



AMERICAN FORK CITY PLANNING COMMISSION AGENDA

Regular Session

January 21, 2026

Wednesday 6:30 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

Geoff Dupaix

Claire Oldham

Rod Martin

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on January 21, 2026, at the American Fork City Hall, 31 North Church Street commencing at 6:30 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 December 17, 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 an application for a Zone Change, known as Scott Zone Change, located at 672 W 750 N, American Fork City. The Zone Change will be on approximately 2.54 acres and is in the RA-1 Residential Agriculture Zone and will change to the R1-9000 Residential Zone.

4. Other Business

- a. Upcoming Projects

5. Adjournment

Dated this 8th day of January 2026

Patrick O'Brien

Development Services Director

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



NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the American Fork City Planning Commission will hold a Public Hearing on January 21, 2026, in the City Hall, located at 31 N. Church Street, commencing at 6:30 PM.

The public and each affected entity is invited to provide information and comment for American Fork City to consider in the process of the proposed items.

- **Notice of public hearings and public meetings to consider general plan modifications.**
 - Public hearing, review, and recommendation on an application for a Zone Change, known as Scott Zone Change, located at 672 W 750 N, American Fork City. The Zone Change will be on approximately 2.54 acres and is in the RA-1 Residential Agriculture Zone and will change to the R1-9000 Residential Zone.
 - Description: The proposed Zone Change is looking to change the current Residential Agriculture (RA-1) Zone to the R1-9000 Residential Zone. The applicant is looking to propose a 3-lot subdivision on the property at this time.

Shortly before the public hearing, supporting documentation is posted on the city website at www.americanfork.gov or available by contacting the City Recorder at 801.763.3000.

UNAPPROVED MINUTES

12.17.2025

AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
December 17, 2025

The American Fork City Planning Commission met in a regular session on December 17th, 2025 at the American Fork City Hall, 31 North Church Street, commencing at 6:30 p.m.

Commissioners Present: Christine Anderson, Claire Oldham, David Bird, Chris Christiansen, Harold Dudley, Rod Martin

Commissioners Absent: Geoff Dupaix,

Staff Present:

Cody Opperman	Planner II
Annalisa Reed	Planner II
Ben Hunter	City Engineer
Katy Wiese	Administrative Assistant

Others Present:

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

COMMON CONSENT AGENDA

1. Minutes of the December 3, 2025 Planning Commission Regular Session.

David Bird motioned to approve the Common Consent agenda.

Claire Oldham seconded the motion.

UNAPPROVED MINUTES

12.17.2025

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Claire Oldham	AYE
David Bird	AYE
Harold Dudley	AYE
Rod Martin	AYE

The motion passed

PUBLIC HEARING

- a. **Public hearing, review, and recommendation on an application for a Zone Change, known as Walton Lot Change, located at 794 W 1000 N Circle, American Fork City. The Zone Change will be on approximately 0.58 acres and is in the RA-1 and R1-12,000 zone. The applicant seeks to change to the R1-12,000 Zone.**

Cody Opperman explained that the highlighted property should have remained a 1-acre lot in the RA-1 zone based on its original plat of record. He noted that at some point the land was subdivided without going through the city's development review or amended final plat process, creating non-conforming and potentially "derelict" parcels. Cody explained that the applicant is proposing a zone change to R1-12,000, which is directly adjacent to the West, and that the existing land use designation of Residential Low Density already aligns with that zoning type, so a land use map amendment is not required. He also confirmed that the applicant submitted required documents including a compatibility statement, vicinity map, and existing conditions. Cody emphasized that once the zone change is decided (by the Planning Commission and City Council), an Amended Final Plat application will be required to legally correct parcel boundaries and consolidate lots where needed.

Christine asked Cody to return to the zoning map to confirm understanding of the parcel overlap. She acknowledged the unusual shape and overlap but confirmed with Cody that staff's interpretation was correct. Claire asked about adjacent parcels, specifically whether two of the eastern parcels were included in the issue. Cody responded that three parcels directly to the east are affected, explaining that the original triangular 1-acre lot shape followed RA-1 standards, but the unreviewed subdivision process created parcels that no longer conform. Christine asked whether the eastern parcels would stop being "derelict" after approval, to which Cody explained

UNAPPROVED MINUTES

12.17.2025

that the amended plat review would determine the final legality, but the likely outcome would be consolidating the three eastern parcels into one RA-1 compliant lot.

