

APPROVED MINUTES

2.18.2026

AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION

February 18, 2026

The American Fork City Planning Commission met in a regular session on February 18th, 2026 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, Geoff Dupaix

Commissioners Absent: Chris Christiansen

Staff Present:

Cody Opperman	Planner II
Annalisa Reed	Planner I
Kelvin Smith	Assistant City Engineer
Carolyn Lloyd	Administrative Assistant

Others Present:

Valerie Searle
Patrick Ledkins
Elizabeth Phelon
Carla Nielsen
James Olson
Kip Bromley

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

Public Comments: (20-minute public comment period. Limit of two minutes per speaker)

Geoff arrived at 6:33

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Open Comments:

Elizabeth Phelon with ESP Excavation spoke regarding the amount of industrial land within the City. It was noted that American Fork contains approximately 7,142 total acres, of which 73.9 acres are designated as industrial. This represents approximately 1.036% of the City’s total acreage.

The speaker expressed concern that the limited amount of industrial land is already minimal and that any further reduction could negatively impact local businesses and City-related projects. The commenter shared a recent example of supplying materials to contractors working on American Fork projects, emphasizing the importance of maintaining industrial areas to support local economic activity and municipal needs.

The overall concern centered on preserving industrial zoning due to its relatively small footprint within the City and its role in supporting businesses and families in the community.

Closed Comments

COMMON CONSENT AGENDA

1. Minutes of the February 4th, 2026 Planning Commission Regular Session.

Geoff Dupaix motioned to approve the Common Consent agenda.

David Bird seconded the motion.

Voting was as follows:

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

The motion passed

PUBLIC HEARING

- a. Public hearing, review, and recommendation on an application for a Land Use Map Amendment, known as Jasper Lot Land Use Map Amendment, located at 570 E Main Street, American Fork City. The Land Use Map Amendment is for 0.26 acres in the Residential High Density Land Use Designation and is proposed to change to the General Commercial Land Use Designation.**

Cody Opperman presented a request for a Land Use Map Amendment and associated future zone change for the subject property located on the south side of Main Street. The property is currently designated as Residential – High Density on the General Plan and is zoned R-2-7500 (Residential). The applicant is requesting an amendment to change the land use designation from Residential – High Density to General Commercial/Design Commercial to allow for potential commercial operations. Specifically, the applicant has indicated plans to operate a plumbing business on the property if the zone change is approved.

Cody explained that the proposed amendment complies with the procedural requirements outlined in Section 17.11 of the City Code regarding land use amendments. An aerial map and vicinity map were presented, identifying the subject property and surrounding uses. Cody also referenced the applicant’s compatibility statement addressing how the proposed commercial designation would integrate with neighboring properties. Cody concluded the presentation and opened the item for questions from the Commission.

Christine Anderson indicated that the property to the east is also operating as commercial.

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Tony Train addressed the Commission and explained the intent of the request. It was noted that the surrounding area appears to be transitioning toward commercial uses, and the proposed amendment is consistent with that trend. He stated that the applicant currently operates a small plumbing business in Lindon and is seeking a location to accommodate specific operational needs. The subject property was identified as a suitable location for those purposes.

Public Hearing Open

Public Hearing Closed

David Bird asked for clarification regarding the surrounding zoning of the subject property, specifically whether it is entirely surrounded by residential zoning.

Cody Opperman clarified that while portions of the property are adjacent to residential zoning (R-2-7500), there is also General Commercial (GC) zoning located nearby. The property is therefore not exclusively surrounded by residential zoning.

Claire Oldham expressed concern regarding the potential impact of the proposed zone change on adjacent residential properties, particularly those located on the same side of the street with the same residential designation. Claire asked how the change might affect neighboring residents and whether the impact could be significant. She also inquired about the current condition of the property and whether it is presently vacant.

Cody Opperman indicated that the property currently contains an existing single-family residence. The applicant is proposing to convert the residence into a commercial use for a plumbing business. Cody explained that approval of the Land Use Map Amendment and zone change would not automatically permit the commercial operation. If approved, the applicant

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would also be required to submit and receive approval for a commercial site plan. At that time, the property would need to be brought into compliance with all applicable General Commercial (GC-1) zoning and development standards. The applicant does not currently intend to construct significant new development on the site and plans to utilize the existing structures. While future additions may be considered, the current proposal involves primarily adapting the existing improvements.

