



AMERICAN FORK CITY AMENDED PLANNING COMMISSION AGENDA

**Regular Session
July 16, 2025
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 16, 2025, at the American Fork City Hall, 31 North Church Street commencing at 6:00 PM. The amended 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 18, 2025, 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 Meadow View Ranch (App #2), located at approximately 7058 N 5750 W, American Fork City. On approximately 25.37 acres, the property proposes to change from the Residential Low Density to the Residential Medium Density land use designation.
- b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Off-Street Parking Standards, of the American Fork City Municipal Code. Amending Section 17.5.133, the Code Text Amendment plans to clarify the requirements for the surfacing of off-street parking by requiring a hard surface as recommended by a geotechnical engineer.

4. **Action Items** (Action Items is that class of Commission action that requires further discussion on Site Plans and proposed zoning designation for annexing areas. The Planning Commission will have authority to approve Site Plans for final action and provide recommendations for the zone of annexing property.)

- a. Review and action on an application for a Commercial Site Plan, known as Freeman Golf Simulator, located at approximately 19 N 900 W, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.24 acres and will be in the Planned Commercial (GC-2) Zone.
- b. Review and action on an application for a Commercial Site Plan, known as Flite Banking Drive-Thru ATM (App #2), located at approximately 949 W Grassland

Drive, American Fork City. The Commercial Site Plan will be on approximately .05 acres and will be in the Planned Shopping Center (SC-1) Zone.

- c. *Review and action on an application for a Commercial Site Plan, known as Rock Canyon Oil, located at approximately 1669 S 580 E, American Fork City. The Commercial Site Plan will be on approximately 2.88 acres and will be in the Industrial (I-1) Zone.
- d. *Review and action on an application for a Commercial Site Plan, known as Amazon DUT2 AVI, located at approximately 1222 S 500 E, American Fork City. The Commercial Site Plan will be on approximately 36.62 acres and will be in the Planned Industrial (PI-1) Zone.

5. Other Business

- a. Upcoming Projects

6. Adjournment

Dated this 10th day of July 2025

Patrick O'Brien

Development Services Director

**Indicates and amended agenda item*

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