The commission asked whether 1000 North Street would be extended to provide access and asked about the ownership structure of the lots. Cody answered that 1000 North already exists and provides access today and stated that the highlighted parcel is under new ownership, while the three eastern parcels are owned by another person, though he noted uncertainty about whether ownership had previously overlapped.

Mark Hampton (property owner) then introduced himself and confirmed he owns the three parcels to the east. He explained that earlier lot line adjustments were made informally, with agreement from the original developer (Dan), to accommodate a barn, but he acknowledged that the changes were completed without realizing they violated subdivision law. Mark stressed that no new parcels were created, frontage and utilities remain unchanged, and the goal is not to subdivide, but to correct and formalize past lot line adjustments through the city's legal process. He also stated that the new applicant, who wants to build a home on the highlighted parcel, is comfortable with R1-12,000 zoning instead of agricultural zoning. Mark concluded by asking the commission for forgiveness and reiterated that an amended plat application cannot be submitted until after the zone change is approved, at which point his parcels would be consolidated and brought into compliance.

Christine opened the hearing for public comment

Christine closed the hearing

Harold Dudley moved to recommend approval.

Chris Christiansen seconded the motion

Voting was as follows:

Christine Anderson **AYE**

Chris Christiansen **AYE**

Claire Oldham **AYE**

David Bird **AYE**

UNAPPROVED MINUTES

12.17.2025

Harold Dudley **AYE**

Rod Martin **AYE**

The motion passed

ACTION ITEM

- a. **Review and action on a Site Plan application, known as Lawn Thumbs Mowing Company, located at 120 North Grant Ave, American Fork City. The Commercial Site Plan will be on approximately .487 acres and will be in the Central Commercial (CC-1) Zone.**

Cody presented the Lawn Thumbs commercial site plan application, reminding the commission that the business's use in the CC-1 (General Commercial) zone had previously been approved through a Request for Consideration at Planning Commission. He confirmed the applicant met the first approval condition by submitting the commercial site plan within the required 120-day window and noted they have since completed multiple rounds of staff review. Cody clarified that business license approval will still require construction of site plan improvements and post-entitlement building permits. He also summarized key DRC conditions, including: removing barbed or razor wire from the top of the fence due to CC-1 fencing restrictions, obtaining a fence permit, and ensuring compliance with sight triangle requirements. Cody added that the site had never previously gone through site plan approval, which is why a geotechnical report was required.

Rodney Martin expressed frustration that the review process had taken nearly a year and questioned the delay. Cody explained that the timeline resulted from multiple rounds of comments and revisions. Rodney commented that he disagreed with prohibiting barbed wire on top of a 6-foot chain link fence meant to protect expensive equipment. He clarified that he supports three strands of barbed wire above 6 feet, but not lower fencing topped with wire at head or chest height. Harold added that his reading of the ordinance suggested that barbed or razor wire above 6 feet may fit within code allowances if considered a security add-on rather than the fence itself. Cody acknowledged that if Planning Commission determines the existing fence does not qualify as a prohibited "barbed wire fence," the interpretation of the code in this

UNAPPROVED MINUTES

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case is ultimately theirs. Christine then asked whether Planning Commission could approve an exception in this unusual case. Rodney emphasized that he did not want to rewrite the code but reiterated the need for security, noting past break-ins and fence scaling issues at his own property until security measures, like the barbed-wire addition, were put in place. Chris supported the security perspective, stating the fence is chain-link, with security wire as an add-on, and suggested such features are necessary in commercial areas. Harold agreed, describing a historical period when cities discouraged industrial fencing styles but acknowledged they are now essential. Christine referenced the DRC recommendation, noting it included razor wire language (which is no longer being pursued), but suggested the remaining conditions should be explicitly included in the motion.

