

APPROVED MINUTES

06.18.2025

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION**

June 18th, 2025

The American Fork City Planning Commission met in a regular session on June 18th, 2025, at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Chris Christiansen, Rodney Martin, Harold Dudley, David Bird, Geoff Dupaix, Bruce Frandsen

Commissioners Absent: Christine Anderson, Claire Oldham

Staff Present:

Cody Opperman	Planner II
Annalisa Reed	Planner I
Tyler Mezenen	Storm Water Manager
Melissa White	Development Project Coordinator

Others Present: Brandon Wyatt, Richard Mickelsen, David Barlow, Breeze Stringham, Trevin Ruoti

REGULAR SESSION

Chris Christiansen led the “Pledge of Allegiance”

Roll Call

COMMON CONSENT AGENDA

1. Minutes of the June 4th, 2025, Planning Commission Regular Session.

Harold Dudley motioned to approve the Common Consent agenda.

Geoff Dupaix seconded the motion.

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Voting was as follows:

Chris Christiansen	AYE
Geoff Dupaix	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE

The motion passed

PUBLIC HEARINGS

- a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Storm Water Management and Discharge Control, of the American Fork City Municipal Code. Amending Section 13.94, the Code Text Amendment plans to modify subsections 13.94.090 and 13.94.100 to be compliant with updated state regulations. These updates include modifying enforcement measures, clarifying responsibilities of property owners related to runoff, creating a new stormwater inspection process and updating the review process to meet state requirements.**

Tyler Mezenen reviewed the background information for Public Hearing Item letter a: Staff has initiated a Code Text Amendment to amend Section 13.94 of the American Fork City Municipal Code. Utah State Legislative changes in recent legislative sessions have modified enforcement regulations and stormwater requirements. The code changes implement required standardized documents from the state for stormwater regulations. It also clarifies property owner responsibilities to maintain and control runoff water from their properties. Updates to our enforcement procedures and follow up with violations prior to a citation are included to conform to state regulations. It also reduces some of the conditions when a land disturbance permit is required.

Mr. Mezenen explained that the code changes presented in this meeting are the same as those previously on the agenda and discussed in the May 21, 2025, meeting. A miscommunication

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with the attorney led to some existing code being mistakenly marked for removal. The original code has since been re-added, and the corrected version was resubmitted for this meeting.

Public Hearing Open

Public Hearing Closed

Mr. Bird asked for confirmation that the current amendment is now in compliance with both engineering standards and legal review, ensuring alignment between the city's engineering department and legal advisor. Mr. Mezenen confirmed.

Rodney Martin moved to recommend approval for the proposed Code Text Amendment, amending Section 13.94, titled Storm Water Management and Discharge Control, relating to modifications in stormwater regulations to comply with state regulations and providing an effective date for the ordinance.

David Bird seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
Geoff Dupaix	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE

The motion passed

Vice Chair Christiansen recognized Bruce Frandsen who entered the meeting.

- b. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Boat Harbor Pump Station, located at approximately 1611 S 100 W (Harbor Road), American Fork City. On approximately 31.71 acres, the property proposes to change from the Resort land use designation to the Institutional Lands, Schools and Public Facilities land use designation.**

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Cody Opperman reviewed the background information for Public Hearing Item letter b: The applicant has applied for a Land Use Map Amendment for the property located in the area of 1611 S 100 W. The proposal looks to change the property from the Resort land use designation to Institutional Lands, Schools, and Public Facilities land use and to provide a pump station for the property. This Land Use Map Amendment is going forward to the Planning Commission for its recommendation prior to annexation of the overall property.

Brandon Wyatt of Bowen Collins & Associates, representing the Timpanogos Special Service District, presented an overview of TSSD's planned infrastructure project. The project involves replacing an aging pump station located at 1500 South and Boat Harbor Road, which is nearing the end of its design life and capacity. The new facility will be built on a 32-acre site near the Timp Marina Club, with only about 7 acres developed for the pump station and the 1700 South road extension. The remaining land will include mitigated wetlands under the jurisdiction of the U.S. Army Corps of Engineers.

The new pump station will have an initial capacity of 53 million gallons per day (MGD), expandable to 81 MGD without major excavation. It will serve American Fork, Lehi, Saratoga Springs, and parts of Eagle Mountain. TSSD has engaged with nearby residents, who have responded with understanding and appreciation for the project's design considerations, including buffering and trail improvements.

Mr. Frandsen inquired about a previous discussion regarding a nearby property and whether TSSD had changed its position on annexing the parcel into American Fork City. Mr. Wyatt responded that while there had been some initial uncertainty, TSSD ultimately determined that annexation is necessary due to service requirements from the city, including road access and culinary water. He confirmed that a petition for annexation will be submitted to the city.

Public Hearing Open

Public Hearing Closed

David Bird moved to recommend approval for the proposed Land Use Map Amendment, located at approximately 1611 S 100 W, American Fork City, from the Resort land use designation to the Institutional Lands, Schools and Public Facilities land use designation, subject to any conditions found in the staff report.

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Geoff Dupaix seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
Geoff Dupaix	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for a Commercial Site Plan, known as 77 W Main Sign (App #2), located at 77 W Main Street, American Fork City. The Commercial Site Plan will be on approximately .32 acres and will be in the Central Commercial (CC-1) Zone.**

Annalisa Reed reviewed the background information for Action Item letter a: The applicant has applied for a Commercial Site Plan for an existing Billboard Sign to be relocated to the adjacent property to the west, increasing the height from a previous submittal. Per Utah State Code 10-9a-513, Outdoor Advertising Structures are allowed to be relocated on the existing property or relocated to within 5,280 feet of the existing sign. Additionally, State Code allows for new signs to be built to the existing sign height up to 45'. The site plan meets these requirements.