Tony Train explained that the existing home is well-suited to function as office space, containing a few simple office areas. The property also includes an existing shop structure at the rear of the lot, which would be utilized to support the plumbing business operations. He stated that no additional improvements are proposed at this time and that the intent is to use the existing structures on site. The properties to the west are designated for commercial use under the General Plan, and the property to the east is already operating in a commercial capacity to some extent. Based on the surrounding uses, the proposal is consistent with the area's development pattern, and that anticipated impacts to neighboring properties would be minimal.

David Bird asked whether the garage and rear sheds would primarily be used for storage.

Tony Train confirmed that limited storage would occur in both the attached garage and the existing rear shop structure.

David Bird noted that, if the property is rezoned to commercial, storage and related site elements would need to comply with commercial standards.

Tony Train acknowledged that any necessary adjustments would be made as part of the process.

Christine Anderson asked what the current side setback requirements for GC-1 zoned properties adjacent to residential areas in the event of redevelopment or new construction.

Cody Opperman indicated that Section 17.4.402 of the GC-1 zone allows the land use authority, such as the Planning Commission, to set side setbacks for properties abutting residential zones. While the minimum setback can be as close as the property line (outside of easements), the authority may designate a specific setback of up to 30 feet based on recommendations or preferences.

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Christine Anderson asked what the current front and side setback for R2-7500 properties were.

Cody Opperman answered that for R2-7500 residential lots, the combined side setback is 18 feet, with a minimum of 8 feet on one side and 10 feet on the other.

Geoff Dupaix motioned to recommend approval for the proposed Land Use Map Amendment, located at 570 E Main, American Fork City, from the Residential High Density Land Use Designation to the General Commercial Land Use Designation.

Rod Martin seconded the motion.

Voting was as follows:

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

The motion passed

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- b. Public hearing, review, and recommendation for the proposed amendment and adoption of Design Standards and Public Improvement Specifications applicable to development within American Fork City. The proposed Design Standards and Public Improvement Specifications establish engineering, infrastructure, and public improvement requirements for development activity within the City. The proposal includes removing existing engineering standards from the Municipal Code and adopting the new Design Standards and Public Improvement Specifications by reference. The proposed standards are intended to align City requirements with applicable Utah APWA Standard Specifications and Plans while establishing uniform City-specific design criteria. The Planning Commission will receive public comment and make a recommendation to the City Council.**

Kelvin Smith explained that the goal is to create a unified engineering standards document for all city development projects. This consolidates multiple sections of code, incorporates an addendum to APWA standard specifications, references key national and state standards, and includes updated standard plans and engineering guidelines, such as intersection design, sight distance, and spacing requirements.

Christine Anderson asked if this is primarily a restructuring of existing design standards from the code or are there any substantive changes we need to be aware of.

Kelvin Smith confirmed that the update is primarily a restructuring of existing standards, moving them from the code into a centralized standards document. The process ensures that all previous code requirements are addressed, either through the APWA standard specifications or additions in the new document.

Geoff Dupaix noted that the Highway Frontage Overlay Zone, including park strips and frontage roads, currently does not have a clear application in the city, as there are no locations with an arterial road directly adjacent to another frontage road.

Kelvin Smith indicated that the standards for the Highway Frontage Overlay Zone are intended for future use and would only apply if proposed by developers, as there are currently no city locations where they would be implemented.

Christine Anderson raised the question regarding the reference documents in the design standards. While the introduction references the 2025 APWA manual, it was suggested that the language be updated to adopt the current edition of the manual, rather than being limited to a specific year, to allow automatic updates without requiring a formal motion.

Kelvin Smith, Christine Anderson and Geoff Dupaix discussed referencing the current edition of the APWA manual in the engineering standards rather than a specific year, noting this could be addressed in a motion. Landscape standards adjacent to streets were also reviewed, with clarification that site distance and plant height requirements are addressed in Section 17.6.104 and in the engineering guidelines for intersections. It was agreed that current and updated editions of reference documents should be cited consistently throughout all standards.