Per Planning Commission's request, Ben provided technical context for the geotech report, explaining it determines soil percolation rates, pavement structure needs, and compliance with state requirements to retain the first ½ inch of precipitation where feasible for infiltration. Freddy Zahn, the applicant, confirmed his company wants to comply with requirements, explained delays were largely due to surveyor and geotech scheduling, and advocated for keeping the existing fence due to security benefits, while emphasizing he did not want to cause conflict.

Harold commended the applicant for his honesty and integrity in the application process.

Rodney Martin motioned to recommend approval, subject to the conditions found in the December 15, 2025 meeting, apart from the non-allowance of security wire, providing that the fencing met the other requirements put forth.

Claire Oldham seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Claire Oldham	AYE
David Bird	AYE
Harold Dudley	AYE
Rod Martin	AYE

UNAPPROVED MINUTES

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The motion passed

Other Business

Cody mentioned the ongoing Code Rewrite.

Christine mentioned the upcoming opportunity to re-nominate Chair and Co-Chairs within Planning Commission, which will happen in February.

Adjournment

Chris Christiansen motioned to adjourn the meeting.

David Bird seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Claire Oldham	AYE
David Bird	AYE
Harold Dudley	AYE
Rod Martin	AYE

The motion passed

Meeting adjourned at 7:06 PM

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

Agenda Topic

Public hearing, review, and recommendation on an application for a Zone Change, known as Scott Zone Change, located at 672 W 750 N, American Fork City. The Zone Change will be on approximately 2.54 acres and is in the RA-1 Residential Agriculture Zone and will change to the R1-9000 Residential Zone.

BACKGROUND INFORMATION		
Location:		672 W 750 N American Fork, UT
Parcel ID:		12:056:0107
Project Type:		Zone Change
Applicants:		LeGrand Woolstenhulme and Scott Gray
Existing Land Use:		Residential Low Density
Proposed Land Use:		Residential Low Density
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Public Parks and Open Space
Existing Zoning:		Residential Agriculture (RA-1)
Proposed Zoning:		R1-9000
Surrounding Zoning:	North	PF and R1-9000
	South	R1-9000
	East	R1-12000
	West	PF and R1-12000

Background

The applicant has applied for a proposed Zone Change. The project looks to change the zone to a residential zone that permits a subdivision into smaller lots.



Chapter 17.11 Amendments

This development code, and the zoning map adopted as a part thereof, may be amended from time to time by the city council, but all proposed amendments must first be submitted to the planning commission for its recommendation. The procedure to be followed in amending the code and map shall be as set forth below.

Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted

Any person seeking an amendment of the development code or zoning map shall submit to the planning commission a written petition designating the change desired and the reasons therefor, and shall pay a nonrefundable filing fee in an amount established by resolution of the city council.

Amendments to the code and map may also be initiated by action of the planning commission or upon request of the city council.

Sec 17.11.102 Planning Commission To Make Recommendations

Upon receipt of the petition the planning commission shall consider the request and, subject to completion of a public hearing on the matter before the planning commission with public notice given in accordance with the provisions of Section 17.11.103, shall submit its recommendations with respect thereto to the city council.

Sec 17.11.103 Planning Commission To Conduct Public Hearing Before Recommending Amendments - Notice Of Hearing To Be Provided

1. No ordinance approving an amendment to the official zone map or text of the development code, or approving a large scale development project may be enacted by the city council unless and until a public hearing relating to the proposed ordinance shall have been conducted by the planning commission.
2. Notice of the date, time and place of the first public hearing regarding a proposed amendment to the official zone map, text of the development code or ordinance of approval of a large scale development project shall be given at least 10 calendar days before the public hearing as follows:
 1. Published on the Utah Public Notice Website;

2. Posted in at least three public locations within the city, or on the city's official website; and
3. Mailed to each affected entity.

Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required

1. The city council, at a public meeting called for the purpose, shall consider each proposed amendment to the official zone map, text of the development code, or ordinance of approval for a large scale development recommended to it by the planning commission and may act to adopt or reject the amendment or ordinance of approval as recommended by the planning commission or adopt the amendment after making any revision the city council considers appropriate.
2. Notice of the public meeting at which the city council will consider a proposed amendment or ordinance of approval shall be given at least twenty-four hours before the meeting, which notice shall, as a minimum, be posted in at least three public places within the city; or on the city's official website.