Vice Chairman Christiansen inquired whether state law takes precedence in determining sign height regulations. Annalisa Reed confirmed that, based on consultation with the city's legal counsel, the state code allows signs to be rebuilt to the height of the previous structure, up to a maximum of 45 feet. The applicant indicated the original sign was at least 45 feet tall, so the applicant intends to construct the new sign to that maximum height.

Mr. Rodney Martin provided background on the project, noting its location on the south side of Main Street near the current Synergy Pet Salon. He noted the existing billboard as the only aerial billboard in the downtown area.

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Mr. Breeze Stringham explained that the original application was for a 35-foot sign, but it was later discovered that the existing sign is actually 45 feet tall. In accordance with state law, they are permitted to match the existing height. Therefore, they returned to request approval for the 45-foot sign.

Vice Chairman Christiansen asked if everything else would remain the same, and Mr. Stringham confirmed that no changes would be made to the structure beyond correcting the height in the application.

Geoff Dupaix moved to approve the proposed Commercial Site Plan, located at 77 W Main Street, American Fork City, in the Central Commercial (CC-1) Zone, subject to any conditions found in the staff report.

Harold Dudley seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
Geoff Dupaix	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE

The motion passed

- b. Review and action on an application for a Commercial Site Plan, known as T-Mobile Upgrade (880629-685419), located at 1084 E Pacific Drive, American Fork City. The Commercial Site Plan will be on approximately .97 acres and will be in the Planned Commercial (GC-2) Zone.**

Cody Opperman reviewed the background information for Action Item letter b: The applicant has applied for a Commercial Site Plan for the property at 1084 E Pacific Drive. The proposal looks to provide upgrades to an existing monopole tower for T-Mobile's broadband connectivity

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and capacity to the area. Mr. Opperman noted the project has very minor conditions of approval to address remaining DRC comments.

Harold Dudley moved to approve the proposed Commercial Site Plan, located at located at 1084 E Pacific Drive, American Fork City, in the Planned Commercial (GC-2) Zone, subject to any conditions found in the staff report.

Geoff Dupaix seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
Geoff Dupaix	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE

The motion passed

- c. Review and action on an application for a Commercial Site Plan, known as 500 East Auto Mall Drive, located at approximately 452 E Auto Mall Drive, American Fork City. The Commercial Site Plan will be on approximately 3.81 acres and will be in the Planned Commercial (GC-2) Zone.**

Cody Opperman reviewed the background information for Action Item letter c: The applicant has applied for a Commercial Site Plan. The project was previously approved for an office/warehouse establishment that was in the Planned Industrial Park (PI-1) Zone. The applicants have recently been granted a zone change from the PI-1 zone to the GC-2 zone with the condition that they come back through the Development Review Committee (DRC) process due to the change of uses that they will be providing within the development.

The new uses proposed within the development are a car dealership, gymnasium, and retail uses. The last time that this came to the Planning Commission, it came through as a Site Plan and a parking reduction request. Since that time, staff and the applicant have continued to work through some of the uncertainties of parking in the area and have established new parking uses for the businesses provided in the building. Due to the new parking uses from the previous

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Planning Commission, the applicant does not need to seek a parking reduction and is looking to get their site plan approved for the new parking establishments.

Mr. Opperman provided an additional clarification on parking requirements for the commercial site plan. After further coordination with the applicants, the total occupant load for the gymnasium was confirmed to be 100, requiring approximately 34 parking stalls. For the retail and warehouse components, parking calculations were based on retail square footage plus one stall per gross floor area for the warehouse use, totaling nearly 30 stalls. The car dealership parking remains unchanged. In total, 81 stalls are required for all proposed uses. The applicant is providing 105 stalls on site, exceeding the requirement. As a result, no parking reduction is being requested—only site plan approval is needed at this stage.

Vice Chairman Christiansen asked staff to confirm that the previously requested parking reduction is no longer needed due to the clarified change of use. He also inquired whether there are any additional considerations the commission should keep in mind if the use of the property changes again in the future.

Mr. Opperman confirmed that any future change in use for individual suites – using the example of converting the car dealership to a grocery store - would require a new commercial site plan application to reassess parking requirements. He noted that a similar condition had been included in a previous motion and suggested the commission could include it again if desired. Mr. Opperman also offered to provide the staff report detailing the parking requirements for each current use to assist in the decision-making process.

Mr. Opperman noted that the staff has included conditions of approval related to the overall property as there are outstanding Development Review Committee (DRC) comments that must be addressed. However, these items will not affect the overall parking or site layout. The outstanding DRC comments can be included as a condition of approval.

Vice Chairman Christiansen asked if the applicant was present. Seeing no one, he opened the agenda item up for a motion.

Geoff Dupaix moved to approve the proposed Commercial Site Plan, located at approximately 452 E Auto Mall Drive, American Fork City, in the Planned Commercial (GC-2) Zone, subject to any conditions found in the staff report with particular attention to

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comments that need to be addressed to the DRC as well as if the tenant and use changes in the future, the applicant will be required to come back through the approval process.

Rodney Martin seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
Geoff Dupaix	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE

The motion passed

Other Business

Cody Opperman updated the commissioners on the upcoming plans and projects for the city, upcoming trainings, and a Planning Commission dinner.

Adjournment

Geoff Dupaix motioned to adjourn the meeting.

Harold Dudley seconded the motion.

Meeting adjourned at 6: 32 PM

Melissa White

Development Project Coordinator

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