



AMERICAN FORK CITY AMENDED PLANNING COMMISSION AGENDA

**Regular Session
June 05, 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 June 05, 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 May 22, 2024, 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, and recommendation on a City initiated Land Use Map Amendment, known as AF City LUMA. This City initiated Land Use Map Amendment is for the purpose of changing the Land Use Map of the General Plan for properties located at approximately 5313 W 6800 N, from Design Industrial to Institutional Lands, Schools and Public Facilities. The properties area together are approximately 1.8 acres in size.
- b. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, located at 694 South 860 East, for approximately 0.97 acres. The property is proposed to change from the Design Commercial land use designation to the Planned Community land use designation.
- c. Public hearing, review, and recommendation on a proposed Zone Change, located at approximately 694 S 860 E, American Fork City, UT 84003, for approximately 0.97 acres. The property is proposed to be rezoned from the Planned Industrial (PI-1) zone to the Planned Community (PC) zone.
- d. Public hearing, review, and recommendation on a proposed Code Text Amendment, Amending Section 17.8.110 Lots Must Abut On Public Streets of the American Fork City municipal code. The Code Text Amendment modifies the street width as referenced in this section.
- e. 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 for parcels 13:067:0075 and 13:067:0097. 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 Amended Final Plats and Site Plans that alter the land use characteristics of American Fork City. The Planning Commission will have authority to approve some Site Plans, depending on the zoning district the said Site Plans are in. Amended 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 Quick Quack (500 East), located at 478 East 200 South, American Fork City. The Commercial Site Plan will be on approximately 1.33 acres and will be in the GC-2 Planned Commercial Zone.
 - b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as the Issel Code Text Amendment, of the American Fork City Municipal Code. Amending Section 17.7.603, the Code Text Amendment plans to reduce the minimum area of a project from four (4) acres to two (2) acres.
5. **Other Business**
 - a. Upcoming Projects

6. **Adjournment**

Dated this 29th day of May 2024

Patrick O'Brien

Development Services Director

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