Sec 17.11.105 Amendments To Be Adopted By Ordinance - Public Notice Of Adoption

All amendments to the code and map shall be adopted, published and recorded in accordance with the applicable provisions of UCA 10-3-701 et seq.

17.11.200 Intent With Respect To Amendments

All amendments to this code and zone map shall be made in accordance with the general plan of land use. It is hereby declared to be public policy that this code shall not be amended unless it can be shown that changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of this code.

Project Conditions of Approval

1. N/A

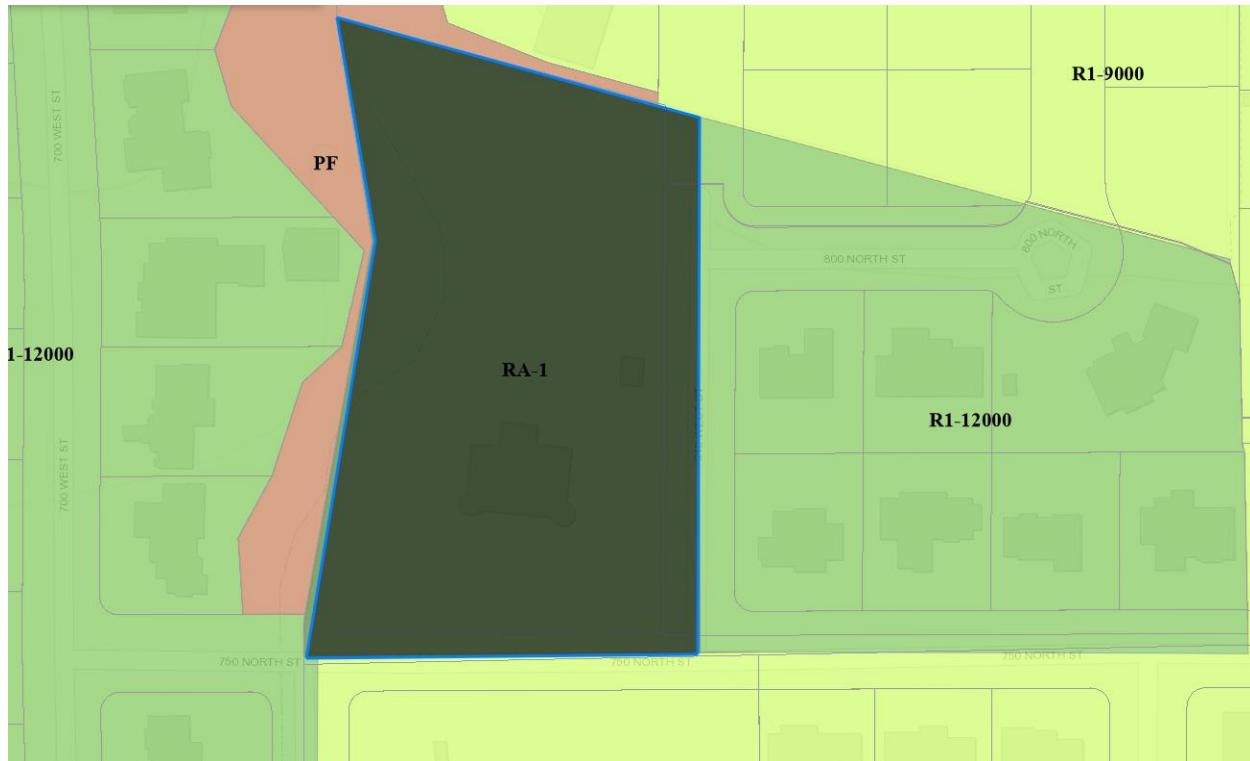
Findings of Fact



Planning Commission Staff Report
Meeting Date: January 21, 2025

1. The Zone Change meets the requirements of Section 17.11

Project Map



Engineering Development Checklist Completion

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with the Engineering Development Checklist prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to, throughout and after scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

Staff Recommendation

The Zone Change meets the requirements of Section 17.11. Staff recommends APPROVING the application.



