



AMERICAN FORK CITY PLANNING COMMISSION AGENDA

Regular Session

July 17, 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

Geoff Dupaix

Bruce Frandsen

Rod Martin

David Bird

Harold Dudley

Claire Oldham

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on July 17, 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 June 5, 2024, Planning Commission minutes
- b. Approval on an application for a Commercial Site Plan, known as American Heritage School – Temp Trailers, located at 736 North 1100 East, American Fork City. The Commercial Site Plan will be on approximately 13.32 acres and will be in the R1-9000 Residential Zone.

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 Procedure for Obtaining Approval of a Large Scale Overlay Zone, of the American Fork City Municipal Code. Amending Section 17.7.200, the Code Text Amendment plans to give administrative approval for preliminary plans and final plats for the large-scale overlay zone.
- b. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as 500 East Auto Mall Drive, located at approximately 452 East Auto Mall Drive, American Fork City. On approximately 3.81 acres, the property proposes to change from Design Industrial to the Design Commercial Land Use.
- c. Public hearing, review, and recommendation on a proposed Zone Change, known as 500 East Auto Mall Drive, located at approximately 452 East Auto Mall Drive, American Fork City. On approximately 3.81 acres, the property proposes to change from the PI-1 zone to the GC-2 zone.
- d. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Rival Athletics, of the American Fork City Municipal Code. Amending Section 17.4.502, the Code Text Amendment plans to include athletic gyms as a permitted use with the Planned Industrial (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 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 7, located at approximately 68 East 1600 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 4.70 acres and will be in the Planned Industrial (PI-1) Zone.
 - e. Review and recommendation on proposed Zoning for the THN 2 Annexation, located at approximately 1054 E 300 N, American Fork City, UT 84003. On approximately 1.12 acres, the property will be annexed into American Fork City and be given the R1-9000/PO-1 zoning designation.
 - f. Review and recommendation on an application for a Commercial Site Plan, known as Shoreline Industrial Park, located at approximately 540 East 1700 South, American Fork City. The Commercial Site Plan will be on approximately 3.77 acres and will be in the Industrial (I-1) Zone.
 - g. Review and recommendation on an application for a Commercial Site Plan, known as Bach Apartments, located at approximately 740 E 620 S, American Fork City. The Commercial Site Plan will be on approximately 10.38 acres and will be in the Planned Community (PC) Zone.
 - h. Review and recommendation on an application for a Commercial Site Plan, known as North Pointe Business Park, Building "F" Application #2, located at approximately 1260 S 630 E, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 6.05 acres and will be in the Planned Industrial (PI-1) Zone.

5. Other Business

- a. Upcoming Projects

6. Adjournment

Dated this 3rd day of July 2024

Patrick O'Brien

Development Services Director

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