



AMERICAN FORK CITY PLANNING COMMISSION AGENDA

Regular Session

January 3, 2024

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

Rod Martin

Chris Christiansen, Vice Chair

David Bird

Jenny Peay

Harold Dudley

Bruce Frandsen

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on January 3, 2024, 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 December 6, 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 Zone Change, known as Timpview Logistics Center, located at approximately 1500 South Center Street, American Fork City, UT 84003. On approximately 21.5 acres, the property proposes to change from the PF zone to the PI-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 a Commercial Site Plan, known as Walton Lanes Townhomes Landscape Updates, located at approximately 841 East Quality Drive, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 2.63 acres and will be in the PC Zone.
- b. Review and action on an application for a Preliminary Plan, known as Loveridge Plat B, located at approximately 315 West 480 South American Fork City, UT 84003. The Preliminary Plan will be for approximately 0.25 acres and will be in the R1-9000 zone.
- c. Review and recommendation on an application for a Final Plat, known as Loveridge Plat B, located at approximately 315 West 480 South, American Fork

City, UT 84003. The Final Plat will be for approximately 0.25 acres and will be in the R1-9000 zone.

- d. Review and recommendation on an application for a Final Plat, known as Anderson Acres PUD Plat C, located at approximately 864 East 120 North, American Fork City, UT 84003. The Final Plat will be for approximately two (2) lots that are approximately 1.38 acres and will be in the R1-9000 zone.

5. Other Business

- a. Upcoming Projects

6. Adjournment

Dated this 20th day of December 2023

Patrick O'Brien

Development Services Director

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