Planning Commission Staff Report
Meeting Date: January 21, 2025

Potential Motions – Zone Change

Approval

I move to recommend approval for the proposed Zone Change, located at 672 W 750 N, American Fork City, from the RA-1 Residential Agriculture Zone, to the R1-9000 Residential Zone, subject to any conditions found in the staff report.

Denial

I move to recommend denial for the proposed Zone Change, located at 672 W 750 N, American Fork City, from the RA-1 Residential Agriculture Zone, to the R1-9000 Residential Zone,

Table

I move to table action for the proposed Zone Change, located at 672 W 750 N, American Fork City, from the RA-1 Residential Agriculture Zone, to the R1-9000 Residential Zone, and instruct staff/developer to.....

Compatibility Statement

Scott Subdivision 672 W 750 N

The 2.54 acres of land is located in the low density residential general plan and is surrounded by R-9000 zones. R-9000 is the zoning that is being proposed for the property. The lots will be larger than 9000 sq ft but will still be compatible with the surrounding lots. The R-9000 is what the AF general plan is recommending for this property and the requested zone change will bring the property into compliance with the City's general plan.



	American Fork City Development Review Committee
	Planning and Zoning Reviewed Arred 12/31/2025
	Engineering Division Reviewed rburkhill 01/06/2026

No comments

Note:

When preparing the plat for this project, the PUE along 640 West will have to be located so that the existing retaining rock wall will not be within the bounds of the PUE. It is anticipated that this PUE will start from the east edge of the wall, at a distance of 10 ft.

VICINITY MAP

Map Search

Search by Parcel Serial:
Enter Serial

Search by Address:
Find address or place

Search by Parcel Owner:
Enter Name

Search by City:

Search by PLSS Section:

Section: 1-36
(e.g. 33) Township: South
(e.g. 5) Range: East/West
(e.g. 3E)

