

APPROVED MINUTES  
09.18.2024

**AMERICAN FORK CITY**  
**PLANNING COMMISSION REGULAR SESSION**

**September 18th, 2024**

The American Fork City Planning Commission met in a regular session on September 18th, 2024 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, Bruce Frandsen, Claire Oldham, Rodney Martin, Chris Christiansen, David Bird

Commissioners Absent: Geoff Dupaix, Chris Christiansen, Harold Dudley

Staff Present:

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

Others Present: Ken Burg, Taylor Smith, Suzy Hunter

**REGULAR SESSION**

**Christine Anderson led the “Pledge of Allegiance”**

**Roll Call**

**COMMON CONSENT AGENDA**

**Minutes of the September 4th, 2024 Planning Commission Regular Session.**

**Bruce Frandsen motioned to approve the Common Consent agenda**

**David Bird seconded the motion.**

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### **Voting was as follows:**

<b>Christine Anderson</b>	<b>AYE</b>
<b>Rodney Martin</b>	<b>AYE</b>
<b>David Bird</b>	<b>AYE</b>
<b>Bruce Frandsen</b>	<b>AYE</b>
<b>Claire Oldham</b>	<b>AYE</b>

**The motion passed**

### **PUBLIC HEARINGS**

- a. Public hearing, review, and recommendation on a proposed Zone Change, known as 600 East Office, located at approximately 342 S 600 E, American Fork City. On approximately 0.56 acres, the property proposes to change from the General Commercial (GC-1) zone to the Planned Commercial (GC-2) zone.**

Cody Opperman reviewed the background information for public hearing item letter a: The applicant has applied for a proposed Zone Change. The project looks to change from a GC-1 zone to a GC-2 zone. Currently, the GC-1 zone requires building setbacks that will affect the property's development. Under the current GC-1 zone requirements, it will be difficult to locate the building at the back of the property with the proper easements needed for it. GC-2 would allow the building to be placed at the 14' landscape setback.

If the zone change is approved, the applicant will need to go through the commercial site plan entitlement process to make sure that the use that is being provided has the required amount of parking, landscaping, traffic mitigation, and anything else that is applicable to the GC-2 zone within the City's municipal code. The current plan that has been submitted is a conceptual plan that has not been through our entitlement process just yet. It was provided to show what the

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applicant is proposing to do for the site. This application is only for a determination on a zone change to the property, and this does not constitute a determination of a conceptual plan.

Also, the applicant has more property located south of this lot that is in the GC-2 zoning designation. The request to change from GC-1 to the GC-2 zoning designation would match the applicant's already existing zone for their additional properties. David Bird asked if the applicant owns more land around this parcel, and if there is any indication that they will want to change the zoning on that land in the future as well. Cody Opperman confirmed that the applicant does own the land to the south, and that land is already in the GC-2 Zone.

### **Public Hearing Opened**

No Comments

### **Public Hearing Closed**

**Rodney Martin moved to recommend approval for the proposed Zone Change, located at 342 S 600 E, American Fork City, from the General Commercial (GC-1) zone to the Planned Commercial (GC-2) zoning, subject to any conditions found in the staff report.**

**Claire Oldham seconded the motion.**

**Voting was as follows:**

<b>Christine Anderson</b>	<b>AYE</b>
<b>Rodney Martin</b>	<b>AYE</b>
<b>David Bird</b>	<b>AYE</b>
<b>Bruce Frandsen</b>	<b>AYE</b>
<b>Claire Oldham</b>	<b>AYE</b>

**The motion passed**

### **ACTION ITEMS**

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- a. **Review and recommendation on an application for a Commercial Site Plan, known as Walmart Market Fulfillment Center, located at 949 W Grassland Drive, American Fork City. The Commercial Site Plan will be on approximately 21.90 acres and will be in the Planned Shopping Center (SC-1) zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Commercial Site Plan to provide more parking to their fulfillment center. The project looks to designate certain parking areas for pick-up for the applicant's customer base. By providing additional parking, they exceed the required amount of parking for the entire site. Claire Oldham asked if the new parking spaces will only be for the fulfillment center, and if there will now be pick-up parking spots on both sides of the building. The applicant, Taylor Smith clarified that they are adding 9 stalls to the west side of the building that will be used for the fulfillment center. The current fulfillment center parking will then be re-stripped as regular parking stalls. Mr. Smith also stated that they will be adding directional signage, a crosswalk, and will keep the current ADA space.

**Claire Oldham moved to recommend approval for the proposed Commercial Site Plan, located at 949 W Grassland Drive, American Fork City, in the Planned Shopping Center (SC-1) Zone, subject to any conditions found in the staff report.**

**Bruce Frandsen seconded the motion.**

**Voting was as follows:**

<b>Christine Anderson</b>	<b>AYE</b>
<b>Rodney Martin</b>	<b>AYE</b>
<b>David Bird</b>	<b>AYE</b>
<b>Bruce Frandsen</b>	<b>AYE</b>
<b>Claire Oldham</b>	<b>AYE</b>

**The motion passed**

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**b. Review and recommendation on a Development Agreement for Bridges at Fox Hollow located at approximately 350 E 1080 N, American Fork City.**

Cody Opperman reviewed the background information for action item letter a: The Bridges at Fox Hollow has previously been through the Planning Commission over a year ago for two particular plats, plat A and B. Since their approvals, their final plats have expired from when the City Council had approved them. As the plats are now expired, they will have to go through the entitlement process again, which is why you are seeing this development agreement. The development agreement will go into details about who is responsible for maintaining certain aspects of the area and a phasing plan for the property to be developed. Christine Anderson added that she loves this kind of development because there is such a wide range of housing options with different lot sizes ranging from nearly half-acre lots down to .14 acre. She added that she believes having different options in the same neighborhood with grandparents being able to be close to their children with larger families, is a very healthy way to have a city, and she hopes to see more developments like this.

**Rodney Martin moved to recommend approval for the proposed Development Agreement for Bridges at Fox Hollow, relating to maintenance and phasing plans, and providing an effective date for the ordinance.**

**David Bird seconded the motion.**

**Voting was as follows:**

<b>Christine Anderson</b>	<b>AYE</b>
<b>Rodney Martin</b>	<b>AYE</b>
<b>David Bird</b>	<b>AYE</b>
<b>Bruce Frandsen</b>	<b>AYE</b>
<b>Claire Oldham</b>	<b>AYE</b>

**The motion passed**

**Other Business**

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Cody Opperman reminded the commissioners that we have the APA conference coming up and added that while things have slowed down a bit, the city staff are still working on the general plan and the code rewrite. Travis spoke of possible modern income housing coming through soon.

### Adjournment

**David Bird motioned to adjourn the meeting.**

**Rodney Martin seconded the motion.**

Meeting adjourned at 6:18 PM

Angie McKee

Administrative Assistant I

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

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