AMERICAN FORK CITY

AMENDED PLANNING COMMISSION AGENDA

Regular Session

May 08, 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

Chris Christiansen, Vice Chair

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 May 08, 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 April 17, 2024, Planning Commission minutes
    b. Resolution approving the Development Services Director to amend and update the Supplementary Design Standards document as needed.

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 CC-2 Central Commercial Zone of the American Fork City Municipal Code. Amending Section 17.4.403 (D), the Code Text Amendment plans to modify regulations related to setbacks for commercial structures abutting residential zones.
    b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as PO-1 Professional Office Zone of the American Fork City Municipal Code. Amending Section 17.4.406 (E), the Code Text Amendment plans to modify regulations related to setbacks for commercial structures abutting residential zones.
    c. Public hearing, review, and recommendation on a proposed General Plan Amendment, known as Yablonovsky General Plan Amendment, located at 540 N 100 W, American Fork City, UT 84003. On approximately .83 acres, the property proposes to be included into the Inner-Block Cottage Overlay.
    d. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Area of Accessory Buildings, of the American Fork City Municipal Code. Amending Section 17.5.105, the Code Text Amendment plans to repeal various subsections of 17.4.100, 17.4.200, and 17.4.300.

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 recommendation on an application for a Commercial Site Plan, known as GA Larson Storage Yard, located at approximately 51 West 1100 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 4.03 acres and will be in the Planned Industrial (PI-1) Zone.

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

6. **Adjournment**

Dated this 23rd day of April 2024

Patrick O'Brien

Development Services Director

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