Next Step:
Proceed to Planning Commission
1/21/2026

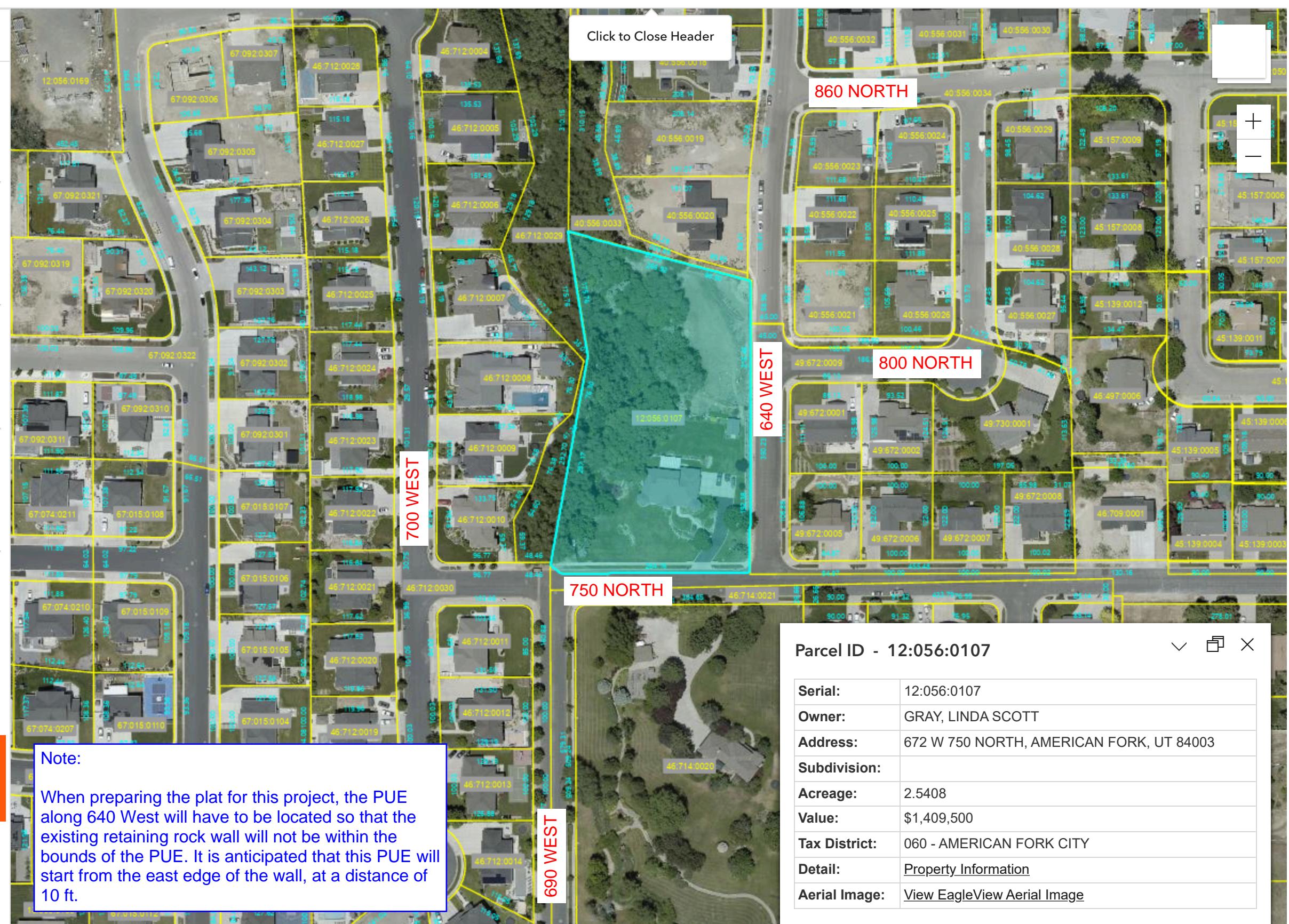
No comments

American Fork City Development Review Committee

Planning and Zoning Reviewed
Area 12/31/2025

Engineering Division Reviewed
rburkhill 01/06/2026

Utah County
HEART of UTAH





Planning and Zoning
Reviewed
Areed 12/31/2025

Engineering Division
Reviewed
rburkhill 01/06/2026

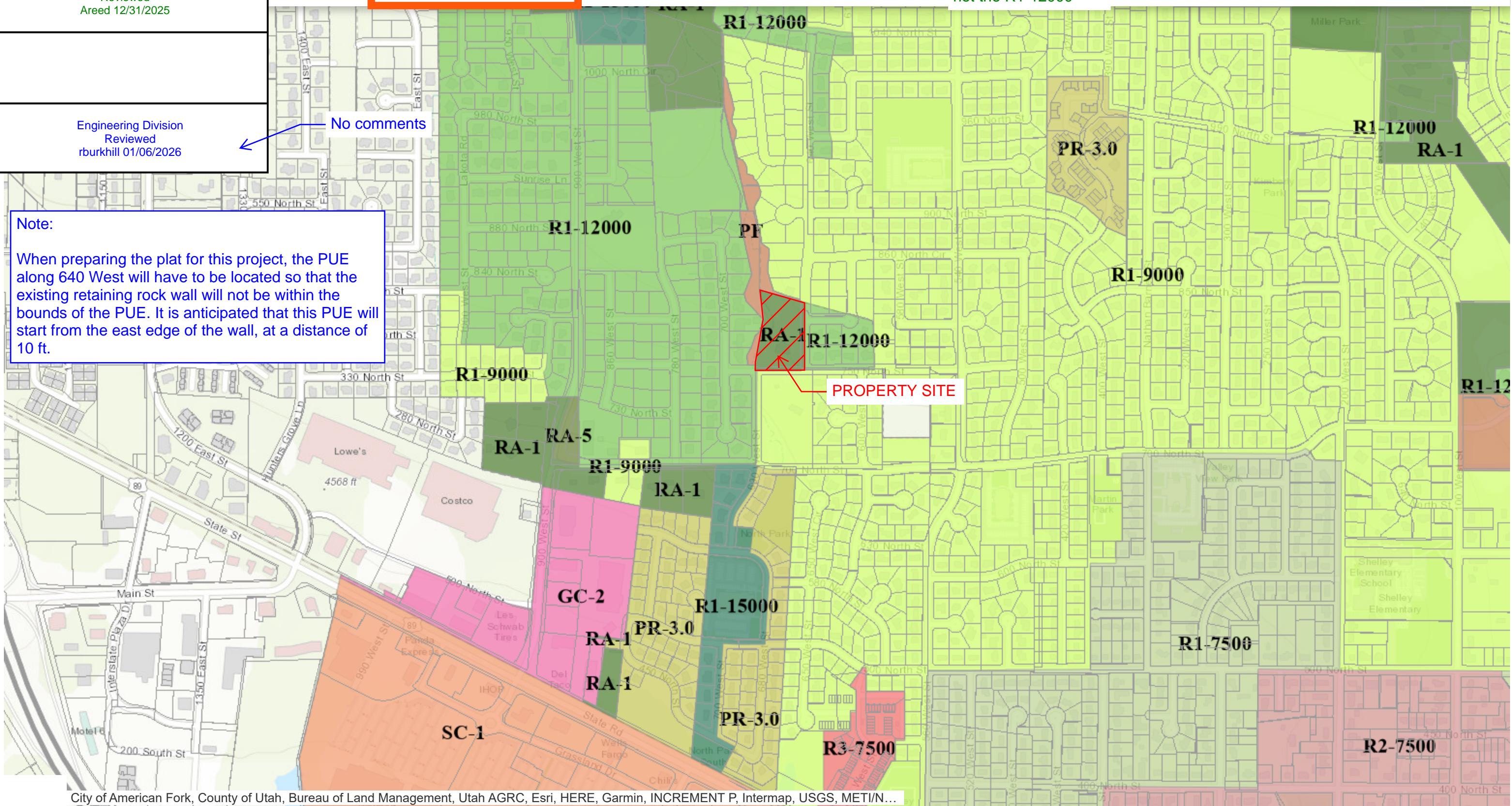
Next Step:

Proceed to Planning Commission
1/21/2026

GENERAL PLAN MAP

Applicant has
confirmed that they
would like to propose
the R1-9000 zoning,
not the R1-12000

Site Property
Current Zoning: RA-1
Proposed Zoning: R1-12000



Existing Conditions

The subject property is a 2.54 acre parcel, 12:056:0107, located at 672 West 750 North in American Fork. There is an existing home located on the south side of the property with an outdoor storage shed on the east side at the middle of the lot. The remaining area is open green space with the existing ground sloping at approximately 6% from the north to south.

Next Step:
Proceed to Planning Commission
1/21/2026

 American Fork City Development Review Committee
Planning and Zoning Reviewed Areed 12/31/2025
