

APPROVED MINUTES
08.21.2024

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION**

August 21st, 2024

The American Fork City Planning Commission met in a regular session on August 21st, 2024 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, David Bird, Harold Dudley, Geoff Dupaix

Commissioners Absent: Bruce Frandsen, Claire Oldham, Rodney Martin, Chris Christiansen

Staff Present:

Travis Van Ekelburg	Senior Planner
Cody Opperman	Planner
JJ Hsu	Engineer
Angie McKee	Administrative Assistant I

Others Present: Roger Dudley

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

COMMON CONSENT AGENDA

Minutes of the July 17th, 2024 Planning Commission Regular Session.

David Bird motioned to approve the Common Consent agenda

Geoff Dupaix seconded the motion.

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Voting was as follows:

Christine Anderson	AYE
David Bird	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

PUBLIC HEARINGS

- a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as General Provisions, of the American Fork City Municipal Code. Amending Section 17.1, the Code Text Amendment plans to update the designation of land use authority and appeal authority.**

This Item was pulled from the agenda.

- b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Large Scale Development Overlay Zones, of the American Fork City Municipal Code. Amending Section 17.7, the Code Text Amendment plans to amend the approval procedure for the large-scale overlay zone.**

This Item was pulled from the agenda.

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- c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Subdivisions, of the American Fork City Municipal Code. Amending Section 17.8, the Code Text Amendment plans to amend the approval procedure for subdivisions.**

This Item was pulled from the agenda.

- d. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Municipal Planning Organization, of the American Fork City Municipal Code. Amending Section 17.2, the Code Text Amendment plans to update the procedures for municipal planning organization.**

This Item was pulled from the agenda.

ACTION ITEMS

- a. Review and action on an application for a Preliminary Plan, known as RCKM Medical Office, located at approximately 118 S 1100 E, American Fork City. The Preliminary Plan will be on approximately 0.38 acres and will be in the PO-1.**

Cody Opperman reviewed the background information for Action Item letter a: The applicant is applying for a Preliminary Plan approval for RCKM Medical Office, for a medical office in the PO-1 zone, located in the area of 118 South 1100 East. The proposal consists of 1 lot and the entire development area consists of approximately 0.38 acres. The medical office is 2796 square feet and requires 12 parking spaces for the development. The project provides 17 parking spaces,

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which is 5 over of what is required. The proposal consists of 53 percent of impervious area and 47 percent of landscaping area. Roger Dudley introduced himself and asked the commissioners if they had any questions, and they did not. Christine Anderson mentioned that one thing she really likes about this project is the parking being behind the building instead of being in the front.

Geoff Dupaix moved to approve the proposed Preliminary Plan, located at 118 S 1100 E, American Fork City, in the PO-1 zone, subject to any conditions found in the staff report.

David Bird seconded the motion.

Voting was as follows:

Christine Anderson	AYE
David Bird	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

- b. Review and recommendation on an application for a Final Plat, known as RCKM Medical Office, located at approximately 118 S 1100 E, American Fork City. The Final Plat will be on approximately 0.38 acres and will be in the PO-1 Zone.**

Cody Opperman reviewed the background information for Action Item letter b: The applicant is applying for a Final Plat approval for RCKM Medical Office, for a medical office in the PO-1 zone, located in the area of 118 South 1100 East. The proposal consists of 1 lot and the entire development area consists of approximately 0.38 acres. The medical office is 2796 square feet and requires 12 parking spaces for the development. The project provides 17 parking spaces, which is 5 over of what is required. The proposal consists of 53 percent of impervious area and 47 percent of landscaping area.

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Geoff Dupaix moved to recommend approval for the proposed Final Plat, located at 118 S 1100 E, American Fork City, in the PO-1 zone, subject to any conditions found in the staff report.

Harold Dudley seconded the motion.

Voting was as follows:

Christine Anderson	AYE
David Bird	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

Other Business

Cody Opperman Informed the Planning Commission there are some changes coming to the General Plan, and the code rewrite is being worked on. David Bird asked about the upcoming APA conference in October.

Adjournment

Geoff Dupaix motioned to adjourn the meeting.

Harold Dudley seconded the motion.

Meeting adjourned at 6:20 PM

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Angie McKee

Administrative Assistant I

A handwritten signature in black ink, appearing to read 'Angie', with a stylized flourish extending to the right.

The order of agenda items may change to accommodate the needs of the commissioners, public and staff.