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Public Hearing Open

Elizabeth Phelon from ESP Excavation emphasized that the city's design standards and specifications should be easily accessible on the website, as current access is difficult. They noted that while the standards provide important guidance, they should be applied with flexibility to account for site-specific conditions, such as road islands, landscaping, and varying materials, rather than a strict one-size-fits-all approach.

Public Hearing Closed

Christine Anderson, Kelvin Smith, Cody Opperman, Geoff Dupaix, and Claire Oldham discussed improving accessibility and searchability of the city's design standards and specifications. It was noted that previously, these documents were difficult to find within the municipal code. Suggestions included creating a dedicated, easily searchable page on the city website, potentially combining planning and engineering documents, and providing clear links or thumbnails for each section (APWA addendum, standard details, and engineering design guidelines) to improve visibility for contractors, residents, and staff. The goal is to allow users to search across all related documents without needing to know which section or department they are under.

Rod Martin moved to recommend approval for the proposed Design Standards and Public Improvement Specifications relating to removing engineering standards and specifications from American Fork City Municipal Code and advise engineering to change specific dates of published editions to be quoted as current, updated and updated, published editions of the APWA standard specifications, rather than putting a specific year on them.

Claire Oldham seconded the motion.

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

The motion passed

Christine Anderson had a follow-up comment regarding future flexibility in applying design standards. It was noted that previous municipal code allowed the City Engineer discretion in certain situations, and consideration should be given to maintaining similar flexibility for site-specific applications.

Kelvin Smith noted that most discretionary provisions were removed from the design standards, but some were retained where site conditions vary. Flexibility remains for commercial site plans or specific applications, allowing these items to be discussed at that point.

ACTION ITEM

- a. Review and action on a request for consideration of an additional extension for a previously approved Commercial Site Plan, known as Surg LLC Office Building, located at approximately 1141 E 50 N, American Fork City. The Commercial Site Plan will be on approximately 0.60 acres and will be in the Professional Office (PO-1) Zone.**

Cody Opperman gave background information regarding this project. The Surge LLC office building site plan was previously approved and granted a six-month extension at the September 3, 2025 Planning Commission meeting, with the original approval set to expire on September 26, 2025. The applicant is now requesting an additional extension as the current approval period approaches expiration in March. If the Planning Commission approves the extension, a new building permit application must be submitted and accepted for review before the site plan approval expires. Once the plan review is complete, the permit must be paid for and issued within 180 days, with no further extensions allowed.

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The Planning Commission discussed granting a six-month extension for the Surge LLC office building site plan. Commissioners considered flexibility for unforeseen circumstances, such as family or health challenges, and whether a limit should be placed on extensions. It was noted that the code does not specify a maximum number of extensions and that the Commission has discretion. Potential downsides, such as changes to commercial design standards, were discussed, but no conflicts were identified. The option to designate a “final extension” was considered, but it was suggested to allow flexibility for future circumstances.

Approval

David Bird moved to approve the proposed Commercial Site Plan Extension for Surg LLC Office Building, located at 1141 E 50 N, American Fork City, in the PO-1 zone for a maximum of (6) months.

Claire Oldham seconded the motion

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

The motion passed

Other Business

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The Planning Commission discussed next steps for the development code and general plan updates. Staff indicated that additional public hearings and outreach are planned, incorporating input from previous hearings, Planning Commission, and City Council. Efforts were discussed to improve public noticing and outreach materials, making them more understandable and inviting for residents, including clearer language and QR codes. Commissioners emphasized the importance of clear communication to ensure residents understand draft proposals and opportunities for input. Staff also noted internal and external coordination on zoning maps and future work sessions is ongoing. The meeting concluded with appreciation for city staff efforts and a focus on effective public communication.

Adjournment

Geoff Dupaix motioned to adjourn the meeting.

Rod Martin seconded the motion.

Voting was as follows:

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

The motion passed

Meeting adjourned at 7:29 PM

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