AMERICAN FORK CITY
PLANNING COMMISSION AGENDA

Regular Session
October 16, 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	**David Bird**
Chris Christiansen, Vice Chair	**Harold Dudley**
Bruce Frandsen	**Geoff Dupaix**
Rod Martin	**Claire Oldham**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on October 16, 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 September 18, 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, review, and recommendation on a proposed Land Use Map Amendment, known as Roderick Catalyst Business Park, located at approximately 100 East and 1700 South, American Fork City. On approximately 18.69 acres, the property proposes to change from the Shoreline Protection designation to the Design Industrial land use designation.
    b. Public hearing, review, and recommendation on a proposed Zone Change, known as Roderick Catalyst Business Park, located at approximately 100 East and 1700 South, American Fork City. On approximately 18.69 acres, the property proposes to change from the Marina (M-1) zone to the Industrial (I-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 recommendation on a proposed setback variance for the Bridges at Fox Hollow Conservation Subdivision Project. The project is located at approximately 1080 North 350 East, American Fork City, in the PR-3.0 Zone.
    b. Review and recommendation on a proposed Annexation Agreement, known as Auto Mall Drive Extension Annexation, located at approximately 620 South 100 East, American Fork City. On approximately 23.92 acres, the property will be

annexed into American Fork City and be given the Planned Commercial (GC-2) and the Planned Industrial (PI-1) zoning designation.

c. Review and recommendation on a proposed Annexation Agreement, known as E-Commerce Park Annexation, located at approximately 1250 South 500 East, American Fork City, UT 84003. On approximately 6.26 acres, the property will be annexed into American Fork City and be given the Planned Industrial (PI-1) zoning designation.

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

6. **Adjournment**

Dated this 2nd day of October 2024

Patrick O'Brien

Development Services Director

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