AMERICAN FORK CITY
PLANNING COMMISSION AGENDA

Regular Session
October 04, 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 October 04, 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 September 06, 2023, Planning Commission minutes
    b. Approval of the September 20, 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 Land Use Map Amendment, known as 96 South Center Street, located at 96 South Center Street, American Fork City, UT 84003. On approximately 0.18 acres, the property proposes to change from the Residential High Density designation to the General Commercial land use designation.
    b. Public hearing, review, and recommendation on a proposed Zone Change, known as 96 South Center Street, located at 96 South Center Street, American Fork City, UT 84003. On approximately 0.18 acres, the property proposes to change from the Residential (R4-7500) zone to the Central Commercial (CC-1) zone.
    c. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Southam Industrial, located at approximately 300 E 1700 S, American Fork City, UT 84003. On approximately 4.99 acres, the property proposes to change from the Shoreline Protection designation to the Design Industrial land use designation.
    d. Public hearing, review, and recommendation on a proposed Zone Change, known as Southam Industrial, located at approximately 300 E 1700 S, American Fork City, UT 84003. On approximately 4.99 acres, the property proposes to change from the Marina (M-1) zone to the Industrial (I-1) zone.

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 an Accessory Structure, known as Topham Accessory Structure, that is 1000 square feet or greater, located at 185 S 100 W, American Fork City, UT 84003. The Accessory Structure will be on approximately .33 acres and will be in the Residential (R2-7500) Zone.
b. Review and recommendation on an application for an Amended Final Plat, known as Hill-Pryor, located at 63 E 1340 N, American Fork City, UT 84003. The Amended Final Plat will be for approximately 0.48 acres and will be in the Residential (R1-9000) Zone.
c. Review and recommendation on an application for a Final Plat, known as The Flats at Lakeshore Landing Block 2 – Plat D, located at approximately 363 S 890 W, American Fork City, UT 84003. The Final Plat will be for approximately 2.42 acres and will be in the Transit Oriented Development (TOD) Zone.
d. Review and recommendation on an application for a Final Plat, known as The Flats at Lakeshore Landing Block 4 – Plat H, located at approximately 495 S 890 W, American Fork City, UT 84003. The Final Plat will be for approximately 1.87 acres and will be in the Transit Oriented Development (TOD) Zone.

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

6. **Adjournment**

Dated this 20th day of September 2023

Patrick O'Brien

Development Services Director

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