

APPROVED MINUTES

10.22.2025

AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
October 22, 2025

The American Fork City Planning Commission met in a regular session on October 22nd, 2025 at the American Fork City Hall, 31 North Church Street, commencing at 6:30 p.m.

Commissioners Present: Christine Anderson, Rodney Martin, Harold Dudley, Claire Oldham, Geoff Dupaix, David Bird

Commissioners Absent: Chris Christiansen

Staff Present:

Cody Opperman	Planner II
Annalisa Reed	Planner
JJ Hsu	Engineer
Angie McKee	Administrative Assistant I
Carolyn Lloyd	Administrative Assistant II
Katy Wiese	Administrative Assistant

Others Present:

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

COMMON CONSENT AGENDA

1. Minutes of the October 8th, 2025 Planning Commission Regular Session.

Geoff Dupaix motioned to approve the Common Consent agenda.

Claire Oldham seconded the motion.

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Voting was as follows:

Geoff Dupaix	AYE
Christine Anderson	AYE
Claire Oldham	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE

The motion passed

PUBLIC HEARING

- a. **Public hearing, review, and recommendation on a proposed Land Use Map Amendment for properties located at approximately 5300 W E 1100 S, American Fork City. On approximately 30.52 acres, the properties propose to change from the Design Industrial Land Use Designation to the Residential Medium Density Land Use Designation.**

Cody Opperman indicated that this City-initiated land use map amendment is the second half of a previous combined proposal, seeking a Residential Medium designation for property located north of 1100 North and west of 100 West (Go Harbor Road). This change aligns with past discussions to prevent further encroachment of Design Industrial/Planned Industrial uses and matches the Residential Medium density already assigned to a neighboring property. While this amendment focuses on land use and involves no conditions of approval, the property is currently

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unincorporated and will require a future annexation process to receive a corresponding residential medium zoning designation. The materials provided include an aerial photo, legal descriptions, and information on compatibility with the general plan.

Christine Anderson opened Public hearing – no public comment

Christine Anderson closed Public hearing

Geoff Dupaix moved to recommend approval for the proposed Land Use Map Amendment, located at approximately 5300 W 1100 S, American Fork City, from the Design Industrial land use designation to the Residential Medium Density land use designation, subject to any conditions found in the staff report.

Rod Martin seconded the motion.

Voting was as follows:

Geoff Dupaix	AYE
Christine Anderson	AYE
Claire Oldham	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE

The motion passed

Other Business

Cody Opperman brought up the Work Session November 19th 4:00 pm for general plan and code rewrite.

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Christine Anderson requested the opportunity for the commission to review the general plan and code rewrite together before participating in the work session with the council. She suggested this discussion could happen after one of the commission's regular meetings.

Geoff Dupaix will not be able to attend on the 19th.

Adjournment

David Bird motioned to adjourn the meeting.

Harold Dudley seconded the motion.

Voting was as follows:

Geoff Dupaix	AYE
Christine Anderson	AYE
Claire Oldham	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE

The motion passed

Meeting adjourned at 6:39 PM

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