Engineering Division Reviewed rburkhill 01/06/2026

No comments



Note:

When preparing the plat for this project, the PUE along 640 West will have to be located so that the existing retaining rock wall will not be within the bounds of the PUE. It is anticipated that this PUE will start from the east edge of the wall, at a distance of 10 ft.



Scott Subdivision Boundary Description

COMMENCING S89°58'20"W ALONG THE SECTION LINE 1305.01 FEET AND NORTH 176.02 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°52'43" WEST 264.22 FEET; THENCE NORTH 53°56'17" WEST 19.52 FEET; THENCE NORTH 10°29'43" EAST 297.17 FEET; THENCE NORTH 09°00'17" WEST 175.76 FEET; THENCE NORTH 00°47'43" EAST 0.52 FEET; THENCE SOUTH 74°51'17" EAST 265.92 FEET; THENCE SOUTH 00°28'43" WEST 215.46 FEET; THENCE SOUTH 85°29'51" EAST 0.09 FEET; THENCE SOUTH 00°28'43" WEST 192.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.54 ACRES.

Next Step:
Proceed to Planning Commission
1/21/2026

	American Fork City Development Review Committee
	Planning and Zoning Reviewed Areed 12/31/2025
	Engineering Division Reviewed rburkhill 01/06/2026

No comments

Note:

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