
    a. Pledge of Allegiance
    b. Roll Call

2. **Common Consent Agenda** (Common Consent is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
    a. Approval of the July 19, 2023, Planning Commission minutes

3. **Public Hearings** (Public Hearings is that class of Commission action that requires further discussion on General Plan changes, Zone changes, and Code Text Amendments that alter the land use characteristics of American Fork City. Public Hearing items will have the chance for the public to speak upon)
    a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as GC-1 Zone CTA, of the American Fork City Code. Amending Section 17.4.402, the Code Text Amendment plans to incorporate new language in the permitted uses of the General Commercial (GC-1) zone.
    b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Hazardous Geographic Mitigation Map, of the American Fork City Municipal Code. Creating Section 17.22, the Code Text Amendment plans to identify sensitive land conditions that are common throughout the City.
    c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Landscaping in the I-1 Zone, of the American Fork City Municipal Code. Amending Section 17.5.121, the Code Text Amendment plans to create new regulations for landscaping within an Industrial Zone.
    d. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Water Details, of the American Fork City Municipal Code. Amending Section 15.01, the Code Text Amendment plans to update and create standard water details for American Fork City.
    e. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as the Skidmore Property, located at 6411 N 5750 W, American Fork City, UT 84003. On approximately 7.62 acres, the property proposes to change from the Residential Very- Low Density designation to the Design Industrial land use designation.

4. **Action Items** (Action Items is that class of Commission action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans that alter the land use characteristics of American Fork City. The Planning Commission will have authority to approve Preliminary Plans and some Site Plans, depending on the zoning district said Site Plans are in. Final Plats and some Site plans will be recommended by the Planning Commission to the City Council for final action)
    a. * Review and action on an application for a Preliminary Plan, known as Roderick Catalyst Business Park Phase 3, located at approximately 1600 South 150 East, American Fork City, UT 84003. The Preliminary Plan will be for approximately 32.73 acres and will be in the Planned Industrial (PI-1) Zone.
    b. * Review and recommendation on an application for a Final Plat, known as Roderick Catalyst Business Park Phase 3, located at approximately 1600 South 150 East, American Fork City, UT 84003. The Final Plat will be for approximately 32.73 acres and will be in the Planned Industrial (PI-1) Zone.
    c. Review and recommendation on an application for a Commercial Site Plan, known as Roderick Catalyst Business Park Lot 6, located at approximately 148 East 1600 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 5.95 acres and will be in the Planned Industrial (PI-1) Zone.
    d. Review and recommendation on an application for a Commercial Site Plan, known as Roderick Catalyst Business Park Lot 8, located at approximately 100 East 1553 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 9.10 acres and will be in the Planned Industrial (PI-1) Zone.

5. **Other Business**
    a. Upcoming Projects

6. **Adjournment**

Dated this19th day of July 2023

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Planning Commission Chair*